

SCHOOL FACILITIES BOARD
November 2, 2006
Surprise, Arizona

The School Facilities Board held a board meeting at Valley Vista High School in Surprise. The meeting began at approximately 10:17 A.M.

<u>Members Present</u>	<u>Guests Present</u>
Davidson, Frank, Chair	Tammy Hall, Principal Valley Vista High
Keenan, Brooks, Vice Chair	Scott Thompson, Dysart USD
Chovich, Cynthia	Cathy Rex
Gober, Patricia	
Ortega, David	
Rushin, Tom	
Taylor, Penny	
Torrez, Gregory	
Phil Williams, Superintendent's Representative (non-voting)	
<u>Members Absent</u>	
School Board Representative Position Vacant	
<u>Staff Present</u>	
John Arnold, Acting Executive Director	
Dean Gray, Deputy Director of Facilities	
Monica Petersen, Deputy Director of Finance	
Kristen Landry, Public Information Officer	
Jim Chang, Staff Demographer	
Debra Sterling, Attorney General's Office	

Tammy Hall, Principal of Valley Vista High and Scott Thompson of the Dysart District welcomed the School Facilities Board

- I. Call to Order
Frank Davidson called the meeting to order at approximately 10:17 A.M.
- II. Roll Call
There were nine Board Members present at this meeting, including Phil Williams, the Superintendent's Representative, a non-voting representative.
- III. Approval of October 5, 2006 Minutes
Tom Rushin moved that the Board approve the minutes of October 5, 2006. Cynthia Chovich seconded. Motion passed on an 8-0 voice vote.

IV. Consent Agenda

- a. Consideration and possible vote of FY06 3 Year Building Renewal Plans
- b. Consideration and possible vote of FY07 3 Year Building Renewal Plans
- c. Consideration and possible vote of Preventive Maintenance Plans

David Ortega moved that the Board ratify the districts listed in agenda items IVa, b, and c. Brooks Keenan seconded. Motion passed on an 8-0 voice vote.

V. Consideration and possible vote of FY07 3 Year Building Renewal Plans

Cynthia Chovich recused herself from this item because she is employed by the Payson District. Brooks Keenan moved that the Board approve Payson Unified's FY07 3 Year Building Renewal Plan. Gregory Torrez seconded. Motion passed on a 7-0-1 voice vote with Cynthia Chovich recusing herself.

VI. Director's Report

a. Study Session Results-Campus Layouts

In June 2006, the Board held a study session on the number of buildings that the SFB would fund for new school construction. In October, the Board also reviewed a building shape that could be used to determine exterior lineal feet.

To assist in applying the guidelines in a new construction setting for projects that are over the formula budget staff provided the following recommendations:

Recommended Number of Buildings:

	0 – 60,000	60,000- 125,000	125,000- 170,000	170,000- 240,000	240,000 +
Recommended	1	2	3	4	5

Recommended minimum lineal feet:

Building Size	Lineal Feet Allowed
Under 60,000 sq. ft.	1,600
67,669 sq. ft.	2,466
73,953 sq. ft.	2,578
101,640 sq. ft.	3,020
134,869 sq. ft.	4,260

Brooks Keenan asked if the square footages in the building shapes could be rounded. John Arnold explained that staff took actual schools that had been constructed over the last six months to show what the lineal feet allowed. The provided shapes (attached) will be sized for whatever school is before us and staff will measure the lineal feet allowed by the shape.

David Ortega asked if staff has received any additional comments. Mr. Arnold said they have not.

David Ortega moved that the board approve the number of buildings and exterior lineal feet as presented. Tom Rushin seconded. Motion passed on an 8-0 voice vote.

b. Applying Minimum Guidelines to a New School

John Arnold explained that the guidelines, established in 1999, were developed to judge the adequacy of existing space. Due to that purpose, the guidelines do not provide sufficient specifics to be applied in a new school setting. With the recent loss in formula buying power, the Board is faced with determining how to apply the minimum guidelines to a new school. The Board was provided with some suggestions as to how to apply the guidelines to certain items of a new construction project. These suggestions were brought for information only. Staff is seeking public input prior to making a formal recommendation.

Flooring:

Frank Davidson clarified that in a 6-8 grade configuration, only the sixth grade classrooms would receive funding for carpet. Mr. Arnold explained that in that case staff would take 33% of 45% to determine what area would be funded.

