

SCHOOL FACILITIES BOARD
 October 5, 2006
 Prescott Valley, Arizona

The School Facilities Board held a board meeting at Granville Elementary School in Prescott Valley. The meeting began at approximately 10:15 A.M.

<u>Members Present</u>	<u>Guests Present</u>
Davidson, Frank, Chair	Dr. Henry Schmitt, Humboldt USD
Keenan, Brooks, Vice Chair	
Chovich, Cynthia (by phone)	
Ortega, David	
Rushin, Tom	
Taylor, Penny (by phone)	
Torrez, Gregory	
<u>Members Absent</u>	
Gober, Patricia	
Phil Williams, Superintendent's Representative (non-voting)	
School Board Representative Position Vacant	
<u>Staff Present</u>	
John Arnold, Acting Executive Director	
Kristen Landry, Public Information Officer	
Amber Peterson, School Finance Specialist	
Jim Chang, Staff Demographer	
Debra Sterling, Attorney General's Office	

Dr. Henry Schmitt, Superintendent of Humboldt Unified welcomed the School Facilities Board

- I. Call to Order
 Frank Davidson called the meeting to order at approximately 10:15 A.M.
- II. Roll Call
 There were seven Board Members present at this meeting.
- III. Approval of September 7, 2006 Minutes
 Brooks Keenan moved that the Board approve the minutes of September 7, 2006. Tom Rushin seconded. Motion passed on a 7-0 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

Gregory Torrez moved that the Board ratify the districts listed in agenda items IVa and b. David Ortega seconded. Motion passed on a 7-0 voice vote.

V. Director's Report

a. Study Session Results-Campus Layouts

This item was presented for information only.

John Arnold explained that in August 2006, the Board clarified the number of buildings that the SFB would fund for new school construction. During that discussion, staff indicated they would develop a specific school shape that would also limit the amount of exterior wall that the SFB would fund.

To develop the shape, staff reviewed several projects that were recently built by school districts. As staff experimented with the shape, it became clear that projects less than 60,000 sq. feet were at a strong disadvantage because of the single building limit. To compensate for this disadvantage, staff recommends the Board establish a minimum amount of exterior wall that regardless of size, the SFB will fund at least that amount. This minimum would provide the standard for projects less than 60,000 sq. feet. Once over 60,000 sq. feet, the shape will be appropriately sized to determine the amount funded.

The recommended lineal feet is outlined in the chart below.

Building Size	Lineal Feet Allowed
Under 60,000 sq. ft.	1,600
67,669 sq. ft.	2,466
73,953 sq. ft.	2,578
101,640 sq. ft.	3,020
134,869 sq. ft.	4,260

Gregory Torres asked if districts are allowed to design beyond the recommended amounts. Mr. Arnold explained that districts can design over these amounts, but the SFB would only fund up to the allowable lineal feet.

Staff is accepting comments on this issue. This item will be brought for possible action at the November meeting.

b. Items to be Considered as part of New Construction Funding

John Arnold explained how over the past three months, 11 of 13 new school projects required dollars over the formula to complete a minimum guideline school. To ease the process, staff is asking the Board to review several design features in new schools to determine how to apply the minimum

guideline to a new school. The following is a list of items staff believes should receive some level of funding: Play Structures, Carpet/VCT/Ceramic flooring, Landscaping, Gym Floors, Exterior Lighting, Canopies/Shade Structures, Millwork

Mr. Arnold added that this will be an ongoing discussion as long as the SFB is in a cost-based new construction program.

Cynthia Chovich asked if covered walkways and parent pickup areas are included in the canopy category for districts that experience inclement weather. Mr. Arnold said covered walkways would be discussed. He added that the SFB has never taken a position on parent pickup areas, but it has not been funded.

David Ortega mentioned that charter schools are required to have some shaded areas and suggested staff look into their standards. Mr. Arnold agreed that staff would look into that.

Brooks Keenan noted that the challenge in working on this issue is determining to what extent these items will be covered.

Gregory Torrez encouraged staff to find a way to provide a nurturing environment within a minimum guideline school. Mr. Arnold explained that the SFB is limited to what is necessary and appropriate to meet the state academic guidelines. He stated that some people question if playground equipment is necessary to meet the state academic guidelines, and noted that at this week's conference Ms. Chovich explained the educational benefit of playground equipment.

