

SCHOOL FACILITIES BOARD
June 3, 2004
Maricopa, Arizona

The School Facilities Board held a board meeting at Santa Rosa Elementary School in Maricopa, Arizona. The meeting began at approximately 10:00 A.M.

<u>Members Present</u>	<u>Guests Present</u>
Conley, Patrice	Alma Farrell, Superintendent MUSD
Keenan, Brooks	Ken Smith, Stanfield ESD
McGee, Kate	Jeff Van Handel, Coolidge USD
Van Sittert, Logan, Chair	
Vaughan, G. Keith	
Davidson, Frank	
Wright, John, Vice-Chair	
Vicki Salazar, Superintendent's Representative (non-voting)	
<u>Members Absent</u>	
Granillo, Pete	
<u>Staff Present</u>	
William Bell, Executive Director	
Tim Brand, Facilities Deputy Director	
Candy Cooley, Deputy Director of MIS	
Terrie Zenoff, Assistant Attorney General	
Deborah Dominguez, Executive Assistant	
Kristen Landry, Public Information Officer	
Charlotte Hosseini, Special Projects Administrator	

Welcome

Superintendent Alma Farrell welcomed the School Facilities Board.

I. Call to Order

The Board Chair, Logan Van Sittert, called the meeting to order at approximately 10:00 A.M.

II. Roll Call

There were seven Board Members present at this meeting, including Vicki Salazar of ADE, a non-voting member.

III. Approval of Minutes of May 6, 2004 Meeting

Keith Vaughan moved that the Board approve the Regular and Executive Session Minutes for May 6, 2004. Kate McGee seconded. Motion passed on a 7-0 voice vote.

The following items are listed in the order in which they appear on the agenda, not necessarily in the order in which they were discussed. Several items were reviewed out of order as they related to other items on the agenda.

John Wright moved that the Board go into executive session for the purpose of seeking legal advice for agenda items IVa and IVc. Kate McGee seconded. Motion passed on a 7-0 voice vote. This session was not open to the public.

Executive Session was held from approximately 10:05 A.M. to 10:50 A.M.

John Wright acknowledged that the Board received legal advise and gave instructions to counsel in regards to the audit and negotiations concerning the Cox contract.

IV. Director's Report

a. Deficiency Correction and Audit Update

This was an informational item only. The following issues were discussed.

- May 15, 2004 Status of Work
- Substantial Completion
- Status of Close-outs

Kate McGee asked what the possibility of completing all the necessary projects by the June 30 deadline was. Tim Brand confirmed that they will all be completed.

b. Lease-To-Own Resolution

Brooks Keenan moved that the Board adopt the Lease-to-own resolution to finance new school facilities. John Wright seconded. Motion passed on a 7-0 voice vote.

Brooks Keenan asked why staff was requesting \$200 million in Lease-to-Own authority, and there is about \$280 million in potential projects. Director Bell explained that staff does not anticipate all of those projects going forth. If those projects do need to be completed, staff will request more in LTO authority.

c. Cox Update

This item was discussed in executive session.

d. Public Hearing Procedures

Kate McGee moved that the Board approve the public hearing procedures for inclusion as Article IV of the Board's Governance Procedures. Keith Vaughan seconded. Motion passed on a 7-0 voice vote.

Frank Davidson asked when a district's request for funding is denied if they are notified of the procedures to appeal. Director Bell stated that districts will now be notified.

Brooks Keenan asked if the hearings were held in conjunction with the regular board meeting. Attorney Terrie Zenoff confirmed that hearings would be held just before the regular board meeting.

- e. New School Construction Subcommittee Report
Kate McGee explained the draft report.

Logan Van Sittert asked the Board what they would like to see happen with this report. Keith Vaughan suggested that the board have a study session prior to a board meeting and invite district comments. Kate McGee suggested that the Board have a planning session in the fall.

- f. Building Renewal Subcommittee Report
Kate McGee explained the report.

Pat Conley expressed concern that improvements are not being reported. She suggested that a study session be held on this report. John Wright stated that he was originally hesitant to support this because it was so political. However, he stated that if it had a defined timeline and was outside the political context it would be valuable.

John Wright moved that the Board establish a subcommittee for the purposes outlined in the report with an interim report due at the planning session in October with a final report to follow at the regular November meeting. Keith Vaughan seconded.

