

City of Coral Gables City Commission Meeting
Agenda Item E-1
October 23, 2018
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Raul Valdes-Fauli
Vice Mayor Frank Quesada
Commissioner Pat Keon
Commissioner Vince Lago
Commissioner Michael Mena

City Staff

City Manager, Peter Iglesias
City Attorney, Miriam Ramos
City Clerk, Walter J. Foeman
Deputy City Clerk, Billy Urquia

Public Speaker(s)

Mari Tere Rojas
Jaime Torrens

Agenda Item E-1 [0:00:00 p.m.]

Recognition of District 6 School Board Member Mari Tere Rojas, for her leadership and update on the renovation of Coral Gables Senior High School.
(Sponsored by Commissioner Keon)

Mayor Valdes-Fauli: We have recognition of District 6 School Board Member Mari Tere Rojas for her leadership and update on the renovation of Coral Gables Senior High. Mari Tere, you're here? Oh, there you are, in back of the TV. Would you come up? I don't think -- you can stand on the table, if you want. There's a microphone there.

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Commissioner Keon: You don't have to stand on the table. We can move the tables back.

Mayor Valdes-Fauli: No, no, no. You can't.

Commissioner Keon: They'll move them for you.

Mayor Valdes-Fauli: Take -- there.

Commissioner Keon: Yeah.

Mari Tere Rojas: Well, thank you and good morning, Mayor Valdes-Fauli.

Mayor Valdes-Fauli: Good morning.

Ms. Rojas: Good morning, Vice Mayor Quesada, Commissioner Mena, Commissioner...

Commissioner Mena: Good morning.

Ms. Rojas: Lago...

Commissioner Lago: Morning.

Ms. Rojas: And Commissioner Keon. It is a very special morning, and I want to, first of all, say thank you to Commissioner Keon for sponsoring this today. I want to take a moment before I start to congratulate Mr. Peter Iglesias...

City Manager Iglesias: Thank you.

Ms. Rojas: On your new position as City Manager.

City Manager Iglesias: Thank you.

Ms. Rojas: Very proud of you. It's an absolute pleasure and an honor to be here with all of you today. And I'd like to, first and foremost, introduce the members that are here with me from our Miami-Dade County Public Schools, starting with our Chief Facilities Officer, Mr. Jaime Torrens. Also with us is Mr. Victor Alonso, from our Facilities Department, Mr. