

SCHOOL FACILITIES BOARD
February 5, 2014
Phoenix, Arizona

The School Facilities Board held a Board Meeting at the Arizona State Archives Building in Phoenix, Arizona. The meeting began at approximately 10:03 A.M.

<u>Members Present</u>	<u>Guests Present</u>
Jennifer Stielow, Chair	David Baker, Flowing Wells USD
Tom Rushin, Vice-Chair	Dan Scheller, Flowing Wells USD
Traci Sawyer-Sinkbeil	Chris Tosh, APS
Vern Crow	Andrea Chalmers, APS
Bryan Peltzer	Michael Williams, OSPB
Ward Simpson	Ben Henderson, JLBC
<u>Members Absent</u>	<u>Staff Present</u>
Edward Boot	Dean Gray, Executive Director
Dr. Jeff Smith	Phil Williams, Deputy Director
Dru Barisich	Kerry Campbell, Public Information Officer
Stacey Morley	Debra Sterling, Attorney General's Office
	Dan Demland, Architect
	Yujun Mei, Demographer
	Amber Peterson, School Finance Specialist

- I. Call to Order
Chairman Jennifer Stielow called the meeting to order at approximately 10:03 A.M.

- II. Roll Call
There were five (5) voting Board Members present at the start of the meeting. Traci Sawyer-Sinkbeil joined the meeting after agenda item III, bringing the total to six (6) voting Board Members for the balance of the meeting.

- III. Consideration and possible vote to accept, reject or modify the Minutes of January 8, 2014
Ward Simpson made a motion for approval of the Minutes of January 8, 2014. Vern Crow seconded. The motion passed with a voice vote of 5-0.

Traci Sawyer-Sinkbeil joined the Board at this time.

- IV. Director's Report
 - a. FY 2013 Annual Report
Dean Gray provided a brief explanation of the SFB FY 2013 Annual Report.

 - b. FY 2015 – FY 2019 Strategic Plan
Dean Gray provided a brief explanation of the SFB FY 2015 – FY 2019 Strategic Plan.

 - c. Policy Approval – VI. Emergency Projects and IX. Building Renewal Grant Fund

Each policy was addressed by the Board separately.

Dean Gray provided a brief explanation of the proposed changes to the Emergency policy. It was posted on the SFB website for public comment. The comments received are included in the Board packet.

Vern Crow made a motion for Board approval of the proposed changes to SFB Policy VI. Emergency Projects. Tom Rushin seconded. The motion passed with a voice vote of 6-0.

Due to legislation currently being considered, staff recommends tabling the proposed changes to policy IX. Building Renewal Grant Fund.

Tom Rushin made a motion to table the proposed changes to policy IX. Building Renewal Grant Fund. Traci Sawyer-Sinkbeil seconded. The motion passed with a voice vote of 6-0.

d. Policy Repeal – VIII. Building Renewal

Dean Gray provided a brief explanation of the need to repeal the Building Renewal policy. This policy was posted on the SFB website for public comment. No public comment was received.

Ward Simpson made a motion for Board approval of the repeal of SFB policy VIII. Building Renewal. Vern Crow seconded. The motion passed with a voice vote of 6-0.

e. Legislative Update

Dean Gray deferred to Ron Passarelli to provide the update. Mr. Passarelli offered to provide the legislative update in either a spreadsheet or summary format as the Board prefers. Staff will email both versions to the Board members and survey their preference. He then briefly explained our agency bill, SB1102.

f. Budget Update

Dean Gray provided a brief explanation of the Executive Budget Recommendation as it pertains to the SFB.

V. New Construction Requests

a. 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 as presented in the Board packet.

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

1. **Gadsden Elementary (K-6): Conceptually approve** 008N (buildout of core K-6 school) to open in FY 18 and additional space at an existing school for 638 students to open in FY 21.
2. **Pima Unified (K-6): Conceptually approve** 002N (K-6 school for 79 students) to open in FY 17.

3. **Riverside Elementary (K-8): Deny** conceptual approval for a new school for 800 students to open in FY 17.
4. **Sahuarita Unified (K-8): Conceptually approve** 005N (K-8 school for 800 students) to open in FY 18 and 006N (K-8 school for 600 students) to open in FY 22.
5. **Show Low Unified (K-8): Deny** conceptual approval for a K-8 school for 450 students to open in FY 16.
6. **Somerton Elementary (K-5): Conceptually approve** a K-5 school for 275 students to open in FY 18.
7. **Yuma Union (9-12): Deny** conceptual approval for a new school for 1,800 students to open in FY 19.

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

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

Dean Gray deferred to Amber Peterson who provided a brief explanation of the staff recommendation as presented in the Board packet.

Ward Simpson made a motion for Board approval of the following staff recommendation:

Board approval of the cancellation of new construction project 020209000-9999-001N for **Benson Unified**.

