

SCHOOL FACILITIES BOARD
November 3, 2010
Phoenix, Arizona

The School Facilities Board held a Board Meeting at the Arizona State Capitol Building in Phoenix, Arizona. The meeting began at approximately 10:10 A.M.

<u>Members Present</u>	<u>Guests Present</u>
Dr. Frank Davidson, Chair	Patricia Ewanski, APS
Tom Rushin, Vice-Chair	Judy Richardson, Stone & Youngberg
Dr. Patricia Gober	Ed Rucken, Climatec E.S.
Penny Allee Taylor	Lisa G. Bentley, SDB, Inc.
Dr. Bill Johnson	
Vern Crow	
Yousef Awwad (non-voting member)	
<u>Members Absent</u>	
Gary Marks	
Eric Hafner	
<u>Vacant Board Position</u>	
Teacher Representative	
<u>Staff Present</u>	
Dean Gray, Executive Director	
Kerry Campbell, Public Information Officer	
Debra Sterling, Attorney General's Office	
Phil Williams, Deputy Director-Finance	
Sameer Pandey, School Facilities Liaison	
Ron Passarelli, School Facilities Liaison	
Amber Peterson, School Finance Specialist	
David Kennon, Assessment Specialist	

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

- II. Roll Call
There were six (6) voting Board Members and one (1) non-voting Board Member present at this meeting.

- III. Consideration and possible vote to accept, reject or modify the Minutes of October 6, 2010
Vern Crow made a motion for Board approval of the Minutes of October 6, 2010. Penny Allee Taylor seconded. The motion passed with a 6-0 voice vote.

- IV. Director's Report
ARRA Update
Sameer Pandey provided a status update on the ARRA Energy Efficiency and Solar Energy Grants.

Dr. Davidson asked about the deadline for spending the ARRA funding. Mr. Pandey explained that the ARRA funding has to be spent by April of 2012.

Dr. Bill Johnson asked how many utility companies are involved in the solar projects. Mr. Pandey responded that about eight utilities service the various districts that have been awarded solar projects.

Dr. Johnson questioned any excess generation of electricity with the photovoltaic systems. Mr. Pandey clarified that no excess electricity will be generated. By design, each system will generate less electricity than the district consumes. Dean Gray added that staff set a goal of 70% of district electricity consumption in determining the size system to award each district.

V. Consideration and possible vote to accept, reject or modify requests for New Construction Projects Review, Bids, Bid Packages and Change Orders

Dean Gray explained that Sahuarita Unified's project is the first of those being funded with the \$91.3 million in bond funding to be presented to the Board for final approval for construction. The district has been awarded a new high school (CM at Risk Project 007N) upon receipt of necessary documents, in the amount of \$25,950,595, which includes \$21,359,681 SFB formula funding, \$1,244,619 SFB funding for site conditions, and \$3,346,295 district funding.

Dr. Johnson asked how much of the district funding is to compensate for guideline requirements not funded by the formula and how much is funding additional square feet or upgrades. Mr. Gray responded that the district is adding approximately 3,000 square feet and some upgrades such as concrete and decorative block.

Vern Crow asked if the district was using any split-faced block. Mr. Gray answered that he believed they were using split-faced block, but that it will be painted and not sealed. Prior discussions with the district have resulted in the architect changing the design to painted block. We are well aware of the issues that may arise with water penetration with sealed CMU and consider paint the better option.

Dr. Patricia Gober asked if the ADM projections have been reviewed and still substantiate the need for a new school. Mr. Gray clarified that the projects being funded with the \$91.3 million bond monies have been reviewed 4 or 5 times and vetted by JCCR. Each district is currently over capacity.

Vern Crow made a motion for Board approval of staff recommendation for Sahuarita Unified's request to proceed with CM at Risk project 100230000-9999-007N, contingent upon staff receipt of necessary documents, and that the Board award additional funding for site conditions in the amount of \$1,244,619. Tom Rushin seconded. The motion passed with a voice vote of 6-0.

