

SCHOOL FACILITIES BOARD
September 7, 2006
Phoenix, Arizona

The School Facilities Board held a board meeting at Roosevelt Elementary School in Phoenix. The meeting began at approximately 10:05 A.M.

<u>Members Present</u>	<u>Guests Present</u>
Davidson, Frank, Chair	Kate McGee, Former Board Member
Keenan, Brooks, Vice Chair	Ken Garland, Roosevelt ESD
Chovich, Cynthia	Bill Shaffer, K-12 Realty Services
Ortega, David	
Rushin, Tom	
<u>Members Absent</u>	
Gober, Patricia	
Taylor, Penny	
Torrez, Gregory	
Phil Williams, Superintendent's Representative (non-voting)	
School Board Representative Position Vacant	
<u>Staff Present</u>	Jim Chang, SFB Demographer
John Arnold, Acting Executive Director	Tom Halverstadt, Land Specialist
Dean Gray, Deputy Director of Facilities	Kerry Campbell, Executive Assistant
Monica Petersen, Deputy Director of Finance	Mike Barfield, District Liaison
Kristen Landry, Public Information Officer	Sameer Pandey, District Liaison
Amber Peterson, School Finance Specialist	Richard Dern, Staff Architect
Debra Sterling, Attorney General's Office	Donna Wildey, District Liaison

- I. Call to Order
Frank Davidson called the meeting to order at approximately 10:05 A.M.

- II. Roll Call and Recognition of Former Board Member
There were five Board Members present at this meeting.

Frank Davidson recognized former Board Chair Kate McGee for her service to the School Facilities Board and presented her with a plaque.

- III. Approval of Regular Session Minutes and Study Session Minutes of the August 10, 2006 Board Meeting
David Ortega moved that the Board approve both the regular session and study session minutes of August 10, 2006. Tom Rushin seconded. Motion passed on a 5-0 voice vote.
- IV. Consent Agenda
- a. Consideration and possible vote of 3 Year Building Renewal Plans
 - b. Consideration and possible vote of Preventive Maintenance Plans
Brooks Keenan moved that the Board ratify the districts listed in agenda items IVa and b. Cynthia Chovich 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 to accommodate the quorum.

- V. Director's Report
- a. Meet the Staff
This item was for information only. John Arnold introduced the SFB staff and presented a short bio on each member. The Board members also introduced themselves.
 - b. Process for Consideration of Inflation Adjustment by JLBC
This item was for information only. John Arnold explained how the established cost per square foot for new school construction is increased for inflation. He added that staff would be requesting 12.18% as the FY 2007 Inflation Request from JLBC. This amount is based on indexes developed specifically for the Phoenix market. PinnacleOne developed the first index which is based on the cost of an elementary school in the Phoenix metropolitan market and reports FY 2006 inflation at 13.1 percent. The second index was developed by Rider Hunt Levett & Bailey an international construction-consulting group. This index includes all types of construction and sets inflation at 11.27 percent.
 - c. Audit Update
This item was for information only. John Arnold announced that a settlement has been reached with the final firm of the audit and the audit is now complete. He added that the results were very positive and the low amount of variances was extraordinary for a project of this size.
 - e. Upcoming Conference
This item was for information only. On October 3, 2006 the SFB, in cooperation with the Arizona Association of School Business Officials (AASBO), will be hosting an all-day conference, *Overcoming Challenges of Facilities Planning*, at the Pointe Hilton Squaw Peak. Attendees will include District Superintendents and Facilities Managers.

VI. New School Construction

a. Consideration and possible vote of New Construction Projects Review, Bids, and Bid Packages

Casa Grande Elementary's request was removed from the agenda.

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

Cynthia Chovich moved that the Board approve the following:

1. That the Board approve the J.O. Combs Elementary District's request to proceed with [CM@Risk](#) Project 110344000-9999-005N, upon staff receipt of necessary documents, and that the Board approve additional funding for inflation in the amount of \$1,578,780.
2. That the Board approve the Saddle Mountain Unified District's request to proceed with [CM@Risk](#) Project 070390000-9999-003N, upon staff receipt of necessary documents, and that the Board approve additional funding for inflation in the amount of \$1,254,495 as well as \$139,156 for site requirements.
3. That the Board approve the San Fernando Elementary District's request to proceed with [CM@Risk](#) Project 100335000-9999-002N, upon staff receipt of necessary documents, and that the Board approve additional funding for inflation in the amount of \$1,114,797.

David Ortega seconded. Motion passed on a 5-0 voice vote.

