

<p>STATE OF ARIZONA SCHOOL FACILITIES BOARD</p>

NOTICE OF PUBLIC MEETING

Pursuant to Arizona Revised Statutes Annotated (A.R.S.) 38-431.02, notice is hereby given to the members of the School Facilities Board and to the general public that the Board will hold a meeting open to the public at the date, time and place set forth below. The Board will consider the items listed on the agenda and will take action when necessary and appropriate. The Board reserves the right to change the order of items on the agenda, with the exception of public hearings.

One or more members of the School Facilities Board may attend either in person or by telephone, video or internet conferencing.

April 18, 2017

10:00 AM MST

Arizona State Capitol Building, 1700 W. Washington St. 3rd Floor,
Phoenix, AZ 85007

Kerry Campbell, Public Information Officer
602-542-6504
School Facilities Board
1700 W. Washington St., Ste. 104
Executive Tower, 1st Floor
Phoenix, Arizona 85007

Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting Kerry Campbell at 602-542-6504. Requests should be made as early as possible to allow time to arrange the accommodation.

AGENDA
SCHOOL FACILITIES BOARD
April 18, 2017
10:00 AM

Arizona State Capitol Building, 1700 W. Washington St. 3rd Floor,
Phoenix, AZ 85007

Pursuant to A.R.S. 38-431.03(A)(3), the Board may vote to go into Executive Session, which is not open to the public for discussion or consultation for legal advice with the Board's attorney.

I. Call to Order

II. Roll Call

III. Minutes

IV. Consent Agenda

V. Director's Report

a. Update on Sunset Audit - confidential records

Pursuant to A.R.S. § 38-431.03 (A) (2), the Board may go into Executive Session for discussion or consideration of records exempt by law from public inspection, including the receipt and discussion of information or testimony that is specifically required to be maintained as confidential by state or federal law.

VI. Building Renewal Grant Requests

a. Consideration and possible vote to accept, reject or modify Building Renewal Grant Requests - Design Award

- Buckeye Elementary ID3938
- Buckeye Elementary ID3941
- Paradise Valley Unified ID3872
- Paradise Valley Unified ID4021
- Paradise Valley Unified ID4023
- Paradise Valley Unified ID4024
- Paradise Valley Unified ID4025

VII. Board Member Summary of Current Events

Members of the Board may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. 38-431.01(H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to the criticism or scheduling the matter for further consideration and decision at a later date.

VIII. Future Agenda Items

IX. Public Comment

X. Adjournment

<p style="text-align: center;">STATE OF ARIZONA SCHOOL FACILITIES BOARD</p>

Meeting Date: April 18, 2017

Agenda Item V.a.

Subject:

**Director's Report
Update on Sunset Audit**

The Auditor General's Office will provide the Board with an update on the Sunset Audit in Executive Session.

Pursuant to:

A.R.S. § 38-431.03 (A) (2)

38-431.03. Executive sessions

A. Upon a public majority vote of the members constituting a quorum, a public body may hold an executive session but only for the following purposes:

1. Discussion or consideration of employment, assignment, appointment, promotion, demotion, dismissal, salaries, disciplining or resignation of a public officer, appointee or employee of any public body, except that, with the exception of salary discussions, an officer, appointee or employee may demand that the discussion or consideration occur at a public meeting. The public body shall provide the officer, appointee or employee with written notice of the executive session as is appropriate but not less than twenty-four hours for the officer, appointee or employee to determine whether the discussion or consideration should occur at a public meeting.
2. Discussion or consideration of records exempt by law from public inspection, including the receipt and discussion of information or testimony that is specifically required to be maintained as confidential by state or federal law.
3. Discussion or consultation for legal advice with the attorney or attorneys of the public body.
4. Discussion or consultation with the attorneys of the public body in order to consider its position and instruct its attorneys regarding the public body's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation or in settlement discussions conducted in order to avoid or resolve litigation.
5. Discussions or consultations with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations with employee organizations regarding the salaries, salary schedules or compensation paid in the form of fringe benefits of employees of the public body.
6. Discussion, consultation or consideration for international and interstate negotiations or for negotiations by a city or town, or its designated representatives, with members of a tribal council, or its designated representatives, of an Indian reservation located within or adjacent to the city or town.
7. Discussions or consultations with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property.

B. Minutes of and discussions made at executive sessions shall be kept confidential except from:

1. Members of the public body which met in executive session.
 2. Officers, appointees or employees who were the subject of discussion or consideration pursuant to subsection A, paragraph 1 of this section.
 3. The auditor general on a request made in connection with an audit authorized as provided by law.
 4. A county attorney or the attorney general when investigating alleged violations of this article.
- C. The public body shall instruct persons who are present at the executive session regarding the confidentiality requirements of this article.
- D. Legal action involving a final vote or decision shall not be taken at an executive session, except that the public body may instruct its attorneys or representatives as provided in subsection A, paragraphs 4, 5 and 7 of this section. A public vote shall be taken before any legal action binds the public body.
- E. Except as provided in section 38-431.02, subsections I and J, a public body shall not discuss any matter in an executive session which is not described in the notice of the executive session.
- F. Disclosure of executive session information pursuant to this section or section 38-431.06 does not constitute a waiver of any privilege, including the attorney-client privilege. Any person receiving executive session information pursuant to this section or section 38-431.06 shall not disclose that information except to the attorney general or county attorney, by agreement with the public body or to a court in camera for purposes of enforcing this article. Any court that reviews executive session information shall take appropriate action to protect privileged information.

<p style="text-align: center;">STATE OF ARIZONA SCHOOL FACILITIES BOARD</p>

Meeting Date: April 18, 2017

Agenda Item a. •

Subject:

**BRG - Design Award
Buckeye Elementary ID3938**

Background – Buckeye Elementary (Bales Elementary – flooring renovation)

Liaison: David Kennon

Buckeye Elementary has submitted a Building Renewal Grant request to replace the torn carpeting in Building 1001 at Bales Elementary School.

Buckeye Elementary is located 41 miles west of Phoenix and has six schools. Bales Elementary is comprised of two buildings constructed between 2003 and 2007, totaling 86,906 square feet. Building 1001 was built in 2003, totaling 77,776 square feet (not excluded space).

This school has the original 14-year old carpet. The carpet at this school has many tears and worn areas that pose a tripping hazard. The district received a quote of \$3,750 from an architect to design a scope through bid that would include the option of polished concrete.

Criteria for Eligibility

Pursuant to A.R.S. §15-2032, Building Renewal Grant Funds are only available to correct primary building renewal projects.

The district meets this criteria including doing preventative maintenance.

Minimum Adequacy Guideline

R7-6-265 Building Systems

A. Building systems in a school facility must be in working order and capable of being properly maintained. A building system shall be considered to be in “working order and capable of being maintained,” if all of the following:

1. The system is capable of being operated as intended and maintained.
2. Newly manufactured or refurbished replacement parts are available.
3. The remaining life expectancy of the system, at the time of the initial statewide assessment, is at least three years.
4. The system is capable of supporting the gross square footage standard and minimum school facility guidelines established in this Article.
5. Components of the system present no imminent danger of personal injury.

B. Building systems include, as required by law, roof, plumbing, telephone, electrical, and heating and cooling systems as well as fire alarm, two-way internal communication, computer cabling, and existing security systems

Staff Recommendation – Buckeye Elementary (Bales Elementary – flooring renovation)

Staff recommends that Buckeye Elementary be awarded \$6,750 in Building Renewal Grant funding for the design through bid to renovate flooring in Building 1001 at Bales Elementary School. This includes \$3,000 for asbestos testing.

Board Action Requested:

Board approval of the staff recommendation that Buckeye Elementary be awarded \$6,750 in Building Renewal Grant funding for the design through bid to renovate flooring in Building 1001 at Bales Elementary School. This includes \$3,000 for asbestos testing.

ATTACHMENTS:

File Name	Description	Upload Date	Type
DistrictFundingRequest_NS.pdf	Application NS	3/29/2017	Cover Memo
Bales_Owner_Arch_Agreement_03-24-2017.doc	Design Proposal	3/29/2017	Cover Memo

Building Renewal Grant Application

Initial Submission Date: 2/13/2017 10:26:26 AM

Application ID: 3938

Resubmittal Date: 3/21/2017 2:12:24 PM

Please provide as much of the requested information as possible. SFB staff will assist in developing required information that is not currently available.

District Name: Buckeye Elementary District

Superintendent: Kristi Sandvik

Contact Person: Nate Bowler

Contact Phone Number: 6239253407

Contact Email: nbowler@besd33.org

School Site: Bales Elementary

Buildings: 1001 New School

Application Title: Flooring Renovation

Description of Problem

Please include a detailed description of the issues, as well as a description of and a copy of any professional studies, citations or reports from government entities, recommended solutions, and any cost information or estimates. If additional space is needed, please attach.

Carpeting is deteriorating and in multiple areas creating tripping hazards. Maintenance staff has repaired as much as possible. Would like to replace with polished concrete.

Project Category: General Renovations

Are any of the above-described issues in buildings or part of buildings that are leased to another entity, including a district sponsored charter school? N

Available Funding

Amount of Local funds planned for this project	\$100,000.00
------------------------------------------------	--------------

Please outline any associated insurance coverage.

Liaison: Kennon

dkennon@azsfb.gov

602-364-0538

Superintendent Printed Name

Superintendent Signature

Date

Proposal and Agreement for the Provision of Limited Professional Service

Design Professional Firm:

Hunt & Caraway Architects
Architecture, Educational Planning & Design
and Interior Architecture
1747 E. Morten Avenue, Suite 306
Phoenix, Arizona 85020
Voice 602-595-8200 FAX 602-595-8399
info@huntcaraway.com

Client:

Buckeye Elementary School District

25555 W. Durango
Buckeye, AZ 85326
Voice 623-925-3407
NBowler#besd33.org

Date: 03-23-2017

Project No.: **H&C**
2017-011

Project Name / Location:
Bales Elementary School
SFB #070433000-9999-002N
25400 West Maricopa Road
Buckeye, AZ 85236

Scope / Intent and Extent of Services:

Develop flooring material specifications, conduct pre-proposal facility tour and review consideration of contractor award utilizing pre-qualified bidders for the 74,000+/- SF existing Bales Elementary School. Hunt & Caraway Architects will coordinate with Owner performance and installation requirements of products and finish materials to create specifications for removal and disposal of existing flooring materials and new replacement materials. Hunt & Caraway Architects will provide bid specification documents to replace carpet and vinyl composition tile floor finishes, and replace rubber cove base and transition strips with new carpet tiles in the main entry, administrative office area, classrooms, computer classroom, library, and teacher work area. Vinyl composition tile in the nurse's office/exam/laundry areas, science classroom, classroom entrance areas at doorways, and at classroom sink areas will be replaced with polished concrete and new rubber cove base and transition strips.

Fee Arrangement:

Professional Architectural Consulting Services will be for a lump sum fee identified below and based on an hourly rate unless specified otherwise in amendment to the agreement on a project by project basis. Hourly billing rates services outside the stated scope of services for architectural services are \$175.00 / hour for Principal Architects, \$120.00 / hour for Project Manager, \$120.00 / hour for Construction Administration, \$95.00 / hour for CADD drafter and \$60.00 / hour for clerical. Consultants, if required, will be invoiced with a multiplier of 1.15 of invoiced amount. Consultants must receive Client approval prior to expenditure. Reimbursable cost for printing, copying, tests, reports, etc. will be invoiced with a multiplier of 1.15 of cost.

