

SCHOOL FACILITIES BOARD  
March 7, 2012  
Phoenix, Arizona

The School Facilities Board held a Board Meeting at the Arizona State Archives Building in Phoenix, Arizona. The meeting began at approximately 10:00 A.M.

<u>Members Present</u>	<u>Guests Present</u>
Dr. Frank Davidson, Chair	Patricia Ewanski, APS Solutions for Business
Tom Rushin, Vice-Chair	Whitney Chapa, OSPB
Gary Marks	
Jennifer Stielow	<u>Staff Present</u>
Dr. Bill Johnson	Dean Gray, Executive Director
Vern Crow – via telephone	Phil Williams, Deputy Director
	Kerry Campbell, Public Information Officer
<u>Members Absent</u>	Debra Sterling, Attorney General's Office
Eric Hafner	Amber Peterson, School Finance Specialist
Stacey Morley (non-voting member)	Angela Cade, Fiscal Services Manager
	Dan Demland, Architect
<u>Vacant Board Positions</u>	Yujun Mei, Demographer
Demographer Representative	Ron Passarelli, Legislative Liaison
Teacher Representative	

- I. Call to Order  
Chairman Dr. Frank Davidson called the meeting to order at approximately 10:00 A.M.
  
- II. Roll Call  
There were five (5) voting Board Members participating in person and one (1) Board Member participating via telephone.
  
- III. Consideration and possible vote to accept, reject or modify the Minutes of February 9, 2012 and February 16, 2012  
Tom Rushin made a motion for Board approval of the Minutes of February 9, 2012 and February 16, 2012. Gary Marks seconded. The motion passed with a voice vote of 6-0.
  
- IV. Director's Report
  - a. Legislative Update  
Dean Gray asked Ron Passarelli to give a brief explanation of the bills being considered at the Legislature. Mr. Passarelli reviewed several bills that may have an impact on education, school districts and/or the SFB including budget bills H2858 and S1529, concurrent resolutions HCR2005 and SCR1031, and the SFB's proposed bill H2578.  
  
Mr. Gray explained the difference between HCR2005 and SCR1031 and the potential effect they would have on the bonds held by the SFB. He continued with clarification of H2578 and the provision for funds to be returned to the SFB in the event that SFB funded school buildings are sold.
  
  - b. Adoption of Policy Changes  
No public comment was received.

Jennifer Stielow made a motion for approval of the recommended changes to policies III. Capital Plans and V. New Construction as presented by staff. Tom Rushin seconded. The motion passed with a voice vote of 6-0.

Dean Gray explained to the Board that because some of the Governor's Budget Proposal may impact the Preventative Maintenance, Building Renewal and Building Renewal Grant policies, proposed changes to these policies, if any, will be presented to the Board once the Legislature and the Executive negotiate and finalize the budget.

Gary Marks asked about the timeline of the budget negotiations. Mr. Gray responded that we do not know when the negotiations will begin, but will keep track of the progress as it is made available.

Tom Rushin recused himself from the Board at this time.

V. Reduction of Square Footage Requests

Dean Gray provided a brief explanation of the staff recommendation.

Jennifer Stielow asked when Gwyneth Ham Elementary was built. Confirming with Tom Rushin, Mr. Gray answered that the school was built in 1971.

Gary Marks made a motion for Board approval of **Yuma Elementary's** request to exclude Gwyneth Ham Elementary from the district's square footage inventory. Dr. Bill Johnson and Vern Crow seconded. The motion passed with a voice vote of 5-0.

Tom Rushin rejoined the Board at this time.

VI. New Construction Requests

a. Consideration and possible vote to accept, reject or modify the FY 2012 Capital Plan New Construction Requests

Dean Gray provided a brief explanation of the staff recommendations.

Jennifer Stielow asked why capacity would change from year to year. Mr. Gray asked Ms. Stielow to direct him to an example in the Board packet. Ms. Stielow directed the Board to the Florence Unified 9-12 graph that shows capacity changing from 3,326 in FY11 to 3,239 in FY12, and 3,210 in FY13, etc. Mr. Gray deferred to Amber Peterson to answer the question.

Ms. Peterson directed the Board to the last page of the Florence Unified section, to the Local Funds Report. Florence Unified has built 9-12 space with local funds in excess of the excluded space threshold. The excluded space threshold is a function of ADM which varies from year to year, thus affecting the capacity calculation from year to year.

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

1. **Florence Unified (K-8): Conceptually approve** 013N (K-8 for 1,100 students) to open in FY 19.

2. **Florence Unified (9-12): Conceptually approve** 017N (9-12 for 1,795 students) to open in FY 17.
3. **Higley Unified (K-8): Conceptually approve** 008N (K-8 for 1,200 students) to open in FY 20.
4. **J.O. Combs Unified (K-5): Deny** conceptual approval for 009N (K-5 for 750 students) to open in FY 19.
5. **Maricopa Unified (K-5): Deny** conceptual approval for 022N (K-5 for 850 students) to open in FY 19.
6. **Maricopa Unified (6-8): Deny** conceptual approval for 026N (6-8 for 900 students) to open in FY 19.
7. **Maricopa Unified (9-12): Deny** conceptual approval for 028N (9-12 for 1,800 students) to open in FY 19.
8. **Queen Creek Unified (K-5): Conceptually approve** 005N (K-5 for 700 students) to open in FY 17.
9. **Queen Creek Unified (9-12): Conceptually approve** 009N (9-12 for 867 students) to open in FY 17.
10. **Stanfield Elementary (K-8): Conceptually approve** 001N (additional space for 109 students) to open in FY 19.
11. **Toltec Elementary (K-8): Deny** conceptual approval for 001N (K-8 for 750 students) to open in FY 17.

