

SCHOOL FACILITIES BOARD
December 10, 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 10:16 A.M.

<u>Members Present</u>	<u>Guests Present</u>
Jennifer Stielow, Chair	Chris Tosh, APS
Tom Rushin, Vice-Chair	Dennis Edwards, CST
Dru Barisich	Chris Worley, EMCOR
Traci Sawyer-Sinkbeil	Tom Robins, EMCOR
Dr. Jeff Smith	Allison Suriano, FMG
Vern Crow	Carlos Monreal, Scottsdale USD
Bryan Peltzer	Michael Williams, OSPB
<u>Members Absent</u>	<u>Staff Present</u>
Ward Simpson	Dean Gray, Executive Director
Edward Boot	Phil Williams, Deputy Director
Stacey Morley (non-voting)	Amber Peterson, School Finance Specialist
	Debra Sterling, Attorney General's Office
	Pat Cruse, School Facilities Liaison
	Dan Demland, School Facilities Liaison
	Yujun Mei, Demographer

- I. Call to Order
Chairman Jennifer Stielow called the meeting to order at approximately 10:16 A.M.
- II. Roll Call
There were six (6) voting Board Members present at the start of the meeting. Dr. Jeff Smith joined the meeting just before agenda item V.d.
- III. Consideration and possible vote to accept, reject or modify the Minutes of November 12, 2014
Tom Rushin made a motion for Board approval of the Minutes of November 12, 2014 as amended (the location of the November 12, 2014 meeting was at the Arizona State Capitol Building). Vern Crow seconded. The motion passed with a voice vote of 6-0.
- IV. New School Construction
Consideration and possible vote to accept, reject or modify the FY 2015 Capital Plan New Construction Requests
Dean Gray provided a brief explanation of the staff recommendations as presented in the Board packet. The Board voted on the Yuma Elementary request separately.

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

1. **Benson Unified (K-4): Approve** a K-4 school for 191 students.

2. **Colorado City Unified (K-12): Conceptually approve** a K-12 school for 149 students to be approved in FY 18.
3. **Gadsden Elementary (K-6): Conceptually approve** 008N (buildout of core K-6 school) to be approved in FY 18 and 009N (additional space at an existing school for 638 students) to be approved in FY 22.
4. **Pima Unified (K-6): Conceptually approve** 002N (K-6 school for 79 students) to be approved in FY 16.
5. **Somerton Elementary (K-5): Conceptually approve** 008N (K-5 school for 275 students) to be approved in FY 21.
6. This item was voted on separately.
7. **Yuma Union (9-12): Conceptually approve** a 9-12 school for 1,800 students to be approved in FY 22.

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

Tom Rushin recused himself from the Board at this time.

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

6. **Yuma Elementary (K-5): Deny** conceptual approval for a new school for 800 students to be approved in FY 20.

Traci Sawyer-Sinkbeil seconded. The motion passed with a voice vote of 5-0.

Tom Rushin rejoined the Board at this time.

V. Building Renewal Grant Requests

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 \$6,662,418. Staff continues working to close projects and make recognized savings and unspent monies available for new projects.

- a. Consideration and possible vote to ratify the Executive Director's awards of Building Renewal Grant funds as authorized by the Building Renewal Grant Policy IX.C. (up to \$50,000 for project award)

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

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

1. Board ratification that **Colorado River Union** be awarded \$1,875 in Building Renewal Grant funding for the repair of the fire alarm system in Building 1009 at River Valley High School (project number 080502002-

1009-018BRG). This includes \$500 in contingency that will only be used with SFB staff approval.

2. Board ratification that **Coolidge Unified** be awarded \$7,388 in Building Renewal Grant funding to replace a 100-gallon water heater in Building 1006 at Mountain Vista Middle School (project number 110221009-1006-013BRG). This includes \$400 in contingency that will only be used with SFB staff approval.
3. Board ratification that **Paloma Elementary** be awarded \$4,274 in Building Renewal Grant funding to repair a blocked sewer line at the gymnasium/kitchen Building 1002 at Kiser Elementary School (project number 070394001-1002-008BRG). This includes \$500 in contingency that will only be used with SFB staff approval.
4. Board ratification that **Toltec Elementary** be awarded \$1,032 in Building Renewal Grant funding to replace the 225 amp main circuit breaker for Building 1006 at Toltec Elementary School (project number 110422101-1006-003BRG).
5. Board ratification that **Tucson Unified** be awarded \$10,000 in Building Renewal Grant funding to replace the 800 amp main breaker at Booth Magnet Elementary School (project number 100201137-9999-014BRG). This includes \$1,027 in contingency that will only be used with SFB staff approval.
6. Board ratification that **Wilson Elementary** be awarded \$11,703 in Building Renewal Grant funding for the replacement of the 3.5-ton water source heat pump for Room 606 at Wilson Primary School (project number 070407102-1001-006BRG). This includes \$2,000 in contingency that will only be used with SFB staff approval.
7. Board ratification that **Wilson Elementary** be awarded \$6,045 in Building Renewal Grant funding for the replacement of the HVAC mini split system in Building 1001 at Wilson Elementary School (project number 070407101-1001-007BRG). This includes \$1,000 in contingency that will only be used with SFB staff approval.

