

SCHOOL FACILITIES BOARD
September 5, 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 10:15 A.M.

<u>Members Present</u>	<u>Guests Present</u>
Tom Rushin, Interim Chair	Marcus Jones, Tucson USD
Dr. Jeff Smith	Michael Williams, OSPB
Gary Marks - via telephone	Patricia Ewanski, APS Solutions for Business
Vern Crow	Mike Barragan, Tolleson UHSD
Dr. Bill Johnson	Richard Oros, Tolleson UHSD
Jennifer Stielow	Pat Blair, Mobile ESD
	Robert Blair, Mobile ESD
<u>Members Absent</u>	
Eric Hafner	<u>Staff Present</u>
Stacey Morley	Dean Gray, Executive Director
	Phil Williams, Deputy Director
<u>Vacant Board Positions</u>	Kerry Campbell, Public Information Officer
Demographer Representative	Debra Sterling, Attorney General's Office
Teacher Representative	David Kennon, Assessment Specialist
	Dan Demland, Architect
	Yujun Mei, Demographer
	Amber Peterson, School Finance Specialist
	Angela Cade, Fiscal Services Manager
	Pat Cruse, Facilities Liaison

- I. Call to Order
Interim Chairman Tom Rushin called the meeting to order at approximately 10:15 A.M.
- II. Roll Call
There were six (6) voting Board Members participating in the meeting. Five (5) were present, while one (1) participated via telephone.
- III. Consideration and possible vote to accept, reject or modify the Minutes of August 8, 2012 and August 27, 2012
Vern Crow made a motion for Board approval of the Minutes of August 8, 2012 and August 27, 2012. Dr. Bill Johnson seconded. The motion passed with a voice vote of 6-0.
- IV. Consent Agenda
Consideration of FY 2012 3-Year Building Renewal Plans
Dr. Bill Johnson made a motion for Board approval of the FY 2012 3-Year Building Renewal Plan for **Littlefield Unified** as presented in the Board packet. Vern Crow seconded. The motion passed with a voice vote of 6-0.
- V. Director's Report
FY 2012 Demographic Report
Dean Gray gave a brief description of the FY 2012 Demographic Report.

Jennifer Stielow asked about the section Academic Performance of District Schools and Charter Schools on page 9 of the report and if the report was to be unbiased, as she interpreted this section as commentary citing *The Arizona Republic* as a source. She expressed concern that the report sounded hostile to charter schools. Mr. Gray responded that this section was included in the report to give a broader look at what is being reported in the public and what staff finds in our research. While preparing the report, staff discussed this particular paragraph and does not interpret this section as being biased, rather it is simply informational on what is being reported in the community on district schools and charter schools.

To clarify her point, Jennifer Stielow read the first sentence of this section, adding that she believes the text infers a bias against charter schools and that the SFB's report should focus on reduction of ADM at school districts and remain unbiased on the issue of charter schools.

Jeff Smith commented that he appreciates the background and the context to bring into the discussion the effect charters have on the growth and building of schools and asked if the report would be changed at this point. Mr. Gray asked for clarification of Dr. Smith's question. Dr. Smith asked if a member of the Board had a question, would that change the report. Mr. Gray explained that the report is being presented as a courtesy to the Board and as an informational item only.

VI. Building Renewal Grant Requests

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

Mr. Gray asked to address the request from Mobile Elementary separately from the other requests so Vern Crow may recuse himself.

Vern Crow recused himself from the Board at this time.

Mr. Gray provided a brief explanation of Mobile Elementary's request as presented in the Board packet.

Dr. Bill Johnson asked if the site will be deemed clean via visual inspection or testing. Mr. Gray explained that both a visual inspection and testing of the soil will be performed to deem the site clean.

Dr. Johnson clarified that the existence of asbestos was previously known via a management plan for the facility, but through an error the power-washing was performed releasing the asbestos onto the grounds. Mr. Gray responded that the reasons the power-washing took place are unknown to staff, other than the buildings needed painting, but there was an AHERA report stating there was asbestos containing materials greater than 1% making it a hazardous material.

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

Board approval of the staff recommendation that **Mobile Elementary** be awarded an additional \$200,000 in Building Renewal Grant funding for the cleanup of the asbestos and paint containing lead release at Mobile Elementary School. This will bring the total project cost to \$500,000.

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

Vern Crow rejoined the Board at this time.

Dean Gray reviewed the balance of the Building Renewal Grant fund. If today's recommendations are approved by the Board, the available balance is \$7,309,716. Staff continues working to close projects and make recognized savings and unspent monies available for new projects.

Dean Gray continued with a brief description of the remaining district requests for Building Renewal Grant funding.

Jennifer Stielow asked about the Colorado River Union recommendation to reroof Building 1001 at Mohave High School and the age of the existing roof. Mr. Gray responded that the existing roof is at least fifteen years old.

