

BROWARD COUNTY PUBLIC SCHOOLS
BOND OVERSIGHT COMMITTEE

MARGATE ELEMENTARY SCHOOL
6300 NW 18TH STREET
MARGATE, FLORIDA, 33063
MARCH 20, 2025
5:42 P.M. - 6:54 P.M.

ATTENDANCE:

Ashley Carpenter, Atkins
Omar Shim, Director, Capital Budget
Sonja Coley, Facilities
Michael Scott, EDDC
Deniece Williams, Garth Solutions

BOND OVERSIGHT COMMITTEE MEMBERS:

Steve Hillberg, P.E., Civil Engineer
Chief Tommy Demopoulos, Fire Chiefs Association of
Broward County
William A. Tracy, Building Official, City of Parkland

Reported by:
Timothy R. Bass
Bass Reporting Service, Inc.
633 South Andrews Avenue, Suite 500
Fort Lauderdale, FL 33301
954-463-3326

1 MR. SCHROEDER: Well, I'm going to start the
2 show and just say, welcome to Margate Elementary.
3 My name is Tom Schroeder. I'm the proud
4 principal here. And we're glad to have you come
5 to have your meeting at our site in our newest
6 building we opened a year ago this time. So we
7 have lived in this space.

8 You are sitting in a room that is
9 predominantly for three and four-year-olds, with
10 developmental delays as part of our exceptional
11 student education program. We gave you higher
12 tables and better chairs because I didn't think
13 that you would want to sit on pre-k furniture
14 this evening. It'll be back to normal tomorrow.

15 But I'm just, you know, happy to host and
16 happy to welcome you to this building. I've had
17 the privilege and honor of serving this community
18 for 21 years, five and a half as assistant
19 principal and going on 16 as principal. And I
20 have seen this campus make a lot of
21 transformations. It doesn't even look like what
22 it did a year or two ago, thanks to the SMART
23 Bond. We have a brand new play court, we have a
24 brand new playground. We have this beautiful new
25 building. Which I would -- if I could show you

1 what my children had to endure prior to this
2 building being constructed you would know why I'm
3 so elated that it went off without a hitch.

4 We had a great experience with LEGO that
5 built this beautiful building. I'm just saying
6 it, they're even one of our business partners.
7 They sponsor field trips. I said, if you're
8 going to live here for three years, you're going
9 to be part of my community. And it worked out
10 really well.

11 And I just want to say on behalf of the
12 beautiful children that I serve in this
13 community, just thanks for this SMART Bond and
14 for having those opportunities for our kids to be
15 in a quality high-class educational facility,
16 which I feel that I have. Like I said, and I
17 know Deniece can tell you, this campus did not
18 look like that.

19 MS. WILLIAMS: And maybe just speak a little
20 bit to the fact that this project was not -- it
21 was not supposed to be what it is and with the
22 community input and --

23 MR. SCHROEDER: Correct. Yes. My
24 community -- you know, when we came through
25 different iterations, the original plan was for

1 us to renovate the buildings that were here from
2 the '60s. And as they started to do a little
3 more analysis, they came to the realization that
4 that would be not feasible. It wasn't -- it
5 didn't make sense to renovate those buildings
6 because of the cost factor of what it would be.
7 So we kind of went back and forth about what it
8 should look like. And thanks to the community
9 outpouring of support and the school board and
10 everyone coming together, we were able to get
11 this six classroom addition and get the other --
12 the play courts was part of that as well, and the
13 new playground which accompanies this pre-k
14 building. So it was really coming through and
15 shaping things around to make it fit and then to
16 right-size the campus. Because we did have a lot
17 of old buildings that were just occupying space,
18 and so we were able to kind of work together with
19 the architects and with the contractors and the
20 District to really make this campus make sense.

21 We currently have 1,035 children on this
22 campus, so we're a nice-sized elementary school.
23 It doesn't appear that way when you pull into the
24 front as I did 21 years ago. I was like, oh,
25 what does this school have 300 kids in it? And

1 then I went back and there's 1,100.

2 So we serve it well and we're just -- we're
3 an A-rated school in a wonderful community
4 surrounded by churches, so it's a great place to
5 be. So I am just grateful for all the hard work.
6 Enjoy the piggies and the sheep. And, clearly,
7 we're on the letter S. I'm going to go back to
8 my reading games and we'll practice that. You
9 all let me know because it's been a long day, so
10 I'm going to be heading home very soon. But I'm
11 just very grateful. And, for me, I had a great
12 experience.

13 Like I said, we started with active
14 construction on this and phase 1 before the
15 pandemic and we finished last year. So it was a
16 wonderful experience with our project.

17 So thank you and enjoy your evening. And
18 happy spring break.

19 MR. TRACY: I just wanted to say, I told my
20 wife that I was coming here for this meeting and
21 she said, you know, Tom is one of the most
22 dynamic principals she's ever worked with.

23 MR. SCHROEDER: Oh. Who is --

24 MR. TRACY: Maria Tracy, she was --

25 MR. SCHROEDER: Oh, principal at Sheridan

1 Park, yes, for many years.

2 MR. TRACY: Yes, and she also had an autistic
3 cluster. So a lot of communication between the
4 two of you.

5 MR. SCHROEDER: Yes.

6 MR. TRACY: But she said you've always been
7 amazing.

8 MR. SCHROEDER: Oh, thank you. Tell her I
9 said thank you and I appreciate that. And we do
10 -- I didn't even mention it, but we have one of
11 the largest special programs here in the county.
12 We have 131 students in our special program, 67
13 in ASD, k-to-5 and then another approximate 70 in
14 pre-k special needs. So we're a very large -- 30
15 percent of our population that we serve are
16 students with disabilities here at this campus.

17 So it's nice that they have a high-quality
18 physical space. And, like your wife, I try to
19 make sure that they have everything that they
20 need to equalize the playing field for them,
21 because that's what it's all about. So thank you
22 for that compliment.

23 MR. TRACY: Sure.

24 MR. SCHROEDER: All right. Well, have a
25 blessed evening everyone and I hope it's a very

1 productive meeting and if there's anything that
2 you need, text me and I'll be here for another 15
3 minutes, then I'm going home after that.

4 MS. CARPENTER: Okay. So I guess I'll kick
5 off the PowerPoint. Ashley Carpenter with Atkins
6 Realis. Mike McIntyre normally gives the update
7 on these slides. He sends his apologies, he's
8 not well today.

9 So if we move forward to the Quarterly
10 Highlights, keep going one more. So this quarter
11 we saw 17 projects move into the closeout phases
12 and year-to-year there's 80 projects that have
13 moved into construction closeout. And there were
14 four ribbon-cutting ceremonies that took place
15 this quarter. Maybe you'll see them in the video
16 that's going to be coming up. And there were 29
17 school visits this quarter.

18 If we look at the count, so, you know, you
19 see this chart every quarter. You can see from
20 the September update at the bottom the 17
21 projects between 152 to 169 that moved into
22 construction closeout. We do still have a couple
23 of projects or several projects that are in the
24 hire designer or designing phases. We can talk a
25 little bit more about that, but some of these

1 were, the reason why it's increased from the
2 previous quarter is because we've added a few
3 carve-outs for ADA restrooms and fire sprinklers
4 that just weren't there before. So that will
5 help a little bit.