Project Fee: **\$3,750.00 Lump Sum**

Fee Exclusions:

Permit fees are not included within proposal and will be billed if applicable as a direct cost to the client. Abatement testing and mediation are not included within proposal. Special inspections, testing, and environmental testing is not included within proposal. Construction administration, site verifications, shop drawing review, and construction questions are not included within proposal, but can be provided upon request.

Special Conditions: **None**

Access to Site:

Unless otherwise stated, the Firm will have access to the site for activities necessary for the performance of the services. The Firm will take precautions to minimize damage due to these activities, but has not included in the fee the cost of restoration of any resulting damage.

Dispute Resolution:

Any claims or disputes made during design, construction or post construction between the Client and Firm shall be submitted to non-binding mediation. Client and Firm agree to include a similar mediation agreement with all contractors, subcontractors, subconsultants, suppliers and fabricators, thereby providing for mediation as the primary method for dispute resolution between all parties.

Billings / Payments:

Invoices for the Firm's services shall be submitted, at the Firm's option, either upon completion of such services or on a monthly basis. Invoices shall be payable within 30 days after the invoice date. If the invoice is not paid within 30 days, the Firm may, without waiving any claim or right against the Client, and without liability whatsoever to the Client, terminate the performance of the service. Retainers shall be credited on the final invoice.

Late Payments:

Accounts unpaid 60 days after the invoice date may be subject to a monthly service charge of 1.5% per month (or the legal rate) on the then unpaid balance. In the event any portion of all of an account remains unpaid 90 days after billing, the Client shall pay all costs of collection, including reasonable attorney's fees.

Indemnification:

The Client shall, to the fullest extent permitted by law, Indemnify and hold harmless the Firm, his or her officers, directors, employees, agents and subconsultants from and against all damage, liability and cost, including reasonable attorney's fees and defense costs, arising out of or in any way connected with the performance by any of the parties above named of the services under this agreement, excepting only those damages, liabilities or costs attributable to the sole negligence or willful misconduct of the Firm.

Certifications:

Guarantees and Warranties: The Firm shall not be required to execute any document that would result in its certifying, guaranteeing or warranting the existence of conditions whose existence the Firm cannot ascertain.

Limitation of Liability:

In recognition of the relative risks, rewards and benefits of the project to both the Client and the Firm, the risks have been allocated such that the Client agrees that, to the fullest extent permitted by law, the Firm's total liability to the Client for any and all injuries, claims, losses, expenses, damages or claim expenses arising out of this agreement from any cause or causes, shall not exceed the amount of fee. Such causes include, but are not limited to, the Firm's negligence, errors, omissions, strict liability, breach of contract or breach of warranty.

Termination of Services:

This agreement may be terminated by the Client or the Firm should the other fail to perform its obligations hereunder. In the event of termination, the Client shall pay the Firm for all services rendered to the date of termination, all reimbursable expenses, and reimbursable termination expenses.

If the Architect elects to suspend services, prior to suspension of services, the Architect shall give seven days' written notice to the Owner. In the event of a suspension of services, the Architect shall have no liability to the Owner for delay or damage caused the Owner because of such suspension of services. Before resuming services, the Architect shall be paid all sums due prior to suspension and any expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

Ownership of Documents:

All documents produced by the Firm under this agreement shall remain the property of the Firm and may not be used by the Client for any other endeavor without the written consent of the Firm.

The Firm shall perform the services outlined in this agreement for the stated fee arrangement.

Hunt & Caraway Architects
offered by:

signature date

Tamara Caraway, Executive Vice President
printed name / title

Hunt & Caraway Architects
name of design professional firm

Nate Bowler
Accepted by:

signature date

printed name / title

Buckeye Elementary School District
name of client

* * * * *

<p style="text-align: center;">STATE OF ARIZONA SCHOOL FACILITIES BOARD</p>

Meeting Date: April 18, 2017

Agenda Item a. •

Subject:

**BRG - Design Award
Buckeye Elementary ID3941**

Background – Buckeye Elementary (Sundance Elementary – flooring renovation)

Liaison: David Kennon

Buckeye Elementary has submitted a Building Renewal Grant request to replace the torn carpeting in Building 1001 at Sundance Elementary School.

Buckeye Elementary is located 41 miles west of Phoenix and has six schools. Sundance Elementary is comprised of two buildings constructed between 2006 and 2007, totaling 85,902 square feet. Building 1001 was built in 2006, totaling 77,776 square feet (not excluded space). This school has the original 11-year old carpet. The carpet at this school has many tears and worn areas that pose a tripping hazard. The district received a quote of \$3,750 from an architect to design a scope through bid that would include the option of polished concrete.

Criteria for Eligibility

Pursuant to A.R.S. §15-2032, Building Renewal Grant Funds are only available to correct primary building renewal projects.

The district meets this criteria including doing preventative maintenance.

Minimum Adequacy Guideline

R7-6-265 Building Systems

A. Building systems in a school facility must be in working order and capable of being properly maintained. A building system shall be considered to be in “working order and capable of being maintained,” if all of the following:

1. The system is capable of being operated as intended and maintained.
2. Newly manufactured or refurbished replacement parts are available.
3. The remaining life expectancy of the system, at the time of the initial statewide assessment, is at least three years.
4. The system is capable of supporting the gross square footage standard and minimum school facility guidelines established in this Article.
5. Components of the system present no imminent danger of personal injury.

B. Building systems include, as required by law, roof, plumbing, telephone, electrical, and heating and cooling systems as well as fire alarm, two-way internal communication, computer cabling, and existing security systems

Staff Recommendation – Buckeye Elementary (Sundance Elementary – flooring renovation)

Staff recommends that Buckeye Elementary be awarded \$6,750 in Building Renewal Grant funding for the design through bid to renovate flooring in Building 1001 at Sundance Elementary School. This includes \$3,000 for asbestos testing.

Board Action Requested:

Board approval of the staff recommendation

that Buckeye Elementary be awarded \$6,750 in Building Renewal Grant funding for the design through bid to renovate flooring in Building 1001 at Sundance Elementary School. This includes \$3,000 for asbestos testing.

ATTACHMENTS:

File Name	Description	Upload Date	Type
DistrictFundingRequest.pdf	Application NS	3/29/2017	Cover Memo
Sundance_Owner_Arch_Agreement_03-24-2017.doc	Design Proposal	3/29/2017	Cover Memo

Building Renewal Grant Application

Initial Submission Date: 2/13/2017 10:28:24 AM

Application ID: 3941

Resubmittal Date: 3/21/2017 2:12:47 PM

Please provide as much of the requested information as possible. SFB staff will assist in developing required information that is not currently available.

District Name: Buckeye Elementary District

Superintendent: Kristi Sandvik

Contact Person: Nate Bowler

Contact Phone Number: 6239253407

Contact Email: nbowler@besd33.org

School Site: Sundance Elementary

Buildings: 1001 Sundance

Application Title: Flooring Renovation

Description of Problem

Please include a detailed description of the issues, as well as a description of and a copy of any professional studies, citations or reports from government entities, recommended solutions, and any cost information or estimates. If additional space is needed, please attach.

Carpeting is deteriorating and in multiple areas creating tripping hazards. Maintenance staff has repaired as much as possible. Would like to replace with polished concrete.

Project Category: General Renovations

Are any of the above-described issues in buildings or part of buildings that are leased to another entity, including a district sponsored charter school? N

Available Funding

Amount of Local funds planned for this project	\$100,000.00
------------------------------------------------	--------------

Please outline any associated insurance coverage.

Liaison: Kennon

dkennon@azsfb.gov

602-364-0538

Superintendent Printed Name

Superintendent Signature

Date

Proposal and Agreement for the Provision of Limited Professional Service

Design Professional Firm:

Hunt & Caraway Architects
Architecture, Educational Planning & Design
and Interior Architecture
1747 E. Morten Avenue, Suite 306
Phoenix, Arizona 85020
Voice 602-595-8200 FAX 602-595-8399
info@huntcaraway.com

Client:

Buckeye Elementary School District

25555 W. Durango
Buckeye, AZ 85326
Voice 623-925-3407
NBowler#besd33.org

Date: 03-23-2017

Project No.: H&C
2017-012

Project Name / Location:
Sundance Elementary School
SFB #070433000-9999-004N
23800 West Hadley Street
Buckeye, AZ 85236

Scope / Intent and Extent of Services:

Develop flooring material specifications, conduct pre-proposal facility tour and review consideration of contractor award utilizing pre-qualified bidders for the 75,000+/- SF existing Sundance Elementary School. Hunt & Caraway Architects will coordinate with Owner performance and installation requirements of products and finish materials to create specifications for removal and disposal of existing flooring materials and new replacement materials. Hunt & Caraway Architects will provide bid specification documents to replace carpet and vinyl composition tile floor finishes, and replace rubber cove base and transition strips with new carpet tiles in the main entry, administrative office area, classrooms, computer classroom, library, and teacher work area. Vinyl composition tile in the nurse's office/exam/laundry areas, science classroom, classroom entrance areas at doorways, and at classroom sink areas will be replaced with polished concrete and new rubber cove base and transition strips.

Fee Arrangement:

Professional Architectural Consulting Services will be for a lump sum fee identified below and based on an hourly rate unless specified otherwise in amendment to the agreement on a project by project basis. Hourly billing rates services outside the stated scope of services for architectural services are \$175.00 / hour for Principal Architects, \$120.00 / hour for Project Manager, \$120.00 / hour for Construction Administration, \$95.00 / hour for CADD drafter and \$60.00 / hour for clerical. Consultants, if required, will be invoiced with a multiplier of 1.15 of invoiced amount. Consultants must receive Client approval prior to expenditure. Reimbursable cost for printing, copying, tests, reports, etc. will be invoiced with a multiplier of 1.15 of cost.

Project Fee: \$3,750.00 Lump Sum

Fee Exclusions:

Permit fees are not included within proposal and will be billed if applicable as a direct cost to the client. Abatement testing and mediation are not included within proposal. Special inspections, testing, and environmental testing is not included within proposal. Construction administration, site verifications, shop drawing review, and construction questions are not included within proposal, but can be provided upon request.

Special Conditions: None

Access to Site:

Unless otherwise stated, the Firm will have access to the site for activities necessary for the performance of the services. The Firm will take precautions to minimize damage due to these activities, but has not included in the fee the cost of restoration of any resulting damage.

Dispute Resolution:

Any claims or disputes made during design, construction or post construction between the Client and Firm shall be submitted to non-binding mediation. Client and Firm agree to include a similar mediation agreement with all contractors, subcontractors, subconsultants, suppliers and fabricators, thereby providing for mediation as the primary method for dispute resolution between all parties.

Billings / Payments:

Invoices for the Firm's services shall be submitted, at the Firm's option, either upon completion of such services or on a monthly basis. Invoices shall be payable within 30 days after the invoice date. If the invoice is not paid within 30 days, the Firm may, without waiving any claim or right against the Client, and without liability whatsoever to the Client, terminate the performance of the service. Retainers shall be credited on the final invoice.

