

SCHOOL FACILITIES BOARD
December 5, 2013
Phoenix, Arizona

The School Facilities Board held a Board Meeting at the Arizona State Archives Building in Phoenix, Arizona. The meeting began at approximately 10:07 A.M.

<u>Members Present</u>	<u>Guests Present</u>
Jennifer Stielow, Chair	Patricia Ewanski, APS Solutions for Business
Tom Rushin, Vice-Chair – via telephone	David Baker, Flowing Wells USD
Edward Boot	Dan Scheller, Flowing Wells USD
Vern Crow	Bob Kuhn, Flagstaff USD
Bryan Peltzer	Michael Williams, OSPB
Traci Sawyer-Sinkbeil	Richard Oros, Tolleson UHSD
<u>Members Absent</u>	<u>Staff Present</u>
Ward Simpson	Dean Gray, Executive Director
Dru Barisich	Phil Williams, Deputy Director
Dr. Jeff Smith	Kerry Campbell, Public Information Officer
Stacey Morley	Debra Sterling, Attorney General's Office
	Dan Demland, Architect
	Pat Cruse, School Facilities Liaison
	David Kennon, Assessment Specialist
	Yujun Mei, Demographer
	Amber Peterson, School Finance Specialist

- I. Call to Order
Chairman Jennifer Stielow called the meeting to order at approximately 10:07 A.M.
- II. Roll Call
There were five (5) voting Board Members present at the start of the meeting. Tom Rushin joined the meeting via telephone between agenda items IV. and V. for a total of six (6) voting Board Members for the balance of the meeting.
- III. Consideration and possible vote to accept, reject or modify the Minutes of October 9, 2013 and October 16, 2013
Vern Crow made a motion for approval of the Minutes of October 9, 2013 and October 16, 2013. Traci Sawyer-Sinkbeil seconded. The motion passed with a voice vote of 5-0.
- IV. Director's Report
 - a. Positive feedback from Mohave Valley Elementary
Dean Gray provided a brief explanation of the letter received from Mohave Valley Elementary and commended Gerry Breuer for his dedication and hard work with the district.
 - b. Update on Refunding of Lease-to-Own Certificates of Participation

Dean Gray provided a brief explanation on the refunding. The \$79,550,000 bond sale took place yesterday. The savings are estimated to be over \$5.2 million.

V. New Construction Requests

Consideration and possible vote to accept, reject or modify the FY 2014 Capital Plan New Construction Requests

Dean Gray deferred to Amber Peterson who provided a brief explanation of the staff recommendations for districts in Maricopa County as presented in the Board packet.

Edward Boot asked about the size of the staff recommended award for Agua Fria Union and if the district plans to add this space to an existing school. Ms. Peterson responded that the district plans to add the space to Millennium High School at this time. Mr. Gray commented that with last year's changes to statute, the Board may now only award new space to districts that are currently over capacity. Those awards will then be presented to the Legislature with a recommendation for funding in the coming fiscal year. This differs from prior awards (a two year construction window for K-6 and a three year construction window for 7-12). However, conceptual awards will continue to be made for budget planning purposes.

Mr. Boot asked if a district will have to wait until they qualify for a new school award to acquire land. Mr. Gray deferred to Debra Sterling to answer Mr. Boot's question. Ms. Sterling replied that we are still evaluating the impact of the statute changes that took place last legislative session.

Tom Rushin joined the meeting via telephone at this time.

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

1. **Agua Fria Union** (9-12): Conceptually approve 003N (9-12 space for 500 students) to open in FY 18 and a new high school for 900 students to open in FY 20.
2. **Avondale Elementary** (K-8): Conceptually approve 001N (K-8 for 850 students) to open in FY 22.
3. **Buckeye Elementary** (K-8): Conceptually approve 011N (K-8 for 800 students) to open in FY 20.
4. **Laveen Elementary** (K-8): Conceptually approve 009N (K-8 for 1,000 students) to open FY 16. Conceptually approve 010N (K-8 for 1,000 students) to open in FY 20.
5. **Liberty Elementary** (K-8): Deny conceptual approval.
6. **Litchfield Elementary** (K-5): Deny conceptual approval.
7. **Nadaburg Unified** (9-12): Conceptually approve 007N (geographic exception high school for 1,000 students) to open in FY 20.