Tom Rushin said he was pleased to see millwork on the list.

Mr. Ortega asked how the energy guidelines would be incorporated to meet the Governor's mandate to improve conservation. Mr. Arnold said that since the energy study session in August, staff has done several things to meet the Governor's mandates. He said staff would provide an update at the November meeting. He added that staff is developing a list of energy efficient upgrades that will be pre-certified as "fundable" by the SFB. Additionally, staff is working with other groups to discuss options that are outside of the mandate but may be facilitated by the SFB.

Frank Davidson asked staff to also review fencing and parking.

Mr. Arnold added that anytime there is a change, there is a transition. He noted that districts that are building schools at the beginning of the transition will be treated differently than those at the end. While that is unfair, it is the nature of change.

At the November Board meeting, staff hopes to bring a set of specific recommendations for these items. Staff is accepting comments on this issue.

c. Budget Update

The Board was provided with the budget justifications for the Building Renewal and New Construction funds. Staff requested full funding for FY 08 Building Renewal, which is \$193,047,100. Staff also requested \$400 million which also includes land acquisition. Mr. Arnold explained that in prior years other revenue sources were used to offset the costs, this year there are not other sources and that funding is to keep the program on track.

d. Full Day Kindergarten Capital Grants

Brooks Keenan moved that the Board approve the district's Full Day Kindergarten Expenditure Plans as outlined in agenda item Vd. David Ortega seconded. Motion passed on a 7-0 voice vote.

VI. New School Construction

a. New School Construction Overview

John Arnold reviewed the current demographic climate. He indicated that while the housing market is slowing, the population continues to increase.

Gregory Torrez asked what happens if an awarded school is no longer needed. Mr. Arnold said that the statute requires the SFB to review the need for a school a second time before a district breaks ground. There are also opportunities for the district to cancel a project. Mr. Torrez asked if a project is put on hold or cancelled, does the district need to go back through the process. Mr. Arnold explained if a project is cancelled, the district would need to reapply. If it was put on hold, they would go forward as soon as the district qualifies.

David Ortega commended staff demographer Jim Chang on his research and asked how this data was tracked. Mr. Chang said the research is based on the state and county levels. He explained that while Arizona seems like it has a large retirement community, it is the fifth youngest state in the nation.

b. Consideration and possible vote of FY 2007 Capital Plan New Construction Requests

Brooks Keenan moved that the Board approve the following items:

1. That the Board approve Wickenburg Unified's project 003N (K-8 for 800) to open in FY 10. The capacity of this project would be 914 students. And conceptual approval for 004N (K-8 for 800) to open in FY 11.
2. Wickenburg Unified (9-12): District did not request current funding approval, only conceptual approval. Staff recommends conceptual approval for 002N (additional space for 860 students) to open in FY 11.

David Ortega seconded. Motion passed on a 7-0 voice vote.

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

Frank Davidson recused himself from this item because he is the Superintendent of the Casa Grande Elementary District. Vice Chair Brooks Keenan chaired this item of the agenda.

Tom Rushin moved that the Board approve Casa Grande Elementary District's request to proceed with [CM@Risk](#) Project 110404000-9999-006N, upon staff receipt of necessary documents, and that approve additional funding for inflation in the amount of \$1,765,000. David Ortega seconded.

Motion passed on a 6-0-1 voice vote with Frank Davidson recusing himself.

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

David Ortega moved that the Board approve the following items:

1. That the Board approve Coolidge Unified District's request to proceed with [CM@Risk](#) Project 110221000-9999-012N, upon staff receipt of necessary documents, and that the Board approve additional funding for inflation in the amount of \$1,025,997.
2. That the Board approve Higley Unified District's request to proceed with [CM@Risk](#) Project 070260000-9999-006N, upon staff receipt of necessary documents, and that the Board approve additional funding for inflation in the amount of \$856,299.
3. That the Board approve Laveen Elementary District's request to proceed with Project 070459000-9999-003N, upon staff receipt of necessary documents, and that the Board approve additional funding for inflation in the amount of \$2,286,742.
4. That the Board approve Maricopa Unified District's request to proceed with [CM@Risk](#) Project 110220000-9999-010N, upon staff receipt of necessary documents, and that the Board approve additional funding for inflation in the amount of \$953,518.