6 And then that is a new page. This is in
7 response to the school board actually asking
8 several times for a little bit more detail around
9 the closeout phases. So while the page we just
10 looked at is summarized a bit, 1, 2, 3, 4, 5, 6,
11 yeah, it shows six boxes, but actually we have
12 nine phases, so this kind of gives a little bit
13 more detail, particularly with the dark green
14 ones around the closeout phases. So starting
15 with substantial completion, going to close, if
16 you add those up you're going to get the 169
17 projects. So 99 of our SMART Bond projects are
18 completely closed, no open purchase orders, no
19 open anything, we don't look at those anymore,
20 they're done, done. We have defined in the
21 report, you know, the different phases of
22 closeout, but I'll just kind of really quickly
23 give it to you again. Substantial completion
24 means that the contractor has received a signed
25 certificate of occupancy by the building

1 department, so they are using the space for its
2 intended use. Final completion means that the
3 contractor has received the OEF 209 or the
4 certificate of final inspection, and that's also
5 signed by the building department. So that means
6 that the contractor really is done, they've
7 finished their punch list, you know, everything's
8 done. Financial closeout means that the project
9 has gone to the board for final acceptance, final
10 release of retainage. So we take a board item
11 for the board to approve that and so they've
12 accepted the project and we're now able to
13 release whatever retainage was being held, five
14 percent of the contract to the contractor and
15 then we're really all done with them because
16 that's their final invoice. Then once it moves
17 to phase 9, which is closed, that means we have
18 no open purchase orders, so not even like
19 miscellaneous things related to geotech testing
20 or the architect. So sometimes it takes a while
21 to get from phase 8 to phase 9 to get all the way
22 to closed because we typically don't close out
23 the architect's contract until at least a year
24 after the substantial completion because they
25 do -- yeah, they do their warranty walk-through

1 after 11 or 12 months, and then, you know, then
2 they're able to submit their final invoice.
3 After that successful warranty walk-through
4 they're able to, you know, bill their last
5 billing and then we can close out the architect
6 after that. So sometimes there is a lag there
7 but it depends how quickly the contractor's able
8 to get through phases 6, 7 and 8. So that's just
9 a little bit more.

10 CHIEF DEMOPOULOS: A question before you move
11 on, and not really a technical question, but just
12 number-wise, if we can just -- when we add them
13 all or when I added them all I got different
14 numbers.

15 MS. CARPENTER: Oh, okay.

16 CHIEF DEMOPOULOS: So just like when I added
17 all the ones on the bottom I got 325, when I
18 added all the ones on the top I got 323. If I
19 added all the active and closeout I got 322. So
20 just for future, and even on the slide before, if
21 I added the top row it was 134, if I added the
22 bottom row it was 133.

23 MS. CARPENTER: 333.

24 CHIEF DEMOPOULOS: Oh, maybe it was 333.

25 MS. CARPENTER: Yeah, yeah. So that's right.

1 CHIEF DEMOPOULOS: So just to make sure all
2 the -- I don't know how many final projects there
3 are. I know in one of those further slides it
4 actually says the 334, I think it is.

5 MS. CARPENTER: Yes. And that one is right.
6 So there was a project added between last quarter
7 and this quarter, so the count went up. The
8 count won't go down. It won't go down. So right
9 now we're at 334. We might be moving to 335.
10 Hopefully, I mean, I keep saying every quarter I
11 think we're stabilized, we're not adding anything
12 else. But what happens is sometimes a contractor
13 will default or something has to be de-scoped
14 from the current contractor and then it's still
15 technically part of the SMART scope and still
16 needs to be done and they end up having to give
17 it to a different contractor, yeah, and so they
18 add another -- so that's why sometimes the count
19 fluctuates. And then same thing with the second
20 page. Maybe we can, you know, do a total or do
21 something that kind of gives a little bit more
22 visibility to that, but, yeah, it fluctuates.

23 CHIEF DEMOPOULOS: Well, it makes sense now
24 that you've explained it, if it comes out of a
25 scope and becomes a separate project, I get that.

1 MS. CARPENTER: Yeah, it's kind of annoying,
2 like tracking it, but -- yeah.

3 Okay. So moving on to the Safety projects,
4 the fire alarm and the fire sprinkler, this just
5 shows, you know, kind of in those phases where
6 we're at with those projects. There were a
7 couple of little notes there related to the
8 counts being reduced because either scope had
9 been completed as part of a previous project or
10 one of them was just a panel replacement which
11 the engineer had said it was in good condition so
12 it didn't end up needing to be a project. But
13 there are some pages here, I'm not going to read
14 this detailed information about the fire alarm
15 flags, but AECOM put together this table that
16 shows where each of these projects are for the
17 ones that had, I guess, schedule flags in the
18 main body of the report. So they kind of tried
19 to give an update.

20 We do still have a lot of projects that are
21 getting additional devices sort of towards the
22 end, and, you know, when they're calling finals,
23 so we do have schedule delays related to that. I
24 don't know if you want to give any update
25 about -- I mean, we're working through them.

1 MS. COLEY: Yeah, we're working through them
2 with the chief fire official and trying to get to
3 a point where we can get that resolved. So we're
4 going to tighten up and get those through.

5 CHIEF DEMOPOULOS: Yeah, I'd be remiss if I
6 didn't say something about fire alarm stuff.

7 Yeah, when I first read this, 22 total projects,
8 12 of them need additional devices. 55 percent
9 of these flags are because of at the end we're
10 saying, hey, we need devices, which is kind of
11 crazy. So I did call Chief Sade, I think that's
12 how you say his last name, Nathan, the fire code
13 official, to kind of see what is going on. And
14 after talking to him I feel a little bit better,
15 him saying, hey, a lot of this is due to whether
16 it's plans that are submitted and maybe work has
17 been done over the years, so maybe what was
18 submitted when they go out in the field, there
19 might be some differences, so him requesting
20 as-builts or some changes could be some of that,
21 I guess, but, you know, just trying to stress to
22 him, and I know he understands the importance,
23 but, you know, stressing that try to -- as much
24 as we can do in the beginning with the plan
25 review and making sure everything's right, then

1 when you go out, unless there's massive changes,
2 I mean, you really shouldn't be adding stuff
3 unless it's some massive unforeseen change. But
4 to have 55 percent of all these fire alarms
5 flagged because at the last final inspection
6 we're asking for additional devices to be added,
7 that's eight every quarter.

8 MR. TRACY: Right. As an example, Driftwood
9 Middle School it says what's missing are fire
10 alarm duct detector test stations. And depending
11 on the size of the unit sometimes you need a test
12 station --

13 CHIEF DEMOPOULOS: Sometimes you do,
14 sometimes you don't.

15 MR. TRACY: -- sometimes you do, sometimes
16 you don't. And sometimes it's also in the
17 opinion of the inspector or they upgrade a system
18 from say a 5-ton to a 7-ton, 5-ton doesn't need
19 it, 7-ton does.

