

SCHOOL FACILITIES BOARD  
June 11, 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 10:05 A.M.

<u>Members Present</u>	<u>Guests Present</u>
Jennifer Stielow, Chair	Candy Cooley, Queen Creek Unified
Tom Rushin, Vice-Chair	Richard Oros, Tolleson Union
Traci Sawyer-Sinkbeil	Marcus Jones, Tucson Unified
Vern Crow	Chris Tosh, APS
Edward Boot	Michael Williams, OSPB
Bryan Peltzer	
Dr. Jeff Smith	<u>Staff Present</u>
Stacey Morley (non-voting)	Dean Gray, Executive Director
	Phil Williams, Deputy Director
<u>Members Absent</u>	Kerry Campbell, Public Information Officer
Dru Barisich	Debra Sterling, Attorney General's Office
Ward Simpson	Amber Peterson, School Finance Specialist
	Yujun Mei, Demographer
	Pat Cruse, Liaison
	David Kennon, Assessment Specialist

- I. Call to Order  
Chairman Jennifer Stielow called the meeting to order at approximately 10:05 A.M.
  
- II. Roll Call  
There were seven (7) voting Board Members present and one (1) non-voting Board Member present at the start of the meeting.
  
- III. Consideration and possible vote to accept, reject or modify the Minutes of May 7, 2014  
Traci Sawyer-Sinkbeil made a motion for Board approval of the Minutes of May 7, 2014. Vern Crow seconded. The motion passed with a voice vote of 7-0.
  
- IV. Director's Report
  - a. Refunding Certificates of Participation Taxable Series 2014 Bond Sale  
Dean Gray deferred to financial advisor Grant Hamill with Stifel for the update. Mr. Hamill reviewed the details of the bond sale which included the internet-based roadshow presentation and pricing results, \$9.3 million in savings, and a 1.63% interest rate. Closing is expected on June 19, 2014.
  
  - b. Policy Review  
Dean Gray provided a brief explanation of the proposed changes to the Building Renewal Grant and Tribal Government policies. He added that the proposed changes to the Building Renewal Grant Policy, Section F. Reporting, are a result of legislative changes to statute that will take effect on July 24, 2014. Also, in Section B language will be added to the definition of

Routine Preventative Maintenance pertaining to the manufacturers' recommended schedule of services. The proposed changes will be posted on the SFB website for public comment.

V. Building Renewal Grant Requests

a. Consideration and possible vote to ratify the Executive Director's awards of Building Renewal Grant funds as authorized in the Building Renewal Grant Policy IX (B) (up to \$30,000 for professional evaluation)

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 \$834,070. Staff continues working to close projects and make recognized savings and unspent monies available for new projects. He then provided a brief explanation of Vernon Elementary's request as presented in the Board packet. The Board discussed various aspects of the project.

Dr. Jeff Smith made a motion for Board approval of the following staff recommendation:

Board ratification that **Vernon Elementary** be awarded \$8,500 in Building Renewal Grant funding for engineering services that will provide a report on the quality of the electrical service to Vernon Elementary School (project number 010309101-9999-002BRG). This includes \$705 in contingency that will only be used with SFB staff approval.

Tom Rushin seconded. The motion passed with a voice vote of 6-1. Jennifer Stielow voted against the motion.

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 Yuma Elementary's requests as presented in the Board packet. The Board discussed various aspects of the project.

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

Board ratification that **Yuma Elementary** be awarded \$936 in Building Renewal Grant funding to replace the HVAC compressor for Classroom 104 at R. Pete Woodard Junior High School (project number 140401123-1011-016BRG).

Dr. Jeff Smith seconded. The motion passed with a voice vote of 5-1. Jennifer Stielow voted against the motion.

Tom Rushin rejoined the Board at this time.

- c. 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. The Board discussed various aspects of the projects.

