

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA
OFFICE OF THE SUPERINTENDENT

April 17, 2018
Tuesday, 9:00 a.m.

MINUTES OF SPECIAL MEETING

The School Board of Broward County, Florida, met in special session at 9:45 a.m. in the Board Room of the Kathleen C. Wright Administrative Center, 600 Southeast Third Avenue, Fort Lauderdale, Florida. Present were: School Board Members Nora Rupert, Chair; Heather Brinkworth, Vice Chair; Robin Bartleman; Abby M. Freedman; Patricia Good; Donna P. Korn; Laurie Rich Levinson; Ann Murray; Dr. Rosalind Osgood; Robert W. Runcie, Superintendent of Schools; and Barbara J. Myrick, Esq.

Call to Order The Call to Order was followed by the Pledge of Allegiance to the Flag of the United States of America.

A Moment of Silence was held for several students from Pompano and Deerfield that were injured or died from an automobile accident over the weekend.

Added/Changed Items None.

Close Agenda Upon motion by Mrs. Good, seconded by Mrs. Brinkworth and carried, the Agenda was approved and declared closed. Mrs. Freedman and Dr. Osgood were absent for the vote. (7-0 vote)

Purpose of Meeting For The School Board of Broward County, Florida to consider the Second GMP Amendment to Construction Services Agreement for Blanche Ely High School and any other items the Board deemed necessary.

Superintendent's Recommendation

1. **Second GMP Amendment to the Construction Services Agreement – The Morganti Group, Inc. – Blanche Ely High School – Pompano Beach – SMART Program Renovations – Project No. P.001646 (Approved as Amended)**

Motion was made by Mrs. Good, seconded by Ms. Korn and carried, to approve Second GMP Amendment to the Construction Services Agreement dated November 1, 2016 with The Morganti Group, Inc., Blanche Ely High School, SMART Program Renovations, Project No. P.001646, and approve additional funding in the amount of \$7,310,000. **This motion was superseded by a Motion to Amend (page 4).** (9-0 vote)

Mrs. Bartleman understood the item was within the 35% of the budget and everything was balanced; however, she requested that Atkins North America provide an overview of numbers to show where the budget was over/under for projects in the construction program. She asked if the \$210 million that was set aside included the overall Reserve or a separate part of the Capital program set aside for the bond.

Mr. Runcie replied that it was a separate part of the Reserves than what she had questioned. The amounts seen for Blanche Ely High and the other two schools (Northeast High and Stranahan High), as referred to as the Big 3, were coming in at what they had estimated and previously communicated. He said they recognized these were the most complex renovation projects being completed in the District.

Mrs. Bartleman stated she still wanted to see it in the overall scheme of things. She also requested that the Board receive a breakdown on the Capital Reserves set aside for the bond and other emergencies.

Mrs. Brinkworth commented in regards to the expenditure of additional funds being requested for the Guaranteed Maximum Price (GMP) and how each building was treated with those funds, it was important to consider how many of those dollars were associated with certain buildings. Many projects had Castaldi reports that had the ability to demolish and rebuild a building. She wanted to know if staff was looking at the life of the building and how much money was being put into it. She said the bond project was only addressing one-third of the need of deficiencies within the District but some school sites required more help. In addition, she shared that she asked the General Counsel to look into how expending these dollars would impact the District's ability to do something different in the future. Mrs. Brinkworth added that the community at Northeast High had been very vocal about the option of placing a new building on the campus instead of spending an exorbitant amount of money and when the conversation comes up about the GMP and dollars, she believed that it would be brought up by the community. She asked staff from Heery International to comment if they had at this time when/how they receive information regarding the budget for each building.

Robert Corbin, Program Director/Vice President, CRB-Heery, responded the information was still being assembled; however, the GMP information did not give the level of detail of a building-by-building cost breakdown but would be forthcoming. He said they could provide a preliminary breakdown to give the Board a general overview as to what it could be.

Ms. Korn was concerned that other communities would want a new building as well and the impact of re-evaluating and changing the direction would be monumental.