8. **Union Elementary** (K-8): Conceptually approve 007N (K-8 for 800 students) to open in FY 20.

Edward Boot seconded. The motion passed with a voice vote of 6-0.

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 \$9,818,390. 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.

Vern Crow commented that the awards for Gila Bend Unified and Picacho Elementary included funding for structural engineering, but there were no calculations of heat loads or duct capacities nor were there any performance specifications on the new units in the Board packet. He asked if the Board should award funding for additional engineering. Mr. Gray responded that staff has discussed this issue at length and believe we have to assume the original design is correct. The original designer certified the building design with their stamp and when completed the architect signed off that the building was built as designed.

Mr. Crow asked how old the existing units were. Mr. Gray replied that the existing units are approximately sixteen years old and have worked appropriately over the course of their service.

Mr. Crow commented that he just wanted to make sure the new units fit and have the appropriate heat load. Mr. Gray responded that staff shares the same concerns as the Board. If a district comments that a unit has never worked right or continually causes problems, staff makes every effort to find the cause of the problem and recommend an appropriate fix. While we do not cut corners, we also do not over extend in our recommendations to the Board.

Edward Boot asked what SEER rating is currently being used. Mr. Gray answered that a minimum of 12 SEER is required.

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

1. Board ratification that **Gila Bend Unified** be awarded \$20,000 in Building Renewal Grant funding for one 7.5-ton and one 10-ton package unit for Buildings 1001, 1002 and 1003 at Gila Bend High School. This includes \$2,000 for a roof structural evaluation and \$1,917 in contingency that will only be used with SFB staff approval (project number 070224002-9999-001BRG).

2. Board ratification that **Laveen Elementary** be awarded \$1,600 in Building Renewal Grant funding to replace the compressor assembly serving Building 1003 at Cheatham Elementary School (project number 070459104-1003-011BRG).
3. Board ratification that **Picacho Elementary** be awarded \$16,300 in Building Renewal Grant funding for the replacement of two gas package units at Picacho Elementary School. This includes \$1,517 in contingency that will only be used with SFB staff approval (project number 110433133-9999-001BRG).

Traci Sawyer-Sinkbeil seconded. The motion passed with a voice vote of 6-0.

Tom Rushin recused himself from the Board at this time.

- 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 projects as presented in the Board packet.

Traci Sawyer-Sinkbeil made a motion for Board approval of the following staff recommendations:

1. Board ratification that **Yuma Elementary** be awarded \$1,100 in Building Renewal Grant funding for the replacement of a HVAC compressor on Building 1016 at Gila Vista Jr. High School (project number 140401122-1016-005BRG).
2. Board ratification that **Yuma Elementary** be awarded \$1,024 in Building Renewal Grant funding for the replacement of a HVAC compressor on Building 1012 at Pecan Grove Elementary School (project number 140401108-1012-006BRG).
3. Board ratification that **Yuma Elementary** be awarded \$2,206 in Building Renewal Grant funding for the replacement of a HVAC compressor on Building 1008 at OC Johnson Elementary School (project number 140401106-1008-007BRG).

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

Tom Rushin 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 explanation of the projects as presented in the Board packet.

Traci Sawyer-Sinkbeil asked when the engineer's inspection was performed on Casa Grande Union. Mr. Gray replied that the inspection was performed

after the initial project award. The issues arose due to findings of the inspection; consequently, funding for additional engineering is required.

Edward Boot asked for the square footage of the Ganado Unified project. Mr. Gray could not immediately answer Mr. Boot's question, but commented on the cost per square foot of the project, including the cost of travel to the district.

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

1. Board approval of staff recommendation that **Casa Grande Union** be awarded \$39,500 in additional Building Renewal Grant funding for replacement of two evaporative cooler and heater units on Building 1006 at Casa Grande Union High School (project number 110502001-1006-007BRG). This amount includes \$3,000 in contingency that will only be used with SFB staff approval. The district is contributing \$1,980 for the additional engineering costs. This brings the total project cost to \$47,340.
2. Board approval of staff recommendation that **Ganado Unified** be awarded an additional \$314,970 in Building Renewal Grant funding for the construction administration and construction to seal the exterior of Ganado Middle School (project number 010220204-9999-006-BRG). This includes \$25,000 in contingency that will only be used with SFB staff approval and will bring the total project cost to \$318,970.

