

SCHOOL FACILITIES BOARD  
October 9, 2013  
Phoenix, Arizona

The School Facilities Board held a Board Meeting at the Arizona State Capitol Building in Phoenix, Arizona. The meeting began at approximately 10:02 A.M.

<u>Members Present</u>	<u>Guests Present</u>
Jennifer Stielow, Chair	Patricia Ewanski, APS Solutions for Business
Tom Rushin, Vice-Chair	Andres Robles, Maricopa Regional
Dru Barisich	Ernest Rose, Maricopa Regional
Edward Boot	Steve Zelasko, Facility Mgmt. Group
Vern Crow	Wendy Qualls, Litchfield ESD
Dr. Jeff Smith	Michael Williams, OSPB
Bryan Peltzer-joined after agenda item IV.b.	Michelle Yerkas, Glendale ESD
Stacey Morley	
	<u>Staff Present</u>
<u>Members Absent</u>	Dean Gray, Executive Director
Traci Sawyer-Sinkbeil	Phil Williams, Deputy Director
Ward Simpson	Kerry Campbell, Public Information Officer
	Debra Sterling, Attorney General's Office
	Dan Demland, Architect
	Pat Cruse, School Facilities Liaison
	David Kennon, Assessment Specialist
	Ron Passarelli, Legislative Liaison

I. Call to Order

Chairman Jennifer Stielow called the meeting to order at approximately 10:02 A.M.

II. Roll Call

There were six (6) voting Board Members present at the start of the meeting. Bryan Peltzer joined the meeting between agenda items IV.b. and IV.c., for a total of seven (7) voting Board Members.

III. Consideration and possible vote to accept, reject or modify the Minutes of September 11, 2013

Tom Rushin made a motion for Board approval of the Minutes of September 11, 2013. Vern Crow seconded. The motion passed with a voice vote of 6-0.

IV. Director's Report

a. Positive feedback from Williams Unified

Dean Gray provided a brief explanation of the letter from Williams Unified as presented in the Board packet. He also recognized Gerry Breuer for his work with the district.

Edward Boot echoed Mr. Gray's comment and commended Gerry Breuer for his work with the district over the years.

b. Legislative Update

Before proceeding, Dean Gray announced the appointment of Jennifer Stielow as Chairman of the Board and thanked Tom Rushin for stepping up as Interim Chairman for the last year. He then deferred to Ron Passarelli for the Legislative Update.

Mr. Passarelli provided a brief explanation of the Legislative Update as presented in the Board packet.

Bryan Peltzer joined the meeting at this time.

c. Update on Valley Union Building Renewal Grant Project No. 020522201-1012-003BRG

Dean Gray provided a brief explanation of the encumbered balance of Building Renewal funds as requested by the Board.

d. Consideration and possible vote to accept, reject or modify changes to the Terms and Conditions for Building Renewal Grant and Emergency Deficiencies Corrections Funds

Dean Gray deferred to Debra Sterling who provided a brief explanation of the proposed changes to the Terms and Conditions as presented in the Board packet.

Dr. Jeff Smith asked why Sudan and Iran have been singled out in the language and why that language is now being deleted from the Terms and Conditions. Ms. Sterling replied that the Federal Government has changed the law requiring the contractor's certification that they do not have a scrutinized business operation in either Sudan or Iran.

Dr. Smith asked if there were any other countries to which the contractor's certification applied. Ms. Sterling replied that she was unaware of the requirement for any other country.

Vern Crow made a motion for Board approval of the proposed changes to the Terms and Conditions for the Building Renewal Grant and Emergency Deficiencies Corrections Funds as presented in the Board packet. Dru Barisich seconded. The motion passed with a voice vote of 7-0.

V. New School Construction

Consideration and possible vote to accept, reject or modify the cancellation of New Construction Awards

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

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

1. Board approval of the cancellation of new construction project 040149000-9999-001N for **Gila County Regional**.
2. Board approval of the cancellation of new construction project 040149000-9999-002N for **Gila County Regional**.