Mr. Wright asked the board if it would be appropriate for the Executive Director bring a recommendation on the composition of this subcommittee to the next Board Meeting. The board agreed.

Motion passed on a 7-0 voice vote.

- g. Discussion of Rising Steel Prices
This item was for information only.

Pat Conley stated that the design stage is likely where the impact occurs. She added that if staff architect Richard Dern closely reviews these plans, as he usually does, it would be found in that stage. Director Bell stated that if there is a large increase, other than because of poor design, he invites districts to speak with him if they believe this is a major problem for their district. Frank Davidson confirmed that if a district feels that they have been impacted by the cost of rising steel and concrete process that they may have recourse.

V. Assessment Deficiencies

- a. Consideration of Ratification of Contracts for Deficiency Corrections Projects
John Wright moved that the Board ratify the contract awards for the School Facilities Board and the districts and vendors listed under agenda item V.a. Frank Davidson seconded. Motion passed on a 7-0 voice vote.
- b. Consideration of Ratification of Change Orders for Deficiency Corrections Projects
Frank Davidson moved that the Board ratify the change orders for the districts and vendors listed under agenda item V.b with the exception of Washington Elementary. John Wright seconded. Motion passed on a 7-0 voice vote.

Frank Davidson moved that the Board ratify the change orders for the Washington Elementary School District. John Wright seconded. Motion passed on a 6-0-1 voice vote with Kate McGee abstaining.

c. Consideration of Other Deficiency Corrections Issues

Coolidge Unified

Pat Conley moved that the board approve the staff recommendation to provide funding in the amount of \$119,650 for an emergency deficiency project for the Coolidge Unified School District. John Wright seconded. Motion passed on a 6-0-1 voice vote with Keith Vaughan abstaining.

Stanfield Elementary

Keith Vaughan asked staff to explain why the SFB would pay to repair busses and an air conditioning unit when school is out for the summer. Tim Brand explained that the district fears the unit will break and take money out of their budget, which they do not have. Mr. Vaughan asked why this needed to be done prior to July 1, 2004 when there are no children in the school. Mr. Brand stated that the district does have summer sessions in this building.

John Wright stated that he was concerned with the SFB doing reimbursements.

Pat Conley asked why the SFB is responsible for the repair of equipment and did not believe this is a true emergency. She also stated she was uncomfortable in approving money in case something fails.

Vicki Salazar asked if districts could approach the manufacturer of the busses.

Mr. Ken Smith of the Stanfield Elementary School District stated that the specifications of rural busses are limited. He said that he contacted the Blue Bird bus company and they said that this problem is not under warranty. He added that school is in session all this month and therefore cannot risk the air conditioner failing.

Kate McGee asked if the SFB has any recourse with the procurement of the busses.

Keith Vaughan asked if the district was making this request because the SFB purchased this bus. Mr. Brand stated that the district came to the SFB because they felt this was an emergency, not because the SFB procured this bus.

John Wright stated that he sympathizes with the district, but this seems out of line with the SFB guidelines.

Brooks Keenan stated that the focus of the SFB is buildings and systems. And while we do provide some equipment, he has concerns with repairing equipment.

John Wright moved that staff evaluate this issue again and find if busses and reimbursement for a fire lane really fit the exception of the guidelines and see if

the SFB has any leverage as the purchaser of the busses. Pat Conley seconded. Motion passed on a 7-0 voice vote.

Logan Van Sittert left at 11:50 a.m. and John Wright chaired the remainder of the meeting.

VI. Preventive Maintenance

Keith Vaughan moved that the Board approve the School Districts Preventive Maintenance Plans as presented. Frank Davidson seconded. Motion passed on a 6-0 voice vote.