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

a. Steps I and/or II

Brooks Keenan moved that the board approve the following:

1. That the Board approve Chandler Unified School District's request to accept a partial purchase/ partial donation of 11.31 acres for an elementary site and move to Step III for necessary testing.
2. That the Board approve Litchfield Elementary School District's request to accept a full donation of 18 acres for an elementary site and move to Step III for necessary testing.
3. That the Board approve Marana Unified School District's request to accept a full donation of 10 acres for an elementary site and move to Step III for necessary testing.
4. That the Board approve Tolleson Union High School District's request to purchase 53 acres for a high school site and move to Step III for necessary testing.

Tom Rushin seconded. Motion passed on a 5-0 voice vote.

b. Step III

Cynthia Chovich asked about the status of the Aboveground Storage Tanks on the Coolidge property. John Arnold explained that the tanks, which were on a parcel adjacent to the potential school site, had already been removed and the soil tested. The testing did not reveal concentrations of hydrocarbons and does not have a negative impact on the property.

Ms. Chovich also asked about the former Empire Fruit Company adjacent to the proposed school site. Empire received numerous violations as a public water system. Ms. Chovich asked what impact this may have on the school's groundwater. Mr. Arnold did not have a lot of information on this issue and offered to postpone this request until staff could research it further.

Brooks Keenan moved that the Board approve the following items:

1. That the Board table Coolidge Unified School District's request to accept a donation of 28.38 acres for an elementary school site, project number 110221000-9999-015L until October.
2. That the Board approve Florence Unified School District's request to lease a 55 acre parcel of State Trust Land for a high school site, project number 1102011000-9999-014L.
3. That the Board approve Gilbert Unified School District's request to accept a donation of 12 acres for an elementary school site, project number 0702411000-9999-016L.
4. That the Board approve Riverside Elementary School District's request to purchase 12 acres for an elementary school site at \$1,767,000, project number 070402000-9999-004L

Cynthia Chovich seconded. Motion passed on a 5-0 voice vote.

c. Other Land Issues

Laveen Elementary: Revised Appraisal

Laveen Elementary has requested a revised appraisal for a parcel of land approved in March 2006. The parcel had been approved for Steps I and II in March 2005 and the district provided an appraisal dated December 2004. It valued the property at 950,000 (\$78,773 per acre).

The district took ownership of the property in December 2005, one year after the original appraisal was done. The district argued that because the appraisal was done so far in advance of the donation agreement, it did not accurately reflect the land value at the time of acceptance. Staff agreed and ordered an appraisal with a Date of Value of December 15, 2005, which was the date the district took ownership of the parcel. This new appraisal valued the land at \$1,206,000 (\$100,000 per acre). This new value would give the district an additional \$42,454 towards the 20% donation factor.

Cynthia Chovich moved that the Board approve Laveen Elementary District's request to receive an additional \$42,454 as part of their donation factor for project 070459000-9999-007L. David Ortega seconded. Motion passed on a 5-0 voice vote.

Roosevelt Elementary: Request to Sell Land

Roosevelt has requested to sell a 19 acre parcel because it is within a quarter mile of three other schools. They feel that this area would become very congested and would create problems with their boundaries. The District has requested to sell the parcel through an auction process, similar to the way State Land auctions their sites.

Brooks Keenan moved that the Board approve Roosevelt Elementary District's request to sell 19 acres of land at 15th Avenue and Vineyard through an auction with all proceeds from the sale to be returned to the SFB. The SFB Executive Director will have final approval of the sale price. David Ortega seconded.

David Ortega asked how the property was zoned. Bill Shaffer, Roosevelt's consultant said the property was currently zoned as farming, but the surrounding area is zoned R-16. Mr. Shaffer added that this parcel but could easily be rezoned as R-16.

Brooks Keenan asked about the growth in the Roosevelt District. Ken Garland of Roosevelt addressed the board. He went over the district map with the Board and indicated where the district is growing.

Motion passed on a 5-0 voice vote

VIII. Emergency Request

Brooks Keenan moved that the Board approve the Bowie Unified School District Emergency Deficiency Project and provide additional funding in the amount of \$30,532.57. Tom Rushin seconded.

Frank Davidson asked if staff would review the design before work actually begins. Dean Gray explained that staff has already reviewed the design.

Motion passed on a 5-0 voice vote.

David Ortega left the meeting at 10:50am. At this time, there was no longer a quorum and staff proceeded with the informational items in Agenda Item V only.

IX. Future Agenda Items

None

X. Public Comment

Ken Garland addressed the board regarding new construction projections.

Adjournment

There being no further business, Frank Davidson, adjourned the meeting at approximately 11:15 A.M.

Approved by the School Facilities Board on _____, 2006

Chair