

SCHOOL FACILITIES BOARD  
August 2, 2007  
Glendale, Arizona

The School Facilities Board held a board meeting at the Washington Elementary School District Office in Glendale. The meeting began at approximately 10:05 A.M.

<u>Members Present</u>	<u>Guests Present</u>
Davidson, Frank, Chair	Fred Stone, Higley Unified
Keenan, Brooks, Vice Chair	Beverly Myers, Florence USD
Marks, Gary	Dana Hawman, Florence USD
Ortega, David	Cathy Rex, Tucson Architect
Rushin, Tom	Ron Shasteen, Dysart USD
Taylor, Penny	John Schmadeke, Agua Fria UHSD
	Brandon Ames, ABLE, Inc.
<u>Members Absent</u>	Ed Boot, Pinnacle One
Chovich, Cynthia	Jim Migliorino, Deer Valley USD
Gober, Patricia	Bill Taylor, DLR Group
Lyle Friesen, Superintendent's Representative (non-voting)	Sue Pierce, Washington ESD
Private Business Owner Representative, position vacant	Brian Fellows, ADOT
<u>Staff Present</u>	
John Arnold, Executive Director	
Dean Gray, Deputy Director of Facilities	
Monica Petersen, Deputy Director of Finance	
Amber Peterson, School Finance Specialist	
Ron Passarelli, Special Projects	
Heather Gamby, Executive Assistant	

- I. Call to Order  
Frank Davidson called the meeting to order at approximately 10:05 A.M. Dr. Cook from the Washington School District welcomed the Board.
- II. Roll Call  
There were six Board Members present at this meeting.
- III. Approval of June 7, 2007 Minutes and June 27, 2007 Minutes  
John Arnold reported an error in the minutes dated June 7, 2007. Page 12, paragraph 4, line 4, should read "late 2008" instead of "late 2009." Tom Rushin moved that the Board approve the minutes of June 7, 2007 as amended and the minutes of June 27, 2007. David Ortega seconded. Motion passed on a 6-0 voice vote.

IV. Consent Agenda

- a. Consideration and possible vote of FY07 3 Year Building Renewal Plans
- b. Consideration and possible vote of FY06 3 Year Building Renewal Plans
- c. Consideration and possible vote of Preventive Maintenance Plans

Brooks Keenan moved that the Board ratify the districts listed in agenda items IV a., b., and c. David Ortega seconded. Motion passed on a 6-0 voice vote.

V. Director's Report

a. Rural vs. Urban Classification

John Arnold explained that several districts have had a classification change from rural to urban. "Rural area" is defined in A.R.S. 15-2041 D.3.(c) as an area outside a thirty-five mile radius of a boundary of a municipality with a population of more than fifty thousand persons. The statute does not specify that the 50,000+ municipality must be in Arizona, as previously interpreted by staff. The NW parts of Kingman Unified, Bullhead City Elementary, and Colorado River Union High School Districts are all within 35 miles of Henderson, Nevada, population 175,381. Therefore, the designations for these districts have changed from rural to urban.

David Ortega questioned what impact the change in classification has on cost, indicating that higher costs are generally a contractor issue. Mr. Arnold answered that rural districts receive 5% more in Building Renewal funds than urban districts, but that the SFB covers additional costs incurred due to geographical or inflation issues for new construction projects.

b. School Safety Recommendations

John Arnold explained that at the June 7, 2007 Board Meeting, staff presented the draft school safety recommendations. The recommendations were then posted on the SFB website for comment. Several changes have been made based on the feedback received:

- Exterior Security Lighting: This recommendation now includes the provision for utilization of motion sensors when appropriate.
- Student Restroom Configuration: This recommendation has been revised to specify *interior* restroom configuration. The revision resulted from feedback indicating that options such as maze-type entries are not optimally safe for exterior restrooms.
- In-Classroom Telephones: This is a new recommendation that states that each classroom should have a telephone that will allow occupants to contact both the office and emergency personnel.

Mr. Arnold indicated that these items are recommendations only, and are purposefully non-specific in order to allow districts to make the ultimate determinations based on what is most suitable to their particular circumstances.