Ms. Stielow asked how long a typical roof warranty lasts. Mr. Gray explained that typically a roof warranty is fifteen to twenty years, but it can vary.

Ms. Stielow asked if the roof on Building 1001 at Mohave High School is currently under warranty. Mr. Gray explained that staff checks for active roof warranties any time a district submits a request for roof replacement or repair.

Marcus Jones of Tucson Unified addressed the Board. He indicated that Tucson Unified's building renewal funds have been depleted, and that the district's contribution to this project will come from bond funds.

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

1. Board approval of the staff recommendation that **Bullhead City Elementary** be awarded \$30,000 in Building Renewal Grant funding for the replacement of seven roof-mounted heat pump units at Bullhead City Junior High School. This amount includes \$1,560 for structural evaluation and \$3,848 in contingency funding and that will only be used with SFB staff approval.
2. Board approval of the staff recommendation that **Colorado River Union** be awarded \$150,000 in Building Renewal Grant funding for the reroofing of Building 1001 at Mohave High school. This amount includes \$1,650 for a structural evaluation and \$10,551 in contingency funding that will only be used with SFB staff approval.
3. Board approval of the staff recommendation that **Colorado River Union** be awarded \$292,093 in Building Renewal Grant funding for the replacement of 19 HVAC units at River Valley High School. This amount

includes \$1,560 for a structural engineering inspection and \$20,440 in contingency funding that will only be used with SFB staff approval.

4. This item was approved earlier in the agenda.
5. Board approval of the staff recommendation that **Toltec Elementary** be awarded \$40,680 in Building Renewal Grant funding for the replacement of the existing fire alarm panel and devices at Toltec Elementary School. This amount includes \$9,000 in contingency that will only be used with SFB staff approval.
6. Board approval of the staff recommendation that **Tucson Unified** be awarded \$260,000 in Building Renewal Grant funding for the replacement of the chillers at Catalina High School. This amount includes \$12,420 in contingency that will only be used with SFB staff approval. The district will contribute \$25,000 to this project.
7. Board approval of the staff recommendation that **Tucson Unified** be awarded \$325,000 in Building Renewal Grant funding for the replacement of the chillers at Rincon High School. This amount includes \$21,225 in contingency that will only be used with SFB staff approval. The district will contribute \$50,000 to this project.

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

- b. Consideration and possible vote to ratify the Executive Director's awards of Building Renewal Grant funds as authorized by the Board motion approved on June 6, 2012, Director's Report, Agenda Item V.c. (up to \$50,000 for project award)

Dean Gray provided a brief explanation of the requests as presented in the Board packet.

Jennifer Stielow asked for further background on the Nogales Unified requests for compressor replacements at AJ Mitchell Elementary, Desert Shadows Middle School and Nogales High School and if the compressors have failed. Mr. Gray responded that during a site visit to inspect the roofs, staff found that the compressors had gone out. Staff informed the district to request immediate funding to replace the compressors; district personnel will perform the work.

Ms. Stielow asked how long the compressors were non-operational. Mr. Gray answered that the compressors had failed about ten days prior to the site visit.

Ms. Stielow asked if this project request could have been presented to the Board at the August 27, 2012 Board meeting. Mr. Gray explained that the district may not have known the cost of the replacement compressors and staff may not have been ready to present the request at the time the agenda was set for the August 27, 2012 Board meeting.

Vern Crow asked if Tolleson Union district personnel were performing the work on the project. Mr. Gray answered that the district is hiring a vendor to perform the work.

Mr. Crow asked about replacement of the old controls and if the contingency of \$1,400 was enough to cover unknown conditions. Mr. Gray replied that staff believes the contingency is enough to cover any unknown conditions. The district's engineer is evaluating the controls and if additional engineering is required, staff will bring the project back to the Board for a supplemental award.

Mike Barragan of Tolleson Union thanked the Board.

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

1. Board ratification that **Nogales Unified** be awarded \$809 in Building Renewal Grant funding for the replacement of the 5-ton a/c compressor, contactor and filter at AJ Mitchell Elementary (project number 120201114-1004-001BRG).
2. Board ratification that **Nogales Unified** be awarded \$541 in Building Renewal Grant funding for the replacement of the 4-ton a/c compressor, contactor and filter at Desert Shadows Middle School (project number 120201104-1001-002BRG).
3. Board ratification that **Nogales Unified** be awarded \$4,826 in Building Renewal Grant funding for the replacement of the 10-ton a/c compressor, contactor and filter at Nogales High School (project number 120201210-1001-003BRG).
4. Board ratification that **Tolleson Union** be awarded \$15,600 in Building Renewal Grant funding (\$3,200 for engineering and \$11,000 for construction) for the replacement of the two HVAC units on the ROTC Building at Westview High School (project number 070514202-1010-002BRG). This amount includes \$1,400 in contingency that will only be used with SFB staff approval.