Late Payments:

Accounts unpaid 60 days after the invoice date may be subject to a monthly service charge of 1.5% per month (or the legal rate) on the then unpaid balance. In the event any portion of all of an account remains unpaid 90 days after billing, the Client shall pay all costs of collection, including reasonable attorney's fees.

Indemnification:

The Client shall, to the fullest extent permitted by law, Indemnify and hold harmless the Firm, his or her officers, directors, employees, agents and subconsultants from and against all damage, liability and cost, including reasonable attorney's fees and defense costs, arising out of or in any way connected with the performance by any of the parties above named of the services under this agreement, excepting only those damages, liabilities or costs attributable to the sole negligence or willful misconduct of the Firm.

Certifications:

Guarantees and Warranties: The Firm shall not be required to execute any document that would result in its certifying, guaranteeing or warranting the existence of conditions whose existence the Firm cannot ascertain.

Limitation of Liability:

In recognition of the relative risks, rewards and benefits of the project to both the Client and the Firm, the risks have been allocated such that the Client agrees that, to the fullest extent permitted by law, the Firm's total liability to the Client for any and all injuries, claims, losses, expenses, damages or claim expenses arising out of this agreement from any cause or causes, shall not exceed the amount of fee. Such causes include, but are not limited to, the Firm's negligence, errors, omissions, strict liability, breach of contract or breach of warranty.

Termination of Services:

This agreement may be terminated by the Client or the Firm should the other fail to perform its obligations hereunder. In the event of termination, the Client shall pay the Firm for all services rendered to the date of termination, all reimbursable expenses, and reimbursable termination expenses.

If the Architect elects to suspend services, prior to suspension of services, the Architect shall give seven days' written notice to the Owner. In the event of a suspension of services, the Architect shall have no liability to the Owner for delay or damage caused the Owner because of such suspension of services. Before resuming services, the Architect shall be paid all sums due prior to suspension and any expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

Ownership of Documents:

All documents produced by the Firm under this agreement shall remain the property of the Firm and may not be used by the Client for any other endeavor without the written consent of the Firm.

The Firm shall perform the services outlined in this agreement for the stated fee arrangement.

Hunt & Caraway Architects
offered by:

signature date

Tamara Caraway, Executive Vice President
printed name / title

Hunt & Caraway Architects
name of design professional firm

Nate Bowler
Accepted by:

signature date

printed name / title

Buckeye Elementary School District
name of client

* * * * *

<p style="text-align: center;">STATE OF ARIZONA SCHOOL FACILITIES BOARD</p>

Meeting Date: April 18, 2017

Agenda Item a. •

Subject:

**BRG - Design Award
Paradise Valley Unified ID3872**

Background – Paradise Valley Unified (Horizon HS – replace fluid coolers)

Liaison: Gerry Breuer

Paradise Valley Unified submitted a Building Renewal Grant application for the engineering design, bid and construction administration to replace the fluid coolers at Horizon High School (see attached pictures).

Paradise Valley Unified is located in Phoenix and consists of 49 schools. Horizon High School was constructed between 1981 and 2008, totaling 278,194 square feet of which 19,520 square feet is excluded space. However, the fluid coolers do not serve the excluded space.

The district's engineer submitted a quote of \$29,100 design and construction administration.

Criteria for Eligibility

Pursuant to A.R.S. §15-2032, Building Renewal Grant Funds are only available to correct primary building renewal projects.

The district meets this criteria including doing preventative maintenance.

Minimum Adequacy Guideline

R7-6-213. Classroom Temperature

A. Each general, science, and art classroom shall have a HVAC system capable of maintaining a temperature between 68° and 82° F under normal conditions with an occupied classroom.

B. Except in areas where the elevation is above 5,000 feet, defective or non-operable air conditioners and evaporative coolers shall be replaced with air conditioning. Non-air conditioned schools with elevations less than 5,000 feet shall be air-conditioned.

C. The temperature shall be measured at a work surface in the approximate center of the classroom, under normal conditions.

Staff Recommendation – Paradise Valley Unified (Horizon HS – replace fluid coolers)

Staff recommends that Paradise Valley Unified be awarded \$29,100 in Building Renewal Grant funding for the engineering design, bid and construction administration to replace the fluid coolers at Horizon High School.

Board Action Required:

Board approval of the staff recommendation that Paradise Valley Unified be awarded \$29,100 in Building Renewal Grant funding for the engineering design, bid and construction administration to replace the fluid coolers at Horizon High School.

ATTACHMENTS:

File Name	Description	Upload Date	Type
img-314120756-0001.pdf	BRG/proposal/photos	3/14/2017	Cover Memo

Building Renewal Grant Application

Initial Submission Date: 3/2/2017 11:00:20 AM

Application ID: 3872

Resubmittal Date:

Please provide as much of the requested information as possible. SFB staff will assist in developing required information that is not currently available.

District Name: Paradise Valley Unified District

Superintendent: Dr. Jim Lee

Contact Person: Richard Bishop

Contact Phone Number: 602-717-1686

Contact Email: ribishop@pvlearners.net

School Site: Horizon High School

Buildings: 1001 Main Building

Application Title: Central Plant Tower Replacement

Description of Problem

Please include a detailed description of the issues, as well as a description of and a copy of any professional studies, citations or reports from government entities, recommended solutions, and any cost information or estimates. If additional space is needed, please attach.

Complete 2 Unit replacement of cooling towers, components and attachments. Damaged, leaking rusted units, pipes and attachments. aged and rusted, structural damage - base piers deteriorating, unit has become inefficient to run.

Project Category: HVAC

Are any of the above-described issues in buildings or part of buildings that are leased to another entity, including a district sponsored charter school? N

Available Funding

Amount of Local funds planned for this project \$0.00

Please outline any associated insurance coverage.

N/A

Liaison: Breuer

gbreuer@azsfb.gov

602-542-6139

James Lee
Superintendent Printed Name

James Lee

3/9/17

3/2/2017 11:00:19 AM

1

Application ID: 3872



DATE OF AGREEMENT February 24, 2017

CLIENT Paradise Valley Unified School District
20621 North 32nd Street
Phoenix, Arizona 85050

CONSULTANT Johnston Engineering Company
9777 North 91st Street, Suite 100
Scottsdale, Arizona 85268

PROJECT Mechanical, **Structural** and Electrical Design P-7013
Cooling Tower Replacement
Horizon High School
for Paradise Valley Unified School District

CLIENT AND CONSULTANT AGREE TO THE FOLLOWING:

- A. The terms and conditions the State Contract ADSP016-00005912, per the Paradise Valley Unified School District.
- B. The basic scope of services of the Consultant include pre design, construction documents and construction administration for mechanical, **structural** and electrical engineering to implement a cooling tower replacement for Horizon High School. The scope includes a mechanical, structural and electrical design for: (1) project management; (2) replacements to the existing mechanical system including **new cooling towers in the tower yard**; (3) the interface of an existing building automation system to the **new cooling towers variable frequency drives and controls**. All design work will be done in concert with the school district standards, incorporating the District Standards and respecting their construction budget. **Base proposal will be schematic design/ predesign, construction documents and construction administration.**

Pre Design Services

1. Project management.
2. Field verify the existing conditions to allow the installation of new mechanical systems.
3. Conceptual design.
4. Develop cooling tower system, plus control system designs.
5. Pre design report.

Construction Documents

1. Mechanical, structural and electrical schedules, details and plans.
2. CADD drafting.

Construction Administration

1. Site visits.
2. Submittal review.
3. Office engineering.
4. RFI responses.
5. Substantial and final completion.

- C. Compensation for the services provided by Johnston Engineering shall be on a not to exceed fee basis including direct costs for this project shall be as shown in the **Table 1** below.

TABLE 1.

ENGINEERING FEES - HORIZON HIGH SCHOOL		
Phase	Activity	Cost
Phase 1	Pre Design Report	\$5,000.00
	Cooling Tower Design	\$18,000.00
Phase 2	Construction Administration	\$6,100.00
TOTAL		\$29,100.00

See **Appendix A** for a detailed break down of fees.

Additional services can be performed at the following hourly rates:

Principal Engineer	=	\$150/HR
Project Manager	=	\$105/HR
Senior Mechanical Designer	=	\$ 80/HR
Clerical Support	=	\$ 50/HR

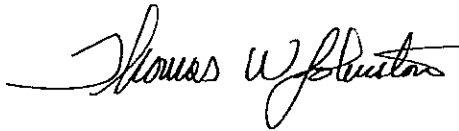
- D. No claims for additional service compensation will be allowed by Client unless Consultant provides Client with a written proposal for such services and said proposal is signed by an authorized representative of Client prior to any such work being commenced.
- E. Johnston Engineering Company will invoice the Client after completion of each phase of the project, or monthly which ever comes first.

- F. Invoices shall be submitted at the completion of each phase of the project or monthly for services rendered, whichever comes first.
- G. The Consultant agrees to maintain professional liability insurance with minimum limits of \$1,000,000 each claim and annual aggregate; maximum \$5,000 deductible each claim.
- H. The Consultant agrees to complete all design work in 45 days from date agreement is signed. Any revisions to the schedule would also be mutually agreed upon.
- I. This proposal is based on the following assumptions:
1. Mechanical engineering only is included in the base pre design scope of work.
 2. Mechanical, structural and electrical engineering and design construction documents are included for the replacement scope of work. No structural or electrical engineering is included for the refurbishment scope of work.
 3. Owner meetings will occur during the design phase to review the design.
 4. No architecture, plumbing or fire sprinkler work is included at this time.
 6. New cooling towers will be integrated with the existing building automation system.
 7. The design will minimize or eliminate disruptions to the existing occupants.
 8. Renovate the existing cooling tower system, replacing two 250 ton cooling towers.
 9. APS rebates will be by others.
 11. Prepare construction documents to meet City of Phoenix amended Codes.
 12. The new cooling towers will have a **new structural** support system.
 13. The electrical service will be designed for two cooling towers to serve the existing campus.
 14. Construction administration for submittals, office engineering and site visits is included in the phase 2 scope of work.

This Agreement entered into as of the day and year first written above. Johnston Engineering shall begin work after one originally signed copy of this agreement is received.