20 CHIEF DEMOPOULOS: Whatever we can do to try
21 to help.

22 MR. TRACY: Yes.

23 MS. CARPENTER: Thank you.

24 CHIEF DEMOPOULOS: I've offered training. If
25 any of their people need some training, we'll be

1 more than happy to get them some plan review
2 training, fire inspection training, whatever. We
3 can try to work that out.

4 MR. SHIM: I think we discussed this a little
5 bit the last time we had this report. We flagged
6 those issues -- yeah, we brought this up the last
7 time when we discussed it and one of the things
8 the committee said which was brought up at the
9 board, I believe, was that inspectors, the fire
10 inspectors really needed to actually do the
11 inspection on-site as well as not just plan
12 reviews. Because sometimes -- that was one of
13 the suggestions that came out of the committee
14 and it was brought up at the board.

15 MR. TRACY: Yeah, I mentioned either having
16 the plan reviewer walk through the job with the
17 inspector or having the plan reviewer also do
18 inspections, because it makes you a better plan
19 examiner and it makes you a better inspector,
20 having seen both sides of it. Just seeing the
21 two dimensional on paper is not the same as
22 walking through a three dimensional site and
23 realizing, oh, yeah, you're going to need another
24 head on the other side of that doorway because of
25 the height of the header.

1 CHIEF DEMOPOULOS: The other suggestion that
2 we implemented was our plan designer does the
3 inspections for that permit. Because if I
4 reviewed it, I know the intricacies, I know what
5 notes I made. It's -- sometimes it's difficult
6 to someone who has zero idea read the plans and
7 now they're like, well, why is that missing?
8 Well, it's missing because I left it out
9 intentionally, here's my notes. But it's
10 possible it got missed.

11 So I know we're coming to the end of this, so
12 it may or may not be helpful, but --

13 MS. COLEY: No, it's very helpful.

14 MR. SHIM: It will be helpful.

15 MS. CARPENTER: And lesson learned.

16 MS. COLEY: It's very helpful. Thank you.

17 MR. SHIM: And so it was brought up at the
18 last board meeting. I guess you'll talk a little
19 bit about that.

20 MR. HILLBERG: Mm-hmm. Is there any way to
21 change the culture in the policy and standards so
22 that the inspectors don't have so much control?
23 And I understand life and safety are the
24 priority, but can it be noted that maybe physical
25 plant will come in and say, here, we need a

1 device here, and have them fill it in because
2 it's not on the plans, it's not in the bid, it's
3 not in the specifications, and at the last hour
4 it derails the whole project. And that
5 doesn't -- that's not right. Our priority here
6 is getting -- well, second priority, first is
7 safety, second priority is getting these projects
8 across the finish line.

9 MR. SHIM: Perla's not here to probably give
10 the best answer, so I'll just say that, you know,
11 we -- this has been something that's happened
12 throughout this program and there's been a lot of
13 progress in terms of some changes in the building
14 department and the culture itself has shifted,
15 I'd say, light years to what it was at the
16 beginning of the program.

17 MR. HILLBERG: Mm-hmm.

18 MR. SHIM: You know, we had roofing issues,
19 we had all kinds of issues, and I see, you know,
20 the building department, and the fire, sitting in
21 a meeting with Facilities discussing these,
22 weekly, going over these. And so I would say
23 that the culture has shifted tremendously. Can
24 it -- can there be improvement? Obviously;
25 right? Obviously, with this fire issue, and,

1 again, it is something that through the committee
2 and through the reporting it's become transparent
3 and it's upon the district to do something about
4 it. And so that's the next step. Now, we've had
5 changes because we've had a new fire official and
6 that plays into it a lot, you know. And so with
7 cultures there's also adjustments and you will
8 see more things that maybe another fire official
9 didn't see.

10 So these are -- these are things that, you
11 know, we're working through. And it's like you
12 said, it's lessons learned. Even if it's late in
13 the program we're not -- we've still got to build
14 stuff after this program, so --

15 MR. HILLBERG: Yes. So is it worth
16 mentioning at the workshop that the problem
17 continues and it's very disruptive to the
18 program, it's very disruptive to budget? There
19 needs to be workaround that preserves safety and
20 preserves schedule in the budget.

21 CHIEF DEMOPOULOS: It definitely has been
22 helpful as an end user in our city with the plan
23 reviewer doing the inspections. That has been
24 extremely helpful in our city. So whether it
25 will work or not for you all, I'm pretty sure all

1 contract with CAP for a lot of the inspections,
2 so some of that is just -- that is the problem
3 that you don't have your own inspection force.

4 MS. CARPENTER: That's correct. And we may
5 not have as much consistency over the years.

6 CHIEF DEMOPOULOS: Correct.

7 MS. CARPENTER: And so plan review was four
8 years ago and now we're doing final inspection.

9 CHIEF DEMOPOULOS: Correct. You've got
10 different or CAP does other cities and things,
11 too, so their mindset may not be just school
12 board where your own inspectors would be --

13 MS. CARPENTER: Right. Right.

14 CHIEF DEMOPOULOS: So it definitely --

15 MS. CARPENTER: And they have been -- the
16 chief fire official has been trying to build his
17 department so that they do have internal staff
18 that will be more consistent than -- yeah, so he
19 is working on that. It's hard to find people
20 though.

21 MS. COLEY: It is.

22 MS. CARPENTER: Should I keep going?

23 Okay. So Schedule Milestones, this slide I
24 think was in the report last quarter. It's also
25 been to the board for a workshop with December

1 2024 data, which is, of course, what we're
2 looking at here. I guess one thing that I would
3 say about this is the district has asked my
4 function, the cost and programs control manager,
5 to take over the master schedule starting with
6 next month, so the March data, which will be the
7 next Bond Oversight Committee report. So this is
8 going to look different. This -- and what Mike
9 and I had talked about, you know, updating you
10 guys on what was going to be going on with the
11 schedule just because it is going to look so
12 different, but the AECOM master schedule was
13 really looking at each project and trying to give
14 a realistic picture of each individual project.
15 So, okay, school A has this left to do, it's this
16 contractor, it has fire alarm, okay, put that on
17 a timeline; right? So they did that with all
18 their projects, however, then what I'm doing now
19 is saying, okay, each of those individual
20 projects have their own issues, but program-wide
21 we have some other constraints that are
22 program-level constraints related to maybe not
23 enough fire alarm inspectors or every contractor
24 uses the same subs. So, you know, we have a
25 particular sub that's on 65 projects in

1 construction right now, they're not going to be
2 able to close out, you know, all these jobs. We
3 have projects in legal; we've got, you know,
4 contractors that are really underperforming; all
5 sorts of different things; right? So I'm taking
6 all of that into consideration and I looked at --
7 and I said this to the board already, but we
8 looked at kind of over the past six months when
9 AECOM has really been pushing to close out
10 projects and they've been closing out projects,
11 the average has still only been about five
12 projects a month. So the master schedule that
13 I'm looking at now going forward is really only
14 six projects per month maximum. So that's going
15 to shift -- that's going to shift out quite a
16 bit. Now, I hope that, you know, that they'll
17 even do better than that. However, just based
18 on, you know, what we know and what the trend has
19 been, but also what the constraints are on the
20 program, it's not going to be, you know, double
21 that, which is kind of what this represents is,
22 you know, 12 to 14 projects finishing a month,
23 and it just doesn't seem like we're going to be
24 able to achieve that no matter how -- no matter
25 what way, you know, we try to do that. So this

1 will look different next time. That's -- you
2 know, and if you guys have any feedback or any
3 questions or comments related to that, I'm happy
4 to, you know, talk about it.