Edward Boot seconded. The motion passed with a voice vote of 6-0.

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

Dean Gray provided a brief explanation of the projects as presented in the Board packet. Jennifer Stielow advised that Vern Crow will need to recuse himself for the Phoenix Elementary request and that the Board will hear their request separately.

Jennifer Stielow asked how much the in-house labor will cost Red Mesa Unified to install the evaporative coolers. Mr. Gray deferred to Pat Cruse who answered that the cost to pay a contractor to do the work would increase the current funding request two- or three-fold. He added that the contractor would come from Flagstaff or Farmington, New Mexico which would add considerable cost to the project.

Traci Sawyer-Sinkbeil asked what the costs would be for soil treatment if required on the Valentine Elementary request to replace a concrete floor. Mr. Gray responded that there are a number of things that could be done to treat soil depending on the findings when the concrete is removed. Often chemicals and other substances are added to the soil. He then deferred to Bryan Peltzer to address Ms. Sawyer-Sinkbeil's question.

Mr. Peltzer replied with his concerns that the requested funding for this project is low. Mr. Gray responded that he would be amenable to increasing the contingency for the project to relieve that concern.

Ms. Sawyer-Sinkbeil asked if the soil could be removed and replaced. Mr. Gray answered that the concrete will be removed, the soil treated as needed, and the surface built back up.

Vern Crow expressed his agreement with Mr. Peltzer's concern. Mr. Gray suggested an increase to the award.

Edward Boot asked if there was an architect working on the project that has provided an estimated construction cost. Mr. Gray replied that the architect has provided the cost estimate, adding that there has been no coring and that the funding amount is only an estimate.

Mr. Boot recommended that the Board approve the staff recommended funding amount for the Valentine Elementary request. Mr. Gray expressed his agreement with Mr. Boot's recommendation, adding that the Board should consider that today the monies are available and that they may not be available if there is a need to increase the funding at a later date to complete the project.

Mr. Crow commented that encumbering the money would be advisable and asked what Mr. Peltzer recommends. Mr. Peltzer expressed his agreement with Mr. Boot's recommendation and that the geo-tech work be done and the architect finalize a plan first, then the funding be evaluated to move forward.

Ms. Stielow also agreed with Mr. Boot's recommendation and asked what the timeframe would be to get the architect's plan. Mr. Gray replied that it could take 30 to 45 days.

Ms. Stielow commented that the timeframe seems typical for that type of work and that the Board would probably still have monies available in a couple of months. Mr. Gray added that we could ask for expedition of the project and that we currently have 16 projects in design with an estimated construction cost of \$2.4 million and other applications in process with an estimated construction cost of \$8.3 million. At this time, we currently have more projects than funding; however, we have also maintained about the same balance month-to month.

Ms. Stielow expressed that she understands all the concerns of the Board members.

Mr. Crow commented that a clearer understanding of the project would be better and that the project could be brought back for more money. He expressed his concern that there are more projects than we have money for at this time and asked Mr. Gray if we could afford to wait to award more funding. Mr. Gray replied that the next Board meeting is scheduled for January 8th and with the holiday season upon us we will probably have money available.

Mr. Crow asked if the Board should table this request. Mr. Gray replied that the project could proceed at this time with the staff recommendation for funding.