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

1. Board ratification that **Colorado River Union** be awarded \$5,500 in Building Renewal Grant funding to replace the 100-gallon gas water heater in the cafeteria Building 1008 at Mohave High School (project number 080502001-1008-010BRG). This includes \$546 in contingency that will only be used with SFB staff approval.
2. Board ratification that **Nogales Unified** be awarded \$807 in Building Renewal Grant funding to replace the 5-ton compressor for Classroom 11 on Building 1003 at Challenger Elementary School (project number 120201119-1003-014).
3. Board ratification that **Phoenix Elementary** be awarded \$9,925 in Building Renewal Grant funding to replace the elevator control power supply and motherboard and upgrade the software in Building 1001 at Whittier Elementary School (project number 070401125-1001-004BRG). This includes \$1,000 in contingency that will only be used with SFB staff approval.
4. Board ratification that **Ray Unified** be awarded \$8,000 in Building Renewal Grant funding for the replacement of the 5-ton gas pack unit on Building 1001 at Ray Primary School (project number 110203103-1001-002BRG). This includes \$2,000 for a structural analysis and \$543 in contingency that will only be used with SFB staff approval.
5. Board ratification that **Scottsdale Unified** be awarded \$5,000 in Building Renewal Grant funding to replace the kitchen water heater in Building 1003 at Copper Ridge Middle School (project number 070248170-1003-018BRG). This includes \$210 in contingency that will only be used with SFB staff approval.
6. Board ratification that **Scottsdale Unified** be awarded \$1,896 in Building Renewal Grant funding to replace the 5-ton compressor for Classroom 21 on Building 1012 at Tavan Elementary School (project number 070248103-1012-017BRG).
7. Board ratification that **Yuma Union** be awarded \$50,000 in Building Renewal Grant funding for the repair of the underground chiller waterline at San Luis High School (project number 140570205-9999-002BRG).

Traci Sawyer-Sinkbeil seconded. The motion passed with a voice vote of 6-1. Jennifer Stielow voted against the motion.

- d. 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) – supplemental award

Dean Gray provided a brief explanation of the request as presented in the Board packet. The Board discussed various aspects of the project.

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

Board ratification that **Grand Canyon Unified** be awarded an additional \$29,306 in Building Renewal Grant funding for the additional construction cost of the walkway repairs on Building 1005 at Grand Canyon High School (project number 030204002-1005-001BRG). This will bring the total project cost to \$92,806.

Edward Boot seconded. The motion passed with a voice vote of 6-1. Jennifer Stielow voted against the motion.

Vern Crow recused himself from the Board at this time.

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

Dean Gray requested the Paloma Elementary request be pulled from the agenda as the district has chosen to fund the work themselves. He proceeded to provide a brief explanation of the remaining requests as presented in the Board packet. The Board discussed various aspects of the projects.

Dr. Jeff Smith made a motion for Board approval of the following staff recommendations:

1. This item was pulled from the agenda.
2. Board approval of the staff recommendation that **St. Johns Unified** be awarded an additional \$673,327 in Building Renewal Grant funding for professional services and construction to replace the mechanical curbs and re-coat the roofs on Buildings 1002 and 1004 at St. Johns High School (project number 010201205-9999-001BRG). This includes \$25,000 in contingency that will only be used with SFB staff approval and brings the total project cost to date to \$676,203.
3. Board approval of the staff recommendation that **Tolleson Union** be awarded an additional \$279,875 in Building Renewal Grant funding for the exterior seal of multiple buildings at Sierra Linda High School (project number 070514205-9999-005BRG). This includes \$4,875 for construction administration, \$250,000 for estimated construction costs, and \$25,000 in contingency that will only be used with SFB staff approval. The district is contributing \$25,000 toward the construction costs. This brings the total project cost to \$307,188.

Tom Rushin seconded. The motion passed with a voice vote of 5-1. Jennifer Stielow voted against the motion.

Vern Crow rejoined the Board at this time.

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

Dean Gray provided a brief explanation of the requests as presented in the Board packet. The Board discussed various aspects of the projects.

