

SCHOOL FACILITIES BOARD
April 6, 2011
Phoenix, Arizona

The School Facilities Board held a Board Meeting at the Arizona State Capitol Building in Phoenix, Arizona. The meeting began at approximately 10:05 A.M.

<u>Members Present</u>	<u>Guests Present</u>
Dr. Frank Davidson, Chair	Anthony Rivera, Dept of Commerce
Tom Rushin, Vice-Chair	Patricia Ewanski, APS
Gary Marks	Lisa Prichard, Arizona Masonry Guild
Penny Allee Taylor	Cathy Rex, So. AZ School Facilities Grp.
Dr. Bill Johnson	Bill Vandenberg, contractor
Stacey Morley (non-voting member)	Rob LaGrone, Sun West Properties
	Russ Lathem, Sun West Properties
<u>Members Absent</u>	Eric Peterson, Laveen ESD
Vern Crow	
Eric Hafner	<u>Staff Present</u>
	Dean Gray, Executive Director
<u>Vacant Board Positions</u>	Kerry Campbell, Public Information Officer
Teacher Representative	Debra Sterling, Attorney General's Office
Demographer Representative	Phil Williams, Deputy Director-Finance
	Amber Peterson, School Finance Specialist
	Yujun Mei, Demographer
	Ron Passarelli, School Facilities Liaison
	David Kennon, Assessment Specialist
	Dan Demland, Architect

- I. Call to Order
Chairman Dr. Frank Davidson called the meeting to order at approximately 10:05 A.M.
- II. Roll Call
There were five (5) voting Board Members present and one (1) non-voting Board Member present for this meeting.
- III. Consideration and possible vote to accept, reject or modify Minutes of February 2, 2011
Tom Rushin made a motion for Board approval of the Minutes as presented by staff. Gary Marks seconded. The motion passed with a 5-0 voice vote.
- IV. Consent Agenda
 - a. Consideration of FY11 3-Year Building Renewal Plans
 - b. Consideration of Preventative Maintenance Plans
Dr. Johnson made a motion for ratification of the plans submitted by the districts listed in agenda items IV.a. and IV.b. Gary Marks seconded. The motion passed with a 5-0 voice vote.
 - c. Consideration of FY11 3-Year Building Renewal Plans
This agenda item was postponed for a future Board Meeting.

V. Director's Report

a. Legislative Update

Dr. Davidson asked Ron Passarelli to provide the update. Mr. Passarelli highlighted the bills being tracked by SFB staff this legislative session.

b. ARRA Solar Energy Grant Presentation

This agenda item was postponed for a future Board Meeting.

c. Letter from Holbrook Unified

Dean Gray shared that on occasion staff receives letters such as the one from Holbrook Unified expressing their appreciation for the work the SFB does to assist them. Staff wanted to share this with the Board.

VI. New Construction Requests

a. Consideration and possible vote to accept, reject or modify the FY 2011 Capital Plan New Construction Requests, including projects for districts in Pinal County and the East Valley

The request for Queen Creek Unified was postponed for a future agenda.

1. **Chandler Unified (K-6): Deny** conceptual approval for 023N (K-6 school for 958 students) to open in FY 17.
2. **Florence Unified (K-8): Conceptually approve** 013N and 015N (K-8 for 1,100 students each) to open in FY 17 and FY 18, respectively.
3. **Florence Unified (9-12): Deny approval** for 017N (9-12 for 1,795 students) to open in FY 13. **Conceptually approve** 017N to open in FY 16.
4. **Higley Unified (K-8): Conceptually approve** 008N (K-8 for 1,200 students) to open in FY 19.
5. **J.O. Combs Unified (K-5): Conceptually approve** 009N (K-5 for 750 students) to open in FY 19.
6. **J.O. Combs Unified (6-8): Deny** conceptual approval for 008N (6-8 school for 1,000 students) to open in FY 19.
7. **Maricopa Unified (K-5): Conceptually approve** 022N (K-5 for 850 students) to open in FY 19.
8. **Maricopa Unified (6-8): Conceptually approve** 026N (6-8 for 900 students) to open in FY 19.
9. **Maricopa Unified (9-12): Conceptually approve** 028N (9-12 for 1,800 students) to open in FY 19.
10. **Stanfield Elementary (K-8): Cancel 001N** (additional space for 109 students) and **conceptually approve** 001N to open FY 16 and 004N (K-8 for 800 students) to open in FY 18.