Tom Rushin agreed with the \$2.25 sq ft. for flooring installation.

Penny Taylor asked why the funding percentages change based on the grade configuration. Mr. Arnold explained that the statute calls for what is necessary and appropriate to meet the state academic guidelines. The primary grades need flooring to meet academic guidelines. Once you reach middle and high school it is harder to argue that anything other than finished concrete is necessary. Cynthia Chovich said she would like to see carpeting be expanded to the higher grades because it impacts test scores. She also suggested providing carpet in special education classrooms. Tom Rushin said his district carpets all their K-8 classrooms. Dr. Davidson also said that he supports the need for carpet in middle schools and special ed rooms. He added that carpet cuts down on the noise.

David Ortega asked if a pre-existing school could use building renewal money to add carpet. Mr. Arnold said that the SFB has no authority to work with renovations, but the Board can set parameters for the use of building renewal. He noted that whenever policies change there is a level of unfairness. Tom Rushin noted that if building renewal was funded on a regular basis, the issues like Mr. Ortega brought up would go away. Ms. Taylor asked what prevents the board from renovating districts. Mr. Arnold explained that is in statute; the only funding the SFB receives is for new construction and building renewal.

Gym Floors:

Brooks Keenan asked what materials have been considered. Mr. Arnold said the cost numbers would dictate quality levels but the suggested \$11 sq ft. would provide a mid-range hardwood floor.

Millwork:

Tom Rushin said he was happy to see millwork provided, but added the 10 feet is still a little low. Ms. Chovich said she is happy to see storage be provided.

Exterior Lighting:

Mr. Ortega noted that the actual configuration of the parking lot lights would have to do with the photometric spread.

Gregory Torrez asked how accurate the cost data provided was and if the SFB would set a dollar limit. Mr. Arnold said staff has reviewed all these items with accurate data. He added that staff is working with different budget mechanisms, but a cost limit would be set.

Mr. Keenan asked if these costs are expected to escalate over time, which Mr. Arnold said they would.

Canopies:

Mr. Arnold noted that there could be numerous canopy configurations districts could use.

Playground Equipment:

Frank Davidson asked if the estimated costs include installation and the base, which they do.

Dr. Davidson and Cynthia Chovich noted that playgrounds are very important for developing learning skills and activity. Tom Rushin added that free play fosters creativity.

John Arnold clarified that the suggestion is to allow for two play sets in an elementary school, one for the primary grades and one for the intermediate grades. Also, the shade structure is cloth, but they do have a life expectancy of at least 10 years.

Mr. Rushin said it took his district 4 years to provide a play structure with unrestricted capital money.

Gregory Torrez asked what the life expectancy of schools are. Mr. Arnold said the assumption is 50 years. Mr. Torrez asked if the SFB would provide anything to replace the structures once they reach their life expectancy. Mr. Arnold explained that staff will have to look at Building Renewal to see if that would be available.

Ms. Chovich asked if districts can choose any play system. Mr. Arnold said the funding would be provided and districts can use that towards any play structure they wish.

Landscaping:

David Ortega asked if this includes functional landscaping like shade. John Arnold explained that it would include turf and some shrubs. Mr. Ortega

asked about irrigation since grass goes dormant. Mr. Arnold said yes, it would be mainly irrigation for the playfields.

Pat Gober asked how this suggestion fits in with sustainability. Mr. Arnold said staff is encouraging xeriscaping, but there are different perspectives to take into account when looking at school design. Dr. Gober asked if the Agua Fria schools, that have reached a LEED standard, have playfields. Mr. Arnold said they do have football fields and their next school is aiming for a Gold Level school.

Cynthia Chovich noted that turf prevents cuts and scrapes and added that playfields are necessary to prevent obesity.

Dr. Gober asked if as the state is built out, are we building it in a way that we can sustain 20 years from now.

Mr. Ortega suggested that districts work with their cities. He noted that right now the SFB is not setting priorities, but allowing discussion.

Ms. Chovich asked if covered walkways in the northern area will be considered. Mr. Arnold said that would fall under the "Canopies" item.

Dr. Davidson asked if security and safety would be discussed at the December study session. Mr. Arnold said yes, the December study session would focus on security.

Mr. Arnold noted that over the last two years, the SFB has awarded additional inflation funds for 22 schools. The methodology used to apply the minimum guidelines in those schools is different than what is suggested going forward. He explained that for schools still in construction, staff recommends that any remaining contingency funds left after project completion may be used to fund any additional design standards that are adopted through this process.