Dr. Jeff Smith made a motion for Board approval of the following staff recommendations:

1. Board approval of staff recommendation that **Casa Grande Elementary** be awarded an additional \$142,151 in Building Renewal Grant funding for the required upgrades to the kitchen in Building 1001 at Evergreen Elementary School (project number 110404102-1001-013BRG). This includes \$103,843 for construction, \$8,308 for taxes, \$5,000 for an asbestos survey and \$25,000 in contingency that will only be used with SFB staff approval. This brings the total project cost to \$175,501.
2. Board approval of staff recommendation that **Paloma Elementary** be awarded an additional \$61,263 in Building Renewal Grant funding for the repair of the kitchen electrical panel and hood at Kiser Elementary School (project number 070394001-1002-006BRG). This includes \$19,938 for design/engineering/bids/construction administration, \$31,325 for estimated construction cost and \$10,000 in contingency that will only be used with SFB staff approval. This brings the total project cost to \$67,763.
3. Board approval of staff recommendation that **Scottsdale Unified** be awarded an additional \$33,970 in Building Renewal Grant funding for the replacement of the cooling tower at Pueblo Elementary School (project number 070248120-9999-016BRG). This includes an additional \$1,000 in contingency that will only be used with SFB staff approval.
4. Board approval of staff recommendation that **Tucson Unified** be awarded an additional \$686,100 in Building Renewal Grant funding for replacement of two 5-MBTUH boilers and associated infrastructure at Tucson Magnet High School (project number 100201660-9999-004BRG). This includes \$89,494 in contingency that will only be used with SFB staff approval. This brings the total project cost to \$713,100.

Tom Rushin seconded. The motion passed with a voice vote of 6-1. Jennifer Stielow voted against the motion.

Dr. Jeff Smith recused himself from the Board at this time.

g. 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. The Board discussed various aspects of the project.

Edward Boot made a motion for Board approval of the following staff recommendation:

Board approval of the staff recommendation that **Balsz Elementary** be awarded \$297,000 in Building Renewal Grant funding for the replacement of the chiller at Balsz Elementary School. This includes \$27,000 in contingency that will only be used with SFB staff approval.

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

Dr. Jeff Smith and Stacey Morley left the meeting at this time.

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

Dean Gray provided a brief explanation of the requests as presented in the Board packet. The Board discussed various aspects of the projects.

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

1. Board approval of the staff recommendation that **Casa Grande Elementary** be awarded \$12,407 in Building Renewal Grant funding for the replacement of the variable frequency drive units at Cactus Middle School. This includes \$1,000 in contingency that will only be used with SFB staff approval.
2. Board approval of the staff recommendation that **Casa Grande Elementary** be awarded \$90,000 in Building Renewal Grant funding for repair of the soffits at Saguaro Elementary School. This includes \$14,511 in contingency that will only be used with SFB staff approval.
3. Board approval of the staff recommendation that **Globe Unified** be awarded \$370,949 in Building Renewal Grant funding for the investigation and evaluation of the potable water/fire suppression supply system, rehabilitation of the potable water storage tank and possible lead abatement and major steel repairs to the water storage tank at Copper Rim Elementary School.
4. Board approval of the staff recommendation that **Joseph City Unified** be awarded \$119,919 in Building Renewal Grant funding to remediate/restore the surfaces to meet air quality standards in the pool house Building 1007 at Joseph City High School. This 9 includes \$55,000 in contingency that will only be used with SFB staff approval. The district will contribute \$25,000 to the cost of construction.
5. Board approval of the staff recommendation that **Topock Elementary** be awarded \$35,000 in Building Renewal Grant funding to bring three HVAC units into code compliance at Topock Elementary School. This includes \$2,500 for a structural analysis and \$2,500 for contingency that may only be used with SFB staff approval.

6. Board approval of the staff recommendation that **Yuma Union** be awarded \$31,165 in Building Renewal Grant funding for the replacement of a 1000 KVA transformer at Yuma High School. This includes \$2,000 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.

Vern Crow recused himself from the Board at this time.

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

Dean Gray provided a brief explanation of the request as presented in the Board packet. The Board discussed various aspects of the project.

Edward Boot made a motion for Board approval of the following staff recommendations:

Board approval of the staff recommendation that **Yuma Union** be awarded \$9,295 in Building Renewal Grant funding to provide professional services for architectural/hazardous material/construction documents for ADA compliance at Cibola High School.

Bryan Peltzer seconded. The motion passed with a voice vote of 5-0.

Vern Crow rejoined the Board at this time.

- j. 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. The Board discussed various aspects of the projects.