5 MR. HILLBERG: You already kind of addressed
6 one of them and I wanted to kind of look ahead on
7 the schedule, I saw that, you know, 17 projects
8 were in the completion area, and that's not going
9 to be enough if we're going to meet the 2026
10 schedule. So it's got to be double that. And
11 you just said, well, it's probably not doable.
12 So that shows the problem. I want to forecast to
13 say here's what we anticipate happening next
14 time.

15 MS. CARPENTER: And AECOM is definitely
16 committing to really driving their teams to, you
17 know, if they're working on finishing 11, 12
18 projects a month, right, really looking at those
19 punch lists, really looking at what it takes to
20 get those finals, then, hopefully, they will hit
21 6, you know what I mean, because they are really
22 pushing on those. So they have tons of projects
23 that are like 97 percent complete, you know, but
24 getting from 95 to a hundred is like no joke.
25 And so it's really -- yeah, it's going to take a

1 lot -- a lot of pushing. And that pushing is
2 just going to keep going over the -- I mean, over
3 the next little while.

4 AECOM's contract is going to the board for
5 renewal next month and that would be a six-month
6 extension from July to January 2026. So -- and
7 that's kind of the end of -- that's where their
8 contract, you know, finishes. But the district,
9 you know, wants to bring in a consultant to --

10 MS. COLEY: For staff augmentation to assist
11 in close out of the rest of the projects.

12 MS. CARPENTER: Right. Right. So there will
13 be, you know, resources to finish out this work.

14 MR. TRACY: I think it's a good idea of
15 adopting -- adapting the schedules for all the
16 projects under the program similar. I know some
17 of the larger construction companies, they use
18 something like Primavera Enterprise, which looks
19 at their resources companywide so they know how
20 they can best allocate to all the projects
21 they're running. So if you know, for example,
22 that you have one contractor that's on 25
23 projects, but 20 of them are at 95 percent
24 completion, maybe pull them off the other five
25 and say, look, get these 20 done and then you can

1 concentrate on the five and you'll be finished so
2 much quicker. Plus, we'll have 20 more projects
3 in the bucket.

4 MS. CARPENTER: Yeah. And we have started
5 really working with some of the vendors, like,
6 for example, we have one fire sprinkler vendor,
7 right, and they are on every -- every fire
8 sprinkler carve-out is one company and he's
9 struggling. So, you know, we talked to the AECOM
10 team and said, bring him in, you know, he's
11 working on 10 projects right now, tell him the
12 two that are the biggest priority because, you
13 know, out of those 10, five of them are 95-plus
14 percent complete. So focus on those two, you
15 know, finish them, then focus on the next two,
16 you know. So, yeah, we are really trying to do
17 that. And, hopefully, yeah, we'll continue to do
18 that, just really look at it program-wide and
19 what all of our different constraints are.

20 CHIEF DEMOPOULOS: Do you know if there's any
21 reason why there's only one fire sprinkler
22 vendor?

23 MS. CARPENTER: There was a -- we just talked
24 about this the other day. There was another
25 vendor.

1 MS. COLEY: Yeah, we did have another vendor.
2 I'm not sure what occurred, but we're going to
3 explore going back out to get a bid to bring in
4 more contractors for that.

5 CHIEF DEMOPOULOS: If you need some help
6 yelling at people, I mean, I know plenty of them
7 we can yell at and say, please, come over here to
8 help them finish.

9 MS. CARPENTER: Yeah, and I mean, obviously,
10 the one we have, I'm not saying anything bad
11 about them, they're just overextended.

12 CHIEF DEMOPOULOS: Yeah, just one for all
13 these projects is -- yeah.

14 MS. CARPENTER: Okay. So moving on, Schedule
15 Milestones, AECOM has put in here, you know, what
16 some of the delays are related to for these --
17 for these schools that they know for sure or they
18 knew for sure would not finish by October. Like
19 I said, that list will be longer.

20 And now I will send it over to Sonja Coley,
21 Task Assigned Executive Director of Capital
22 Programs.

23 MS. COLEY: Thank you, Ashley. I'll just
24 give a quick overview. Blanche Ely High School,
25 as you can see, all scope is complete. Final

1 inspections are on the way. We have a couple of
2 open change orders for ADA exits at Building 1
3 and then an aluminum covered walkway at Buildings
4 14 and 17.

5 With Northeast, the Status of Work, Building
6 1, we can go through it, fire alarm sprinkler
7 completion pending shop drawing approval.

8 Building 2 and 3 complete. Number 4, remaining
9 smoke vents replacement pending a change order.
10 Building 5, schematic drawings for the new air
11 handler unit is in the Building Department for
12 review. And 6, 7, 12, 15, 17, 25, 85 and 86 are
13 complete. Okay. And we have a couple of open
14 change orders for Northeast, which is the covered
15 walkway, fire sprinkler piping. Building 2 we
16 have some structural repairs that we need to make
17 there on the roof. Building 4, smoke vent
18 replacements. And 5 and 7 just the mechanical
19 mezzanine and Building 7 expansion joints.

20 Okay. So Building 7, the status of RTU is
21 complete, rooftop units are complete. Building
22 12, we're waiting on ASI for the fire alarm
23 installation. Oh, it was approved by the
24 Building Department, so we are waiting on the
25 work for the shop drawings. Number 29 and 30 are

1 occupied and stated open change orders.
2 Buildings 8 to 11, irrigation connection,
3 extended CA services for the architect and fire
4 protection for Building number 12.

5 Stranahan High School, Buildings 1 through 5
6 complete. Building 6 work requested on the kiln,
7 it's 99 percent complete. 7, 8 and 9 through 15
8 are complete. Building number 17, the Castaldi
9 report is completed and moved to recommend to
10 demolish the building, which will probably go
11 into the next DEFP. Building number 18, the
12 structural report were the issues, engineering
13 report is in progress. Building number 20 and 21
14 through 23 are complete.

15 All right. Next item, the Change Order
16 Policy 8000, actually will be presented to the
17 board in April. Changes we made, we went from 3
18 to 5 percent, made some changes to the title for
19 a Chief Facilities Officer. So we made changes
20 to that. Also, the Director of Construction
21 included where they could up to 5 percent approve
22 the change orders.

23 MS. CARPENTER: Up to \$5,000.

24 MS. COLEY: \$5,000, I'm sorry, approve the
25 change order items.

1 MS. CARPENTER: So what you're seeing here is
2 the current policy, but we're saying we're taking
3 it again to the board.