Cathy Rex addressed the board on this item. She discussed maintenance, district choice, acoustics, illumination of exterior lights, canopies, ADA access for playgrounds, and the use of reclaimed water.

c. Energy Update

John Arnold provided this item for information only. At the August Board meeting, the SFB held a study session on Energy Efficiency and LEED standards. During that meeting, staff discussed the goals of reducing energy consumption by 15 percent and water consumption by 20%.

Staff believes the first step to achieve that goal is to establish an approved list of energy efficiency upgrades that conform to the required eight year payback. To this end, staff has conducted a series of meetings with representatives of the AIA. They have agreed to work with staff to help identify both the methodology required to confirm the eight-year payback and specific items that qualify.

In addition to identifying the eight-year payback list, staff has taken the following steps:

- Reviewed federal and other private incentive programs
- Require that new project architects certify that the projects meet current state laws regarding energy efficiency
- Meet with private firms that promote energy upgrades to explore private/public partnerships
- Working toward installing a waterless urinal demonstration project

Staff anticipates that elements of an eight-year payback list will be presented to the Board in the next few months.

Penny Taylor offered to assist in identifying the eight-year payback items.

Gregory Torrez asked if it would be cost effective to use water reclamation systems. Mr. Arnold said staff has not yet looked into those systems

d. Building Renewal Lawsuit

The Building Renewal lawsuit was dismissed.

Brooks Keenan asked to clarify that this decision suggests that districts must exhaust all other funding before they require building renewal funds. John Arnold interpreted it to read that there is no harm until a school falls below the minimum guidelines and the districts have not exhausted all possible resources that the state is providing. He added that bringing facilities up to minimum standards does not need to be done solely through the use of building renewal funds. When districts exhaust all sources of funding, these funds may be reinstated.

e. JLBC Inflation Index

On October 24, the JLBC met to adjust the new school facilities cost per square foot amounts. After much testimony, the committee accepted the SFB staff recommendation of 12.2 percent. That figure was derived from a combination of inflation indices published by PinnacleOne and Rider Hunt Levett and Bailey. The committee also indicated that they would review the issue again after the new year with the possibility of increasing that amounts for inflation occurring between June 2006 and January 2007.

f. Full Day Kindergarten Capital Grants

Cynthia Chovich moved that the Board approve the district's Full Day Kindergarten Expenditure Plans as outlined in agenda item VI.f. Penny Taylor seconded. Motion passed on an 8-0 voice vote.

VII. New School Construction

a. Consideration and possible vote of FY 2007 Capital Plan New Construction Requests

Frank Davidson recused himself from this item because he is Superintendent of the Casa Grande Elementary School District.

Pat Gober moved that the Board approve the following:

1. Casa Grande Elementary (K-5): That the Board approve the staff recommendation to deny project 007N (K-5 for 750) to open in FY 09. Staff recommends conceptual approval for 007N to open in FY 10, and for five additional K-5 schools to open through FY 14 (two of which were also conceptually-approved last year).
2. Casa Grande Elementary (6-8): District did not request current funding approval, only conceptual approval. Staff recommends conceptual approval for 010N (6-8 for 1,000 students) to open in FY 11, and for one additional 6-8 school for 1,000 students to open in FY 13.

David Ortega seconded. Motion passed on a 7-0-1 voice vote with Frank Davidson recusing himself.

b. Consideration and possible vote of FY 2007 Capital Plan New Construction Requests

Brooks Keenan moved that the Board approve the following items:

1. Cartwright Elementary (K-6): This item was removed from the agenda upon the district's request.
2. Cartwright Elementary (7-8): That the Board approve the staff recommendation to deny the district's request for the buildout of 003N (core for 1,200 with classroom space for 600) which would accommodate an additional 600 students, and to revise project 003N from a core 7-8 school for 1,200 students, to a complete school for 926 students. The actual capacity of this new school will be 1,158 students. Only the additional square footage will receive the current budget per square foot, and this will be added to the original budget.
3. Fowler Elementary (K-5): That the Board approve the staff recommendation to approve project 008N (K-5 for 750) to open in FY 09. The actual capacity of this project will be 844 students. Staff also recommends conceptual approval for 010N (additional space for 150) to open in FY 10, and for an additional K-5 for 750 to open in FY 10.
4. Fowler Elementary (6-8): That the Board approve the staff recommendation to approve a 6-8 for 900 to open in FY 10. The actual capacity of this project will be 1,088 students.
5. Litchfield Elementary (K-5): That the Board approve the staff recommendation to approve project 009N (K-5 for 800) to open in FY 09. The actual capacity of this project will be 900 students.
6. Litchfield Elementary (6-8): That the Board approve the staff recommendation to approve project 010N (6-8 for 900) to open in FY 09. The actual capacity of this project will be 1,088 students.