3. Board approval of the cancellation of new construction project 070459000-9999-009N for **Laveen Elementary**.
4. Board approval of the cancellation of new construction project 070479000-9999-009N for **Litchfield Elementary**.
5. Board approval of the cancellation of new construction project 070199000-9999-002N for **Maricopa County Regional**.

Board approval of the cancellation of new construction project 120199000-9999-001N for **Santa Cruz County Accommodation**.

Edward Boot seconded. The motion passed with a voice vote of 7-0.

VI. Building Renewal Grant Requests

- a. 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 reviewed the balance of the Building Renewal Grant fund. If today's recommendations are approved by the Board the remaining balance would be \$11,299,970. Staff continues working to close projects and make recognized savings and unspent monies available for new projects. He then provided a brief explanation of the projects as presented in the Board packet.

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

1. Board ratification that **Casa Grande Elementary** be awarded \$4,755 in Building Renewal Grant funding to replace the wiring harness assembly on the chiller serving Desert Willow Elementary (project number 11404130-9999-009BRG).
2. Board ratification that **Laveen Elementary** be awarded \$1,290 in Building Renewal Grant funding to replace the compressor assembly serving Building 1003 at Cheatham Elementary (project number 07459104-1003-010BRG).
3. Board ratification that **Ray Unified** be awarded \$6,800 in Building Renewal Grant funding for a new 100-gallon gas water heater in the cafeteria Building 1015 at Ray Elementary School (project number 110203101-1015-001BRG).

Vern Crow seconded. The motion passed with a voice vote of 7-0.

Vern Crow recused himself from the Board at this time.

- b. Consideration and possible vote to accept, reject or modify Building Renewal Grant Requests (supplemental awards)

Dean Gray gave a brief description of each request as presented in the Board packet.

Edward Boot asked about Blue Ridge Unified's request for roofing replacement/repair and the estimated cost of \$12 per square foot. Mr. Gray explained that the existing roof needs to be renovated to correct a gap between the roof and the fascia around the perimeter of the entire roof which has added to the cost.

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

1. Board approval of staff recommendation that **Blue Ridge Unified** be awarded \$376,253 in Building Renewal Grant funding for construction/architectural/engineering services and asbestos removal/oversight for the roof repair/replacement on Building 1001 at Blue Ridge Elementary (project number 100210011-11001-002BRG). This amount includes \$35,000 in contingency that will only be used with SFB staff approval. This brings the total project cost to \$390,127.
2. Board approval of staff recommendation that **Nogales Unified** be awarded an additional \$57,667 in Building Renewal Grant funding for roof replacement on multiple buildings at Nogales High School (project number 120201210-9999-008-BRG). This amount will supplement the estimated construction cost of \$257,618 to cover the base bid of \$315,285, and brings the total project cost to \$392,909.

Dru Barisich seconded. The motion passed with a voice vote of 6-0.

Vern Crow rejoined the Board at this time.

c. Consideration and possible vote to accept, reject or modify Building Renewal Grant Requests (supplemental awards)

Dean Gray provided a brief description of the request as presented in the Board packet.

Vern Crow asked about Florence Unified's request and if it had been professionally designed. Mr. Gray explained that an architect has designed the roof replacement and provided a cost estimate for construction.

Mr. Crow asked if the bids would be based on the architect's design. Mr. Gray answered in the affirmative.

Mr. Crow expressed his desire to have projects of this nature professionally designed. Mr. Gray explained that any changes to a roof structure require a structural evaluation and/or a professional design.

Dru Barisich asked about Nogales Unified's request and the criteria for a responsible bidder. Mr. Gray explained that, in this case, the bid documents required the contractor to have 10 years of experience. The low bidder had only five years of experience which disqualified their bid. While the district could waive the requirement, SFB staff trusts the architect's requirement as prescribed in the bid documents.