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

VI. Building Renewal Grant Requests

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

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 \$8,030,354. 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.

Mr. Gray clarified that the Amphitheater Unified project is for replacement of only one cooling tower. The Board packet erroneously mentions two cooling towers.

Vern Crow asked how Mohawk Valley Elementary will pay for the outside vendor to maintain the domestic water plant once it is repaired. Mr. Gray answered that the district will pay for the service from their M and O budget.

Mr. Crow asked if they can afford the service. Mr. Gray explained that the district has said they would pay for the service; how they budget for the expenditure is up to the district.

Traci Sawyer-Sinkbeil asked if the district had been cited and responded to ADEQ. Mr. Gray replied that the district was cited.

Ms. Sawyer-Sinkbeil questioned if the plant had been shut down. Mr. Gray explained that the plant has not been shut down by ADEQ.

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

1. Board approval of staff recommendation that **Amphitheater Unified** be awarded an additional \$73,100 in Building Renewal Grant funding for replacement of a cooling tower at Canyon del Oro High School (project number 100210282-1007-001-BRG). This amount includes \$6,000 in contingency that will only be used with SFB staff approval and will bring the project total to \$80,840.
2. Board approval of staff recommendation that **Flowing Wells Unified** be awarded an additional \$125,100 in Building Renewal Grant funding for replacement an air cooled chiller unit at J. Robert Hendricks Elementary School (project number 100208140-9999-001BRG). This amount includes \$11,000 in contingency that will only be used with SFB staff approval and brings the project total to \$131,400.
3. Board approval of staff recommendation that **Mohawk Valley Elementary** be awarded an additional \$95,240 in Building Renewal Grant funding for the repair of the domestic water plant at Mohawk Valley Elementary School (project number 140417101-9999-005BRG). This amount includes \$10,000 in contingency that will only be used with SFB staff approval and brings the project total to \$98,775.

Ward Simpson seconded. The motion passed with a voice vote of 6-0.

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

Due to the need for two Board Members to recuse themselves, Scottsdale Unified's request was held for consideration at a future Board meeting.

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

Vern Crow asked about Aguila Elementary's requests for roof replacements and if staff considered recoating the roofs instead. Mr. Gray explained that staff did consider recoating the roofs, but in this case, the roofs have failed and recoating is not the appropriate repair. The manufacturer of the existing roofs has gone out of business and there is no recourse to replace the failed roofs.

Mr. Crow questioned the Scope of Work for Hayden-Winkelman Unified's request to repair the roof at Hayden High School. The Scope of Work shows "District Office Coating" as the project description. Mr. Gray clarified that the

district's request is to repair the roof of Building 1004 which houses classrooms and the media center.

The Board discussed the need for hazardous materials testing on the two Hayden-Winkelman Unified requests for roof recoating. Power-washing the roofs before recoating may release hazardous materials. Mr. Gray recommended increasing the awards for the two Hayden-Winkelman Unified projects by \$5,000 for hazardous materials testing.

Mr. Crow asked about funding of the ADD ALT – 10 year labor and material warranty on Hayden-Winkelman Unified's request for the Hayden High School roof recoating and if this was in addition to the manufacturer's 10 year material warranty included in the Scope of Work. Mr. Gray offered to get clarification on the ADD ALT and report back to the Board.

Mr. Crow asked how the vendor's recoating material was chosen and if staff had reviewed the specifications. Mr. Gray answered that the coating specifications are standard and staff has reviewed the vendor recommended materials.

Mr. Crow asked who checks the vendor's work once it is completed. Mr. Gray explained that staff inspects the vendor's work as part of the project closeout.

Mr. Crow questioned the staff recommendation to replace the carpet at Miami Unified's Charles A. Bejarano School with roll carpet versus carpet tile and the minimal cost difference between the two. He also asked about the possibility of releasing asbestos with removal of the old carpet. Mr. Gray first recommended adding \$5,000 to the award for hazardous materials testing; then explained that while the upgrade to carpet tile for this project may only cost \$1,700, upgrading to carpet tile on the next project which could be for considerably more square footage may add \$200,000 or more to the cost of the project. There is no minimum guideline for floor coverings. Some schools have polished concrete flooring. If the district wants to pay for the upgrade to carpet tile, they have that option. Should the Board wish to establish this precedence, staff would support the award of additional funding to the cover the cost of the upgrade.

Jennifer Stielow asked what the expected life cycle of carpet is. Mr. Gray explained that most carpets have 20 year warranties.

Vern Crow asked about the Morristown Elementary project and who reviewed the paint specification. Dan Demland, SFB Liaison, replied that he reviewed the specification and that it meets the standards. He explained the difference between standards and best practices.

