

SCHOOL FACILITIES BOARD
February 4, 2015
Phoenix, Arizona

The School Facilities Board held a Board Meeting at the Arizona State Archives Building in Phoenix, Arizona. The meeting began at approximately 10:06 A.M.

<u>Members Present</u>	<u>Guests Present</u>
Jennifer Stielow, Chair	Travis Zander, Agua Fria UHSD
Tom Rushin, Vice-Chair	Mary Hammonds, Agua Fria UHSD
Edward Boot	Mike Shepard, Agua Fria UHSD
Vern Crow	Dennis Runyan, Agua Fria UHSD
Bryan Peltzer	Pat Blair, Mobile ESD
	Delores Brown, Mobile ESD
<u>Members Absent</u>	Todd Poer, Mesa USD
Dru Barisich	Sue Sylvester, Roofing Southwest
Traci Sawyer-Sinkbeil	Nate Bowler, Buckeye ESD
Dr. Jeff Smith	Kit Wood, Mobile ESD
Ward Simpson	Tom Robin, EMCOR
Stacey Morley (non-voting)	Andy DuMond, APS Solutions for Business
	Dale Sanderson, APS Solutions for Business
<u>Staff Present</u>	Aaron Grace, CRS
Dean Gray, Executive Director	Mike Barragan, Glendale ESD
Phil Williams, Deputy Director	Jill Barragan, Avondale ESD
Kerry Campbell, Public Information Officer	Derron Bowyer, CRS
Amber Peterson, School Finance Specialist	Mark Rafferty, FMG
Debra Sterling, Attorney General's Office	Michael Williams, OSPB
Dan Demland, School Facilities Liaison	Patricia Ewanski, SRP
Yujun Mei, Demographer	Michael Green, Nexant
David Kennon, Assessor	Susan Gray, DLR Group
	Randie Stein, Stifel
	Carlos Monreal, Scottsdale USD
	Paul Huber, Tuba City USD

- I. Call to Order
Chairman Jennifer Stielow called the meeting to order at approximately 10:06 A.M.
- II. Roll Call
There were five (5) voting Board Members present.
- III. Consideration and possible vote to accept, reject or modify the Minutes of January 7, 2015
Vern Crow made a motion for Board approval of the Minutes of January 7, 2015. Tom Rushin seconded. The motion passed with a voice vote of 5-0.

Agenda items were taken out of order to avoid loss of a quorum.

- V. 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.

Travis Zander, Executive Director of Finance for Agua Fria Union, expressed concern that the district sees a need for new space in the current fiscal year as opposed to the Conceptual Approval for FY16 as recommended by staff.

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

1. **Agua Fria Union (9-12): Conceptually approve** 008N (9-12 for 1,600 students) to be approved in FY 16.
2. **Casa Grande Elementary (K-5): Conceptually approve** 007N (K-5 for 750 students) to be approved in FY 23.
3. **Chandler Unified (K-6): No conceptual approval.**
4. **Chandler Unified (K-12): Conceptually approve** a K-12 for 150 students to be approved in FY 16.
5. **Florence Unified (9-12): Conceptually approve** 017N (9-12 for 1,200 students) to be approved in FY 18.
6. **Higley Unified (K-8): No conceptual approval.**
7. **Kirkland Elementary (K-8): No conceptual approval.**
8. **Liberty Elementary (K-8): Conceptually approve** a K-8 for 800 students to be approved in FY 20.
9. **Litchfield Elementary (K-5): Conceptually approve** a K-5 for 956 students to be approved in FY 19.
10. **Queen Creek Unified (K-5): Conceptually approve** 005N (K-5 for 700 students) to be approved in FY 19.
11. **Queen Creek Unified (9-12): Conceptually approve** 009N (9-12 for 867 students) to be approved in FY 17.
12. **Sahuarita Unified (K-8): Conceptually approve** 005N (K-8 school for 800 students) to be approved in FY 19 and 006N (K-8 school for 600 students) to be approved in FY 22.
13. **Vail Unified (9-12): Conceptually approve** a 9-12 for 1,000 students to be approved in FY 18.