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

1. Board approval of staff recommendation that **Chandler Unified** be awarded an additional \$305,200 in Building Renewal Grant funding for the roof replacement at Shumway Elementary (project number-070280119-9999-001BRG). This amount includes \$25,000 in contingency funding that will only be used with SFB staff approval. This brings the total project cost to \$314,200.
2. Board approval of staff recommendation that **Florence Unified** be awarded an additional \$154,300 in Building Renewal Grant funding for the construction of the roof replacement and repair at Florence High School (project number 110201201-1011-002BRG). This includes \$14,098 in contingency that will only be used with SFB staff approval and brings the project total to \$163,800.
3. Board approval of staff recommendation that **Nogales Unified** be awarded an additional \$10,985 in Building Renewal Grant funding for roof replacement on multiple buildings at Wade Carpenter Middle School (project number 120201111-9999-007BRG). This amount will supplement the estimated construction cost of \$192,723 to cover the base bid, Alternate No. 1, and bond costs of \$203,708, and brings the total project cost to \$264,724.
4. Board approval of staff recommendation that **Valley Union** be awarded an additional \$44,900 in Building Renewal Grant funding for the recoating of the gym roof at Valley Union High School (project number 020522201-1012-003BRG). This includes \$5,216 in contingency that will only be used with SFB staff approval.

Edward Boot seconded. The motion passed with a voice vote of 7-0.

d. Consideration and possible vote to accept, reject or modify Building Renewal Grant Requests (construction awards)

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

Vern Crow asked about the Clarkdale-Jerome Elementary request and that the write-up does not include a professional design like the Valley Union request awarded earlier in the agenda. Mr. Gray answered that he had the same question initially, but the Clarkdale-Jerome Elementary roof is a simple single ply roof that does not require professional design.

Mr. Crow asked if Seligman Unified is responsible for meeting code on their requested electrical modifications. Mr. Gray answered that the district is responsible for meeting current code.

Mr. Crow expressed his concern about overloading the system and the need to supplement funding for scope creep or unknown conditions. Mr. Gray responded that the district's request could be tabled for future consideration that includes funding for professional design.

Mr. Crow asked Bryan Peltzer for his opinion. Mr. Peltzer agreed with Mr. Crow's concerns. Mr. Gray explained that we do not fully understand how the electrical panel was originally designed or how it came to be in its current condition and suggested the Board table Seligman Unified's request to award funding for professional design at a future meeting.

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

1. Board approval of the staff recommendation that **Chino Valley Unified** be awarded \$26,000 in Building Renewal Grant funding to seal the exterior CMU walls of the office/gym/cafeteria Building 1001 At Heritage Middle School. This amount includes \$3,578 in contingency that will only be used with SFB staff approval.
2. Board approval of the staff recommendation that **Chino Valley Unified** be awarded \$11,000 in Building Renewal Grant funding to seal the exterior CMU walls of gym/cafeteria Building 1002 at Territorial Elementary. This amount includes \$2,458 in contingency that will only be used with SFB staff approval.
3. Board approval of the staff recommendation that **Clarkdale-Jerome Elementary** be awarded \$42,000 in Building Renewal Grant funding for replacement of the roof on classroom Building 1006 at Clarkdale-Jerome Elementary School. This includes \$2,500 for the roof structural evaluation and \$5,021 in contingency that will only be used with SFB staff approval.
4. Board approval of the staff recommendation that **Prescott Unified** be awarded \$125,000 in Building Renewal Grant funding for new shingle roofs on the administration/library/auditorium/music, Buildings 1001 and 1002 at Prescott Mile High Middle School. This includes \$2,500 for a structural evaluation and \$10,309 in contingency that will only be used with SFB staff approval.
5. **Seligman Unified's** request was tabled for consideration at a future Board meeting.
6. Board approval of the staff recommendation that **Tonto Basin Elementary** be awarded \$25,000 in Building Renewal Grant funding for the repairs to the gymnasium and attached classroom roofs Building 1001 at Tonto Basin Elementary School. This includes \$3,022 in contingency that will only be used with SFB staff approval.