4 CHIEF DEMOPOULOS: I was going to say, I
5 thought it was already at 5.

6 MS. COLEY: This is the second revision.

7 MS. CARPENTER: This will be the third
8 revision.

9 MS. COLEY: Okay. So we had another
10 revision.

11 MS. CARPENTER: Yeah, so increasing to 5
12 percent.

13 MS. COLEY: Correct. From 3 to 5.

14 MS. CARPENTER: But still a maximum
15 cumulative limit of \$500,000.

16 MS. COLEY: Correct.

17 MS. CARPENTER: But 5 percent. And then,
18 like Sonja said, just -- it had already said that
19 the PMOR like AECOM could approve change orders
20 up to 5,000, but now it's being changed, modified
21 to say the director of construction. It's not a
22 huge change, but still it helps.

23 MS. COLEY: But it's a change, yeah, it
24 helps. And I will turn it back over to Ashley.

25 MS. CARPENTER: Thank you. So Cumulative

1 Change Orders, so cumulative is the thing on the
2 left, the chart on the left, and showing that,
3 obviously, unforeseen is our largest category by
4 far, but, actually, if you put together
5 consultant error and omission it's kind of about
6 the same amount. That's pretty much what I would
7 expect, that sort of spread for this.

8 We're doing pretty well with tax savings so
9 far. We don't -- we don't realize the tax
10 savings from direct owner purchase program until
11 the end of the project. So, you know, we're
12 already at over 3 million, which is pretty great,
13 and we do new ones all the time as projects
14 finish.

15 And then on the right-hand side of the slide
16 is just the quarter. So we had almost a million
17 dollars in change orders this quarter. Again,
18 that's pretty -- that's what I would expect at
19 this stage of the program. And we will continue
20 to see that, I think, quarter on quarter. You
21 know, we have some credits, but -- but a lot of
22 times the contractors have big change orders that
23 somehow end up coming at the end only because it
24 takes so long to negotiate and get all your
25 backup perfect and, you know, those big ones have

1 so many different elements and so they're just
2 like longer in review and so sometimes nobody's
3 motivated to really finalize them until we get
4 towards the end of the job. So we will see, you
5 know, some big change orders coming.

6 This is the AECOM S/M/WBE Reporting, so I
7 don't -- I mean, I don't have anything to say
8 about it, really, but if anybody has any
9 questions?

10 And then the Risk Assessment, this quarter it
11 went down again. It's not going down by a lot
12 and I think I'll give you the same spiel I gave
13 last quarter, which is really just that about,
14 you know, another \$15 million worth of work moves
15 into closeout, once it moves into close out.

16 MR. TRACY: No more risk.

17 MS. CARPENTER: Yeah, no more risk whatever.
18 I just take the risks off and whatever's been
19 realized has been realized, but, you know, any
20 remaining dollars in a project gets swept back to
21 the capital reserves and then we're done. So,
22 hopefully, that will, you know, continue to go
23 down modestly every quarter, ideally. But, yeah,
24 I don't see anything --

25 MR. SHIM: I just want to add that the

1 projects themselves have some level of risk
2 already anticipated in the change order
3 contingencies. So that's what gets swept if it's
4 not all used. But some of them, occasionally,
5 might go over and that's where we're at risk. So
6 just on an overall look at it, you know, we're
7 hoping in Budget that the amount of money that we
8 sweep at the end of the projects will cover at
9 least the amount from the change orders.

10 MR. HILLBERG: By sweeping you mean it goes
11 back into the general fund?

12 MR. SHIM: Yeah, it goes back into the
13 capital fund.

14 MR. HILLBERG: It's not part of -- it doesn't
15 go back toward the bond or --

16 MR. SHIM: No, it comes out of the SMART
17 Program.

18 MR. HILLBERG: So it's kind of gone from the
19 program.

20 MR. SHIM: Right.

21 MS. CARPENTER: And we really -- I mean, on
22 some projects, yeah, like Omar said, we've used
23 the contingency and every time if there's a
24 change order when we go to the board we have to
25 ask for the additional funding to that project's

1 budget to cover it. But -- and you'll see that
2 in the budget, you know, whatever they call it,
3 flags on the spotlights. When there's a flag
4 it's because, you know, the project has exceeded
5 the contingency or it might be that the financial
6 closeout happened and we swept the rest of the
7 money. So when there's a budget change it gets a
8 flag. But, yeah, program-wide we're still kind
9 of as expected, I guess. Yeah.

10 MR. SHIM: So before I get into the Budget
11 Activity Report I just also want to remind the
12 committee that the SMART Program is basically the
13 promises that we made. The bond is already
14 spent. Okay? So just to sort of relate the bond
15 to the SMART Program.

16 We added probably another 700 million, you
17 know, to the program. But we've already spent
18 the bond. But this is what we told the public we
19 were going to bring complete and so we're going
20 to fulfill that commitment. And that's what this
21 is about.

22 Okay. So this Quarterly Budget Activity
23 Report, is for that quarter ending December 31st.

24 The total SMART Program -- I'll talk loud
25 enough.

1 The total SMART Program budget increased by
2 5.5 million over the last quarter from 1,713.6
3 million to 1,719.1 million. From the total of
4 that, 1,582.6 million is either committed or
5 spent. And the balance of funds that are not
6 encumbered or spent is 136.5 million. Out of the
7 136.5 million, 27.6 million is in complete
8 projects that are being financially closed out.
9 The 108.9 million of that balance are in
10 financially active projects.

11 MR. HILLBERG: What are the -- where is the
12 136 million, is that the contingencies for all
13 the projects or is that part of encumbered funds?

14 MR. SHIM: Yeah, 108 of that, those dollars
15 are in the balance of active projects.

16 MR. HILLBERG: Mm-hmm.

17 MR. SHIM: I think the rest of it is in
18 projects that are being closed out.

19 MR. TRACY: So it's contingency waiting to be
20 released.

21 MR. SHIM: Or turned into change orders for
22 things like, you know, punch lists or, you know
23 --

24 MS. CARPENTER: And even some new PO's
25 because we have some projects that aren't in

1 construction yet. So those projects are still
2 waiting for, you know, the purchase orders to be
3 issued to the vendors that are going to do the
4 work.

5 MR. SHIM: Yeah, so some portion of that will
6 come back and some portion of it will be
7 liquidated.

8 On this slide expenditures through this
9 quarter are 1,403 million as shown in this
10 report. This is a 45.8 million increase in
11 expenditures from the previous quarter.

12 Now, these expenditures were lower than the
13 last quarter by about 10.4 million. Last quarter
14 it was 56.2 and this quarter it was 45.8.

15 I don't know -- I don't know if we
16 established a trend that we've peaked, but
17 there's a good chance that we may have peaked in
18 expenditures per quarter, meaning that we could
19 be going down in expenditures per quarter.

20 Purchase orders in place are 179.6.

21 Okay. So since almost all the projects are
22 under construction the district is less exposed
23 to financial risk as we just discussed. So as we
24 complete and close out projects we will recover
25 any unused contingencies offsetting those risks

1 in change orders and so on.

2 19 percent of the primary renovation projects
3 have been financially closed out resulting in
4 approximately 10 million going back to the
5 district reserves.

6 And that's it for the financial section. Do
7 you guys have any more questions for the
8 finances?

9 MR. HILLBERG: No?

10 MR. SCOTT: Good evening, my name is Michael
11 Scott with the Economic Development & Diversity
12 Compliance Department where I serve as compliance
13 manager. This slide reflects a breakdown of
14 certified firms by ethnicity and by industry
15 category. During the reporting period the number
16 of male- and female-owned firms in our program
17 was an even 50 percent.

