

SCHOOL FACILITIES BOARD  
October 3, 2012  
Phoenix, Arizona

The School Facilities Board held a Board Meeting at the Arizona State Archives Building in Phoenix, Arizona. The meeting began at approximately 10:07 A.M.

<u>Members Present</u>	<u>Guests Present</u>
Tom Rushin, Interim Chair	Michael Williams, OSPB
Dr. Jeff Smith	Patricia Ewanski, APS Solutions for Business
Gary Marks	
Vern Crow	
Dr. Bill Johnson	<u>Staff Present</u>
Jennifer Stielow	Dean Gray, Executive Director
	Phil Williams, Deputy Director
<u>Members Absent</u>	Kerry Campbell, Public Information Officer
Eric Hafner	Debra Sterling, Attorney General's Office
Stacey Morley	David Kennon, Assessment Specialist
	Dan Demland, Architect
<u>Vacant Board Positions</u>	Heather Gamby, Compliance Coordinator
Demographer Representative	Angela Cade, Fiscal Services Manager
Teacher Representative	Pat Cruse, Facilities Liaison

- I. Call to Order  
Interim Chairman Tom Rushin called the meeting to order at approximately 10:07 A.M.
  
- II. Roll Call  
There were six (6) voting Board Members present for the meeting.
  
- III. Consideration and possible vote to accept, reject or modify the Minutes of September 5, 2012  
Vern Crow made a motion for Board approval of the Minutes of September 5, 2012. Gary Marks seconded. The motion passed with a voice vote of 6-0.  
  
Dr. Bill Johnson recused himself from the Board at this time.
  
- IV. Consent Agenda
  - a. Consideration of Preventative Maintenance Plans  
Gary Marks made a motion for Board approval of the Preventative Maintenance Plan for **Laveen Elementary** as presented in the Board packet. Vern Crow seconded. The motion passed with a voice vote of 5-0.  
  
Dr. Bill Johnson rejoined the Board at this time.
  
  - b. Consideration of FY 2013 3-Year Building Renewal Plans  
Dr. Jeff Smith made a motion for Board approval of the FY 2013 3-Year Building Renewal Plans as presented in the Board packet. Gary Marks seconded. The motion passed with a voice vote of 6-0.
  
- V. Director's Report
  - a. November Board Meeting

Dean Gray gave a brief description of the staff recommendation.

Vern Crow made a motion for Board approval of the staff recommendation to hold the next Board meeting on November 14, 2012. Jennifer Stielow seconded. The motion passed with a voice vote of 6-0.

b. Policy Review

Dean Gray requested that the Board table the proposed changes to the Building Renewal Grant Fund Policy. He then gave a brief description of the proposed changes to the Preventative Maintenance Policy and explained that they will be posted on the SFB website for public comment and brought back to the Board at the next regularly scheduled meeting.

Dr. Bill Johnson asked for clarification on which policy is being tabled. Mr. Gray answered that he requested the Building Renewal Grant Fund Policy be tabled for a future agenda.

Dr. Bill Johnson asked about the removal of the language in Section E. of the Preventative Maintenance Policy regarding the presentation by September 1 each year of the inspections completed during the prior fiscal year. Mr. Gray explained that staff brings the inspection reports to the Board as they are completed, rather than annually as the old language in the policy required.

VI. Building Renewal Grant Requests

a. Consideration and possible vote to accept, reject or modify 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 available balance is \$6,475,234. Staff continues working to close projects and make recognized savings and unspent monies available for new projects. He then provided a brief explanation of the district requests as presented in the Board packet.

Jennifer Stielow asked if the Chino Valley Unified and Nogales Unified requests for projects on their gymnasium and multipurpose buildings qualify for Building Renewal Grant funding. Mr. Gray explained that these buildings are on the SFB Building Inventory and are considered academic buildings that qualify for Building Renewal Grant funding.

Jennifer Stielow made a motion for Board approval of the following staff recommendations:

1. Board approval of the staff recommendation that **Aguila Elementary** be awarded \$16,000 in Building Renewal Grant funding for the investigation and evaluation of Aguila Elementary's existing well system. This amount includes \$1,765 in contingency that will only be used with SFB staff approval.
2. Board approval of the staff recommendation that **Casa Grande Elementary** be awarded an additional \$78,650 in Building Renewal Grant funding for the replacement of a fire alarm system at Casa Grande Middle School. This amount includes \$29,700 in contingency that will only be

used with SFB staff approval and will bring the total Building Renewal Grant funding to \$178,650 (project number 110404106-9999-002BRG).