Mrs. Bartleman appreciated both her colleague's perspective but she believed in terms of the Big 3 that the District had to be penny-wise, not pound-foolish. She said the Board should wait to find out what condition the buildings were in and make a decision at that time regarding any changes.

Mr. Corbin shared when they go back to where they kicked off these designs with the Big 3 projects, they held discussions where they wanted the designers to go out and evaluate with a fresh perspective of the overall conditions of the building to ensure that the structures were structurally sound and that the building were warranted to see improvements. He said they wanted to know early on if there were any other concerns over doing any improvement approved under the scope by the Board so they could be flushed out upfront. He indicated there was no concern for the Big 3 projects.

Mrs. Freedman stated if a certain threshold was reached, she would consider going down a different path if that was determined.

Ms. Korn said when this was first brought to the Board, the recommendations were based on if a certain amount of money was needed to replace instead of repairing a building, it would be discussed. Her concern was having to open it up for additional conversations in all communities.

Mrs. Rupert commented that this had to move forward today and the community had waited long enough. She pointed out to staff that the commencement date was incorrect at the bottom of page 1 of Exhibit 2, and should be April 18, 2018. Referring to page 4, this has to move forward today and the community has waited long enough. She pointed out the date was wrong on page 4 in regards to the Construction Manager At-Risk (CMAR) agreement, according to the contract the Board was requested to approve a contingency and the use of the allowances was subject to the unanimous approval of the Chief Facilities Officer, Director of Construction, Owners Representative, and Project Cost Consultant, prior to disbursement to the Construction Manager. She had asked staff since these were larger sums would they be coming back to the Board in excess of \$50,000.

Leo Bobadilla, Chief Facilities Officer, replied he had a conversation with Heery in regards to communicating those allowances to the Board, in which they would be developing a quarterly report to share with the Board so it would be able to track as the allowances were used.

Mrs. Rich Levinson stated she had requested from staff where the District was regarding the total program because it was important as these come forward in this amount that the Board would be able to see where there were savings on the other end and where it balanced to that percentage the Board was told it would balance. She also believed it was important to keep in mind that the Reserve had to be increased. She said the Board needed to be cautious and only discuss the Big 3 projects that would come in this way because there were other schools with the same needs.

Mrs. Rupert shared she also asked the Superintendent for a chart that showed the delivery method.

Mrs. Rich Levinson added that before the other two (2) projects come forward, the Board needed that list of the total program before she would be able to support the item.

Ms. Murray stated when this project was started through the bond, the Big 3 were not part of the Castaldi studies. There were other schools that were part of the Castaldi report and had not come forward yet because they were on the end of the projects. Her concern was how those other schools that had not had their evaluations would be handled. The money concerned her as to whether it would be enough to meet the promises and concerns to complete the projects of every community in Broward County. She indicated she wanted to see the figures as to what was put aside and what projects were known to be coming up.

Ms. Good commented that a commitment had been made to the community on a variety of projects and it was her desire to ensure those projects were completed. She believed there needed to be a common sense approach, such as increasing the Reserves and wherever feasible try to accomplish it. Also, as projects come forward things could come to light within those school facilities that may cause the Board to have a larger discussion on how to address the items on a project-by-project basis. She reiterated she would like the projects completed that were communicated to the community, with the understanding that if emergencies or issues come up through the construction project, it would be discussed at that time by the Board.

A vote was taken on this item.

The meeting was adjourned at 10:19 a.m.

After the Workshop began and prior to the Closed Door Session, this item was brought back for discussion at 2:04 p.m. by acclamation of the Board.

Ms. Myrick advised the Board that the date of commencement on page 1 of Exhibit 2 of the contract, needed to be changed as discussed earlier in the Special School Board Meeting.

Motion to Amend (Carried)

Motion was made by Ms. Korn, seconded by Mrs. Freedman and carried, to amend the date at the bottom of page 1 of Exhibit 2 of the contract from April 12, 2018 to April 18, 2018. (9-0 vote)

A vote was taken on the Motion to Amend.

A vote was taken on the item as amended.

Adjournment This meeting was adjourned at 2:05 p.m.

/dvn