Edward Boot seconded. The motion passed with a voice vote of 5-0.

VII. 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

\$2,104,151. 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. The Board discussed various aspects of the projects.

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

1. Board ratification that **Clarkdale-Jerome Elementary** be awarded \$4,750 in Building Renewal Grant funding for the repair of the grease trap in the cafeteria Building 1004 at Clarkdale-Jerome Elementary School (project number 130403101-1004-005BRG). This includes \$1,000 in contingency that will only be used with SFB staff approval.
2. Board ratification that **Safford Unified** be awarded \$10,000 in Building Renewal Grant funding for the replacement of 10-ton gas package unit on Building 1003 at Safford Middle School (project number 050201102-1003-004BRG). This includes \$710 in contingency that will only be used with SFB staff approval.
3. Board ratification that **Valley Union** be awarded \$6,100 in Building Renewal Grant funding to repair the well pump at Valley Union High School (project number 020522201-9999-004BRG). This includes \$877 in contingency that will only be used with SFB staff approval.

Tom Rushin seconded. The motion passed with a voice vote of 5-0.

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 **Blue Ridge Unified** request was not properly agendaized and will be presented at the next Board meeting.

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

1. This item to be considered at future Board meeting.
2. Board approval of the staff recommendation that **Ganado Unified** be awarded an additional \$1,873,564 in Building Renewal Grant funding for the replacement of the roofs on Buildings 1001, 1002, 1003, 1004 and 1005 at Ganado High School (project number 010220204-9999-005BRG). This includes \$200,000 in contingency that will only be used with SFB staff approval. The district is contributing \$196,293 from the insurance claim to the project. This brings the total project cost to \$2,132,178.

3. Board approval of the staff recommendation that **Ganado Unified** be awarded an additional \$351,879 in Building Renewal Grant funding for the painting and caulking of the new stucco contingent upon funding from the Federal Impact Aid Program (\$1,226,651) to replace the stucco on all buildings at Ganado High School (project number 010220204-9999-006BRG). This includes \$32,000 in contingency that will only be used with SFB staff approval and brings the total project cost to \$1,618,904.
4. Board approval of the staff recommendation that **Mobile Elementary** be awarded an additional \$399,283 in Building Renewal Grant funding for the engineering design, construction administration and construction costs for a new well system at Mobile Elementary School (project number 070386101-9999-002BRG). This includes \$35,000 in contingency that will only be used with SFB staff approval.
5. Board approval of the staff recommendation that **Mohave Valley Elementary** be awarded an additional \$25,400 in Building Renewal Grant funding for the replacement of the HVAC system on Building 1013 at Mohave Valley Elementary School (project number 080416101-1013-021BRG). This includes \$4,000 in contingency that will only be used with SFB staff approval and brings the project total to \$30,400.

Edward Boot seconded. The motion passed with a voice vote of 5-0.

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. The Board discussed various aspects of the projects.

Bryan Peltzer expressed concern about whether the structural engineer for the two **Bullhead City Elementary** requests is registered in the State of Arizona. Mr. Gray offered to table the requests until the registration can be verified.

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

1. Board approval of the staff recommendation that **Benson Unified** be awarded \$172,500 in Building Renewal Grant funding to replace the evaporative coolers in the gymnasium Building 1004 at Benson High School. This includes \$10,000 in contingency that will only be used with SFB staff approval.
2. This item was tabled for consideration at a future Board meeting.
3. This item was tabled for consideration at a future Board meeting.
4. Board approval of the staff recommendation that **Cave Creek Unified** be awarded \$4,467 in Building Renewal Grant funding for replacement of the fire alarm control panel at Desert Arroyo Middle School. This includes \$1,000 in contingency that will only be used with SFB staff approval.