Bryan Peltzer seconded. The motion passed with a voice vote of 7-0.

- e. Consideration and possible vote to accept, reject or modify Building Renewal Grant Requests (design awards)  
Dean Gray provided a brief description of the request as presented in the Board packet.

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

Board approval of the staff recommendation that **Casa Grande Union** be awarded \$5,860 in Building Renewal Grant funding for the engineering services to provide a performance specification for the replacement of the evaporative cooler and heater system on Building 1006 at Casa Grande Union High School.

Vern Crow seconded. The motion passed with a voice vote of 7-0.

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

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

Dru Barisich asked if teachers are able to lock the classrooms from the inside. Mr. Gray replied that currently teachers are only able to lock the classrooms from the outside. He added that while the existing door hardware meets the minimum guidelines, staff understands the need. For new school facilities, staff requires the upgraded security hardware, but at this time it is cost prohibitive (\$300 per door) to upgrade all classroom doors in all schools.

Ms. Barisich expressed her concern as a teacher with not being able to lock the classroom from the inside during a lockdown situation.

Stacey Morley offered that the Legislature appropriated monies to ADE for safety related grants and suggested the district apply for ADE grant monies for this security upgrade. Mr. Gray added that staff is meeting with ADE tomorrow to discuss this appropriation and ADE's plan for distributing the grant funding.

Dr. Jeff Smith added that teachers could keep their classroom doors locked all day and commented that he agrees that it is cost prohibitive at this point.

Vern Crow commented that adding peep holes to the classroom doors would be helpful. Mr. Gray added that there are a number of potential solutions to increasing school and classroom security.

Edward Boot commented that the minimum guidelines were written in 1999 and over the past fourteen years things have changed. He asked if it was time to update the guidelines. Mr. Gray responded that there have been many discussions about updating the guidelines. What we have to remember is that the guidelines apply to all district schools and a change to the guidelines would affect all 1,454 schools in Arizona.

Ms. Morley asked if changes could be made to the guidelines for new school construction. Mr. Gray explained that any guidelines for new school construction would be limited to formula funding.

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

Board approval of staff recommendation that **Wilson Elementary's** request for Building Renewal Grant funding for re-keying of classroom doors at Wilson Elementary School be **denied**. The current condition of the classroom door lock sets does not cause them to fall below the minimum adequacy guidelines.

Edward Boot seconded. The motion passed with a voice vote of 7-0.

VII. Preventative Maintenance Inspection Reports

a. Consideration and possible vote to accept, reject or modify the Preventative Maintenance Inspection Reports

Dean Gray provided a brief explanation of the Preventative Maintenance Inspection Report for Clifton Unified as presented in the Board packet.

Vern Crow made a motion for Board approval of Preventative Maintenance Inspection Report for **Clifton Unified**. Dru Barisich seconded. The motion passed with a voice vote of 7-0.

b. Consideration and possible vote to accept, reject or modify the random selection of districts for a Preventative Maintenance Inspection

Dean Gray provided a brief explanation of the random selection process.

Dr. Jeff Smith made a motion for Board approval of the random selection of **Sahuarita Unified** for a Preventative Maintenance Inspection. Bryan Peltzer seconded. The motion passed with a voice vote of 7-0.

VIII. Future Agenda Items

Jennifer Stielow reminded everyone that the next Board meeting will be on October 16, 2013 at 10:30am with the Study Session scheduled for 11:00am. If there are any issues the Board would like addressed during the Study Session, please let Dean or Kerry know.

Dean Gray reminded the Board that legal advice will be available in Executive Session during the next Board meeting and Study Session.

IX. Public Comment

No requests for public comment were received.

X. Adjournment

There being no further business, Jennifer Stielow adjourned the meeting at approximately 11:05 A.M.

Approved by the School Facilities Board on December 5, 2013

Jennifer Stielow  
Chair