

21st CENTURY SCHOOLS BOND ADVISORY COMMITTEE
MEETING MINUTES – SEPTEMBER 13, 2022
MAST @ FIU BISCAYNE BAY CAMPUS

The 21st Century Schools Bond Advisory Committee (Committee) met on September 13, 2022 in Room 1301 at MAST @ FIU 143301 Bay Vista Blvd., North Miami FL 33181. Chair Roberto Martinez called the meeting to order at 3:10 p.m.

Committee Members

Mr. Roberto Martinez, Chair
Mr. Stephen Hunter Johnson
Ms. Carol Graham Wyllie
Mr. Francis Ragoo
Mr. Richard Hull

Mr. Alfred Billings
Dr. George Koonce
Dr. Sean Foreman
Mr. Jack Lowell

Ex-Officio Non-Voting Members

Mr. Raul Perez
Mr. Felix Jimenez

Committee Alternates

Mr. Erick Deeb

Miami-Dade County Public School Attendees

Ms. Nathaly Simon
Mr. Thomas Knigge
Ms. Selin Pichs
Mr. Don Bailey
Dr. Matthew Welker
Mr. Geovani Torres

Ms. Jennifer Andreu
Ms. Tabitha Fazzino
Mr. Neil Singh
Mr. Jeff James
Mr. Erick Laventure
Ms. Juliana Velez

Other Attendees

Recording Secretary

Ms. Denise Castillo

Mr. Roberto Martinez called the meeting to order and welcomed the Committee. Acknowledging there is no quorum, Mr. Martinez asked Mr. Raul Perez to start the meeting.

Mr. Raul Perez opened with a brief review of the agenda for the 21st Century Schools Bond Advisory Committee Meeting. Mr. Perez started by providing an update on the status of GOB projects, years 1 through 5 and accelerated scope projects and expressed that the Committee would also be presented with the ninth annual report. Mr. Perez explained that everyone would be provided with a presentation regarding the unique partnership with MAST @ Florida International University and get a tour of the facility once the meeting is adjourned.

Mr. Jack Lowell asked if Mr. Perez could explain the relationship between MAST @ FIU and MAST @ Virginia Key. Mr. Perez explained that MAST @ Virginia Key is about science and Mr. Matthew Welker further explained that MAST @ FIU is the Marine Academy of Science Technology whereas MAST @ Virginia Key is the Maritime Academy of Science Technology.

Mr. Perez continued to give the GOB project update for years 1 through 5 and accelerated scope projects. Mr. Perez discussed the GOB expenditures and contracted numbers.

Mr. Martinez asked Mr. Perez for clarification as to the years of the projects and when the projects begin. Mr. Martinez also wanted to confirm if any projects began in 2018. Mr. Perez stated that they did not have any projects that started in 2018. Mr. Perez explained

that all projects began within the years shown, and after that initial start, the projects went through different phases.

Mr. Jack Lowell asked if the new projects are bidding with cost increases. Mr. Perez stated that they are coming in higher. Mr. Perez explained that there are present-day factors related to the existing market conditions that are impacting the current GO Bond Projects and all other Capital projects. Mr. Perez explained that they are implementing measures to cut back on costs which include changing the project delivery method.

Mr. Perez expressed that the District received close to \$170M in ESSER funds that were identified for in-house facility enhancements for indoor air quality. These can be identified within the GOB projects. Mr. Perez explained that anything related to HVAC, exterior windows, roofing, building envelope and water intrusion could be covered with ESSER funds.

Mr. Perez stated that the District also has additional GOB funds that were able to be captured from closed out projects from year 1 and year 2.

Mr. Martinez stated that he lives in Coral Gables and when he drives late at night by Coral Gables High School, the school is fully lit up. Mr. Martinez asked who is in charge of making sure that the District is efficient with the use of electricity. Mr. Perez acknowledged that Mr. Martinez has brought that up in the past and stated that they are trying to get all the information regarding that matter. Mr. Perez explained that the District has Energy Management Systems at the majority of the facilities but he also added that they are more tailored to the HVAC equipment and not so much the lighting. Mr. Perez also explained that a lot of the schools have clubs, sporting events, churches and other entities that lease the facilities during the evenings and weekends for certain events. Mr. Perez stated that the District has recently hired a Sustainability Officer because the District has been focusing on being more sustainable.

Mr. Felix Jimenez asked from a project management perspective if they have been able to retain staff and what consultants are involved in project management. Mr. Perez explained that, from a project management perspective, it has not been a great time period and there has been a turnover in project managers. Mr. Perez expressed that the total project management staff are roughly between 14-17 which includes close-out managers. From the 14 project managers that we had about 6-7 have turned over. Mr. Perez explained that there is a program manager providing support services and the District leads and manages the program. The program manager provides the manpower and also different subconsultants depending on the specialty that is needed.

Mr. Martinez asked Mr. Perez what percentage of schools have been touched with GOB technology. Mr. Perez stated that the percentage is about 90% with technology. Mr. Perez continued with the accelerated projects slide. Mr. Sean Foreman asked Mr. Perez what the expected time for all contracts to be issued is and when the final project will be completed. Mr. Perez expressed that they expected to have all projects completed by late 2024 to mid-2025, but with the current market there is a struggle because when projects are bid, there is less participation. Mr. Perez expressed that if the market stabilizes it might end up being mid-2026.