5. Board approval of the staff recommendation that **Colorado River Union** be awarded \$2,488 in Building Renewal Grant funding to replace the water heater in Building 1006 at Mohave High School. This includes \$500 in contingency that will only be used with SFB staff approval.
6. Board approval of the staff recommendation that **Mayer Unified** be awarded \$2,555 in Building Renewal Grant funding for repair of the HVAC unit on the computer classroom in Building 1007 at Mayer Elementary School. This includes \$500 in contingency that will only be used with SFB staff approval.
7. Board approval of the staff recommendation that **Saddle Mountain Unified** be awarded \$4,165 in Building Renewal Grant funding for replacement of a HVAC condensing unit in Building 1008 at Tonopah High School. This includes \$500 in contingency that will only be used with SFB staff approval.
8. Board approval of the staff recommendation that **Saddle Mountain Unified** be awarded \$3,718 in Building Renewal Grant funding for repair of a HVAC unit in Building 1005 at Tonopah High School. This includes \$500 in contingency that will only be used with SFB staff approval.
9. Board approval of the staff recommendation that **Saddle Mountain Unified** be awarded \$3,718 in Building Renewal Grant funding for repair of a HVAC unit in the cafeteria Building 1006 at Tonopah High School. This includes \$500 in contingency that will only be used with SFB staff approval.
10. Board approval of the staff recommendation that **Scottsdale Unified** be awarded \$2,000 in Building Renewal Grant funding for the replacement of the low voltage power supply for the chiller that services all buildings at Cocopah Middle School. This includes \$404 in contingency that will only be used with SFB staff approval.
11. Board approval of the staff recommendation that **Scottsdale Unified** be awarded \$23,910 in Building Renewal Grant funding for the replacement of a 70-ton chiller compressor on Building 1003 at Pueblo Elementary School. This includes \$7,600 in contingency that will only be used with SFB staff approval.
12. Board approval of the staff recommendation that **Tuba City Unified** be awarded \$470,716 in Building Renewal Grant funding to replace the roof on Building 1010 at Tuba City High School. This includes \$42,000 in contingency that will only be used with SFB staff approval.
13. Board approval of the staff recommendation that **Willcox Unified** be awarded \$51,511 in Building Renewal Grant funding for replacement of the fire alarm system at Willcox High School. This includes \$4,500 in contingency that will only be used with SFB staff approval.

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

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. The Board discussed various aspects of the projects.

Bryan Peltzer expressed concern about whether the structural engineer for the Mohave Valley Elementary request is registered in the State of Arizona. Mr. Gray requested that the Board approve the district's request contingent upon verification of the registration.

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

1. Board approval of the staff recommendation that **Duncan Unified** be awarded \$5,000 in Building Renewal Grant funding for engineering services to assess the HVAC and control system in the cafetorium Building 1005 at Duncan Primary School.
2. Board approval of the staff recommendation that **Mesa Unified** be awarded \$12,400 in Building Renewal Grant funding for design and construction bid documents to reseal the exterior of Building 1021 at Webster Elementary School. This includes \$5,000 for hazardous materials testing. The district will contribute \$5,000 towards the cost of construction.
3. Board approval of the staff recommendation that **Mohave Valley Elementary** be awarded \$9,000 in Building Renewal Grant funding for an engineering assessment of cinder block cracking and indoor wall separation in Building 1002 at Mohave Valley Junior High School. This includes \$1,000 in contingency that will only be used with SFB staff approval. This award is contingent upon the verification of the structural engineer's registration in the State of Arizona.
4. Board approval of the staff recommendation that **Scottsdale Unified** be awarded \$9,975 in Building Renewal Grant funding for the replacement of a 60-ton chiller and cooling tower on Buildings 1012 and 1013 at Kiva Elementary School.

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

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

Bryan Peltzer made a motion for Board approval to table the **Round Valley Unified** request for consideration at a future Board meeting. Vern Crow seconded. The motion passed with a voice vote of 5-0.

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 discussed various aspects of the projects.