VI. Consideration and possible vote to accept, reject or modify the Step III request for Land or Real Property

Dean Gray explained the two Vail Unified land acquisition requests.

Dr. Patricia Gober made a motion for Board approval of the following staff recommendations:

1. Step III of **Vail Unified's** land acquisition project number 100220000-9999-016L and authorization to proceed with a 75-Year Ground Lease of 59.78 acres of State Trust Land.
2. Step III of **Vail Unified's** district-owned land, project number 100220000-9999-017L, as the substitute middle school site for 002L, and as suitable for a school.

Vern Crow seconded. The motion passed with a voice vote of 6-0.

VII. Consideration and possible vote to accept, reject or modify Building Renewal Grant Requests

Dr. Frank Davidson notified the Board that the request from Canon Elementary has been pulled from the agenda.

Dean Gray reviewed the balance of the Building Renewal Grant fund, explaining that if today's recommendations are approved by the Board the available balance is \$514,222. Staff continues working to close projects and make recognized savings and unspent monies available for new projects.

Mr. Gray provided a brief review of the Building Renewal Grant requests as presented in the Board packet.

Vern Crow asked if Marana Unified will be able to maintain the pond. Mr. Gray responded that the district will most likely hire a service to clean the pond. Mr. Crow also asked about the odor. Mr. Gray answered that odor is part of the day-to-day maintenance and any cost incurred will be absorbed by the district.

Dr. Bill Johnson made a motion for Board approval of the following staff recommendations:

1. Board approval that **Hillside Elementary** be awarded \$30,000 in Building Renewal Grant funding for the replacement and put-back of the center support beam in the classroom building. This includes \$4,643 in contingency that will only be used with SFB staff approval.
2. Board approval that **Marana Unified** be awarded \$275,000 in Building Renewal Grant funding for the installation of an evaporation pond at Marana High School.
3. Board approval that **Sierra Vista Unified** be awarded \$10,000 in Building Renewal Grant funding for the replacement of the kitchen and MPR entry roofs at Pueblo Del Sol Elementary School. This includes \$1,705 in contingency that will only be used with SFB staff approval.
4. Board approval that **Sierra Vista Unified** be awarded \$7,000 in Building Renewal Grant funding for the replacement of the library roof at Town and Country Elementary School. This includes \$1,357 in contingency that will only be used with SFB staff approval.
5. Board approval that **Sunnyside Unified** be awarded \$20,000 in Building Renewal Grant funding for the replacement of the auditorium chiller at

Sunnyside High School. This includes \$4,034 in contingency that will only be used with SFB staff approval.

Tom Rushin seconded. The motion passed with a 6-0 voice vote.

VIII. ARRA Energy Grant Awards

a. Consideration and possible vote to accept, reject or modify Phase II Energy Efficiency Grant Awards

Dean Gray clarified an error on the agenda. The project information provided in the Board packet is for Apache Junction Unified, not Apache Elementary.

Vern Crow made a motion for Board approval of the following staff recommendations, subject to approval of the environmental survey required by the National Environmental Policy Act:

Apache Junction Unified

8 Schools

Project Scope: HVAC Control, Lighting Control

Total Project Cost	<u>\$1,265,134</u>
Amount Requested:	\$379,540
Recommended Award:	\$379,540

District Funds:	\$885,594
Estimated Savings:	\$160,295 per year

Energy Savings: The project is estimated to save 5,472 MMBtu per year.

Humboldt Unified

Bradshaw High and Glassford Hill Middle Schools

Project Scope: HVAC Upgrade

Total Project Cost	<u>\$200,825</u>
Amount Requested:	\$60,248
Recommended Award:	\$60,248

District Funds:	\$140,577
Estimated Savings:	\$34,138 per year

Energy Savings: The project is estimated to save 1,165 MMBtu per year.

Sunnyside Unified

Challenger High and Desert View High Schools

Project Scope: HVAC Upgrade & Control, Lighting Control

Total Project Cost:	<u>\$1,899,116</u>
Amount Requested:	\$569,735
Recommended Award:	\$569,735

District Funds:	\$1,329,381
Estimated Savings:	\$117,191 per year

Energy Savings: The project is estimated to save 4,394 MMBtu per year.