Brooks Keenan thanked the districts for their feedback and asked whether or not legislation will support funding for the recommendations and if there is an extra step needed to modify the guidelines. Mr. Arnold indicated that the recommendations are only for new construction initially, and that six of the

recommendations have no cost or are either funded or capable of being funded within current SFB guidelines.

Frank Davidson thanked the SFB staff for its work on the school safety recommendations and also thanked the districts for their feedback. Tom Rushin stated that he felt the amount of feedback was a direct result of improvements to the SFB website.

Tom Rushin moved that the Board adopt the School Safety recommendations as presented. Gary Marks seconded. Motion passed on a 6-0 voice vote.

c. Capacity Review for Pre Students FIRST Schools

John Arnold explained a methodology that staff proposes be used when districts believe the outcome of the current formula for a pre-Students FIRST school is inconsistent with its actual capacity. The methodology involves adjustment to spaces, including reduction of excessive spaces that are not relevant to creating capacity, such as gyms. The adjusted square footage results in an allocation more in line with SFB-funded schools, thereby creating a more accurate capacity.

The changes in capacity do have an impact on building renewal. Building renewal allocation is generally reduced by approximately the same percentage as the reduction in capacity.

David Ortega stated that he appreciates the methodology and that it makes sense. He further indicated that aging schools with portions of their structures on the verge of being unsuitable would still be an issue. Gary Marks asked if there were any projected results based on this methodology, to which John Arnold replied, no. Frank Davidson said that this would have the most impact on smaller schools. Tom Rushin added that he felt the new methodology would not have a major effect either way, and that it is a good option for unique circumstances. Brooks Keenan agreed that the methodology is logical.

d. Tonto Basin Elementary Capacity

John Arnold explained that in utilizing the methodology described in the previous agenda item, a new capacity has been calculated for Tonto Basin Elementary School per the district's request. The school's current capacity is 143. After adjusting the spaces to be more consistent with that of an SFB-funded school and factoring in the lack of dedicated space for the required disabled preschool, the SFB staff is recommending that the Board set Tonto Basin Elementary School's capacity at 62.

David Ortega moved that the Board approve the recommendation to set the Tonto Basin Elementary School capacity at 62. Penny Taylor seconded. Motion passed on a 6-0 voice vote.

e. Revision to Policy Regarding Capital Plans and Calculation of Student Capacity

John Arnold explained that staff has been working on proposed revisions for this policy. Under the proposed revisions, the capacity of a building would

not change based on changes in ADM. For pre-SFB or SFB-funded replacement schools, a building's square footage would be divided by the square footage divisor established in the Working Definition of Student Capacity. The factor/divisor used varies based on the district's size and configuration. This factor would remain unchanged into the future, unless the building's use or configuration changes. Capacity for SFB-funded growth schools would be determined by dividing the square footage by the minimum adequacy guidelines square footage per pupil (MAGSFPP) as prescribed in A.R.S. 15-2011. The MAGSFPP is based on the capacity of the district at the time the school opens. Frank Davidson clarified, and John Arnold confirmed, that the divisor used would depend on the ultimate capacity of the district at the time the school opened, not on ADM.

Gary Marks asked what the implication on build-outs would be. John Arnold stated that it would depend on several factors, but that expansion would not affect districts' existing facilities. Mr. Arnold stated that he would review the proposed policy change and provide a clear explanation at September's Board meeting.

f. Budget & Legislative Update

Monica Petersen provided the Board with a review and comparison of the FY 2008 budget to the FY 2007 SFB appropriation and FY 2008 SFB request. Most notably, the General Appropriation Act appropriates \$370 million from the General Fund for new school facilities and \$86,283,500 for building renewal. It also appropriates \$71,967,200 from the General Fund for new school facilities debt service on lease-to-own, and provides \$121,500 and 2.0 full time equivalent school facility liaison positions. \$2.5 million has been appropriated from the General Fund for a new Energy and Water Savings Pilot Program to be administered with technical assistance from the Department of Commerce and to provide grants to school districts.

Ms. Petersen also discussed the FY 2007 status of the New School Facilities Fund. She stated that there was a shortfall in FY 2007 of approximately \$38 million and that those project and land payments were deferred into FY 2008. She stated that approximately half of the shortfall was due to over-estimating lease-to-own proceeds and underestimating project expenditures. A large portion of the project expenditure underestimation is attributable to inflation. In FY 2008, the shortfall is expected to be approximately \$73 million, with \$38 million being attributed to FY 2007.