VII. New School Construction

a. Consideration of 2004 Capital Plan New Construction Requests

Frank Davidson moved that the Board approve the staff recommendation as follows:

1. That the Board approve the staff recommendation to deny the Colorado River Union High School District's request for additional high school space to open in FY 06.
2. That the Board approve the staff recommendation to deny the Lake Havasu Unified District's request for a core high school to open in FY 07.
3. That the Board approve the staff recommendation to approve the Maricopa Unified District's request for a K-6 school for 450 students to open in FY 06.
4. That the Board approve the staff recommendation to deny the Maricopa Unified District's request for a 7-9 middle school to open in FY 07.
5. That the Board approve the staff recommendation to deny the Rainbow Accommodation District's request for additional K-12 space to open in FY 06.
6. That the Board approve the staff recommendation to deny the Red Rock Elementary District's request for K-8 space to open in FY 06.
7. Saddle Mountain Unified requested that their district be removed from the agenda.
8. That the Board approve the staff recommendation to approve the Stanfield Elementary District's request for a K-8 school for 700 students to open in FY 07.
9. That the Board approve the staff recommendation to deny the Wickenburg Unified District's request for a K-8 school and additional 9-12 high school space, both to open in FY 06.

Keith Vaughan seconded. Motion passed on 6-0 voice vote.

b. Consideration of New Construction Projects Review, Bids, Bid Packages and Change Orders, and Expansion/Change of Scope and Increased Project Cost

Keith Vaughan moved that the Board approve the staff recommendation as follows:

1. Approve Agua Fria Union High School District's request to go to bid on a School Facilities Board project in the amount of \$8,697,480 for a buildout of a high school, project number 070516000-9999-001N.
2. Approve Cartwright Elementary School District's request to go to bid on a School Facilities Board project in the amount of \$3,218,452 for a 6th grade elementary school, project number 070483000-9999-007N.

Frank Davison seconded. Motion passed on a 6-0 voice vote.

Keith Vaughan moved that the Board approve Yavapai County Accommodation School District's request to go to bid on a School Facilities Board project in the amount of \$390,125 for a 9-12 high school, project number 130199000-9999-001N. Frank Davidson seconded. Motion passed on a 5-0-1 voice vote with Pat Conley abstaining.

c. Consideration of Other New Construction Issues
Coolidge Unified-Request for Reduction of Square Footage

Pat Conley requested that this item be removed from the agenda. She stated that she requested staff put together parameters on when a building has reached the end of its useable life.

Jeff Van Handel of the Coolidge Unified School District addressed the board. He stated that keeping up these buildings would cost the district \$9 million dollars over the next five years. He added that retiring these buildings the district would save \$4 million in renovations.

John Wright asked if there were any objections to pulling this from the agenda. Brooks Keenan objected.

Kate McGee asked for a history of how the district got to this point and documentation from staff of what the board has approved for the district.

Pat Conley moved that the Board table this item until provided with more information. Kate McGee seconded.

Ms. Conley stated that this sets a precedent for the retirement of buildings.

Brooks Keenan stated that the Board may need a policy, but it's not quick to develop. He supports the motion, but added that this does comply with the current policies in not needing a school in the next three years.

Motion passed on a 5-0-1 voice vote with Keith Vaughan abstaining.

VIII. Consideration of Request for Land or Real Property Purchase, Lease, or Donation, including requests from:

a. Steps I and/or II

Queen Creek Unified

Brooks Keenan moved that the Board approve Queen Creek Unified District's request to lease a parcel of State Land and move to Step III (project number 070295000-9999-010L). Kate McGee seconded. Motion passed on a 6-0 voice vote.

b. Step III

Liberty Elementary

Brooks Keenan moved that the Board approve Liberty Elementary School District to accept a donation of 17 acres (project number 070425000-9999-006L) Kate McGee seconded. Motion passed on a 6-0 voice vote.

c. Consideration of Other Land Related Issues

Cave Creek Unified

Keith Vaughan moved that the Board approve additional funding in the amount of \$54,600 for the Cave Creek Unified School District for remediation work. Frank Davidson seconded. Motion passed on a 6-0 voice vote.

IX. Request for Waiver from Guidelines

Pat Conley moved that the Board approve Nogales Unified's School District's request to accept a reduced size basketball court for the playground area. Brooks Keenan seconded. Motion passed on a 6-0 voice vote.

X. Finance Report

This was an informational item only. Candy Cooley updated the Board on the status of the three funds (Building Renewal, New School Facilities, and Deficiencies Correction).

XI. Future Agenda Items

None

XII. Public Comment

None

Adjournment

There being no further business Board Vice Chair, John Wright, adjourned the meeting at approximately 12:25 P.M.

Approved by the School Facilities Board on _____, 2004

Logan Van Sittert, Chair