Mr. Perez proceeded to go over the expenditures and contracted amounts, and the quarterly expenditure slides. Mr. Perez went over the annual report and discussed the procedures.

Mr. Perez gave a brief description regarding MAST @ FIU Biscayne Bay and introduced the principal, Dr. Matthew Welker. Dr. Welker introduced a few attendees and gave a brief history of how MAST @ FIU Biscayne Bay came about, how he was hired by Mr. George Koonce and the way they came up with the design for the facility and the programs offered to the students. Mr. Jack Lowell asked what the elevations of the land surrounding outside and the elevation of the first floor are. Mr. Welker stated he believes they are 5 feet over the grid and the highest point on the campus even though it does not help because the campus does flood. Mr. Perez expressed that is one of the State requirement codes that any new facility that is built, must be 5 feet above the flood zone. Mr. Perez stated that they will not have access to the facility but that the facility would not be flooded. Mr. Foreman asked Dr. Welker about the admissions, enrollment and selection of students. Dr. Welker explained that they are a magnet STEAM school and stated that the students must meet certain minimum requirements, including specific classes, grades, and attendance. Dr. Welker stated that once they meet those requirements, they are selected at random, and that they currently have more students on the waiting list than available slots. Dr. Welker continued to discuss how the school and the program work.

Mr. Perez recognized the project manager Don Bailey for the work that he did at MAST @ FIU Biscayne Bay and introduced Mr. Erick Laventure, Administrative Director of Design and Sustainability. Mr. Laventure discussed how the school was designed and how it was built. Mr. Laventure pointed out all the unique design features that are in the facility and went over all the sustainability items, including solar-ready roof, solar drop-off canopy, LED lighting and marmoleum flooring.

Ms. Carol Graham Wylie asked if the school was built at a little over \$300 a square foot including the interiors. Mr. Laventure confirmed that the total cost of the school was about \$20 million, including furniture, equipment, permits, fees and labs. Mr. Martinez stated that in 20 years, Miami-Dade County is going to get more populated and asked if there was more land around for possibly expansion. Mr. Perez stated that they do have a separate parcel that is adjacent to the school, and there is a phase II project for an expansion to the facility already included in the Capital workplan.

Mr. Martinez stated that they have a lot of best practice ideas at the facility and asked if they have had any visitors come to do a walkthrough to get ideas. Mr. Laventure stated that they have not had any that he knows of, and Dr. Welker confirmed that they had not had any as of yet.

Ms. Carol Graham Wylie asked how difficult it would be to take an existing school and implement solar. Mr. Laventure expressed that it is not difficult to put solar but that it is a challenge because the benefits you are going to get from the solar are not going to overcome how much of an energy guzzler the building is. For example, if the windows are not efficient, the HVAC is not efficient, and if there is high energy consuming equipment, such as a kitchen, then putting solar will help but it will not get you to net zero.

In order to get it to net zero, you would have to do other things along with implementing solar. Mr. Jack Lowell asked if they would have to get with FPL to be able to sell back into the grid. Mr. Perez stated that was correct and that Mr. Laventure's office and the new Sustainability Officer are working with the County to try and have FPL allow M-DCPS to do something like that moving forward.

Mr. Perez introduced Ms. Jennifer Andreu to provide the OEO update. Ms. Andreu, from the Office of Economic Opportunity, started with the infographic slide and moved onto the GOB Prime Expenditures summary. Ms. Andreu reviewed the certified firms and stated that the prequalified firms have stayed the same as mentioned at the previous meeting. Ms. Andreu also reviewed the contractor pre-qualification dashboard, as well as the compliance update regarding certifications and goals established for firms. Ms. Andreu reviewed slides regarding compliance and upcoming events.

Mr. Francis Rago stated that he has noticed that the Committee meeting attendance has decreased and wanted to know if there was a reason for that. Mr. Martinez stated that, if he had to guess, he would think it was because of the location and traffic but for the previous meeting he was not sure. Mr. Perez stated that the location was a little far and the time of day might have been problematic. Ms. Wylie stated that she did see an email from someone asking why the meeting was being held at a school. Ms. Tabitha Fazzino stated that they had an unusual perfect storm because two of the members happened to be out of town, another member had tested positive for Covid, and another organization currently has the position vacant.

Ms. Fazzino expressed that the members that were not at the meeting would have a hard copy of the annual report mailed to them for review in order to be able to approve the annual report at the December meeting.

Mr. Martinez asked how the Adopt-A-School program was going and encouraged the members go out and adopt a school. Ms. Fazzino stated that at the December meeting they would go over the Adopt-A-School program and provide everyone with a list of available schools.

Having exhausted all the agenda topics, the Chair Mr. Roberto Martinez, reminded the Committee that the next meeting would be held on December 6, 2022.

With no further business to conduct, the meeting was adjourned at approximately 4:49 p.m.

Approved:


Mr. Roberto Martinez, Chair

Date: 7/27/23