Ms. Petersen also reviewed a chart in the board packet entitled "FY 2007 Board Approved Plan Reviews," which compares projects' construction cost as a percent of formula cost. She indicated that there is a perception at the legislature that the School Facilities Board spends a lot of money on inflation and the recently approved design elements. Ms. Petersen noted that the program, when compared to the current costs per square foot of construction, is efficiently managed with an average cost of 2% below the current cost per square foot.

Ms. Petersen also discussed the final FY 2007 legislative update, which focused mostly on aforementioned budget issues. There was some

discussion on the make-up of the 20-person K-12 Task Force assigned to review SFB. Members have yet to be chosen.

g. 21<sup>st</sup> Century Schools Report

John Arnold explained that as a result of the Governor's Executive Order requiring the SFB to issue a report on 21<sup>st</sup> Century Schools, staff has completed an extensive review of existing literature resources, toured innovative education facilities, conducted a series of study groups with school districts, and sponsored a forum on 21<sup>st</sup> century schools. As a result of these efforts, SFB staff has compiled a list of draft recommendations for the report, and is seeking the Board's feedback on the proposed recommendations. Based on the feedback, a draft report will be prepared and presented to the Board at the September board meeting. The recommendations with details will be posted on the SFB website. The recommendation categories are as follows:

- Integrate Technology – including ratios of 1:2 and 1:1 personal computing device/student for grades K-3 and 4-12, respectively
- Create Personalized Instructional Environments/Foster Product Relationship-Building – including media center changes, “flexible use space” to allow for breakouts and activities in each classroom, easily movable furniture, and windows
- Ensure Safety
- Maximize Energy and Water Efficiency – including waterless urinals and appropriate sizing of equipment
- School Size – Including the availability of multiple school sizes, depending on local district environment
- Classroom Size – if implemented in FY 07, this would have increased the new construction award cycle by approximately \$28 million
- Funding – including public partnerships and a possible “demonstration school” to highlight different technologies and products available
- Innovation

Gary Marks asked whether or not air quality and turnover have been addressed. Mr. Arnold replied that the total environment will be incorporated into the report.

Penny Taylor asked why there appears to be reluctance in using waterless urinals. Mr. Arnold indicated that waterless urinals introduced in the 1970's were highly ineffective and because of this there remains a popular belief that they still don't work. Staff is educating districts about the new design and technology of waterless urinals currently available, and is encouraging their use.

Penny Taylor questioned why “daylight” isn't a minimum standard in schools, and why there seems to be a movement toward reducing windows. Mr. Arnold explained that districts have varying philosophies regarding windows, and that some are concerned with safety and expense. Teachers tend to dislike windows due to the distraction factor. Options for reducing distraction include glazed windows or blocks that allow light through without a clear view of the exterior. Frank Davidson added that the height placement of windows

minimizes distraction. Mr. Arnold stated that some evidence is showing that younger generations actually tend to work better in environments with some distraction.

Penny Taylor asked whether or not playgrounds and outdoor/recreational issues had been addressed. Mr. Arnold replied that they had not, but that a section will definitely be added. Ms. Taylor indicated that because of the rising rates of obesity among children that this would be especially important to include.

David Ortega commented that utilization of schools during breaks should be looked at in relation to maximizing energy efficiency, and that corporate sponsorships should be encouraged throughout rather than just in the funding category.

Frank Davidson thanked the SFB staff for its efforts and in generating interest in this subject, and reiterated that the 21 Century Schools initiative has been undertaken because of the Governor's Executive Order.

Brandon Ames of ABLE, Inc. addressed the Board. Mr. Ames indicated that Tempe Elementary School District had initiated a pilot project two years ago utilizing mobile labs, in which flexibility was emphasized over form and function. Data from this project is available for those interested. Mr. Ames also indicated that construction on a 1:1 environment school will commence in December.