JOHNSTON ENGINEERING COMPANY

PARADISE VALLEY SCHOOL DISTRICT



Thomas W. Johnston
President

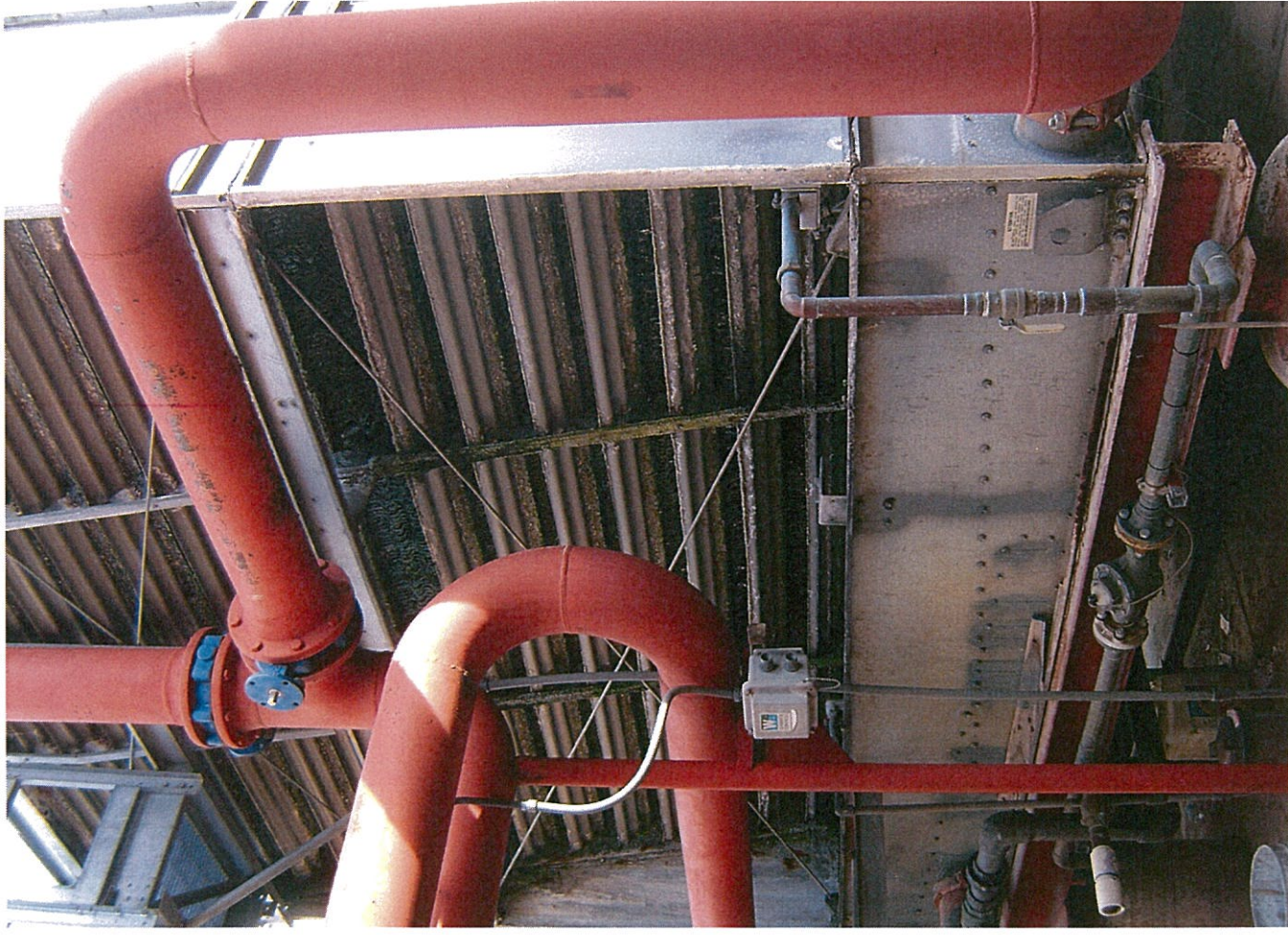
Signature _____

Printed Name _____

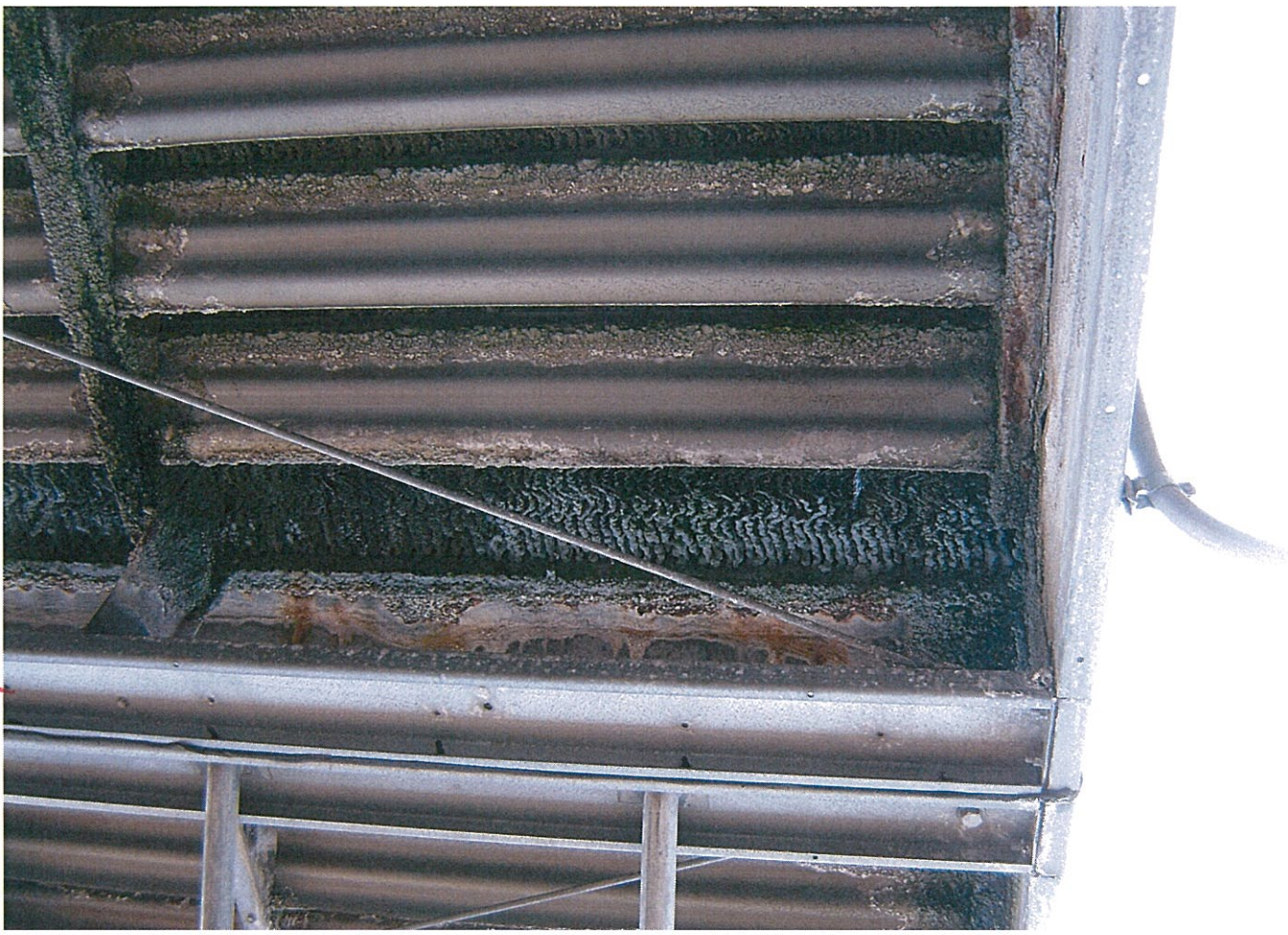
Title _____

Date _____

Horizon HS
Fluor's Corrosion
12/20/16



YES
Paradise Valley
Horizon HS



<p style="text-align: center;">STATE OF ARIZONA SCHOOL FACILITIES BOARD</p>

Meeting Date: April 18, 2017

Agenda Item a. •

Subject:

**BRG - Design Award
Paradise Valley Unified ID4021**

Background – Paradise Valley Unified (Desert Trails ES – replace fluid cooler)

Liaison: Gerry Breuer

Paradise Valley Unified submitted a Building Renewal Grant request for the engineering design, bid and construction administration to replace the fluid cooler at Desert Trails Elementary School (see attached pictures).

Paradise Valley Unified is located in Phoenix and consists of 49 schools. Desert Trails Elementary School has four buildings constructed between 1996 and 1997, totaling 80,698 square feet.

The district's engineer submitted a quote in the amount of \$17,130.

Criteria for Eligibility

Pursuant to A.R.S. §15-2032, Building Renewal Grant Funds are only available to correct primary building renewal projects.

The district meets this criteria including doing preventative maintenance.

Minimum Adequacy Guideline

R7-6-213. Classroom Temperature

A. Each general, science, and art classroom shall have a HVAC system capable of maintaining a temperature between 68° and 82° F under normal conditions with an occupied classroom.

B. Except in areas where the elevation is above 5,000 feet, defective or non-operable air conditioners and evaporative coolers shall be replaced with air conditioning. Non-air conditioned schools with elevations less than 5,000 feet shall be air-conditioned.

C. The temperature shall be measured at a work surface in the approximate center of the classroom, under normal conditions.

Staff Recommendation – Paradise Valley Unified (Desert Trails ES – replace fluid cooler)

Staff recommends that Paradise Valley Unified be awarded \$17,130 in Building Renewal Grant funding for the engineering design, bid and construction administration to replace the fluid cooler at Desert Trails Elementary School.

Board Action Required:

Board approval of the staff recommendation that Paradise Valley Unified be awarded \$17,130 in Building Renewal Grant funding for the engineering design, bid and construction administration to replace the fluid cooler at Desert Trails Elementary School.

ATTACHMENTS:

File Name	Description	Upload Date	Type
img-314124342-0001.pdf	BRG/proposal/photos	3/14/2017	Cover Memo

Building Renewal Grant Application

Initial Submission Date: 3/3/2017 9:53:20 AM

Application ID: 4021

Resubmittal Date:

Please provide as much of the requested information as possible. SFB staff will assist in developing required information that is not currently available.

District Name: Paradise Valley Unified District

Superintendent: Dr. Jim Lee

Contact Person: Richard Bishop

Contact Phone Number: 602-717-1686

Contact Email: ribishop@pvlearners.net

School Site: Desert Trails Elementary School

Buildings: 1001 Main Building

Application Title: Fluid Cooler Replacement

Description of Problem

Please include a detailed description of the issues, as well as a description of and a copy of any professional studies, citations or reports from government entities, recommended solutions, and any cost information or estimates. If additional space is needed, please attach.

Fluid cooler replacement, to include components and attachments. Damaged, leaking rusted units, pipes and attachments. aged and rusted, structural damage - base deteriorating.

Project Category: HVAC

Are any of the above-described issues in buildings or part of buildings that are leased to another entity, including a district sponsored charter school? N

Available Funding

Amount of Local funds planned for this project \$0.00

Please outline any associated insurance coverage.

N/A

Liaison: Breuer

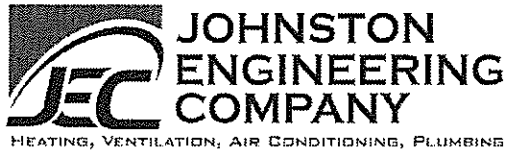
gbreuer@azsfb.gov

602-542-6139

James Lee
Superintendent Printed Name

[Signature]
Superintendent Signature

3/9/17
Date



DATE OF
AGREEMENT

February 24, 2017

CLIENT

Paradise Valley Unified School District
20621 North 32nd Street
Phoenix, Arizona 85050

CONSULTANT

Johnston Engineering Company
9777 North 91st Street, Suite 100
Scottsdale, Arizona 85258

PROJECT

Design and Construction Administration
Fluid Cooler Replacement
Desert Trails Elementary School
Phoenix, Arizona 85032

P-7015

CLIENT AND CONSULTANT AGREE TO THE FOLLOWING:

- A. The terms and conditions the State Contract ADSP016-00005912, per the Paradise Valley Unified School District.
- B. The scope of services of the Consultant are for preparation of construction documents, mechanical design and construction administration for a fluid cooler replacement at Desert Trails Elementary School. The fluid cooler will be replaced at the tower yard.