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

1. Board approval of the staff recommendation that **Hyder Elementary** be awarded \$18,210 in Building Renewal Grant funding for professional services to provide construction bid documents and an asbestos survey to repair/reroof the roof at Hyder Elementary School.
2. Board approval of the staff recommendation that **Joseph City Unified** be awarded \$31,350 in Building Renewal Grant funding for professional services to renovate the HVAC systems in the pool house Building 1007 at Joseph City High School.
3. Board approval of the staff recommendation that **Lake Havasu Unified** be awarded \$1,250 in Building Renewal Grant funding for the investigation and report on the required action to correct the shower system in Building 1010 at Lake Havasu High School.
4. Board approval of the staff recommendation that **Lake Havasu Unified** be awarded \$1,250 in Building Renewal Grant funding for the engineer's

investigation and report on the shower system in the gymnasium Building 1001 at Thunderbolt Middle School.

5. Board approval of the staff recommendation that **Lake Havasu Unified** be awarded \$3,750 in Building Renewal Grant funding for the architect's investigation and survey for the replacement of the air cooled chiller at Nautilus Elementary School.
6. Board approval of the staff recommendation that **Lake Havasu Unified** be awarded \$1,250 in Building Renewal Grant funding for the engineer's investigation and report on the HVAC system at Thunderbolt Middle School.
7. Board approval of the staff recommendation that **Red Mesa Unified** be awarded \$9,368 in Building Renewal Grant funding for professional services to provide investigation of the elevated water tank at Red Mesa High School.
8. Board approval of the staff recommendation that **Show Low Unified** be awarded \$10,705 in Building Renewal Grant funding for the engineering on the sewer treatment system to meet ADEQ standards at Linden Elementary School.
9. Board approval of the staff recommendation that **Yuma Union** be awarded \$10,500 in Building Renewal Grant funding to provide engineering/hazardous material services and construction documents to replace the waste line and vent in Building 1010 at Yuma High School.
10. Board approval of the staff recommendation that **Yuma Union** be awarded \$3,300 in Building Renewal Grant funding for professional services to provide construction bid documents for the restoration of the roofs at Cibola High School.

Edward Boot seconded. The motion passed with a voice vote of 5-1. Jennifer Stielow voted against the motion.

k. Consideration and possible vote to accept, reject or modify Building Renewal Grant Requests (cancellation)

Dean Gray provided a brief explanation of the project cancellation as presented in the Board packet. The Board discussed various aspects of the project.

Bryan Peltzer made a motion for Board approval of the following staff recommendation:

Board approval of the staff recommendation that **Casa Grande Elementary's** Building Renewal Grant project 110404130-1001-011BRG be cancelled and the \$60,000 be returned to the fund.

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

Kevin Kelty, Casa Grande Elementary, explained the situation from the district's perspective.

VI. Preventative Maintenance Inspection Reports

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

Dean Gray provided a brief explanation of the Preventative Maintenance Inspection Reports for Tolleson Union and Topock Elementary. The Board discussed various aspects of the reports.

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

Board approval of the Preventative Maintenance Inspection Reports for **Tolleson Union** and **Topock Elementary**

Tom Rushin 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

Dean Gray provided a brief explanation of the random selection of Miami Unified and Bonita Elementary for Preventative Maintenance Inspections.

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

Board approval of the random selection of **Miami Unified** and **Bonita Elementary** for Preventative Maintenance Inspection.

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

VII. Future Agenda Items

No future agenda items were requested.

VIII. Public Comment

Kevin Kelty, Casa Grande Elementary, thanked the Board for the approvals today and expressed the district's commitment to preventative maintenance and appropriate internal processes for facilities management.

Richard Oros, Tolleson Union, thanked the Board and SFB staff including Pat Cruse and David Kennon for their work with the district.

Marcus Jones, Tucson Unified, thanked the Board for the approvals today and for the work of Dan Demland, David Kennon and Dean Gray.

Dean Gray advised the Board that an additional Board meeting may be needed before the end of the fiscal year, on or around June 25, 2014.

IX. Adjournment

There being no further business, Jennifer Stielow adjourned the meeting at approximately 12:03 P.M.

Approved by the School Facilities Board on August 6, 2014

Thomas D. Kelly  
Chair