7. Marana Unified (K-6): That the Board approve the staff recommendation to approve project 004N (K-6 for 650) to open in FY 09. The actual capacity of this project will be 731 students. Staff also recommends conceptual approval for 005N to open in FY 10, and for an additional K-6 school to open in FY 11.
8. Marana Unified (7-8): That the Board approve the staff recommendation to approve project 006N (7-8 for 1,000) to open in FY 10. The actual capacity of this project will be 1,250 students.
9. Marana Unified (9-12): That the Board approve the staff recommendation to approve project 007N (9-12 for 2,000) to open in FY 10. The actual capacity of this project will be 2,660 students.
10. Santa Cruz Valley Unified (K-5): That the Board approve the staff recommendation to deny the district's request for a new K-5 for 350 to open in FY 09. Staff recommends conceptual approval for the buildout of the previously-approved core middle school to open in FY 12.
11. Sunnyside Unified (K-5): That the Board approve the staff recommendation to approve a K-5 for 750 to open in FY 09. The actual capacity of this project will be 844 students. Staff also recommends conceptual approval for an additional K-5 for 750 to open in FY 13.
12. Sunnyside Unified (6-8): District did not request current funding approval, only conceptual approval. Staff recommends conceptual approval for a 6-8 for 900 students to open in FY 13.
13. Sunnyside Unified (9-12): That the Board approve the staff recommendation to deny project 003N (9-12 for 1,500) to open in FY 10. Staff does not recommend conceptual approval for this project which was conceptually-approved last year.

David Ortega seconded. Motion passed on an 8-0 voice vote.

c. Consideration and possible vote of New Construction Projects Review, Bids, and Bid Packages

Gregory Torrez moved that the Board approve Isaac Elementary District's request to proceed with [CM@Risk](#) Project 070405000-9999-003N, upon staff receipt of necessary documents, and that the Board approve additional funding for inflation in the amount of \$181,050. Tom Rushin seconded. Motion passed on an 8-0 voice vote.

Wickenburg Unified's request was pulled from the agenda until more information is received. David Ortega moved that the Board review Wickenburg's requests as early as possible. Penny Taylor seconded. Motion passed on an 8-0 voice vote.

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

a. Steps I and/or II

Brooks Keenan moved that the Board approve Buckeye Elementary School District's request to accept a donation of 15.814 acres for an elementary site and move to Step III for necessary testing. Cynthia Chovich seconded. Motion passed on an 8-0 voice vote.

b. Step III

David Ortega moved that the Board approve the following items:

1. JO Combs Elementary School District's request to lease 40 acres of State Trust Land for an elementary and middle school site, project number 110344000-9999-014L
2. Red Rock Elementary School District's request to accept a donation of 16 acres for an elementary school site, project number 110405000-9999-002L.

Mr. Ortega noted that JO Combs is a good example of the use of State Trust Land for schools.

Tom Rushin seconded. Motion passed on an 8-0 voice vote.

IX. Request for Waiver from Guidelines

Cynthia Chovich moved that the Board approve Chandler Unified School District's request for a guideline waiver for a third outdoor play court at Navarette Elementary School, project number 070280000-9999-012N. Penny Taylor seconded. Motion passed on an 8-0 voice vote.

X. Deficiencies Corrections

a. Consideration and possible vote of Ratification of Change Orders for Deficiency Corrections Projects

Gregory Torrez moved that the Board approve the change order in the amount of \$30,598 for Indian Oasis Unified School District for the relocation of telephone lines. Penny Taylor seconded. Motion passed on an 8-0 voice vote.

XI. Future Agenda Items

None

XII. Public Comment

None

Adjournment

There being no further business, Frank Davidson, adjourned the meeting at approximately 11:55 A.M.

Approved by the School Facilities Board on _____, 2006

Chair