18 I also want to point out that EDDC we're
19 developing a strategic marketing and outreach
20 initiative to increase the number of veteran
21 owned certified firms.

22 Next slide?

23 This slide illustrates the spend analysis
24 breakdown from fiscal year 15 quarter 2 to the
25 quarter ending December 31st, 2024. The economic

1 impact of the SMART Bond Program yielded \$546.6
2 million or 28.93 percent in prime dollars and
3 commitments that went to local and small
4 businesses against the overall total of 1.88
5 billion.

6 In addition EDDC was again calculating the
7 subcontractor commitment cumulatively as of
8 fiscal year 2022 quarter 4 and to date the
9 cumulative subcontractor commitment is about
10 126.2 million. The cumulative total of 546.6
11 million has gone to 79 district certified small
12 businesses. This includes 35 design firms at \$90
13 million and 44 contractors at \$456 million.

14 This slide, the cumulative -- go back one.
15 Cumulative spend from fiscal year 15 to present
16 is 546.6 million based on data provided by the
17 capital budget department. To reiterate the
18 economic impact of the SMART Program yielded
19 \$546.6 million in prime dollars that went to
20 local and small businesses.

21 EDDC marketing & outreach activities seek to
22 maximize the engagement, utilization and contract
23 awards to emerging small minority veteran and
24 women-owned businesses in district procurement
25 opportunities. Here we have provided an overview

1 of our hosted events and trainings from October
2 2024 through December 2024. During the reporting
3 period the EDDC Concierge Service conducted 404
4 calls and emails to certified firms as a prelude
5 to our monthly goal-setting committee meetings.
6 Concierge Service, they target certified
7 potential bidders to assess their capacity to bid
8 and determine if they will bid on the upcoming
9 contract opportunities.

10 Secondly, once our goals are assigned by the
11 goal-setting committee the Concierge Service Team
12 follows up with those targeted certified firms
13 and informs them when a bid is scheduled to be
14 advertised.

15 And, lastly, our firms are reminded of the
16 bid opportunities and encouraged to bid to ensure
17 all project goals are achieved.

18 EDDC, we also launched our Inaugural Business
19 Excellence Program. We completed the 2024
20 Inaugural Business Excellence Program with a
21 total of 258 graduates. The graduates were
22 celebrated at an elaborate ceremony at Plantation
23 High School on December 5th, 2024. Each graduate
24 attended at least four of the six sessions in the
25 series which featured over 40 panelists, public

1 and private sector experts. Session themes
2 covered critical, fundamental and cutting-edge
3 business content to elevate, empower and connect
4 for growth and impact.

5 And the latest edition of our On Point with
6 EDDC, our quarterly newsletter, continued to
7 broaden the reach of the program through Broward
8 and beyond. It features an array of content to
9 keep our stakeholders abreast of departmental
10 initiatives, as well as procurement opportunities
11 and contract awards and other need-to-know
12 events.

13 Next slide?

14 The video?

15 And thank you to Garth Solutions they
16 captured -- they came and captured a lot of our
17 sessions and they produced a great recap video
18 that we're about to see.

19 (Video played.)

20 MR. SCOTT: Thank you. And, lastly, this is
21 our social media. Please give us a follow.
22 Thank you.

23 MS. WILLIAMS: And good evening. My name is
24 Deniece Williams, I am -- I work with AECOM. I'm
25 on the communications liaison team. I'm happy to

1 give you guys a report on the status of
2 communications efforts through December 2024.
3 This is a recap of our quarterly results for
4 social media, our website visitors and just
5 engagement with regards to getting out to the
6 campuses to capture school visits that will then
7 feed into content that we post on the web page
8 and also on our multiple social media websites.

9 During winter construction we were happy to
10 be able to provide or to capture ongoing
11 photography and drone footage of some of the work
12 that has been taking place on the school
13 campuses. This is actually just a sampling of
14 some of the schools that we were able to visit
15 during the winter break. It's really a great
16 opportunity for us to be able to go out there and
17 really see the work while there are no students
18 on campus. It gives us pretty much free reign to
19 capture as much as content as possible.

20 So we did have, you know, Coconut Creek with
21 some electrical and it looks like fire sprinkler
22 paneling installation and we were able to launch
23 the drone and get some -- a lot of good content
24 for some of the roofing enhancements that are
25 currently underway.

1 And this is a video of some of the work that
2 was done during winter construction.

3 (Video played.)

4 MS. WILLIAMS: And so we were also really
5 excited to celebrate several ribbon-cuttings
6 during the quarter, Deerfield Beach High School's
7 media center was completed. We had some really
8 good turn out from some of the local officials.
9 Some of the EAB members were able to come and
10 celebrate with us. Sheridan Technical College
11 media center was also completed. We had an
12 excellent performance by some of the students
13 there and actually amazing food that they were
14 able -- the hospitality students were able to
15 cater that event. So it was a good one to
16 attend.

17 Next slide.

18 Margate Elementary, as you were able to
19 participate in that event, which, I mean, minus
20 the sun I think it was very -- a really special
21 occasion for the kids. They were able to debut
22 their song and finally get access to that play
23 court and playground that they've been long
24 awaiting. So we were really excited to celebrate
25 that new addition to the program.

1 And Riverside Elementary, we had the
2 ribbon-cutting for their media center as well.
3 The kids there were super excited. They did a
4 little presentation for the board members and
5 some parents were actually able to attend that
6 event as well. So it was -- a good time was had
7 by all.

8 So it was really -- as we kind of mark the
9 completion of or the sunsetting of the program
10 and completion of the projects we're really just
11 happy to commemorate that with some upcoming
12 ribbon-cuttings which you'll all be invited to
13 attend, not just William, we'll send it to Omar
14 and he'll extend the invitation. So we would
15 love to have you there.

16 Even though James Rickards is technically not
17 a SMART project we do follow it for auditing
18 purposes. AECOM and Atkins Realis is following
19 the project as well, so we do report on that. We
20 were able to commemorate their topping out
21 celebration in the quarter. The building is up
22 and the roof is on. They're just now working on
23 the interior. So we're really excited that this
24 project is moving along as well.

25 And Keeping the Community Informed, during

1 this quarter we were -- as the ribbon-cuttings
2 take place we do work very closely with the
3 district's communication and legislative affairs
4 department to invite media to come and celebrate
5 with us. So we were really happy to invite and
6 get coverage from WSVN, Tap into Coral Springs,
7 Margate News, Coral Springs Talk, not only
8 covered the events, but some of them actually
9 sent reporters to cover it. So we were really
10 excited that it seems that we are starting to see
11 a shift in the mindset of how it's being -- the
12 perception in the community of the program as we
13 are completing the projects, so we were really
14 happy to see that. And as we schedule additional
15 opportunities we hope that we can keep that
16 momentum going. And, as I mentioned previously,
17 we did visit 29 schools during the quarter and
18 once we do recaps of what has taken place during
19 the quarter we also do a blog post, usually two
20 to three per quarter, just giving an update
21 either on the ribbon-cutting or on milestones
22 that the program has achieved.

