

SCHOOL FACILITIES BOARD
March 3, 2005
Casa Grande, Arizona

The School Facilities Board held a board meeting at the Casa Grande Union High School District Office Board Room. The meeting began at approximately 10:00 A.M.

<u>Members Present</u>	<u>Guests Present</u>
Conley, Patrice	Nancy Pifer, Casa Grande UHSD Superintendent
Davidson, Frank	
Granillo, Peter	
McGee, Kate, Chair	
Triphahn, Carl	
Phil Williams, Superintendent's Representative (non-voting)	
<u>Members Absent</u>	
Keenan, Brooks	
Van Sittert, Logan	
<u>Staff Present</u>	
Tim Brand, Facilities Deputy Director	
John Arnold, Deputy Director of Finance	
Charlotte Hosseini, Special Projects	
Terrie Zenoff, Assistant Attorney General	
Deborah Dominguez, Executive Assistant	
Kristen Landry, Public Information Officer	
Amber Peterson, School Finance Specialist	

Kate McGee presented Frank Davidson with a certificate recognizing his Senate confirmation.

Welcome

Nancy Pifer, Superintendent, welcomed the School Facilities Board.

- I. Call to Order
Board Chair, Kate McGee, called the meeting to order at approximately 10:05 A.M.
- II. Roll Call
There were five Board Members present at this meeting.
- III. Approval of Minutes of February 10, 2005 Meeting
Peter Granillo moved that the Board approve the minutes as amended for February 10, 2005. Carl Triphahn seconded. Motion passed on a 5-0 voice vote.

The following items are listed in the order in which they appear on the agenda, not necessarily in the order in which they were discussed. Several items were reviewed out of order as they related to other items on the agenda.

Director Bell advised the Board of the withdrawal of several districts from the agenda including: Casa Grande UHSD, Cave Creek USD, Red Rock ESD, and Saddle Mountain USD from section Va and Humboldt USD from section Vc.

IV. Director's Report

a. Deficiency Correction Update

Charlotte Hosseini provided an update on the status of the audit. She said several issues have been resolved bringing money back to the state. The SFB has settled with: Chuska/ Sahara for \$1.3 million; Turner Construction for \$60,000; FCI Contractors for \$35,000; Adolphson/Peterson for \$27,600; Greenberg Construction for \$3,300, Core Construction \$3,300. She added that staff has agreement of over \$2.5 million in overages. Kitchell concurs with findings of \$866,000 in overpayments, however they have filed a claim for additional services.

There are some counter claims against the SFB in including: GVE for \$3.5 million; Vanir for \$996,000; and Kitchell for \$1.1 million. These counter claims are all in various stages of review.

Additionally, there have been a number of districts that still owe the state for district funded add-ons totaling \$1.9 million. This has been turned over to the Attorney General's Office for collection; they have already collected \$450,000.

Director Bell added that an audit of Qwest is in progress, but there have been a number of delays.

Peter Granillo asked if a final report would be provided. Ms. Hosseini stated that when the audit is fully resolved staff would provide a final report.

Pat Conley asked if 100 percent of the Project Management Firms have been audited. Ms. Hosseini said with the exception of Heery, all the PM firms have been audited. Ms. Conley asked what percentage of general contractors had been audited. Ms. Hosseini stated that the dollar value of the hard bid contracts was 7%. She added that all of the [CM@Risk](#) and Design Build contractors will be audited. Ms. Conley asked if architects would be audited. Ms. Hosseini said that the plan was to audit the architects, however, the cost of the auditing firm may make that unlikely in which case the auditors would provide a work plan for staff to use. Director Bell added that there have been some areas of the architectural area that the auditors would be looking as well as errors and omissions.

Ms. Conley emphasized that the audit is not a witch hunt, but rather a way for the SFB to examine the program. Director Bell added there was a lot of good work done also.

Kate McGee asked how much money was recovered and how much was spent for the audit. Ms. Hosseini stated the cost of the audit is about \$890,000 and the returns to date are \$2.5 million.

Tim Brand updated the Board on the status of the deficiencies corrections projects.

Pat Conley asked how the SFB would turn over the Buckeye Union water remediation project over to ADEQ in a timely manner. Mr. Brand explained that ADEQ has agreed to start this project immediately. Director Bell added that the responsibility of this project will not fall back on the district.

b. Full Day K Applications

This item was for information only. Nogales Unified requested a revision to their Full Day Kindergarten Expenditure Plan. There are five districts that have not yet submitted their expenditure plans including the Aguila, Pinon, Osborn, Wenden, and Tucson districts.

Pat Conley asked what happens to any remaining money for the Full Day Kindergarten Program. Director Bell stated that staff has no authority to redistribute those dollars.