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

1. Board approval of the staff recommendation that **Casa Grande Union** be awarded \$11,231 in Building Renewal Grant funding to replace the refrigerant monitor on the cooling system of Building 1007 at Casa Grande Union High School.
2. Board approval of the staff recommendation that **Coolidge Unified** be awarded \$2,029 in Building Renewal Grant funding for the replacement of three backflow preventers at Hohokam Middle School.
3. Board approval of the staff recommendation that **Coolidge Unified** be awarded \$2,172 in Building Renewal Grant funding for the repair of a 4-inch fire suppression backflow preventer at San Tan Heights Elementary.
4. Board approval of the staff recommendation that **Coolidge Unified** be awarded \$11,991 in Building Renewal Grant funding for refrigeration services and parts for the replacement of the compressors at Building 1005 at Coolidge High School.
5. Board approval of the staff recommendation that **Flagstaff Unified** be awarded \$298,750 in Building Renewal Grant funding for the replacement of 26 unit ventilators with controls at Thomas M. Knoles Elementary. This includes \$20,000 in contingency that will only be used with SFB staff approval.
6. Board approval of the staff recommendation that **Flagstaff Unified** be awarded \$90,500 in Building Renewal Grant funding for replacement of the controls to 25 unit ventilators at Eva Marshall Elementary School. This includes \$6,000 in contingency that will only be used with SFB staff approval.
7. Board approval of the staff recommendation that **Flagstaff Unified** be awarded \$77,200 in Building Renewal Grant funding for replacement of the controls on 25 unit ventilators at Charles W. Sechrist Elementary School. This includes \$6,000 in contingency that will only be used with SFB staff approval.
8. Board approval of the staff recommendation that **Flagstaff Unified** be awarded \$64,480 in Building Renewal Grant funding for replacement of the controls on 25 unit ventilators at John Q. Thomas Elementary School. This includes \$6,000 in contingency that will only be used with SFB staff approval.
9. Board approval of the staff recommendation that **Mammoth-San Manuel Unified** be awarded Not to Exceed \$48,649 in Building Renewal Grant funding for the door and door hardware replacement in Building 1002 at San Manuel High School. This includes \$8,000 in contingency that will only be used with SFB staff approval.

10. Board approval of the staff recommendation that **Payson Unified** be awarded \$13,000 in Building Renewal Grant funding for replacement of doors and door hardware in Building 1001 at Rim Country Middle School. This includes \$3,000 in contingency that will only be used with SFB staff approval. The district is contributing \$1,034 to the project.
11. Board approval of the staff recommendation that **Payson Unified** be awarded \$20,248 in Building Renewal Grant funding for the replacement of five sets of doors and door hardware in Building 1024 at Payson High School. This includes \$5,000 in contingency that will only be used with SFB staff approval. The district is contributing \$1,648 to the project.
12. This item was addressed later in the meeting.
13. Board approval of the staff recommendation that **Red Mesa Unified** be awarded \$11,793 in Building Renewal Grant funding for the replacement of four evaporative coolers on Building 1007 at Red Mesa High School.
14. Board approval of the staff recommendation that **Seligman Unified** be awarded \$35,000 in Building Renewal Grant funding for repairs to the existing electrical breaker panels in the gymnasium/cafeteria Building 1002 at Seligman High School. This includes \$2,100 in contingency that will only be used with SFB staff approval.
15. Board approval of the staff recommendation that **St. David Unified** be awarded \$17,200 in Building Renewal Grant funding for the replacement/repair of the roof on Building 1004 at St. David High School. This includes \$2,400 for structural engineering and \$2,269 in contingency that will only be used with SFB staff approval.
16. Board approval of the staff recommendation that **Valentine Elementary** be awarded \$275,000 in Building Renewal Grant funding for the replacement of the concrete floor in the gymnasium Building 1003 at Valentine Elementary School. This includes \$20,959 in architectural fees, \$3,500 in soils and concrete testing and \$50,541 in contingency that will only be used with SFB staff approval.

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

Vern Crow recused himself from the Board at this time.

Dean Gray provided a brief explanation of the request from Phoenix Elementary.

Bryan Peltzer asked if he should recuse himself from the Board as he is doing personal work with the consultant on this project. Ms. Sterling confirmed that Mr. Peltzer should recuse himself.

With the loss of a quorum, the Board tabled this item for consideration at a future meeting.

Vern Crow rejoined the Board at this time.

Tom Rushin recused himself from the Board at this time.

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

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

Traci Sawyer-Sinkbeil made a motion for Board approval of the following staff recommendation.

Board approval of the staff recommendation that **Yuma Elementary** be awarded \$202,418 in Building Renewal Grant funding for the replacement of the sewer and water lines that service the restrooms in Building 1001 at Fourth Avenue Junior High School. This includes \$50,000 in contingency that will only be used with SFB staff approval.