23 And we were also really happy to work in
24 collaboration with EDDC to participate in their
25 Business Excellence Program to Elevate, Empower

1 and Connect. We helped to coordinate some of the
2 marketing materials, logistics for some of the
3 photography during the event and just to be able
4 to kind of hear from some of the small businesses
5 how important and impactful having that
6 collaboration with the district and some of the
7 connections that they were able to make with
8 bringing them into procurement with some
9 government entities. So we were happy to be able
10 to collaborate with EDDC to help kind of change
11 the perception of how vendors engage with the
12 district and kind of get them back into choosing
13 BCPS as a trusted partner.

14 And informing the community through social
15 media, these are just a snapshot of some of the
16 top posts that we had on Facebook, the next
17 slide, and Instagram and on X. Those are just
18 some of the posts that were the most trending in
19 terms of engagement or impression for all of
20 those platforms.

21 And we obviously -- like Michael said, we
22 encourage you to follow us where you can get all
23 of this information and you can also see videos
24 from all of the ribbon-cutting events that we
25 have hosted in the last quarter and we hope that

1 we can see you there next time.

2 And that completes the Communications report.

3 MR. HILLBERG: Thank you. Do we have an
4 auditor here to give a report?

5 MR. SHIM: No, he could not make it and he
6 didn't have an update for the committee.

7 MR. HILLBERG: Okay. We'll go to Mr. Tracy's
8 update on the workshop presentation. Did you set
9 the school board straight?

10 MR. TRACY: Hopefully. I thanked them for
11 amending the quorum requirements, though --

12 CHIEF DEMOPOULOS: Do you want to amend them
13 again?

14 MR. TRACY: -- we're still short.

15 We also thanked Debbie Hixon for showing up
16 and -- she didn't know why she was on that
17 calendar, but we thanked her for at least showing
18 up. We went through the projects, mentioned that
19 by this report we would be more than 50 percent
20 at substantial completion, which we are now with
21 169 basically in the box. And then a discussion
22 about why some of the projects were sitting there
23 at 95, 97, 98 percent. And that's when I brought
24 up the discussion about the final fire
25 inspections for fire alarm and fire sprinkler and

1 that these are items that are typically caught at
2 final walkthrough and we had the discussion about
3 how it would be beneficial moving forward for, as
4 you mentioned, having the planning examiners do
5 the inspections, having -- having, perhaps, the
6 field inspectors walk through with the plan
7 examiners, making any notes during the plan
8 review of -- of the reason why, say, for
9 instance, a test station is not required for this
10 particular duct detector. Sometimes an inspector
11 comes through and he sees a duct detector and
12 wants to know where the test station is. It's
13 supposed to be within sight of the unit. But
14 sometimes it's not required because of the type
15 of unit or the fact that it's connected to a
16 certain type of fire alarm control panel that
17 will initiate. You can -- if it's an addressable
18 system you can shut it off at the panel and test
19 it at the panel. You don't necessarily need the
20 key to inspect. And there was some back and
21 forth discussion.

22 There were some -- the board asked for some
23 follow-up information. I believe -- I believe
24 Board Member Alhadeff wanted some things by the
25 following day. And I think it was a pretty

1 productive meeting.

2 They were disappointed that the project's not
3 going to finish by the end of the bond period,
4 but that we are, you know, most of the -- and
5 there was also a discussion about -- there was --
6 there was a discussion about when the bond was
7 issued. In some cases years were spent in the
8 design phase to start these projects. And one of
9 the issues is, you know, if you -- if you're
10 possibly searching for bond money, sometimes it's
11 a good idea to have some, what I call,
12 shovel-ready projects in -- in the queue, that,
13 you know -- if you're doing facilities
14 assessments looking down the road, you know that
15 in five to 10 years you need to replace this
16 facility, in five to 10 years this one would be
17 due for an update, go ahead and at least get the
18 preliminary design, figure out what your scope
19 is, what do you want to do with that, and then on
20 a regular basis just readdress it.

21 And another thing that came up was the fact
22 that some projects -- on some of the projects
23 buildings were renovated that on the facilities
24 assessment had been -- had been proposed -- had
25 been recommended for demolition. Sometimes it's

1 more of a political thing, you know, a beloved
2 school building, the community wants to save it.
3 Sometimes it's the fact that maybe the designer
4 didn't see the report on that facility. And
5 sometimes it was mentioned, which Michael brought
6 up, that sometimes on the facilities assessment
7 you're not doing any really invasive testing. On
8 a roof -- condition of a roof, sometimes it's
9 best to take core samples or actually cut into a
10 hard ceiling to see what the condition of the
11 under-roof structure is. And -- so there were
12 some, I believe, Facilities was going to -- is
13 going to work on some ways to improve the
14 process.

15 You know, we have hundreds of school campuses
16 in this county and a few thousand buildings and
17 it's -- it's a good idea for Facilities to at
18 least have a pretty good idea of what is -- what
19 the condition of each building is.

20 I mentioned that -- well, school districts
21 aren't -- don't have to comply with the building
22 safety inspection program, but that is a
23 statewide program for certain types of buildings.
24 Here in Broward County it's every -- every
25 building that's over 3,500 square feet has to

1 meet the 25-year inspection program.

2 But having the school board go ahead and
3 proactively do an assessment of every one of
4 their facilities maybe every 10 years just so
5 they have an idea of where they sit and where
6 they are, if it -- if there is a need to downsize
7 in the future or expand, you'd know which
8 facilities would be the best ones to demolish,
9 because, well, it's scheduled in two years to be
10 completely replaced anyway. If we don't need
11 those seats, let's scrape it off and then the
12 money we're saving we can go and, you know, maybe
13 push up another project. So I thought it was
14 pretty productive.

15 MS. CARPENTER: Can I just add one comment
16 related to that? The facility condition
17 assessment currently is being done.

18 MR. TRACY: Right. Because it was last done
19 in 2014, I believe.

20 MS. CARPENTER: Correct. Correct. So right
21 now there is a vendor that's been out to over 100
22 schools already to do the assessment. They're
23 doing reports. Sonja, as well as the director of
24 pre-construction and myself and Omar's team,
25 we're all working very closely with this vendor

1 to, you know, get this data. So, it will be
2 great. And I know we have talked about the
3 facility condition assessment needing to be done
4 every, you know, 10 years or whatever -- they're
5 doing a 20-year look-ahead, but, still, you know,
6 you wouldn't wait 20 years to do it again, but
7 they are giving a 20-year timeline on that.

8 CHIEF DEMOPOULOS: Question. For like
9 preventative maintenance and that ongoing
10 replacement cycle of things, you know, with all
11 these projects getting done within a relatively
12 short period of time, you can anticipate, hey, in
13 a 20-year span or whatever it is all the roofs
14 are going to need to be done again, et cetera,
15 ACs, is there a replacement cycle -- I know it's
16 outside of our scope right now, but so we don't
17 have to be here in another 20 years sitting
18 together, is the district proactively doing that?
19 Hey, each AC is going to be replaced in five
20 years; every this -- the roof is going to be --
21 and we're putting money aside for these projects
22 and being proactive, I don't want to say this
23 time, but this time?