Pre Design Engineering Services

- 1. Contact cooling tower equipment representatives regarding equipment selections.
- 2. Field investigate the existing cooling tower conditions for equipment to be replaced.
- 3. Construction estimate.
- 4. Prepare engineers report.

Design Development Services

- 1. Contact fluid cooler equipment representatives regarding equipment selections.
- 2. Field verify existing fluid cooler conditions for equipment to be replaced.
- 3. Evaluate fluid cooler heat demand. Consider input from school district.
- 4. Meet with code officials to review the concept.

Construction Documents

1. Fluid cooler yard plans, details, schedules, and specifications including controls.
2. Attend meetings with Owner during design.
3. CADD drafting.
4. Equipment selections for optimal fluid cooler system performance.

Construction Administration

1. Pre bid conference / preparation.
2. Answer contractor questions.
3. Shop drawing review.
4. Issue instruction bulletins.
5. Office engineering.
6. Two site visits.
7. Project close out.

- C. Compensation for the services provided by Johnston Engineering shall be on a not to exceed fee basis as follows.

TABLE 1.

SUMMARY OF PROFESSIONAL FEES		
Phase	Description	Professional Fees
Phase 1	Pre Design Report	\$1,800.00
	Fluid Cooler Replacement Design	\$11,650.00
Phase 2	Fluid Cooler Replacement Construction Administration	\$3,680.00
TOTAL	DESIGN AND CONSTRUCTION ADMINISTRATION	\$17,130.00

See **Appendix A** for a detailed breakdown of fees.

Additional services (additional site visits) can be performed at the following hourly rates:

Principal Engineer	=	\$150/HR
Project Manager	=	\$105/HR
Mech Designer	=	\$80/HR

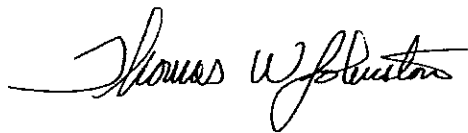
1. Existing record mechanical and plumbing drawings for renovated work areas.
2. Name of project related contact persons related to this scope of work.

- D. No claims for additional service compensation will be allowed by Owner unless Consultant provides Owner with a written proposal for such services and said proposal is signed by an authorized representative of Owner prior to any such work being commenced.
- E. Direct costs mileage, deliveries, etc., shall be part of the basic contract and shall be billed in addition to labor costs at cost. Documentation will be submitted with invoices.
- F. Consultant shall invoice Owner at the completion of each phase of project, or monthly which ever comes first.
- G. The Consultant agrees to maintain professional liability insurance with minimum limits of \$1,000,000 each claim and annual aggregate; maximum \$5,000 deductible each claim.
- H. The Consultant agrees to complete all work in accordance with a schedule mutually agreed upon between Consultant and Owner at the time this agreement is signed.
- I. This proposal is based on the following assumptions:
 - 1. No architecture, structural engineering.
 - 2. Estimates of fluid cooler heating loads will be developed by engineer and coordinated with the Paradise Valley Unified School District.
 - 3. Recirculating pumps will be replaced where they exist.
 - 4. Field verify fluid cooler foot print, code compliance.
 - 5. A meeting during the design phase with Owner to define fluid cooler demand.
 - 6. CSI 6 digit format specifications. No unique specification format.
 - 7. High efficiency fluid cooler will be specified to save operating costs.
 - 8. The City of Phoenix code is to be complied with.
 - 9. The capacity of the fluid cooler serving the entire school will be defined.
 - 10. Specify make up water pressure regulator, water line routes.

This Agreement entered into as of the day and year first written above. Johnston Engineering shall begin work after one originally signed copy of this agreement is received.

JOHNSTON ENGINEERING COMPANY

PARADISE VALLEY SCHOOL DISTRICT



Thomas W. Johnston, P.E.
President

Signature _____

Printed Name _____

Title _____

Date _____

PRETUSSE VALLEY

Replace

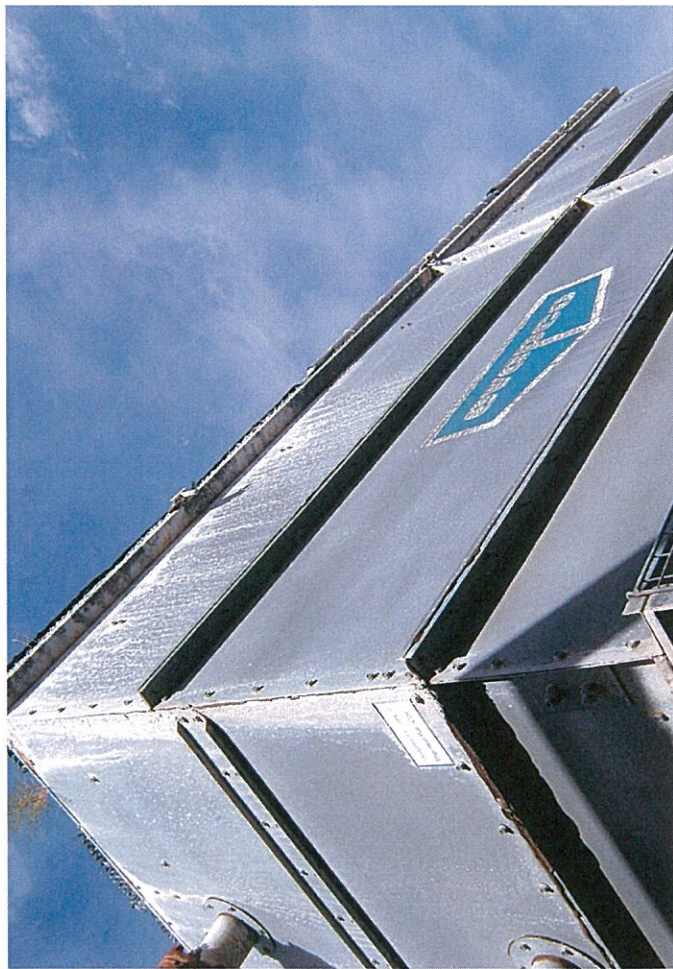
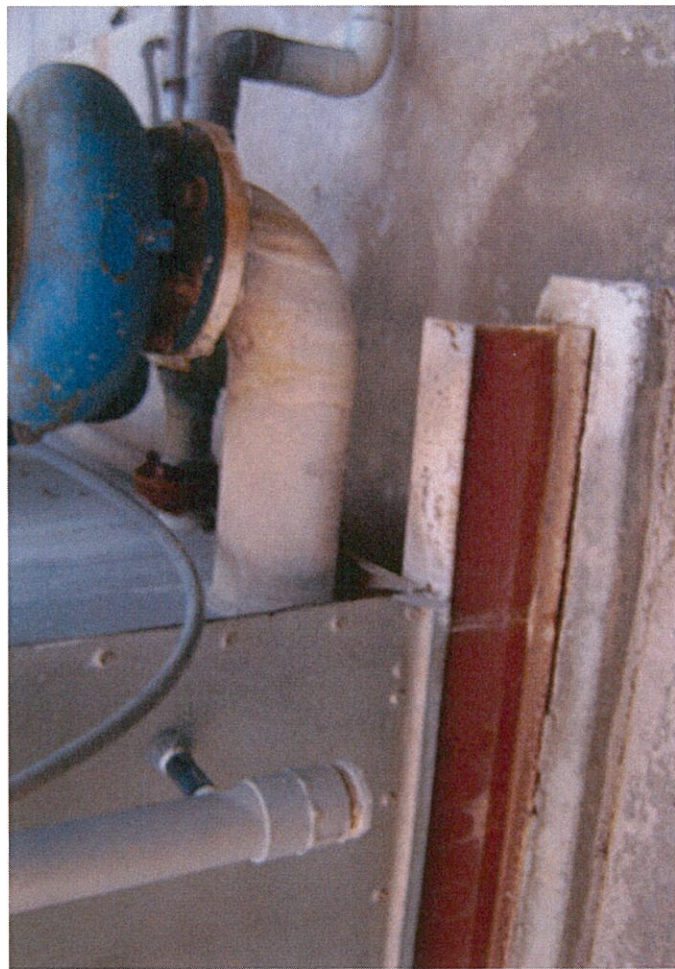
DESERT TRAILS ES
FIND COSTAL ES



DESERT TRAILS ES



PARADISE VALLEY 12/20/16



<p style="text-align: center;">STATE OF ARIZONA SCHOOL FACILITIES BOARD</p>

Meeting Date: April 18, 2017

Agenda Item a. •

Subject:

**BRG - Design Award
Paradise Valley Unified ID4023**

Background – Paradise Valley Unified (Liberty ES – replace fluid cooler)

Liaison: Gerry Breuer

Paradise Valley Unified submitted a Building Renewal Grant request for the engineering design, bid and construction administration to replace the fluid cooler at Liberty Elementary School (see attached pictures).

Paradise Valley Unified is located in Phoenix and consists of 49 schools. Liberty Elementary School was completed in 2002, totaling 79,434 square feet, of which 2,035 is excluded space. However, 1,190 square feet of excluded space is served by the fluid cooler and included in the cost of the project.

The district's engineer submitted a quote in the amount of \$17,130.

Criteria for Eligibility

Pursuant to A.R.S. §15-2032, Building Renewal Grant Funds are only available to correct primary building renewal projects.

The district meets this criteria including doing preventative maintenance.

Minimum Adequacy Guideline

R7-6-213. Classroom Temperature

A. Each general, science, and art classroom shall have a HVAC system capable of maintaining a temperature between 68° and 82° F under normal conditions with an occupied classroom.

B. Except in areas where the elevation is above 5,000 feet, defective or non-operable air conditioners and evaporative coolers shall be replaced with air conditioning. Non-air conditioned schools with elevations less than 5,000 feet shall be air-conditioned.

C. The temperature shall be measured at a work surface in the approximate center of the classroom, under normal conditions.

Staff Recommendation – Paradise Valley Unified (Liberty ES – replace fluid cooler)

Staff recommends that Paradise Valley Unified be awarded \$17,130 in Building Renewal Grant funding for the engineering design, bid and construction administration to replace the fluid cooler at Liberty Elementary School.

Board Action Required:

Board approval of the staff recommendation that Paradise Valley Unified be awarded \$17,130 in Building Renewal Grant funding for the engineering design, bid and construction administration to replace the fluid cooler at Liberty Elementary School.

ATTACHMENTS:

File Name	Description	Upload Date	Type
img-314100327-0001.pdf	BRG/service fee/photos	3/14/2017	Cover Memo

Building Renewal Grant Application

Initial Submission Date: 3/3/2017 1:56:27 PM

Application ID: 4023

Resubmittal Date:

Please provide as much of the requested information as possible. SFB staff will assist in developing required information that is not currently available.

District Name: Paradise Valley Unified District

Superintendent: Dr. Jim Lee

Contact Person: Richard Bishop

Contact Phone Number: 602-717-1686

Contact Email: ribishop@pvlearners.net

School Site: Liberty Elementary School

Buildings: 1010 1001 Replacement

Application Title: Fluid Cooler Replacement

Description of Problem

Please include a detailed description of the issues, as well as a description of and a copy of any professional studies, citations or reports from government entities, recommended solutions, and any cost information or estimates. If additional space is needed, please attach.