11. **Toltec Elementary (K-8): Conceptually approve** 001N (K-8 for 750 students) to open in FY 17.
- b. Consideration and possible vote to accept, reject or modify the FY 2011 Capital Plan New Construction Request for Casa Grande Elementary
This agenda item was postponed for a future Board Meeting.
- c. Consideration and possible vote to accept, reject or modify the FY 2011 Capital Plan New Construction Requests, including projects for districts in Apache, Cochise, Gila, Graham, Mohave, Navajo, Yavapai and Yuma Counties
 1. **Benson Unified (K-4): Conceptually approve** 001N (K-4 school for 100 students) to open in FY 14.
 2. **Bullhead City Elementary (K-5): Deny** conceptual approval for a K-5 school for 600 students to open in FY 19.
 3. **Bullhead City Elementary (6-8): Deny** conceptual approval for a 6-8 school for 650 students to open by FY 19.
 4. **Gadsden Elementary (K-6): Conceptually approve** 008N (buildout of core K-6 school) to open in FY 17.
 5. **Pima Unified (K-6): Conceptually approve** 002N (K-6 school for 150 students) to open in FY 15.
 6. **Prescott Unified (K-5): Deny** conceptual approval for 002N (additional K-5 space for 147 students) to open in FY 18.
 7. **Red Mesa Unified (K-12): Deny** approval for K-12 space for 850 students to open in FY 12.
 8. **Snowflake Unified (7-8): Deny** conceptual approval for 004N (additional 7-8 space for 50 students) to open in FY 16.
 9. **Thatcher Unified (K-6): Approve** 001N (additional K-6 space for 103 students) to open in FY 12. **Note: Funding will not be available until sufficient funds are available in the New School Facilities Fund.**
 10. **Tonto Basin Elementary (K-8): Deny** the district's request for additional K-8 space to open in FY 12.
 11. **Yuma Union (9-12): Deny** the district's request for a new school to open in FY 14. **Conceptually approve** a new school for 1,800 students to open in FY 18.

Dean Gray provided a brief explanation of staff recommendations, and explained that staff grouped districts together by region to better facilitate the analyses.

Tom Rushin made a motion to approve the staff recommendations listed above in agenda items VI.a. and VI.c. (excluding Queen Creek Unified). Penny Allee Taylor seconded. The motion passed with a voice vote of 5-0.

VII. Reduction of Square Footage
Consideration and possible vote to accept, reject or modify Requests for Reduction of Square Footage

Dr. Johnson made a motion for Board approval of staff recommendations as presented in the Board packet. Gary Marks seconded. The motion passed with a voice vote of 5-0.

VIII. Land Request

a. Consideration and possible vote to accept, reject or modify a request to utilize a school site purchased by the SFB for a purpose other than a school facility pursuant to A.R.S. § 15-2041 (F)

This agenda item was postponed for a future Board Meeting.

b. Consideration and possible vote to accept, reject or modify an update regarding Sahuarita Unified School District v. Arizona School Facilities Board

Gary Marks made a motion for the Board to convene in Executive Session. Penny Allee Taylor seconded. The motion passed with a 5-0 voice vote.

The Board convened in Executive Session starting at 10:16 A.M.

The Board reconvened the Board Meeting at approximately 10:25 A.M.

Tom Rushin made a motion that the Board authorizes Board Counsel to act on the Board's behalf in this matter in accordance with instructions given in Executive Session. Gary Marks seconded. The motion passed with a voice vote of 5-0.

IX. Building Renewal Grant Requests

Consideration and possible vote to accept, reject or modify the requests for Building Renewal Grant funds

Dean Gray reviewed the balance of the Building Renewal Grant fund. If today's recommendations are approved by the Board, the available balance is \$130,175. Staff continues working to close projects and make recognized savings and unspent monies available for new projects. Mr. Gray provided a brief explanation of each request as presented in the Board packet.

Dr. Bill Johnson asked why the SFB does not support breezeways or walkways. Mr. Gray clarified that the SFB does not support breezeway construction because it is not part of the guidelines. However, as a Building Renewal Grant to correct a safety issue, staff recommends funding the design for the Wilson Elementary request.

Dr. Johnson asked if the breezeways were attached to the buildings. Mr. Gray responded that the breezeways are attached to the buildings in some places and not in others.

Dr. Davidson asked if with the staff recommendations for approval of design monies, we could anticipate requests for funding of the construction phase in the

new fiscal year. Mr. Gray responded that we are uncertain when the requests for funding of the construction phase will be presented and can only anticipate that they will be presented sometime in the future.