3. Board approval of the staff recommendation that **Chino Valley Unified** be awarded \$38,650 in Building Renewal Grant funding for engineering design services to replace the existing HVAC units on the gymnasium building at Chino Valley High School.
4. Board approval of the staff recommendation that **Gilbert Unified** be awarded \$13,400 in Building Renewal Grant funding for design services to replace the roof on Building 1001 at Gilbert High School.
5. Board approval of the staff recommendation that **Nogales Unified** be awarded \$3,606 in Building Renewal Grant funding for the repair of the existing roof on the Multipurpose Building (Building 1005) at Lincoln Elementary.
6. Board approval of the staff recommendation that **Paloma Elementary** be awarded \$40,000 in Building Renewal Grant funding for the replacement of the existing basketball court at Kiser Elementary. This amount includes \$5,500 for architectural services.
7. Board approval of the staff recommendation that **Paloma Elementary** be awarded \$40,000 in Building Renewal Grant funding for the replacement of the columns around Building 1001 at Kiser Elementary School. This amount includes \$7,050 for architectural services and a staff estimate of 32,950 for the repair.
8. Board approval of the staff recommendation that **Paloma Elementary** be awarded \$700 in Building Renewal Grant funding for the services of an architect to provide a sewer line video inspection and a report on the blocked sewer line in Building 1003 at Kiser Elementary School. This amount includes \$150 in contingency that will only be used with SFB staff approval.
9. Board approval of the staff recommendation that **Paloma Elementary** be awarded \$4,575 in Building Renewal Grant funding for the electrical engineering inspection, evaluation, and report at Kiser Elementary School. This amount includes \$1,000 in contingency that will only be used with SFB staff approval.
10. Board approval of the staff recommendation that **Peach Springs Unified** be awarded \$4,500 in Building Renewal Grant funding for installation of new metal cap flashing to the roof parapet walls of Building 1006 at Peach Springs Elementary. This amount includes \$764 in contingency that will only be used with SFB staff approval.
11. Board approval of the staff recommendation that **Peach Springs Unified** be awarded an amount of \$11,500 in Building Renewal Grant funding for the reroofing of the kitchen/locker rooms on Building 1006 at Peach Springs Elementary. This amount includes \$2,225 in contingency funding that will only be used with SFB staff approval.

12. Board approval of the staff recommendation that **Peach Springs Unified** be awarded \$20,000 in Building Renewal Grant funding for the replacement of the locker room HVAC units in Building 1006 at Peach Springs Elementary. This amount includes a staff estimate of \$4,000 for engineering and \$3,143 in contingency that will only be used with SFB staff approval.
13. Board approval of the staff recommendation that **Tolleson Elementary** be awarded Building Renewal Grant funding in the amount of \$1,600 to hire an architect to conduct the investigation and analysis of the kitchen sub-floor.
14. Board approval of the staff recommendation that **Willcox Unified** be awarded Building Renewal Grant funding in the amount of \$221,500 for the design and reroofing of Buildings 1001 & 1009 at Willcox High School. This amount includes \$11,500 for architectural services, \$200,000 for the estimated cost of re-roofing and \$10,000 in contingency that will only be used with SFB staff approval.

Gary Marks seconded. The motion passed with a voice vote of 6-0.

Gary Marks recused himself from the Board at this time.

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

Dean Gray provided a brief explanation of Humboldt Unified's requests as presented in the Board packet.

Dr. Bill Johnson made a motion for Board approval of the following staff recommendations:

1. Board approval of the staff recommendation that **Humboldt Unified** be awarded \$205,783 in Building Renewal Grant funding for the replacement of one fluid cooler at Bradshaw Mountain High School. This includes \$9,250 for professional engineering and \$10,000 in contingency that will only be used with SFB staff approval.
2. Board approval of the staff recommendation that **Humboldt Unified** be awarded \$40,000 in Building Renewal Grant funding for the replacement of three 4-ton water source heat pump units at Glassford Hill Middle School. The total includes \$8,260 for professional engineering fees, \$25,410 for construction and \$6,330 in contingency that will only be used with SFB staff approval.