Complete Unit replacement, cooling tower, components and attachments. Damaged, leaks throughout unit, aged, rusted and calcified.

Project Category: HVAC

Are any of the above-described issues in buildings or part of buildings that are leased to another entity, including a district sponsored charter school? N

Available Funding

Amount of Local funds planned for this project \$0.00

Please outline any associated insurance coverage.

N/A

Liaison: Breuer

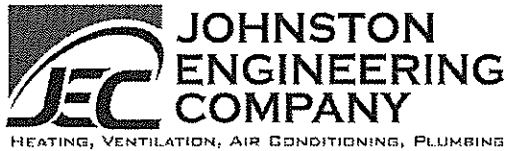
gbreuer@azsfb.gov

602-542-6139

James Lee
Superintendent Printed Name

James Lee
Superintendent Signature

3/9/17
Date



DATE OF
AGREEMENT

February 24, 2017

CLIENT

Paradise Valley Unified School District
20621 North 32nd Street
Phoenix, Arizona 85050

CONSULTANT

Johnston Engineering Company
9777 North 91st Street, Suite 100
Scottsdale, Arizona 85258

PROJECT

Design and Construction Administration
Fluid Cooler Replacement
Liberty Elementary School
Phoenix, Arizona 85032

P-7010

CLIENT AND CONSULTANT AGREE TO THE FOLLOWING:

- A. The terms and conditions the State Contract ADSP016-00005912, per the Paradise Valley Unified School District.
- B. The scope of services of the Consultant are for preparation of construction documents, mechanical design and construction administration for a fluid cooler replacement at Liberty Elementary School. The fluid cooler will be replaced at the tower yard.

Pre Design Engineering Services

- 1. Contact cooling tower equipment representatives regarding equipment selections.
- 2. Field investigate the existing cooling tower conditions for equipment to be replaced.
- 3. Construction estimate.
- 4. Prepare engineers report.

Design Development Services

- 1. Contact fluid cooler equipment representatives regarding equipment selections.
- 2. Field verify existing fluid cooler conditions for equipment to be replaced.
- 3. Evaluate fluid cooler heat demand. Consider input from school district.
- 4. Meet with code officials to review the concept.

Construction Documents

1. Fluid cooler yard plans, details, schedules, and specifications including controls.
2. Attend meetings with Owner during design.
3. CADD drafting.
4. Equipment selections for optimal fluid cooler system performance.

Construction Administration

1. Pre bid conference / preparation.
2. Answer contractor questions.
3. Shop drawing review.
4. Issue instruction bulletins.
5. Office engineering.
6. Two site visits.
7. Project close out.

- C. Compensation for the services provided by Johnston Engineering shall be on a not to exceed fee basis as follows.

TABLE 1.

SUMMARY OF PROFESSIONAL FEES		
Phase	Description	Professional Fees
Phase 1	Pre Design Report	\$1,800.00
	Fluid Cooler Replacement Design	\$11,650.00
Phase 2	Fluid Cooler Replacement Construction Administration	\$3,680.00
TOTAL	DESIGN AND CONSTRUCTION ADMINISTRATION	\$17,130.00

See **Appendix A** for a detailed breakdown of fees.

Additional services (additional site visits) can be performed at the following hourly rates:

Principal Engineer	=	\$150/HR
Project Manager	=	\$105/HR
Mech Designer	=	\$80/HR

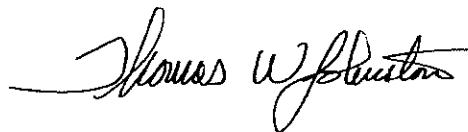
1. Existing record mechanical and plumbing drawings for renovated work areas.
2. Name of project related contact persons related to this scope of work.

- D. No claims for additional service compensation will be allowed by Owner unless Consultant provides Owner with a written proposal for such services and said proposal is signed by an authorized representative of Owner prior to any such work being commenced.
- E. Direct costs mileage, deliveries, etc., shall be part of the basic contract and shall be billed in addition to labor costs at cost. Documentation will be submitted with invoices.
- F. Consultant shall invoice Owner at the completion of each phase of project, or monthly which ever comes first.
- G. The Consultant agrees to maintain professional liability insurance with minimum limits of \$1,000,000 each claim and annual aggregate; maximum \$5,000 deductible each claim.
- H. The Consultant agrees to complete all work in accordance with a schedule mutually agreed upon between Consultant and Owner at the time this agreement is signed.
- I. This proposal is based on the following assumptions:
 - 1. No architecture, structural engineering.
 - 2. Estimates of fluid cooler heating loads will be developed by engineer and coordinated with the Paradise Valley Unified School District.
 - 3. Recirculating pumps will be replaced where they exist.
 - 4. Field verify fluid cooler foot print, code compliance.
 - 5. A meeting during the design phase with Owner to define fluid cooler demand.
 - 6. CSI 6 digit format specifications. No unique specification format.
 - 7. High efficiency fluid cooler will be specified to save operating costs.
 - 8. The City of Phoenix code is to be complied with.
 - 9. The capacity of the fluid cooler serving the entire school will be defined.
 - 10. Specify make up water pressure regulator, water line routes.

This Agreement entered into as of the day and year first written above. Johnston Engineering shall begin work after one originally signed copy of this agreement is received.

JOHNSTON ENGINEERING COMPANY

PARADISE VALLEY SCHOOL DISTRICT



Thomas W. Johnston, P.E.
President

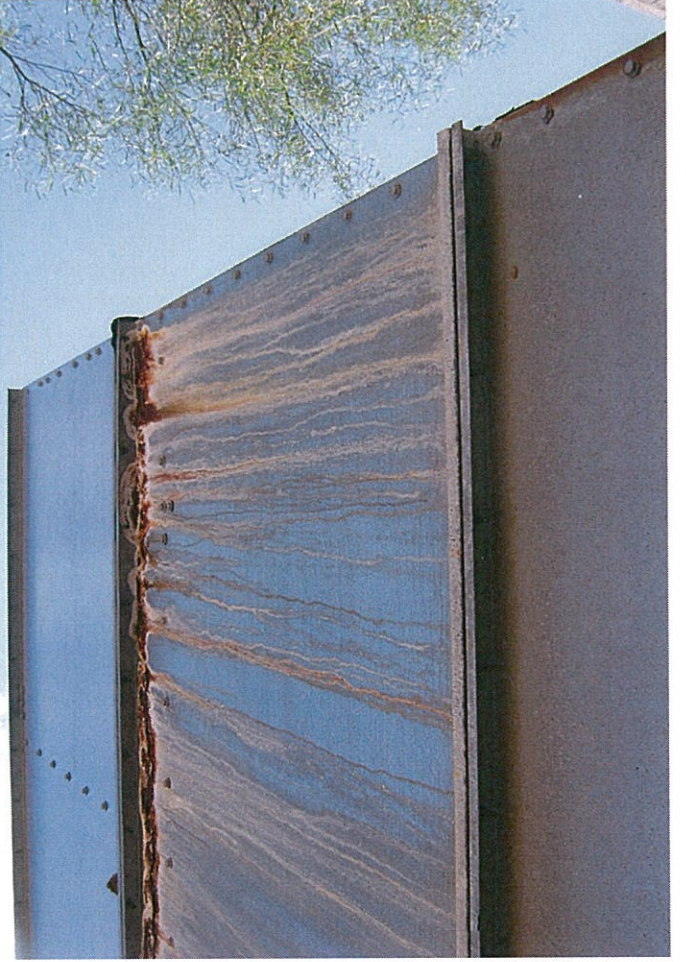
Signature _____

Printed Name _____

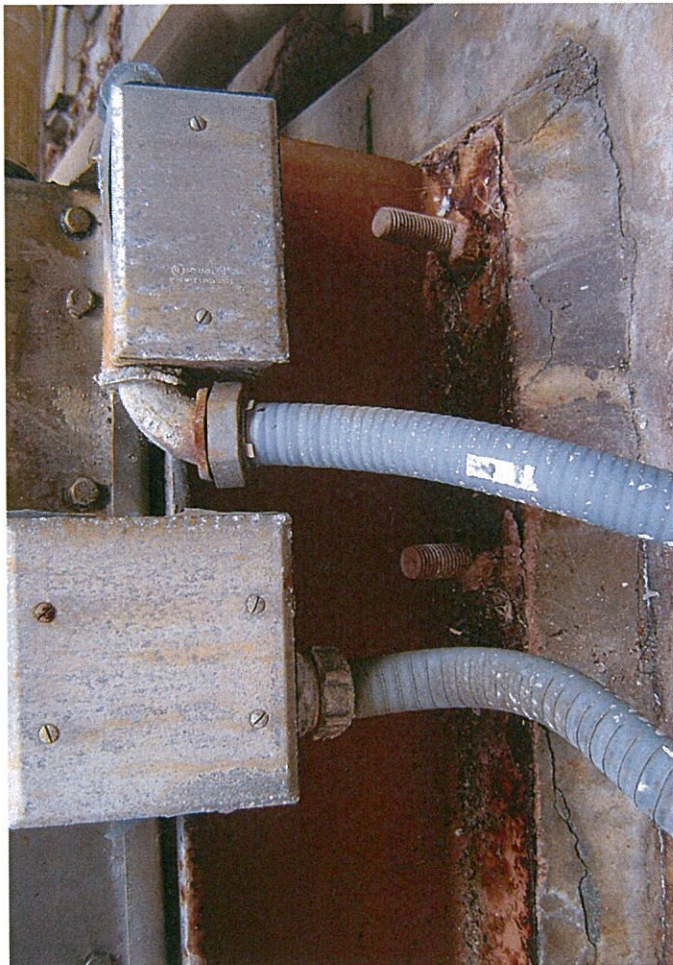
Title _____

Date _____

PARADISE VALLEY 12/20/16 **Replace.** LIBERTY ES FLUID COOLERS.







<p style="text-align: center;">STATE OF ARIZONA SCHOOL FACILITIES BOARD</p>

Meeting Date: April 18, 2017

Agenda Item a. •

Subject:

**BRG - Design Award
Paradise Valley Unified ID4024**

Background–Paradise Valley Unified (Grayhawk ES – refurbish fluid cooler)

Liaison: Gerry Breuer

Paradise Valley Unified submitted a Building Renewal Grant application for the engineering design, bid and construction administration to refurbish the fluid cooler at Grayhawk Elementary School (see attached pictures).

Paradise Valley Unified is located in Phoenix and consists of forty nine schools. Grayhawk Elementary School has four buildings constructed between 1991 and 1998, totaling 81,505 square feet.

The district's engineer submitted a proposal fee in the amount of \$11,310.

Criteria for Eligibility

Pursuant to A.R.S. §15-2032, Building Renewal Grant Funds are only available to correct primary building renewal projects.

The district meets this criteria including doing preventative maintenance.

Minimum Adequacy Guideline

R7-6-213. Classroom Temperature

A. Each general, science, and art classroom shall have a HVAC system capable of maintaining a temperature between 68° and 82° F under normal conditions with an occupied classroom.

B. Except in areas where the elevation is above 5,000 feet, defective or non-operable air conditioners and evaporative coolers shall be replaced with air conditioning. Non-air conditioned schools with elevations less than 5,000 feet shall be air-conditioned.