Bryan Peltzer 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 (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.

Vern Crow moved to table **Superior Unified's** request for consideration at a future Board meeting. Bryan Peltzer seconded. The motion passed with a voice vote of 6-0.

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

1. Board approval of the staff recommendation that **Gila Bend Unified** be awarded an additional \$142,000 in Building Renewal Grant funding for the design, engineering, bids, construction administration and estimated construction cost to address water lines, roof and wall leaks in the music/library/art Building 1004 at Gila Bend Elementary School (project number 070224001-1004-010BRG). This includes \$7,500 for permits and testing and \$9,515 in contingency that will only be used with SFB staff approval and brings the total project cost to \$144,380.
2. Board approval of the staff recommendation that **Gila Bend Unified** be awarded an additional \$118,750 in Building Renewal Grant funding for the design, engineering, bids, construction administration and estimated construction cost to repair the water/gas/electrical services to the science tables in the computer/science Building 1001 at Gila Bend High School (project number 070224002-1001-011BRG). This includes \$7,500 for permits and testing and \$9,500 in contingency that will only be used with SFB staff approval and brings the total project cost to \$120,900.
3. This item was tabled for future consideration.

Vern Crow 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 (construction awards)

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

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

1. Board approval of the staff recommendation that **Beaver Creek Elementary** be awarded \$33,000 in Building Renewal Grant funding to replace the heaters in the gymnasium/cafeteria Building 1005 at Beaver Creek Elementary School. This includes \$3,000 in contingency that will only be used with SFB staff approval.
2. Board approval of the staff recommendation that **Beaver Creek Elementary** be awarded \$58,000 in Building Renewal Grant funding to replace the evaporative coolers serving the gymnasium/cafeteria Building 1005 at Beaver Creek Elementary School. This includes \$3,000 in contingency that will only be used with SFB staff approval.
3. Board approval of the staff recommendation that **Bonita Elementary** be awarded \$18,500 in Building Renewal Grant funding to replace the bleachers in the administration/classroom/multipurpose Building 1001 at Bonita Elementary School. This includes \$2,142 in contingency that will only be used with SFB staff approval.
4. Board approval of the staff recommendation that **Canon Elementary** be awarded \$7,500 in Building Renewal Grant funding to replace the 5-ton heat pump unit serving the gymnasium Building 1002 at Canon

Elementary School. This includes \$1,600 for structural engineering and \$1,071 in contingency that will only be used with SFB staff approval.

5. Board approval of the staff recommendation that **Humboldt Unified** be awarded \$53,000 in Building Renewal Grant funding for roof repairs on classroom/gymnasium Building 1005 at Bradshaw Mountain High School. This includes \$2,000 for a structural analysis and \$5,325 in contingency that will only be used with SFB staff approval. The Board added \$2,000 for an asbestos survey, for a total of \$55,000.
6. Board approval of the staff recommendation that **Snowflake Unified** be awarded \$14,010 in Building Renewal Grant funding to replace various doors and door hardware in Building 1005 at Snowflake Intermediate School. This includes \$2,000 in contingency that will only be used with SFB staff approval.
7. Board approval of the staff recommendation that **Snowflake Unified** be awarded \$13,987 in Building Renewal Grant funding to replace the various doors and door hardware in Building 1001 at Taylor Intermediate School. This includes \$2,000 in contingency that will only be used with SFB staff approval.
8. Board approval of the staff recommendation that **Tolleson Elementary** be awarded \$9,500 in Building Renewal Grant funding for repairs to the 15-ton packaged HVAC unit serving the gymnasium Building 1008 at Arizona Desert Elementary School. This includes \$1,935 in contingency that will only be used with SFB staff approval.
9. Board approval of the staff recommendation that **Tucson Unified** be awarded \$7,100 in Building Renewal Grant funding for the replacement of the intercom system at Fruchtdler Elementary School. This includes \$690 in contingency that will only be used with SFB staff approval.
10. Board approval of the staff recommendation that **Tucson Unified** be awarded \$255,000 in Building Renewal Grant funding for the replacement of the chiller and chilled water pump at Tolson Elementary School. This includes \$20,000 in contingency that will only be used with SFB staff approval.
11. Board approval of the staff recommendation that **Young Elementary** be awarded \$2,500 in Building Renewal Grant funding for Phase 2 (closing the gaps at the existing columns). This includes \$1,823 in contingency that will only be used with SFB staff approval. Staff recommends Phase 1 and Phase 3 be denied because it appears the request does not meet the statutory requirements for Building Renewal Grant funding. These phases are maintenance issues.