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

Tom Rushin rejoined the Board at this time.

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

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

Traci Sawyer-Sinkbeil questioned the contingency for the Tucson Unified request. Mr. Gray replied that there is a \$490 contingency. The contingency does not show on the vertical sheet.

Vern Crow asked about the design costs for the Mohawk Valley Elementary request to replace the basketball courts and where the money for construction will come from. Mr. Gray answered that the design for Mohawk Valley Elementary's request is \$8,384 and that the project will be brought back to the Board for construction funding at a later date.

Mr. Crow expressed his concern that the money may not be available at a later date. Mr. Gray replied that at this time we do not have a construction cost estimate and that over the last year, the Board started awarding design funding to get a project started. We are relatively certain there will be more Building Renewal Grant funding appropriated.

Edward Boot commented that a design could be mothballed if funding were unavailable for short time and that without a design, it is difficult to formulate a construction cost estimate. Mr. Gray responded that some architects are able or willing to provide a construction cost estimate and some are not. He agreed with Mr. Boot's comments adding that a design will probably not change over the course of a couple of months.

Ms. Stielow asked about the Tucson Unified project and the typical warranty for a boiler. Mr. Gray answered that a boiler typically has a one year warranty.

Ms. Stielow asked if it is typical for districts to not keep records on their buildings such as a warranty for a boiler. Mr. Gray replied that every district has different methodology for maintaining their records.

Ms. Stielow asked if we are replacing boilers that the district previously replaced. Mr. Gray responded that the district had the existing boilers installed and that they have continually had problems with them. We are professionally duplicating that work and possibly re-piping the boilers.

Ms. Stielow asked about the lifecycle of a boiler. Mr. Gray deferred to David Kennon to answer the question. Mr. Kennon answered that the lifecycle of a boiler is about 25 years, adding that we are requesting a professional evaluation of the entire system to finally determine and correct the problems. Mr. Gray added that there are a multitude of things that could be causing the problem.

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

1. Board approval of the staff recommendation that **Flowing Wells Unified** be awarded \$6,300 in Building Renewal Grant funding for engineering services for the replacement of the air cooled chiller at J. Robert Hendricks Elementary School.
2. Board approval of the staff recommendation that **Mohawk Valley Elementary** be awarded \$8,384 in Building Renewal Grant funding for design services for replacement of the basketball courts and review of the existing sidewalks at Mohawk Valley Elementary School.
3. Board approval of the staff recommendation that **Mohawk Valley Elementary** be awarded \$3,535 in Building Renewal Grant funding for the professional evaluation of the existing domestic water plant at Mohawk Valley Elementary School.
4. Board approval of the staff recommendation that **Nogales Unified** be awarded \$16,600 in Building Renewal Grant funding for architectural services for the replacement/repair of the existing roof system on Building 1001 at Desert Shadows Middle School.
5. Board approval of the staff recommendation that **Tolleson Union** be awarded \$7,500 in Building Renewal Grant funding for architectural services for the repair of the existing roof system on Building 1015 at Tolleson Union High School. The district will contribute \$5,000 to the cost of the project.
6. Board approval of the staff recommendation that **Tucson Unified** be awarded \$27,000 in Building Renewal Grant funding for the design of the repair of the boilers at Tucson Magnet High School. This includes \$490 in contingency that will only be used with SFB staff approval.

Traci Sawyer-Sinkbeil seconded. The motion passed with a voice vote of 6-0.

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 Ash fork Unified as presented in the Board packet.

Edward Boot made a motion for Board approval of Preventative Maintenance Inspection Report for **Ash Fork Unified**. Vern Crow seconded. The motion passed with a voice vote of 6-0.

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

Vern Crow made a motion for Board approval of the random selection of **Ray Unified** for a Preventative Maintenance Inspection. Traci Sawyer-Sinkbeil seconded. The motion passed with a voice vote of 6-0.

VIII. Future Agenda Items

Dean Gray advised that the next Board meeting will be on January 8, 2014.

IX. Public Comment

No public comment was requested.

X. Adjournment

There being no further business, Jennifer Stielow adjourned the meeting at approximately 11:26 A.M.

Approved by the School Facilities Board on January 8, 2014

Jennifer Stielow
Chair