Dr. Bill Johnson seconded. The motion passed with a voice vote of 6-0.

c. Consideration and possible vote to accept, reject or modify denial of Building Renewal Grant Requests

Dean Gray provided a brief explanation of the staff recommendations as presented in the Board packet. He also discussed R7-6-205(c) which states "parking means a maintainable all weather surfaced area..."

Vern Crow asked about the state of deterioration to the point where a parking lot no longer qualifies as an all weather surface; would the district then bring the request to the Board for replacement? Mr. Gray affirmed Mr. Crow's question and explained the application of asphalt and concrete, including what causes the loss of the base. Regardless, the gravel still remains an all weather surface.

Mr. Crow questioned the cost of repair now, versus replacement later. Mr. Gray responded that this is exactly the purpose of preventative maintenance, but we also have to consider what is included in the Administrative Code.

Dr. Jeff Smith asked how a district's request for Building Renewal Grant funding is validated. Mr. Gray responded that districts often submit applications for projects that do not qualify for funding. Staff performs due diligence and visits the sites to determine eligibility.

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

1. Board approval of the staff recommendation that **Catalina Foothills Unified's** request for Building Renewal Grant funding for slurry sealing of the parking lots at Catalina Foothills High School be **denied** because in their current condition the parking lots do not fall below the minimum school facility adequacy guideline.
2. Board approval of the staff recommendation that **Nogales Unified's** request for Building Renewal Grant funding for the repair/replacement of the parking lots at Nogales High School be **denied** because in their current condition the parking lots do not fall below the minimum school facility adequacy guideline.
3. Board approval of the staff recommendation that **Nogales Unified's** request for Building Renewal Grant funding for the repair/replacement of the parking lots at Santa Cruz Alternative be **denied** because in their current condition the parking lots do not fall below the minimum school facility adequacy guideline.
4. Board approval of the staff recommendation that **Nogales Unified's** request for Building Renewal Grant funding for the repair/replacement of the parking lots at Wade Carpenter Middle School be **denied** because in their current condition the parking lots do not fall below the minimum school facility adequacy guideline.
5. Board approval of the staff recommendation that **Palo Verde Elementary's** request for Building Renewal Grant funding for repainting of the metal canopies and walkways be **denied** and the district refer to the architect and project manager for assistance in resolving what appears to be a warranty issue.
6. Board approval of the staff recommendation that **Palo Verde Elementary's** request for Building Renewal Grant funding for repair of the roofs on four buildings be **denied** because the existing roofs are still under warranty.
7. Board approval of staff recommendation that **Scottsdale Unified's** Building Renewal Grant request for the replacement of the chiller piping at Apache Elementary be **denied** because the facility is being used for

non-academic purposes and therefore, does not qualify for Building Renewal Grant funding.

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

Dr. Bill Johnson recused himself from the Board at this time.

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

Mr. Gray provided a brief explanation of Laveen Elementary's request as presented in the Board packet.

Jennifer Stielow asked the age of the failed unit. Mr. Gray answered that he was unaware of the age, adding that if the unit were under warranty, staff is confident the district would have verified that.

Ms. Stielow asked when the unit failed. Mr. Gray answered that he was unaware of when the unit failed, adding that the district submitted their application on August 7, 2012.

Ms. Stielow asked if the district had already started switching out the old unit. Mr. Gray affirmed Ms. Stielow's question. A recent site visit revealed the old unit had been removed.

Ms. Stielow asked when the district initiated the project. Mr. Gray responded that the district initiated the project prior to August 7, 2012. Staff confirmed with the district that a purchase order had already been issued.

Ms. Stielow asked when the purchase order was issued. Mr. Gray answered that he was unaware of exactly when the purchase order was issued, and offered to obtain this information for the Board.

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

Board approval of staff recommendation that **Laveen Elementary's** request for \$2,915.04 in Emergency Deficiencies Correction funding for the replacement of a 4-ton water-cooled heat pump at Vista Del Sur Middle School be **denied**. SFB staff did not have an opportunity to present a recommended solution and an estimated project cost to the Board for approval. This decision is consistent with the policy not to reimburse a school district for expenditures for investigations or corrections completed prior to the submittal of the application to the SFB unless the SFB had pre-authorized the school district to proceed.

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

Dr. Bill Johnson rejoined the Board at this time.

VIII. Future Agenda Items
No requests for future agenda items were received.

IX. Public Comment

No requests for public comment were received.

X. Adjournment

There being no further business, Tom Rushin adjourned the meeting at approximately 11:10 A.M.

Approved by the School Facilities Board on October 3, 2012

Thomas D. Rushin
Interim Chair