VI. Consideration and Possible Vote of Request for Land or Real Property Purchase, Lease, or Donation

- a. Step I & II: Justification of Need for Land and Request to Purchase a Specific Site *(Please note that Florence Unified and Fowler Elementary were removed from this agenda item.)*

Brooks Keenan moved that the Board approve the following:

1. That the Board approve Sunnyside Unified School District's request to purchase 17 acres for a dual elementary/middle school site, project number 100212000-9999-006L.
2. That the Board approve Vail Unified School District's request to purchase 10.1 acres for an elementary site, project number 100220000-9999-013L.

Tom Rushin seconded. Motion passed on a 6-0 voice vote.

- b. Step III: Additional Information Reviewed and Final Approval

Penny Taylor moved that the Board approve the following:

1. That the Board approve Agua Fria Union High School District's request to purchase 50 acres for a high school site, project number 070516000-9999-007L.

2. That the Board approve Fowler Elementary School District's request to accept a donation of 4.2 acres for an elementary school site, project number 070445000-9999-014L.
3. That the Board approve Higley Unified School District's request to purchase 9.465 acres and accept a donation of 9.465 acres for an elementary school site, project number 07026000-9999-014L.
4. That the Board approve Mobile Elementary School District's request to accept a donation of 12.44 acres for an elementary school site, project number 070386000-9999-001L.
5. That the Board approve Palo Verde Elementary School District's request to accept a donation of 13.307 acres for an elementary school site, project number 070449000-9999-006L.
6. That the Board approve Toltec Elementary School District's request to accept a donation of 20 acres for an elementary school site, project number 110422000-9999-003L.

David Ortega seconded. Motion passed on a 6-0 voice vote.

VII. Consideration and Possible Vote of Reduction of Square Footage

Phoenix Elementary School District

John Arnold explained that per A.R.S. 15-341, subsection G, school districts are required to obtain SFB permission prior to taking any action that would cause the district to fall below the minimum square footage guidelines within three years. This includes changing the grade configuration of existing buildings. The current three-year window extends through FY 11.

Phoenix Elementary School District wishes to reconfigure four schools from K-6 to K-8: Capitol Elementary, Maie Bartlett Heard, Mary McLeod Bethune, and Paul Dunbar Lawrence. This would have the effect of reducing the district's K-6 square footage by 50,800 square feet, which would reduce the district's K-6 capacity by 599 students to 8,596. The district's FY 07 100<sup>th</sup> Day K-6 ADM was 6,046. SFB staff has projected a FY 11 K-6 ADM of 6,165 for this district. The district projects its K-6 enrollment to be 6,439 in FY 11. Therefore, the reconfiguration is not projected to cause the district to fall below minimum square footage guidelines within three years.

David Ortega moved that the Board agree with staff projections, which indicate that these re-configurations are not projected to cause the district to fall below minimum square footage guidelines within three years. Gary Marks seconded. Motion passed on a 6-0 voice vote.

VIII. Reversal of Action to Reduce Square Footage

Flagstaff Unified

John Arnold indicated that at the June 7, 2007 SFB meeting, the Board approved the staff's recommendation to retire Killip School in the Flagstaff Unified District, and to deny the district's request for replacement space.

Staff's recommendation to retire Killip was based on an analysis indicating that the district would not fall below minimum guidelines within three years, even if the school were to be retired. The district has indicated that it is not in a position to retire space unless new construction is approved. According to staff's analysis, the district does not qualify for additional square footage. The district has requested that the Board reverse the action taken June 7<sup>th</sup>, and leave Killip School in the building inventory.

Tom Rushin moved that the Board approve Flagstaff Unified District's request to reverse the Board's action to retire Killip School. Gary Marks seconded. Motion passed on a 6-0 voice vote.

IX. Future Agenda Items

Brooks Keenan requested a review of SFB's sunset audit findings.

David Ortega requested an update on the status of Tuba City's replacement project.

X. Public Comment

Brian Fellows, ADOT, addressed the Board. Mr. Fellows informed the Board that ADOT's program, Safe Routes to School, is looking at encouraging ways for children to safely bike and walk to school.

Adjournment

There being no further business, Frank Davidson adjourned the meeting at approximately 11:55 A.M.

Approved by the School Facilities Board on September 6, 2007

Frank Davidson  
Chair