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

Gary Marks rejoined the Board at this time.

Dr. Bill Johnson recused himself from the Board at this time.

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

Dean Gray provided a brief explanation of Laveen Elementary's requests as presented in the Board packet.

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

1. Board approval of the staff recommendation that **Laveen Elementary** be awarded \$10,700 in Building Renewal Grant funding for the engineering services to review and engineer the replacement of two fluid coolers at Vista Del Sur Middle School.
2. Board approval of the staff recommendation that **Laveen Elementary** be awarded \$16,700 in Building Renewal Grant funding for the engineering services to review and provide all engineering and construction documents for the replacement of the 27 ERV units at Vista Del Sur Middle School.

Gary Marks seconded. The motion passed with a voice vote of 5-0.

d. Consideration and possible vote to ratify the Executive Director's awards of Building Renewal Grant funds as authorized by the Board motion approved on June 6, 2012, Director's Report, Agenda Item V.c. (up to \$50,000 for project award)

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

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

Board ratification that **Laveen Elementary** be awarded \$718 in Building Renewal Grant funding for the replacement of the 5-ton a/c compressor and filter on Building 1005 at Maurice C. Cash Elementary (project number 070459102-1005-002BRG).

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

Dr. Bill Johnson rejoined the Board at this time.

e. Consideration and possible vote to ratify the Executive Director's awards of Building Renewal Grant funds as authorized by the Board motion approved on June 6, 2012, Director's Report, Agenda Item V.c. (up to \$50,000 for project award)

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

Jennifer Stielow asked if insurance would cover the Casa Grande Elementary request to repair the chiller loop on Villago Middle School. Mr. Gray explained that insurance does not cover the repair, but it is believed the district is pursuing recovery of the cost to repair the chiller loop.

Gary Marks asked if the district were to recover the cost would they reimburse the SFB. Mr. Gray affirmed Mr. Marks' request.

Gary Marks made a motion for Board ratification of the following staff recommendations:

1. Board ratification that **Casa Grande Elementary** be awarded Building Renewal Grant funding in the amount Not To Exceed \$37,925 for the repair of the chiller loop at Villago Middle School (project number 110404131-9999-005BRG).
2. Board ratification that **Casa Grande Elementary** be awarded \$28,975 in Building Renewal Grant funding for the cost to repair the chiller at Villago Middle School (project number 110404131-9999-006BRG).
3. Board ratification that **Cedar Unified** be awarded Building Renewal Grant funding in the amount Not To Exceed \$5,000 for the replacement of the walk-in freezer compressor at Jeddito School (project number 090225001-1022-004BRG).

Jennifer Stielow seconded. The motion passed with a voice vote of 6-0.

Vern Crow recused himself from the Board at this time.

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

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

Gary Marks inquired if the SFB has standards for SEER requirements for HVAC replacements. Mr. Gray explained that there is an Executive Order issued by the Governor requiring a minimum of 12 SEER on new construction. However, 12 SEER units have been unavailable for some time. The SFB generally requires 13 SEER, while districts that perform their own replacements generally do so with 13 SEER or what is required by the local jurisdiction's code requirements.

Jennifer Stielow made a motion for Board approval of the following staff recommendations:

1. Board approval of the staff recommendation that **Camp Verde Unified's** request for Building Renewal Grant funding for painting the exterior walls of Camp Verde Elementary school be **denied** because the existing paint appears to meet the minimum school facility adequacy guidelines.
2. Board approval of the staff recommendation that **Cottonwood-Oak Creek Elementary's** request for Building Renewal Grant funding for the sealing, overlay and stripping of the parking lots, entrance roads, bus/parent drop-off lanes at Dr. Daniel Bright Elementary be **denied** because in their current condition the parking lots do not fall below the minimum school facility adequacy guidelines.