Sunnyside Unified

Sunnyside High School

Project Scope: HVAC Control, Lighting Upgrade & Control, Solar Hot Water

Total Project Cost	\$521,321
Amount Requested:	\$156,396
Recommended Award:	\$156,396

District Funds:	\$364,925
Estimated Savings:	\$63,904 per year

Energy Savings: The project is estimated to save 2,444 MMBtu per year.

Penny Allee Taylor seconded. The motion passed with a voice vote of 6-0.

Ms. Allee Taylor left the Board at this time.

b. Consideration and possible vote to accept, reject or modify final award of Energy Efficiency Grants

Dean Gray expressed the excitement among staff that the energy efficiency projects are projecting better than expected cost savings as well as minimal payback.

Tom Rushin made a motion for Board approval of the following staff recommendations:

Ganado Unified – 010220000-9999-001EFF

4 schools

Project Scope: Lighting upgrade, Lighting control, HVAC upgrade, HVAC control, Economizer repair, Solar heating

Total Project Costs:	\$2,040,300	IGA Total Project Costs	\$2,957,476
Recommended Award:	\$612,091	ARRA Requested:	\$887,243
District Funds:	\$1,428,210	District Funds:	\$2,070,233
Estimated Savings per year:	\$150,982	Guaranteed Savings per year:	\$294,040
		Payback:	10 years
		Contingency:	\$26,617
		Commissioning:	\$35,000

Humboldt Unified – 130222000-9999-001EFF

Bradshaw High and Glassford Hill Middle Schools

Project Scope: HVAC upgrade

Total Project Costs:	\$200,825	IGA Total Project Costs	\$200,825
Recommended Award:	\$60,248	ARRA Requested:	\$60,248
District Funds:	\$140,397	District Funds:	\$140,397
Estimated Savings per year:	\$34,138	Estimated Savings per year:	\$34,138
		Payback:	5.8 years
		Contingency:	\$1,807
		Commissioning:	\$0

Pinon Unified – 090204000-9999-001EFF

4 schools, District building

Project Scope: Lighting upgrade, Lighting control, HVAC control, Solar water heater, Energy recovery

Total Project Costs:	\$1,723,617	IGA Total Project Costs:	1,697,069
Recommended Award:	\$517,085	ARRA Requested:	\$509,121
District Funds:	\$1,206,532	District Funds:	\$1,187,948
Estimated Savings per year:	\$169,866	Guaranteed Savings per year:	\$131,227
		Payback:	13 years
		Contingency:	\$15,274
		Commissioning:	\$20,000

Vail Unified – 100220000-9999-001EFF

11 schools, District Building

Project Scope: Lighting control, HVAC upgrade

Total Project Costs:	\$390,388	IGA Total Project Costs:	\$313,340
Recommended Award:	\$117,117	ARRA Requested:	\$94,002
District Funds:	\$273,271	District Funds:	\$219,338
Estimated Savings per year:	\$90,421	Estimated Savings per year:	\$46,192
		Payback:	6.7 years
		Contingency:	\$2,820
		Commissioning:	\$0

Vern Crow seconded. The motion passed with a voice vote of 5-0.

IX. Future Agenda Items

Dr. Patricia Gober asked how we could use what we're learning through the energy efficiency projects and applying that to new school construction. Dean Gray responded that generally the new schools are being built using extremely efficient systems, while the energy efficiency projects are being performed to upgrade less efficient systems on older school buildings. One key point is that consideration of efficiency in new construction has to be done within the formula amount.

Dr. Gober added to her request information on incorporating solar into the construction of new schools.

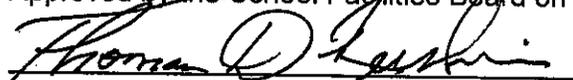
X. Public Comment

No request for Public Comment was received.

XI. Adjournment

There being no further business, Dr. Davidson adjourned the meeting at 10:40 A.M.

Approved by the School Facilities Board on Dec. 1, 2010


Chair