Ms. Conley asked if this is being reported to the legislature, which staff has.

Kate McGee asked if staff has contacted the governing boards of the districts that have not yet submitted their plans. Staff has not yet gone to the governing boards.

V. New School Construction

a. Consideration of 2005 Capital Plan New Construction Requests

Pat Conley asked if the “newly occupied homes” number is verified. Amber Peterson explained that that number is provided by the district and verified with the developer and site visits.

Frank Davidson suggested evaluating a legislative proposal to enable the SFB to use ADM and enrollment numbers in considering capacity. Pat Conley stated that influence would be better to come from the districts. She added that the SFB position is to facilitate the law, not to change it.

Ms. Conley stated that with Grand Canyon’s request for additional space, the SFB does not work with district space. And with Yuma Elementary’s request for replacement space, the term “replacement” is now obsolete as the deficiencies corrections are complete.

Pat Conley moved that the board approve the following:

1. That the Board approve the staff recommendation to deny a K-5 school for 650 students to open in FY 07 (project 005N) for the Apache Junction Unified District.
2. That the Board approve the staff recommendation to deny a K-8 buildout for 550 students to open in FY 06 (project 003N) for the Balsz Elementary District.
3. That the Board approve the staff recommendation to approve a K-8 school for 800 students to open in FY 08 (project 005N) for the Buckeye Elementary District.
4. That the Board approve the staff recommendation to deny a 6-8 core middle school for 600 students to open in FY 06 for the Bullhead City Elementary District.
5. Casa Grande Union High School District requested that their district be pulled from the agenda.
6. Cave Creek Unified District requested that their district be pulled from the agenda.
7. That the Board approve the staff recommendation to deny a K-8 school for 650 students to open in FY 08 for the Chino Valley Unified District.
8. That the Board approve the staff recommendation to deny a K-8 buildout for 325 students to open in FY 06 (project 003N) for the Cottonwood-Oak Creek Elementary District.
9. That the Board approve the staff recommendation to approve a K-6 school for 650 students to open in FY 06 (project 004N) for the Crane Elementary District.
10. That the Board approve the staff recommendation to deny a K-8 school for 900 students to open in FY 08 (project 014N) for the Deer Valley Unified District.
11. That the Board approve the staff recommendation to deny a K-6 buildout for 325 students to open in FY 06 (project 008N) for the Gadsden Elementary District.
12. That the Board approve the staff recommendation to deny a 7-8 buildout for 729 students to open in FY 07 (project 011N) for the Gilbert Unified District.
13. That the Board approve the staff recommendation to deny a 9-12 high school for 2,600 students to open in FY 08 (project 012N) for the Gilbert Unified District.

14. That the Board approve the staff recommendation to deny additional 9-12 high school space for 150 students to open in FY 05 for the Grand Canyon Unified District.
15. That the Board approve the staff recommendation to deny additional K-12 high school space for 360 students to open in FY 05 for the Grand Canyon Unified District.
16. That the Board approve the staff recommendation to deny a 7-8 school for 750 students to open in FY 07 for the Kingman Unified District.
17. That the Board approve the staff recommendation to deny a 9-12 core high school for 1,200 students to open in FY 08 (project 003N) for the Lake Havasu Unified District.
18. That the Board approve the staff recommendation to deny a K-5 school for 800 students to open in FY 07 for the Litchfield Elementary District.
19. That the Board approve the staff recommendation to deny a 6-8 school for 900 students to open in FY 07 for the Litchfield Elementary District.
20. That the Board approve the staff recommendation to deny additional K-8 space for 120 students to open in FY 08 (project 003N) for the Littlefield Unified District.
21. That the Board approve the staff recommendation to deny additional 9-12 high school space for 130 students to open in FY 08 for the Littlefield Unified District.
22. That the Board approve the staff recommendation to deny a K-8 school for 600 students to open in FY 08 (project 001N) for the Nadaburg Elementary District.
23. That the Board approve the staff recommendation to approve a 6-8 school for 1,000 students to open in FY 07 (project 006N) for the Queen Creek Unified District.
24. That the Board approve the staff recommendation to deny a 9-12 school for 1,800 students to open in FY 08 (project 009N) for the Queen Creek Unified District.
25. Red Rock Elementary District requested that their district be pulled from the agenda.
26. That the Board approve the staff recommendation to approve a K-8 school for 600 students to open in FY 08 (project 003N) for the Riverside Elementary District.
27. That the Board approve the staff recommendation to deny a 6-8 core middle school for 500 students to open in FY 07 (project 004N) for the Somerton Elementary District.