3. Board approval of the staff recommendation that **Nogales Unified's** request for Building Renewal Grant funding for the repair/replacement of the parking lots at Nogales High School be **denied** because in their current condition the parking lots do not fall below the minimum school facility adequacy guideline.
4. Board approval of the staff recommendation that **Nogales Unified's** request for Building Renewal Grant funding for the repair of the parking lots at Santa Cruz Alternative be **denied** because in their current condition the parking lots do not fall below the minimum school facility adequacy guideline.
5. Board approval of the staff recommendation that **Nogales Unified's** request for Building Renewal Grant funding for the repair of the parking lots at Wade Carpenter Middle School be **denied** because in their current condition the parking lots do not fall below the minimum school facility adequacy guideline.
6. Board approval of the staff recommendation that **Peach Springs Unified's** request for Building Renewal Grant funding for repairs/replacement to the gymnasium VCT flooring at Peach Springs school be **denied** because the existing floor appears to meet the minimum school facility adequacy guidelines.
7. Board approval of the staff recommendation that **Santa Cruz Valley Union's** request for Building Renewal Grant funding for the replacement of the air conditioner on the administration building be **denied** because in its current condition the a/c unit does not fall below the minimum school facility adequacy guidelines.
8. Board approval of the staff recommendation that **Santa Cruz Valley Union's** request for Building Renewal Grant funding for the replacement of the air conditioner on building 1011 classroom #7 be **denied** because in its current condition the a/c unit does not fall below the minimum school facility adequacy guidelines.
9. Board approval of the staff recommendation that **Santa Cruz Valley Union's** request for Building Renewal Grant funding for the replacement of the roof on the administration building be **denied** because in its current condition the roof does not fall below the minimum school facility adequacy guidelines.
10. Board approval of the staff recommendation that **Santa Cruz Valley Union's** request for Building Renewal Grant funding for the replacement of the roof on classroom building 1006 be **denied** because in its current condition the roof does not fall below the minimum school facility adequacy guidelines.

Jeff Smith seconded. The motion passed with a voice vote of 5-0.

Vern Crow returned to the Board at this time.

VII. Emergency Deficiencies Correction Requests  
Consideration and possible vote to accept, reject or modify denial of requests for Emergency Deficiencies Correction funds

Mr. Gray provided a brief explanation of Miami Unified's requests as presented in the Board packet.

Gary Marks asked if staff alerts the districts to their recommendations of denials. Mr. Gray explained that districts are made aware of the staff recommendations before they are presented to the Board.

Gary Marks made a motion for Board approval of the following staff recommendations:

1. Board approval of staff recommendation that **Miami Unified's** request for \$19,787 in Emergency Deficiencies Correction funding for replacement of leaking roof drains, flashing and roof repairs on building 1001 at Lee Kornegay Middle School be **denied**. Staff did not have an opportunity to present a recommended solution and an estimated project cost to the Board for approval. This decision is consistent with the policy not to reimburse a school district for expenditures for investigations or corrections completed prior to the submittal of the application to the SFB unless the SFB had pre-authorized the school district to proceed.
2. Board approval of staff recommendation that **Miami Unified's** request for \$30,810 in Emergency Deficiencies Correction funding for partial reroofing at Las Lomas Elementary be **denied**. The district will make the minor repairs to the existing flashing.

Dr. Bill Johnson seconded. The motion passed with a voice vote of 6-0.

VIII. New Construction Requests  
Consideration and possible vote to accept, reject or modify Amendment No. 1 to the Terms and Conditions for New School Facilities Funding For Projects Not Under Construction as of August 31, 2012

Dean Gray gave a brief explanation of the amendment as presented in the Board packet.

Vern Crow made a motion for Board approval of Amendment No. 1 to the Terms and Conditions for New School Facilities Funding For Projects Not Under Construction as of August 31, 2012. Gary Marks seconded. The motion passed with a voice vote of 6-0.

IX. Future Agenda Items

Gary Marks requested a report on energy savings. Mr. Gray explained that the Performance Contracting reporting required of the districts is due in the middle of October and the information will be presented to the Board as soon as it is available.

X. Public Comment

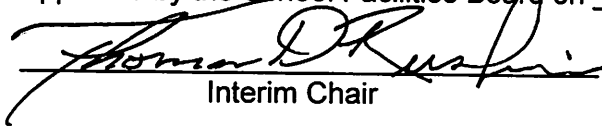
No requests for public comment were received.



XI. Adjournment

There being no further business, Tom Rushin adjourned the meeting at approximately 11:00 A.M.

Approved by the School Facilities Board on November 14, 2012

  
Interim Chair