24 MR. SHIM: Well, we spend probably about \$95
25 million per year on maintenance. I'd say some

1 portion of that program addresses things that are
2 preventative in nature and planned in terms of
3 their replacement cycle. But a lot of it is, oh,
4 no, it broke, not saying the curse word, so let
5 me go out and fix it, those type of things. I
6 think with this assessment it will give a better
7 opportunity to look at the age of those equipment
8 and the condition and what -- what, you know --
9 to be able to lay out a more comprehensive
10 replacement plan. And it's certainly needed.

11 And I think if you really look at it, a lot
12 of the SMART Program addressed small capital
13 improvement stuff that had been neglected through
14 the recession. A lot of the HVAC replacements,
15 the roof stuff. And the district, by and large,
16 engaged a roof asset manager.

17 MS. CARPENTER: Yes, the roof asset
18 management company is -- that's going to be
19 massive for the district because, yeah, they're
20 giving to capital the list by year of everything
21 that needs to be updated. They're doing minor
22 repairs themselves, but, you know, anything that
23 needs to be replaced. And then also -- well, the
24 roofs we did in SMART was about half the roofs of
25 the whole district, but, you know, all of those

1 roofs have now been upgraded to like the right
2 slope and, you know, that stuff you don't need to
3 do again, thankfully, you know. So --

4 MR. TRACY: And the fact that they're almost
5 all TPO now instead of a built-up tar system.

6 MR. SHIM: So we've had those things that are
7 improvements. There's a lot of room for
8 improvement in the program, in our maintenance.
9 Another thing that we're doing is replacing the
10 Max -- we're re-implementing Maximo, which is our
11 asset -- facility asset management system.

12 That -- that will help if we implement it
13 correctly to track the assets much -- much better
14 and help us in Budget, as well, to look at those
15 assets and to plan budgetarily along with
16 maintenance to do a replacement cycle.

17 So it's getting better. I wouldn't say that
18 we're the best, but I'd say that we're taking
19 steps to move towards --

20 MS. CARPENTER: Pretty big steps. Pretty big
21 steps. And the facility condition company
22 they're bar coding, you know, all the assets out
23 there and that will be integrated with Maximo.
24 So, yeah, those are pretty big steps.

25 MR. HILLBERG: And one of the goals of the

1 asset management group is to maintain the
2 warranties?

3 MS. CARPENTER: Mm-hmm.

4 MR. HILLBERG: Because no one ever does and
5 when it comes time to argue your warrantee you're
6 void.

7 MS. CARPENTER: Yeah, they work with -- they
8 handle all the warranty stuff and it's great.
9 That's been great.

10 MR. HILLBERG: Okay. Good.

11 Okay. So the next board workshop is May. I
12 think it might be my turn. So I'll go.

13 MR. TRACY: No objection.

14 MR. HILLBERG: Thank you. I'm going to
15 reiterate inspectors making changes at the last
16 inspection. Anybody -- do you have anything
17 else? Or does the staff want me to advance a
18 message to the school board?

19 MR. SHIM: No. Well, a couple points, if
20 you're okay with that.

21 MR. HILLBERG: Mm-hmm.

22 MR. SHIM: One point is that, you know, as
23 this committee is kind of coming towards the last
24 few meetings, I'll just say that, for me, I've
25 appreciated the input into the program and it

1 certainly has made a huge difference, as you can
2 see the principal from one of the schools
3 stressing his appreciation of the things that
4 we've done in the program. And I know it's had
5 its ups and downs and issues here and there, but
6 it's made a huge difference from the music
7 programs, the technology, the construction, and
8 everything that it's done.

9 And so, you know, I think my experience with
10 this committee is that it's a committee of
11 professionals providing input into a program from
12 different perspectives. And that's been very
13 good. You know, some of our committees, you
14 know, we get a different perspective. So I have
15 just heard this, you know, the need for that type
16 of community input into the program.

17 I know that it's very difficult for
18 professionals to participate because you have
19 stuff you've got to do, too. But, A, I want to
20 thank you again, and, B, I'd like to look for
21 opportunities even beyond the SMART Program to,
22 you know, have this type of community feedback
23 into the construction program.

24 So I'll leave it at that because that's just
25 my personal thoughts.

1 And then I also wanted to mention we do have
2 a person from the public here in case they want
3 to speak.

4 MR. HILLBERG: Okay. And Revision to
5 Proposed Future Meeting Dates? No objections,
6 no -- so we'll leave them there and we'll come to
7 them as we get to them. The new final --

8 MR. TRACY: Are you good with June, Tom?

9 CHIEF DEMOPOULOS: Actually, I am. That's
10 the one week in June I'm in town.

11 MR. HILLBERG: Good.

12 MR. TRACY: Because that was a problem last
13 time.

14 CHIEF DEMOPOULOS: I think I might have
15 voiced that and maybe it changed.

16 MR. TRACY: Okay. Yeah, I'm good with that
17 date. So at least the next one we're good.

18 MR. HILLBERG: Our final meeting is January
19 2026.

20 MR. SHIM: Yeah, that will be sort of a
21 summary of the program through October, the end,
22 I guess, via the resolution.

23 MR. HILLBERG: Okay. I'm going to recess the
24 business meeting and convene a public hearing so
25 we can hear the member of the public that would

1 like to speak.

2 MR. SHIM: I'm not sure he would like to
3 speak. He's just attending.

4 MR. HILLBERG: Okay.

5 MR. TINGOM: My name is Pete Tingom. I
6 worked for the district for 38 years. I retired.
7 I know quite a few of the people here. I've
8 never gotten an invitation to this meeting before
9 but I'm the chair of the insurance committee, and
10 all of a sudden this popped up in my email, so I
11 was curious to come and see. I also represent a
12 group of mid- to upper-level managers within the
13 school district, it's a meet and confer group,
14 Omar's a member of that group. And, you know, I
15 wish people could see the professionalism that
16 you demonstrate here. Because a lot of times
17 some of the media paints a very negative light on
18 all of this stuff that's going on, and I am
19 sincerely impressed with the amount of
20 professionalism and the way you run this
21 committee. So I want to thank you for doing it.

22 MR. HILLBERG: Well, thank you.

23 CHIEF DEMOPOULOS: Thanks for being here.
24 You're invited to the next one.

25 MR. HILLBERG: All right. So there's -- any

1 other discussion?

2 (No response.)

3 MR. HILLBERG: No? Hearing none, there's no
4 real need to adjourn because we don't have a
5 quorum.

6 MR. TRACY: It's not official.

7 MR. HILLBERG: So it's unofficially
8 adjourned.

9 (Meeting was concluded at 6:54 p.m.)

REPORTER'S CERTIFICATE

STATE OF FLORIDA

COUNTY OF BROWARD

I, Timothy R. Bass, Court Reporter and Notary
Public in and for the State of Florida at Large,
hereby certify that I was authorized to and did
stenographically report the foregoing proceedings, and
that the transcript is a true and complete record of
my stenographic notes thereof.

Dated this 3rd day of April, 2025, Fort
Lauderdale, Broward County, Florida.



TIMOTHY R. BASS
Court Reporter

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