28. Saddle Mountain Unified District requested that their district be pulled from the agenda.
29. That the Board approve the staff recommendation to deny a 6-8 school for 120 students to open in FY 08 for the Topock Elementary District.
30. That the Board approve the staff recommendation to deny additional K-8 space for 130 students to open in FY 08 for the Topock Elementary District.
31. That the Board approve the staff recommendation to deny a K-5 school for 600 students to open in FY 06 (project 006N) for the Vail Unified District.
32. That the Board approve the staff recommendation to deny 6-8 replacement space to open in FY 06 for the Vail Unified District.
33. That the Board approve the staff recommendation to deny a 6-8 middle school for 700 students to open in FY 08 (project 003N) for the Yuma Elementary District.

Peter Granillo seconded. Motion passed on a 5-0 voice vote.

b. Consideration of New Construction Projects Review, Bids, Bid Packages and Change Orders

Frank Davidson moved that the board approve Agua Fria Union High School District's request to begin construction of a CM at Risk project, upon receipt of necessary documents, in the amount of \$24,968,000 for a 9-12 high school, project number 070516000-9999-002N.

Peter Granillo seconded. Motion passed on a 5-0 voice vote.

c. Other New Construction Issues

Humboldt Unified School District requested that their district be pulled from the agenda.

VI. Consideration of Request for Land or Real Property Purchase, Lease, or Donation, including requests from:

a. Steps I and/or II

Pat Conley moved that the board approve Maricopa Unified School District's request to accept a donation of 12 acres and move to Step III for a K-6 Elementary School Site (project number 110220000-9999-011L). Frank Davidson seconded. Motion passed on a 5-0 voice vote.

b. Step III

Frank Davidson moved that the Board approve Agua Fria Union High School District's request to accept a donation of 53.23 acres for a High School site

(project number 070516000-9999-004L). Peter Granillo seconded. Motion passed on a 5-0 voice vote.

c. Other Land Issues

Peter Granillo moved that the board approve additional funding in the amount of \$41,000 to complete the testing plan at Sahuarita Unified as required by the State Historic Preservation Office and additional funding in the amount of \$4,000 to complete the environmental assessment for the Stanfield Elementary School District. Frank Davidson seconded. Motion passed on a 5-0 voice vote.

VII. Request for Reduction in Square Footage

Frank Davidson moved that the Board authorize staff to reflect the changes outlined above for the Gilbert Unified District in the SFB building database. Pat Conley seconded. Motion passed on a 5-0 voice vote.

VIII. Assessment Deficiencies

a. Consideration of Ratification of Change Orders for Deficiency Corrections Projects

Frank Davidson moved that the Board ratify the change orders for the districts and vendors listed under agenda item VIII.b. Peter Granillo seconded. Motion passed on a 5-0 voice vote.

IX. Preventive Maintenance

a. Consideration of Preventive Maintenance Plans

Peter Granillo moved that the Board approve the School Districts Preventive Maintenance Plans as presented in Item IXa. Frank Davidson seconded. Motion passed on a 5-0 voice vote.

X. Consideration of 5 Year Building Renewal Plans

Frank Davidson moved that the Board approve the districts' Five Year Building Renewal Plans as listed in item X. Carl Triphahn seconded. Motion passed on a 5-0 voice vote.

XI. Finance/ Legislative/ Budget Report

a. Financial Update

John Arnold provided information on the Deficiency Corrections Fund, New Construction Fund, and Lease-to-Own history.

b. Legislative/ Budget Update

John Arnold updated the Board on the Governor's and Legislature's budget proposals and reviewed the current House & Senate bills.

c. Bond Resolution

Peter Granillo moved that the Board approved the resolution authorizing the refunding of state school improvement revenue bonds. Pat Conley seconded. Motion passed on a 5-0 voice vote.

XII. Chairman's Report

a. Update/ Progress Report on Policy and Rules Subcommittee

Pat Conley updated the Board on the Policy and Rules subcommittee. She has asked staff to research previous policies. The Board mentioned several policies to incorporate including: site sizes, fee schedules, capacity, building renewal, retirement of buildings, square footage requirements, PM and architect fees, land purchases and donations, excluded space, and geographic exceptions.

b. Board Prioritization of Policies for Committee Review

The Board mentioned several policies to incorporate including: site sizes, fee schedules, capacity, building renewal, retirement of buildings, square footage requirements, PM and architect fees, land purchases and donations, excluded space, and geographic exceptions.

XIII. Future Agenda Items

There were no future agenda items.

XIV. Public Comment

There was no public comment.

Adjournment

There being no further business, Kate McGee, adjourned the meeting at approximately 11:45 A.M.

Approved by the School Facilities Board on _____, 2005

Kate McGee, Chair