Gregory Torrez seconded.

Gregory Torrez asked who determines the inflation amount when district funds are added. John Arnold explained that as staff reviews the design they pull out anything that is beyond the guidelines. He added in a hard bid project those items are listed as alternates and there is no negotiating. In a GMP, staff can determine if pricing is at market level. The inflation amount is the difference between the actual and formula cost. Mr. Torrez asked how that difference is paid. Mr. Arnold said if the district plans to contribute local funds, staff requires a board resolution attesting to that. The funding for the project is paid out on a percentage basis to ensure the district's share is covered.

Motion passed on a 7-0 voice vote.

e. Consideration and possible vote of New Construction Issues including Expansion of Scope and Increased Project Cost

Laveen Elementary: Gregory Torrez moved that the Board approve additional funding in the amount of \$298,830 for transportation costs and site concrete for Laveen Elementary project #070459000-9999-004. Tom Rushin seconded.

Brooks Keenan asked what the cost per square foot is for the Laveen school. Mr. Arnold did not have that information on hand, but offered to provide it to the board later.

Gregory Torrez asked what the difference in a modular vs. regular building's life expectancy was. Mr. Arnold said he did not have a definite answer. Mr. Keenan said that in this type of modular, the results are often the same. The difference is the steel frames are fabricated off site. Mr. Torrez then asked why not build modular schools more often. Mr. Arnold said there is a debate on both sides. With modulars, the design and materials are limited.

David Ortega noted that in the current construction market, there are a lack of general contractors. Modular building relieves that pressure. But the two are comparable.

Motion passed on a 7-0 voice vote.

Tombstone Unified: Brooks Keenan moved that the Board approve funding an additional \$90,000 to the Tombstone Unified School District for insurance costs. Gregory Torrez seconded. Motion passed on a 7-0 voice vote.

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

a. Steps I and/or II

Gregory Torrez moved that the board approve Dysart Unified School District's request to purchase 55 acres for a high school site and move to Step III for necessary testing. Tom Rushin seconded. Motion passed on a 7-0 voice vote.

b. Step III

Brooks Keenan moved that the Board approve the following items:

1. That the Board approve Coolidge Unified School District's request to accept a donation of 28.38 acres for an elementary school site, project number 110221000-9999-015L.
2. That the Board approve Wickenburg Unified School District's request to accept a donation of 14 acres for an elementary site, project number 070209000-9999-005L.

Gregory Torrez seconded. Motion passed on a 7-0 voice vote.

c. Other Land Issues

Gregory Torrez moved that the Board approve Laveen Elementary District's request to sell a 13 acre site with all proceeds to be returned to the SFB. David Ortega seconded.

Gregory Torrez asked what happens if the district sells the property for more than what it was originally purchased at. John Arnold explained that the state purchased the property and any proceeds are to be returned to the state.

Motion passed on a 7-0 voice vote.

VIII. Reduction of Square Footage

Brooks Keenan moved that the Board approve the following items:

1. That the Board approve the exclusion of the three sold buildings for Amphitheater Unified, thereby reducing the district's K-5 square footage by 5,404 SF.
2. That the Board approve the exclusion of Buildings 1026 through 1033 at Canyon Del Oro High School for Amphitheater Unified, thereby reducing the district's 9-12 square footage by 17,064 SF.
3. That the Board deny the exclusion of all buildings identified as necessary to the functioning of a school listed in the third table above, and approve the exclusion of Building 1010 at Canyon Del Oro High School for Amphitheater Unified.

Tom Rushin seconded.

David Ortega asked what happens if a school is purchased by the SFB and surplused. John Arnold said the statute only discusses the sale of land and what happens to the improvements is not clear. He added that when that situation comes up, staff will take the position that the proceeds come back to the state. Mr. Ortega asked about remodels. Mr. Arnold said that most new construction projects do include district funds so it will be an interesting debate when these schools reach the end of their useful life.

Motion passed on a 7-0 voice vote.

IX. Future Agenda Items

Penny Taylor suggested the SFB look into "Safe Routes for Schools".

Frank Davidson suggested having a study session on school security.

X. Public Comment

Gregory Torrez said he was glad to hear there are being questions asked that are out of the box.

Adjournment

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

Approved by the School Facilities Board on _____, 2006

Chair