C. The temperature shall be measured at a work surface in the approximate center of the classroom, under normal conditions.

Staff Recommendation – Paradise Valley Unified (Grayhawk ES – refurbish fluid cooler)

Staff recommends that Paradise Valley Unified be awarded \$11,310 in Building Renewal Grant funding for the engineering design, bid and construction administration to refurbish the fluid cooler at Grayhawk Elementary School (see attached pictures).

Board Action Required:

Board approval of the staff recommendation that Paradise Valley Unified be awarded \$11,310 in Building Renewal Grant funding for the engineering design, bid and construction administration to refurbish the fluid cooler at Grayhawk Elementary School (see attached pictures).

ATTACHMENTS:

File Name	Description	Upload Date	Type
img-314131027-0001.pdf	BRG/proposal/photos	3/14/2017	Cover Memo

Building Renewal Grant Application

Initial Submission Date: 3/3/2017 1:32:37 PM

Application ID: 4024

Resubmittal Date:

Please provide as much of the requested information as possible. SFB staff will assist in developing required information that is not currently available.

District Name: Paradise Valley Unified District

Superintendent: Dr. Jim Lee

Contact Person: Richard Bishop

Contact Phone Number: 602-717-1686

Contact Email: ribishop@pvlearners.net

School Site: Grayhawk Elementary School

Buildings: 1001 Main Building

Application Title: Fluid Cooler Refurbishment

Description of Problem

Please include a detailed description of the issues, as well as a description of and a copy of any professional studies, citations or reports from government entities, recommended solutions, and any cost information or estimates. If additional space is needed, please attach.

Tower is deteriorating and rusting through in parts of tower to be refurbished, goal to achieve longer life out of the tower before eventual replacement.

Project Category: HVAC

Are any of the above-described issues in buildings or part of buildings that are leased to another entity, including a district sponsored charter school? N

Available Funding

Amount of Local funds planned for this project \$0.00

Please outline any associated insurance coverage.

N/A

Liaison: Breuer

gbreuer@azsfb.gov

602-542-6139

James Lee
Superintendent Printed Name

James Lee
Superintendent Signature

3/9/17
Date



DATE OF
AGREEMENT February 24, 2017

CLIENT Paradise Valley Unified School District
20621 North 32nd Street
Phoenix, Arizona 85050

CONSULTANT Johnston Engineering Company
9777 North 91st Street, Suite 100
Scottsdale, Arizona 85258

PROJECT Design and Construction Administration
Fluid Cooler Refurbishment
Grayhawk Elementary School
Phoenix, Arizona 85032

P-7016

CLIENT AND CONSULTANT AGREE TO THE FOLLOWING:

- A. The terms and conditions the State Contract ADSP016-00005912, per the Paradise Valley Unified School District.
- B. The scope of services of the Consultant are for preparation of construction documents, mechanical design and construction administration for a fluid cooler refurbishment at Grayhawk Elementary School. The fluid cooler will be refurbished at the tower yard.

Pre Design Engineering Services

- 1. Contact cooling tower equipment representatives regarding equipment selections.
- 2. Field investigate the existing cooling tower conditions for equipment to be refurbished.
- 3. Construction estimate.
- 4. Prepare engineers report.

Design Development Services

- 1. Contact fluid cooler equipment representatives regarding equipment selections.
- 2. Field verify existing fluid cooler conditions for equipment to be refurbished.
- 3. Evaluate fluid cooler heat demand. Consider input from school district.
- 4. Meet with code officials to review the concept.

Construction Documents

1. Fluid cooler yard plans, details, schedules, and specifications including controls.
2. Attend meetings with Owner during design.
3. CADD drafting.
4. Equipment controls for optimal fluid cooler system performance.

Construction Administration

1. Pre bid conference / preparation.
2. Answer contractor questions.
3. Shop drawing review.
4. Issue instruction bulletins.
5. Office engineering.
6. Two site visits.
7. Project close out.

- C. Compensation for the services provided by Johnston Engineering shall be on a not to exceed fee basis as follows.

TABLE 1.

SUMMARY OF PROFESSIONAL FEES		
Phase	Description	Professional Fees
Phase 1	Pre Design Report	\$1,800.00
	Fluid Cooler Refurbishment Design	\$5,060.00
Phase 2	Fluid Cooler Refurbishment Construction Administration	\$4,450.00
TOTAL	DESIGN AND CONSTRUCTION ADMINISTRATION	\$11,310.00

See **Appendix A** for a detailed breakdown of fees.

Additional services (additional site visits) can be performed at the following hourly rates:

Principal Engineer	=	\$150/HR
Project Manager	=	\$105/HR
Mech Designer	=	\$80/HR

1. Existing record mechanical and plumbing drawings for renovated work areas.
2. Name of project related contact persons related to this scope of work.

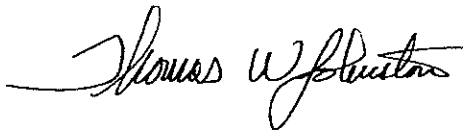
- D. No claims for additional service compensation will be allowed by Owner unless Consultant provides Owner with a written proposal for such services and said proposal is signed by an authorized representative of Owner prior to any such work being commenced.

- E. Direct costs mileage, deliveries, etc., shall be part of the basic contract and shall be billed in addition to labor costs at cost. Documentation will be submitted with invoices.
- F. Consultant shall invoice Owner at the completion of each phase of project, or monthly which ever comes first.
- G. The Consultant agrees to maintain professional liability insurance with minimum limits of \$1,000,000 each claim and annual aggregate; maximum \$5,000 deductible each claim.
- H. The Consultant agrees to complete all work in accordance with a schedule mutually agreed upon between Consultant and Owner at the time this agreement is signed.
- I. This proposal is based on the following assumptions:
 - 1. No architecture, structural engineering.
 - 2. Estimates of fluid cooler heating loads will be developed by engineer and coordinated with the Paradise Valley Unified School District.
 - 3. Recirculating pumps will be replaced where they are worn.
 - 4. Field verify fluid cooler foot print, code compliance.
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JOHNSTON ENGINEERING COMPANY

PARADISE VALLEY SCHOOL DISTRICT



Thomas W. Johnston, P.E.
President

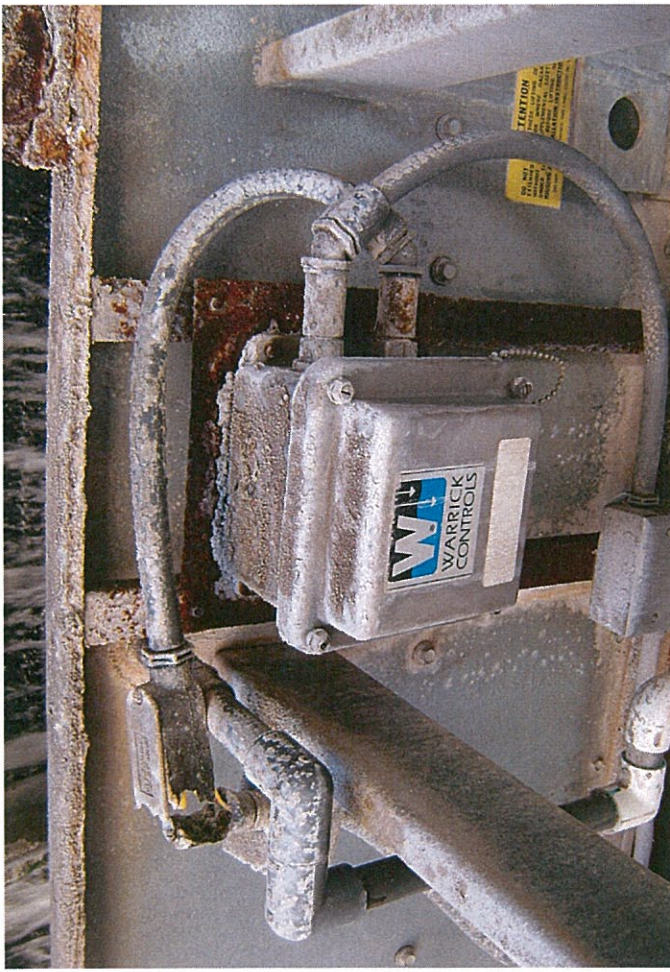
Signature _____

Printed Name _____

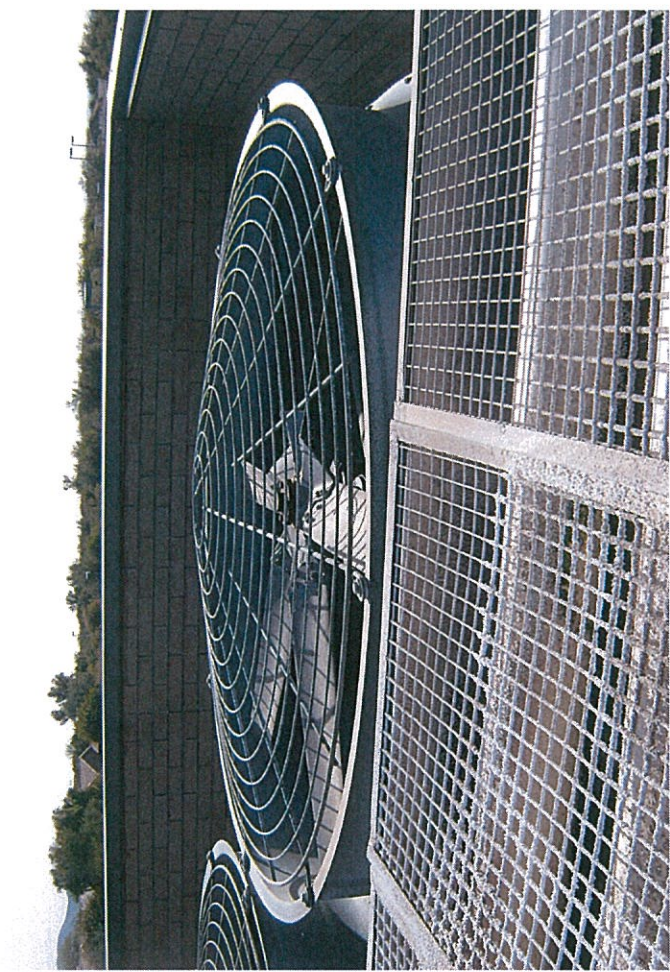
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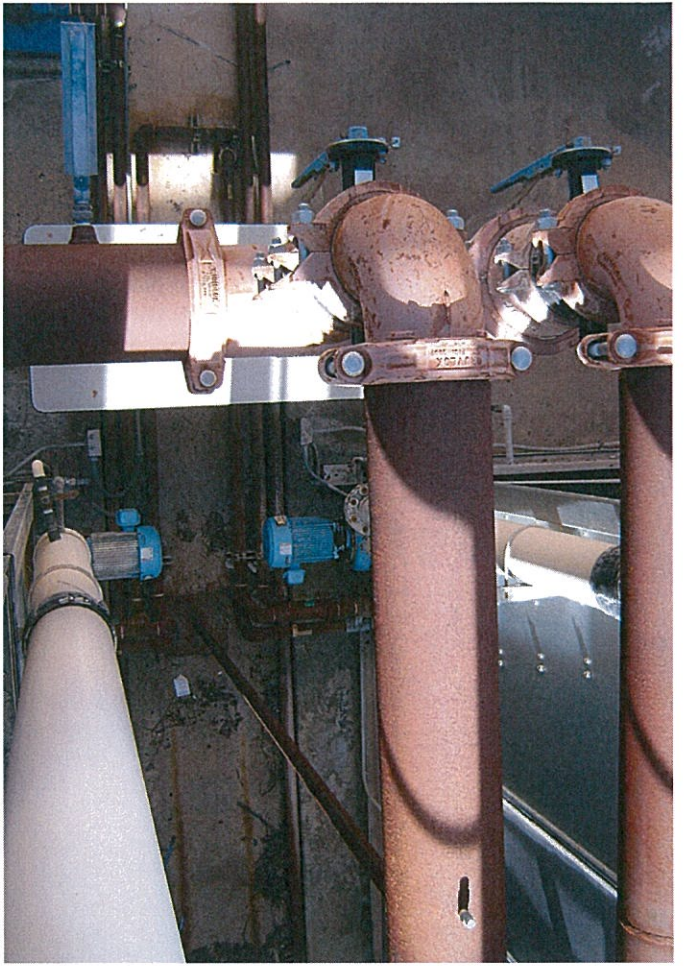
Date _____