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

Dr. Jeff Smith joined the Board at this time and recused himself for the following agenda item.

d. 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.

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

Board approval of the staff recommendation that **Balsz Elementary** be awarded \$2,500 in Building Renewal Grant funding for an engineering assessment of the chilled water piping at David Crockett Elementary School.

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

Dr. Smith rejoined the Board at this time.

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

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 **Canon Elementary** be awarded \$2,800 in Building Renewal Grant funding for design services to evaluate the existing water drainage plan and propose improvements to alleviate the current erosion problems at classroom Building 1001 at Canon Elementary School.
2. Board approval of the staff recommendation that **Holbrook Unified** be awarded \$8,200 in Building Renewal Grant funding to assess the drainage issues in the courtyard and provide construction documents for the repairs at Holbrook High School.
3. Board approval of the staff recommendation that **Littlefield Unified** be awarded \$1,375 in Building Renewal Grant funding for a roof survey at classroom Building 1008 at Beaver Dam Elementary School.
4. Board approval of the staff recommendation that **Mohave Valley Elementary** be awarded \$5,000 in Building Renewal Grant funding for the engineering design services for the replacement of two wall-mounted HVAC units in classroom Building 1013 at Mohave Valley Elementary School.
5. Board approval of the staff recommendation that **Round Valley Unified** be awarded \$13,667 in Building Renewal Grant funding for the power study and design for repairs to the existing electrical service in Building 1002 at Round Valley High School.

6. Board approval of the staff recommendation that **Round Valley Unified** be awarded \$4,500 in Building Renewal Grant funding for a performance specification and design for the replacement of the existing emergency lighting system at Round Valley High School.
7. Board approval of the staff recommendation that **Safford Unified** be awarded \$1,125 in Building Renewal Grant funding for an initial roof investigation in order to generate a design/construction cost to replace the roofs on Buildings 1002 and 1003 at Safford High School. The Board added \$3,000 for an asbestos survey, for a total of \$4,125.
8. Board approval of the staff recommendation that **Safford Unified** be awarded \$1,125 in Building Renewal Grant funding for an initial field investigation to generate a design/construction cost to replace the roof on classroom Building 1005 at Dorothy Stinson Elementary School. The Board added \$3,000 for an asbestos survey, for a total of \$4,125.

Traci Sawyer-Sinkbeil seconded. The motion passed with a voice vote of 7-0.

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

Dean Gray provided a brief explanation of the requests as presented in the Board packet. The Board voted on the requests separately.

Bryan Peltzer recused himself from the Board at this time.

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

Board approval of the staff recommendation that **Blue Ridge Unified's** request for Building Renewal Grant funding to replace the existing asphalt fire road and bus lane be **denied** at this time. Staff also recommends the district contact the architect of record and the general contractor who built the school to determine why this asphalt drive is failing.

Dr. Jeff Smith seconded. The motion passed with a voice vote of 6-0.

Bryan Peltzer rejoined the Board at this time.

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

Board approval of the staff recommendation that **Young Elementary's** request for Building Renewal Grant funding to improve the parking surfaces under the solar arrays be **denied** because it appears the request does not meet the statutory requirements for Building Renewal Grant funding. The district has sufficient parking in the same parking lot to meet the Minimum School Facility Guidelines.

Tom Rushin seconded. The motion passed with a voice vote of 7-0.

VI. Emergency Deficiencies Correction Requests
Consideration and possible vote to ratify the Executive Director's awards of
Emergency Deficiencies Correction funds as authorized by the Emergency
Deficiencies Policy VI.B. (up to \$30,000 for professional evaluation)

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 \$564,229. Staff continues working to close projects and make recognized savings and unspent monies available for new projects.

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

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

Board ratification that **Colorado River Union** be awarded \$20,060 in Emergency Deficiencies Correction funding for the forensic investigation of the structural safety of the field light poles at Mohave High school. This includes \$3,000 in contingency that will only be used with SFB staff approval.

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

VII. Notice of Claim Jeffrey A. Bade
Traci Sawyer-Sinkbeil made a motion for the Board to go into Executive Session. Bryan Peltzer seconded. The motion passed with a voice vote of 7-0.

The Board convened in Executive Session starting at 11:20am.

The Executive Session adjourned at 11:40am.

The Board meeting reconvened at 11:43am.

VIII. Future Agenda Items
Dr. Jeff Smith requested calendar invites for future Board meetings. He also suggested electronic Board packets which help save time and paper, and aid in transparency.

IX. Public Comment
No requested for public comment were received.

X. Adjournment
There being no further business, Jennifer Stielow adjourned the meeting at approximately 11:46 A.M.

Approved by the School Facilities Board on January 7, 2015

Jennifer Stielow
Chair