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

1. Board approval of the staff recommendation that **Florence Unified's** request for Building Renewal Grant funding for the design and installation of a new air conditioning unit in the weight room Building 1001 at Poston Butte High School be **denied** because the costs associated with the reconfiguration of storage room space into classroom space should be assumed by the district since the district elected to reconfigure the space.
2. Board approval of the staff recommendation that **Show Low Unified's** request for Building Renewal Grant funding to install a sewer nitrogen reduction plant at Linden Elementary School be **denied** at this time and until the student count exceeds the capacity of the current septic design of 203 students. Project number 090210116-9999-001BRG requires no additional funding at this time.

Edward Boot seconded. The motion passed with a voice vote of 5-0.

VIII. Emergency Deficiencies Correction Requests

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 \$483,634. Staff continues working to close projects and make recognized savings and unspent monies available for new projects.

a. Consideration and possible vote to accept, reject or modify Emergency Deficiencies Correction Requests (construction awards)

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

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

Board approval of the staff recommendation that **Bullhead City Elementary** be awarded \$595 in Emergency Deficiencies Correction funding for the repair of the backflow preventer on Building 1004 at the District Office.

Edward Boot seconded. The motion passed with a voice vote of 5-0.

b. Consideration and possible vote to accept, reject or modify Emergency Deficiencies Correction Requests (design awards)

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

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

Board approval of the staff recommendation that **St Johns Unified** be awarded \$80,000 in Emergency Deficiencies Correction funding for the professional services to develop construction bid documents to correct the structural repairs, HVAC corrections and roof replacement on Building 1001 at the District Office.

Edward Boot seconded. The motion passed with a voice vote of 5-0.

c. Consideration and possible vote to accept, reject or modify Emergency Deficiencies Correction Requests (denial)

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

Vern Crow made a motion for the Board to convene in Executive Session. Tom Rushin seconded. The motion passed with a voice vote of 5-0.

The Board convened in Executive Session starting at 11:07 A.M.

The Executive Session adjourned at 11:18 A.M.

The Board meeting reconvened at 11:20 A.M.

The Board discussed various aspects of the request.

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

Board approval of the staff recommendation that **Toltec Elementary's** request for Emergency Deficiencies Correction funding to repair the ceiling in the music classroom at Arizona City Elementary School be **denied**. This school does not qualify for SFB funding because it is a charter school.

Edward Boot seconded. The motion passed with a voice vote of 5-0.

IX. 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 Report for Skull Valley Elementary.

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

Board approval of the Preventative Maintenance Inspection Report for **Skull Valley Elementary**.

Tom Rushin seconded. The motion passed with a voice vote of 5-0.

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 Deer Valley Unified for a Preventative Maintenance Inspection.

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

Board approval of the random selection of **Deer Valley Unified** for Preventative Maintenance Inspection.

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

IV. Director's Report

a. Paperless Board Packets

Bryan Peltzer made a motion for Board approval to table this agenda item for consideration at a future Board meeting. Vern Crow seconded. The motion passed with a voice vote of 5-0.

b. Policy Approval – III. SFB Capital Plans

Dean Gray provided a brief explanation of the proposed changes to the SFB Capital Plan Policy. The policy will be posted on the SFB website for public comment and will be brought back to the Board at the next meeting for action.

c. Legislative/Budget Update

Dean Gray deferred to Ron Passarelli who provided a brief overview of the bills currently being heard in committee.

VI. Reduction of Square Footage Requests

Consideration and possible vote to accept, reject or modify Requests for Reduction of Square Footage

Vern Crow made a motion for Board approval tabling **Yuma Elementary's** requests for consideration at a future Board meeting. Bryan Peltzer seconded. The motion passed with a voice vote of 5-0.

X. Future Agenda Items

Edward Boot asked if Mr. Gray would be requesting a supplemental appropriation for the Building Renewal Grant fund and if he would provide an update on the status of that request at the next Board meeting.

XI. Public Comment

There were no requests for public comment.

XII. Adjournment

There being no further business, Jennifer Stielow adjourned the meeting at approximately 11:37 A.M.

Approved by the School Facilities Board on March 4th, 2015

Jennifer Stielow
Chair