Mr. Crow asked who monitors the project to make sure it is done correctly. Mr. Gray clarified that the Liaison manages the project through completion and checks the quality of the vendor's work.

Mr. Crow asked who checks the thickness of the paint and if it was applied right. Mr. Gray answered that Rilem testing is performed; adding that in this

case, the problem is cracking in the stucco, not the paint. The Liaison, district, architect, engineer and contractor met on the site to investigate the source of the problem.

Ms. Stielow clarified the addition of \$5,000 to each of the Hayden-Winkelman Unified requests, and to the Miami Unified and Morristown Elementary requests; adding that the ADD ALT on the Hayden High School project also needs to be verified.

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

1. Board approval of the staff recommendation that **Aguila Elementary** be awarded \$22,782 in Building Renewal Grant funding for replacement of four evaporative coolers serving the gymnasium Building 1008 at Aguila Elementary School. This includes \$4,098 for design, 15,684 for construction, and \$3,000 in contingency that will only be used with SFB staff approval.
2. Board approval of the staff recommendation that **Aguila Elementary** be awarded \$13,000 in Building Renewal Grant funding for repair work to the existing metal roof of the gymnasium Building 1008 at Aguila Elementary School. This includes \$3,523 for design, \$7,462 for repairs and \$2,015 in contingency that will only be used with SFB staff approval.
3. Board approval of the staff recommendation that **Aguila Elementary** be awarded \$215,084 in Building Renewal Grant funding for replacement of the roof on Building 1009 and the kitchen roof section of Building 1008 at Aguila Elementary School. This includes \$24,034 for design and engineering, \$181,050 for construction and \$10,000 for contingency that will only be used with SFB staff approval.
4. Board approval of the staff recommendation that **Crane Elementary** be awarded \$15,285 in Building Renewal Grant funding for the replacement of chilled water piping in Building 1001 at Centennial Middle School. This includes \$3,000 in contingency that may only be used with SFB staff approval.
5. Board approval of the staff recommendation that **Hayden-Winkelman Unified** be awarded \$27,000 in Building Renewal Grant funding for the repair and recoating of the roof on the media center/classroom Building 1004 at Hayden High School. This includes \$3,211 in contingency that will only be used with SFB staff approval.
6. Board approval of the staff recommendation that **Hayden-Winkelman Unified** be awarded \$17,000 in Building Renewal Grant funding for recoating the gymnasium Building 1001 at Leonor Hambly Middle School. This includes 2,220 in contingency that will only be used with SFB staff approval.
7. Board approval of the staff recommendation that **Miami Unified** be awarded \$70,000 in Building Renewal Grant funding to replace carpets in

Building 1001 at Charles A. Bejarano Elementary School. This amount includes \$6,639 in contingency that will only be used with SFB staff approval.

8. Board approval of the staff recommendation that **Morristown Elementary** be awarded \$68,500 in Building Renewal Grant funding for repair of cracks in the exterior stucco of Building 1011 at Morristown Elementary School. This includes \$5,809 in contingency that will only be used with SFB staff approval.
9. The Scottsdale Unified request was held for consideration at a future Board meeting.

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

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

Due to the need for two Board Members to recuse themselves, Tolleson Union's request was held for consideration at a future Board meeting.

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

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

1. Board approval of the staff recommendation that **Nogales Unified** be awarded \$13,428 in Building Renewal Grant funding for architectural/engineering and hazardous material testing services for the repair of multiple roofs at Santa Cruz Alternative High School.
2. Board approval of the staff recommendation that **Nogales Unified** be awarded \$13,928 in Building Renewal Grant funding for architectural services for the replacement/repair of multiple roofs at Francisco Vasquez de Coronado Elementary School.
3. The Tolleson Union request was held for consideration at a future Board meeting.

Ward Simpson seconded. The motion passed with a voice vote of 6-0.

VII. Emergency Deficiencies Correction Requests

Consideration and possible vote to ratify the Executive Director's awards of Emergency Deficiencies Correction funding as authorized by SFB Policy VI. Emergency Projects, subsection B. Executive Authority (not to exceed \$50,000) for project award

Dean Gray reviewed the balance of the Emergency Deficiencies Correction fund. If today's recommendations are approved by the Board the remaining balance would be \$554,059. 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 project as presented in the Board packet.

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

Board ratification that **Nogales Unified** be awarded \$5,918 in Emergency Deficiencies Correction funding for repair of the existing fire alarm system at Desert Shadows Middle School (project number 120201104-9999-001EP).

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

VIII. Future Agenda Items

No future agenda items were requested.

IX. Public Comment

No public comment was requested.

X. Adjournment

There being no further business, Jennifer Stielow adjourned the meeting at approximately 11:12 A.M.

Approved by the School Facilities Board on March 5, 2014

Jennifer Stielow
Chair