Gary Marks made a motion for Board approval of the following staff recommendations:

1. Board approval that **Ash Creek Elementary** be awarded Building Renewal Grant funding in the amount Not To Exceed \$44,270 for the installation of approximately 2,032 lineal feet of 6' chain link fence and gates. This includes a \$4,000 contingency that will only be used with SFB staff approval.
2. Board approval that **Patagonia Union** be awarded \$10,000 in Building Renewal Grant funding to hire an architect to design and provide specifications for the repair and reroof the MPR / Administration Building.
3. Board approval that **Wilson Elementary** be awarded \$15,000 in Building Renewal Grant funding to hire an architect to design and provide specifications for the repair of the breezeway roofs and soffits.

Dr. Johnson seconded. The motion passed with a voice vote of 5-0.

- X. ARRA Energy Grant Awards
Consideration and possible vote to accept, reject or modify final award of Energy Efficiency Grants
 Director Gray provided a brief review of staff recommendationS for Page Unified, Paradise Valley Unified and Wickenburg Unified.

Penny Allee Taylor made a motion for Board approval of the following projects:

<u>Application</u>		<u>Investment Grade Audit</u>	
Page Unified – 030208000-9999-001EFF			
Page Elementary, Middle and High Schools			
Project Scope: HVAC upgrade, HVAC control, Lighting upgrade, Lighting control			
Total Project Cost:	\$734,000	IGA Total Project Costs:	\$800,057
Recommended Award:	\$220,200	ARRA Requested:	\$220,200**
District Funds:	\$513,800	District Funds:	\$579,857
Estimated Savings per year:	\$66,740	Guaranteed Savings per year:	\$97,828
		Payback:	8.2 years
		Contingency:	\$6,606
		Commissioning:	\$0

** Due to expansion of the project scope, the district has agreed to fund any additional project cost over the original Recommended Award.

The two Paradise Valley Unified projects below were combined into one project.

Paradise Valley Unified – 070269000-9999-001EFF			
Cactus View Elementary and Sonoran Sky Elementary			
Project Scope: HVAC upgrade & control, Lighting upgrade, Boiler Replacement			
Total Project Cost:	\$701,372	IGA Total Project Costs:	\$3,067,134
Recommended Award:	\$210,412	ARRA Requested:	\$877,525**
District Funds:	\$490,960	District Funds:	\$2,189,609
Estimated Savings per year	\$94,167	Guaranteed Savings per year:	\$351,112
		Payback:	8.7 years
		Contingency:	\$26,326
		Commissioning:	\$0

8 Schools
Project Scope: Lighting upgrade, HVAC control and Computer Power Management

Total Project Cost:	\$2,223,710
Recommended Award:	\$667,113
District Funds:	\$1,556,597
Estimated Savings per year:	\$232,213

** Due to expansion of the project scope, the district has agreed to fund any additional project cost over the original Recommended Award.

Wickenburg Unified – 070209000-9999-001EFF
Wickenburg Elementary, Middle and High Schools
Project Scope: HVAC upgrade & control, Lighting upgrade, Demand Control Ventilation, Boiler Replacement

Total Project Costs:	\$1,146,153	IGA Total Project Costs	\$1,067,486
Recommended Award:	\$343,846	ARRA Requested:	\$320,246
District Funds:	\$802,307	District Funds:	\$747,240
Estimated Savings per year:	\$111,094	Guaranteed Savings per year:	\$97,297
		Payback:	11 years
		Contingency:	\$9,607
		Commissioning:	\$8,980

Tom Rushin seconded. The motion passed with a voice vote of 5-0.

XI. Discussion

Discussion on Emergency Deficiencies Correction Fund, A.R.S. § 15-2022 ; Building Renewal Grant Fund, A.R.S. § 15-2032 ; Incurring Liabilities in Excess of School District Budget, A.R.S. § 15-907

This agenda item was postponed for a future Board Meeting.

XII. Future Agenda Items

To address the agenda items that were postponed today, an additional Board Meeting has been scheduled for 9:30 A.M. on Wednesday, April 20, 2011.

XIII. Public Comment

Lisa Prichard, Executive Director of the Arizona Masonry Guild introduced herself and requested the opportunity to make a presentation about the Guild at a future Board Meeting. Dr. Davidson commented that the Board would be interested in a presentation and suggested contacting Mr. Gray to schedule.

XIV. Adjournment

There being no further business, Dr. Davidson adjourned the meeting at 10:35 A.M.

Approved by the School Facilities Board on May 4, 2011

Frank Davidson
Chair