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

Dr. Frank Davidson recused himself from the Board at this time, while Tom Rushin facilitated the meeting in his absence.

- b. Consideration and possible vote to accept, reject or modify the FY 2012 Capital Plan New Construction Requests

Dean Gray provided a brief explanation of the staff recommendation.

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

**Casa Grande Elementary (K-5): Conceptually approve** 007N (K-5 for 750 students) to open in FY 18.

Jennifer Stielow seconded. The motion passed with a voice vote of 5-0.

Dr. Frank Davidson rejoined the Board at this time.

c. Consideration and possible vote to accept, reject or modify the New Construction Projects Review, Bids, and Bid Packages

Dean Gray provided a brief explanation of the staff recommendation. Dr. Davidson asked why the Fowler Elementary recommendations were separate from the other district recommendations. Mr. Gray explained that they are cancellations of Board approved projects as opposed to capital requests.

Vern Crow made a motion for Board approval of the following recommendation:

1. **Fowler Elementary (K-5): Cancel** 008N (K-5 school for 750 students).
2. **Fowler Elementary (6-8): Cancel** 011N (6-8 school for 900 students).

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

VII. Building Renewal Grant Requests

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

Dean Gray reviewed the balance of the Building Renewal Grant fund. If today's recommendations are approved by the Board, the available balance is \$47,532. Staff continues working to close projects and make recognized savings and unspent monies available for new projects. This accounts for over \$17,480 in recovered funds since the last Board meeting.

Mr. Gray provided a brief explanation of the request from Cedar Unified as presented in the Board packet.

Jennifer Stielow asked if we typically get only one vendor quote. Mr. Gray responded that we always try to get three vendor quotes, but in this case the brand of EMS is only serviced by one company. When reviewing equipment specs for new installations, we recommend looking for generic equipment so we can get quotes from multiple vendors.

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

Board approval that **Cedar Unified** be awarded \$30,000 in Building Renewal Grant funding for the upgrade and repair of the existing EMS controls at Jeddito School.

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

Dr. Frank Davidson recused himself from the Board at this time, while Tom Rushin facilitated the meeting in his absence.

Mr. Gray provided a brief explanation of the requests from Casa Grande Elementary as presented in the Board packet.

Dr. Bill Johnson asked for clarification of the boiler replacement project at Cactus Middle School and confirmed that there is no design at this time, we don't know what the construction cost will be, and we only have an estimate. Mr. Gray

explained that we have a cost estimate of \$49,296 for replacement, but SFB staff believes the central plant was piped incorrectly and that a simple replacement will not suffice. We are estimating the cost to correctly repair the central plant to be between \$90,000 and \$100,000. Due to the discrepancy between these two cost estimates, the complexity of the project, and because we want to get this repair right the first time, staff is recommending funding for a design prepared by a registered mechanical engineer to start the replacement process. Dr. Johnson commented that funding the design would be a good investment and use of the funds.

Dr. Johnson recognized the balance of the Building Renewal Grant fund and asked about funding the construction cost of the project. Mr. Gray confirmed that we are well aware of the dwindling funds, adding that the Board will have to decide how to address the funding of this project and possibly many others when the time comes depending on how much money is available.

Dr. Johnson asked if Casa Grande Elementary is in agreement with this approach. Mr. Gray confirmed that he has discussed the approach with the Superintendent.

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

1. Board approval that **Casa Grande Elementary** be awarded Building Renewal Grant funding in the amount NTE (Not to Exceed) \$100,000 for the installation of a new fire alarm system at Casa Grande Middle School.
2. Board approval that **Casa Grande Elementary** be awarded \$10,000 in Building Renewal Grant funding for the design of the replacement of the existing central plant boiler at Cactus Middle School.

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

Dr. Frank Davidson rejoined the Board at this time.

VIII. Emergency Deficiencies Correction Requests  
Consideration and possible vote to accept, reject or modify the requests for  
Emergency Deficiencies Correction funds

Dean Gray reviewed the balance of the Emergency Deficiencies Correction fund. If today's recommendations are approved by the Board, the available balance is \$483. Staff continues working to close projects and make recognized savings and unspent monies available for new projects. Mr. Gray provided a brief explanation of Williams Unified's request as presented in the Board packet.

Jennifer Stielow asked how much contingency was included in the original award for this project. Mr. Gray responded that the original award did not include contingency; it was based on the architect's estimate. In this case, the demolition revealed unforeseen conditions that simply could not have been anticipated and included in the estimate.

Jennifer Stielow made a motion for Board approval of the following staff recommendation:

Board approval that **Williams Unified** be awarded an additional \$90,000 in contingency for any excess costs in the final two phases of the renovation at Williams Elementary/Middle School (project number 030202000-9999-003EP). This will bring the project total to \$1,579,306.

Gary Marks seconded. The motion passed with a voice vote of 6-0.

IX. Future Agenda Items

Dean Gray informed the Board that due to the low balances of Emergency and Building Renewal Grant funds there is the potential for scheduling urgent Board meetings and perhaps invoking A.R.S. §15-907. We will make every attempt to conduct these extra meetings telephonically for the convenience of the Board.

X. Public Comment

No requests for public comment were received.

XI. Adjournment

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

Approved by the School Facilities Board on April 4, 2012

Frank Davidson  
Chair