Paradise Valley 12/20/16



Replaces Grayhawk ES Fluid Washers





<p style="text-align: center;">STATE OF ARIZONA SCHOOL FACILITIES BOARD</p>

Meeting Date: April 18, 2017

Agenda Item a. •

Subject:

**BRG - Design Award
Paradise Valley Unified ID4025**

Background – Paradise Valley Unified (Vista Verde MS – refurbish fluid cooler)

Liaison: Gerry Breuer

Paradise Valley Unified submitted a Building Renewal Grant request for the engineering design, bid and construction administration to refurbish the fluid cooler at Vista Verde Middle School (see attached pictures).

Paradise Valley Unified is located in Phoenix and consists of 49 schools. Vista Verde Middle School has 11 buildings all constructed in 1989, totaling 103,894 square feet.

The district's engineer submitted a quote in the amount of \$11,310.

Criteria for Eligibility

Pursuant to A.R.S. §15-2032, Building Renewal Grant Funds are only available to correct primary building renewal projects.

The district meets this criteria including doing preventative maintenance.

Minimum Adequacy Guideline

R7-6-213. Classroom Temperature

A. Each general, science, and art classroom shall have a HVAC system capable of maintaining a temperature between 68° and 82° F under normal conditions with an occupied classroom.

B. Except in areas where the elevation is above 5,000 feet, defective or non-operable air conditioners and evaporative coolers shall be replaced with air conditioning. Non-air conditioned schools with elevations less than 5,000 feet shall be air-conditioned.

C. The temperature shall be measured at a work surface in the approximate center of the classroom, under normal conditions.

Staff Recommendation – Paradise Valley Unified (Vista Verde MS – refurbish fluid cooler)

Staff recommends that Paradise Valley Unified be awarded \$11,310 in Building Renewal Grant funding for the engineering design, bid and construction administration to refurbish the fluid cooler at Vista Verde Middle School.

Board Action Required:

Board approval of the staff recommendation that Paradise Valley Unified be awarded \$11,310 in Building Renewal Grant funding for the engineering design, bid and construction administration to refurbish the fluid cooler at Vista Verde Middle School.

ATTACHMENTS:

File Name	Description	Upload Date	Type
img-314132140-0001.pdf	BRG/proposal/photos	3/14/2017	Cover Memo

Building Renewal Grant Application

Initial Submission Date: 3/3/2017 1:27:55 PM

Application ID: 4025

Resubmittal Date:

Please provide as much of the requested information as possible. SFB staff will assist in developing required information that is not currently available.

District Name: Paradise Valley Unified District

Superintendent: Dr. Jim Lee

Contact Person: Richard Bishop

Contact Phone Number: 602-717-1686

Contact Email: ribishop@pvlearners.net

School Site: Vista Verde Middle School

Buildings: 9999 School Wide

Application Title: Fluid Cooler Refurbishment

Description of Problem

Please include a detailed description of the issues, as well as a description of and a copy of any professional studies, citations or reports from government entities, recommended solutions, and any cost information or estimates. If additional space is needed, please attach.

Tower is deteriorating and rusting through in parts of towers, need to be refurbished, goal to achieve longer life before eventual replacement.

Project Category: HVAC

Are any of the above-described issues in buildings or part of buildings that are leased to another entity, including a district sponsored charter school? N

Available Funding

Amount of Local funds planned for this project \$0.00

Please outline any associated insurance coverage.

N/A

Liaison: Breuer

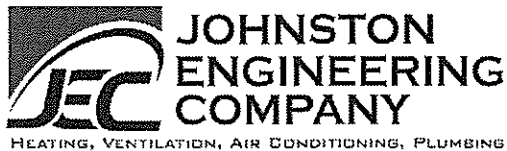
gbreuer@azsfb.gov

602-542-6139

James Lee
Superintendent Printed Name

James Lee
Superintendent Signature

3/9/17
Date



DATE OF
AGREEMENT

February 24, 2017

CLIENT

Paradise Valley Unified School District
20621 North 32nd Street
Phoenix, Arizona 85050

CONSULTANT

Johnston Engineering Company
9777 North 91st Street, Suite 100
Scottsdale, Arizona 85258

PROJECT

Design and Construction Administration
Fluid Cooler Refurbishment
Vista Verde Middle School
Phoenix, Arizona 85032

P-7014

CLIENT AND CONSULTANT AGREE TO THE FOLLOWING:

- A. The terms and conditions the State Contract ADSP016-00005912, per the Paradise Valley Unified School District.
- B. The scope of services of the Consultant are for preparation of construction documents, mechanical design and construction administration for mechanical and electrical engineering to implement a fluid cooler refurbishment at Vista Verde Middle School. The fluid cooler will be refurbished at the tower yard.

Pre Design Engineering Services

- 1. Contact cooling tower equipment representatives regarding equipment selections.
- 2. Field investigate the existing cooling tower conditions for equipment to be refurbished.
- 3. Construction estimate.
- 4. Prepare engineers report.

Design Development Services

- 1. Contact fluid cooler equipment representatives regarding equipment selections.
- 2. Field verify existing fluid cooler conditions for equipment to be refurbished.
- 3. Evaluate fluid cooler heat demand. Consider input from school district.
- 4. Meet with code officials to review the concept.

Construction Documents

1. Fluid cooler yard plans, details, schedules, and specifications including controls.
2. Attend meetings with Owner during design.
3. CADD drafting.
4. Equipment controls for optimal fluid cooler system performance.

Construction Administration

1. Pre bid conference / preparation.
2. Answer contractor questions.
3. Shop drawing review.
4. Issue instruction bulletins.
5. Office engineering.
6. Two site visits.
7. Project close out.

- C. Compensation for the services provided by Johnston Engineering shall be on a not to exceed fee basis as follows.

TABLE 1.

SUMMARY OF PROFESSIONAL FEES		
Phase	Description	Professional Fees
Phase 1	Pre Design Report	\$1,800.00
	Fluid Cooler Refurbishment Design	\$5,060.00
Phase 2	Fluid Cooler Refurbishment Construction Administration	\$4,450.00
TOTAL DESIGN AND CONSTRUCTION ADMINISTRATION		\$11,310.00

See **Appendix A** for a detailed breakdown of fees.

Additional services (additional site visits) can be performed at the following hourly rates:

Principal Engineer	=	\$150/HR
Project Manager	=	\$105/HR
Mech Designer	=	\$80/HR

1. Existing record mechanical and plumbing drawings for renovated work areas.

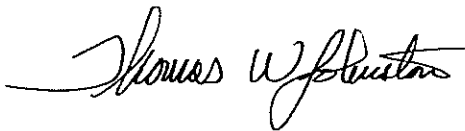
- D. Direct costs mileage, deliveries, etc., shall be part of the basic contract and shall be billed in addition to labor costs at cost. Documentation will be submitted with invoices.

- E. No claims for additional service compensation will be allowed by Owner unless Consultant provides Owner with a written proposal for such services and said proposal is signed by an authorized representative of Owner prior to any such work being commenced.
- F. Consultant shall invoice Owner at the completion of each phase of project, or monthly which ever comes first.
- G. The Consultant agrees to maintain professional liability insurance with minimum limits of \$1,000,000 each claim and annual aggregate; maximum \$5,000 deductible each claim.
- H. The Consultant agrees to complete all work in accordance with a schedule mutually agreed upon between Consultant and Owner at the time this agreement is signed.
- I. This proposal is based on the following assumptions:
 - 1. No architecture. Structural engineering is not included for refurbishment.
 - 2. Estimates of fluid cooler heating loads will be developed by engineer and coordinated with the Paradise Valley Unified School District.
 - 3. Recirculating pumps will be replaced where they are worn.
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Printed Name _____

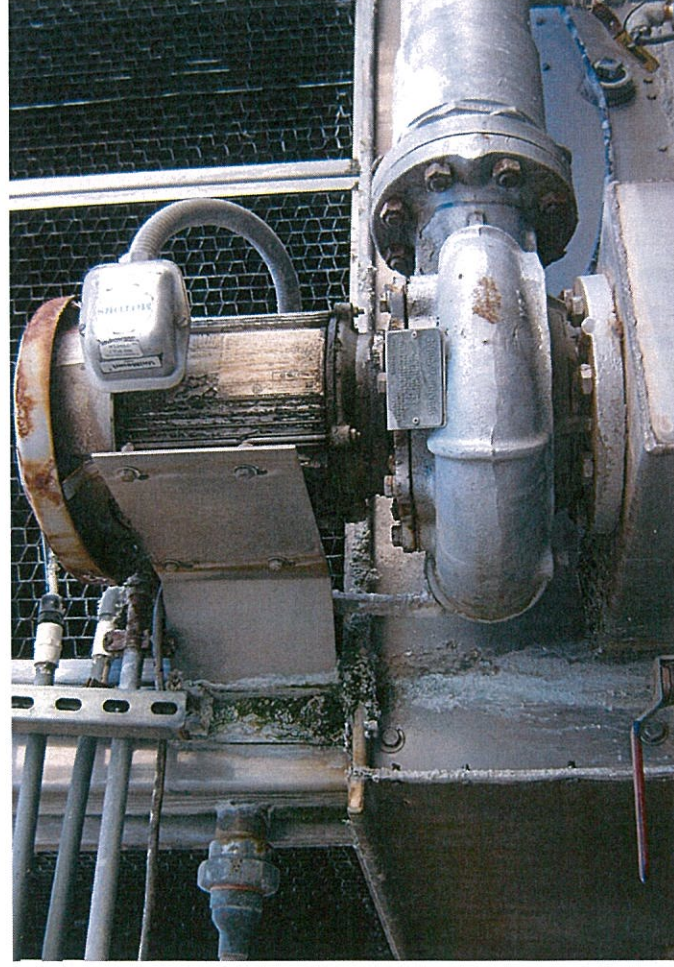
Title _____

Date _____

Pondhouse V14EE1



Vis-A-Cende MS 12/20/16



PARADISE CREEK



VISTA VERDE MS

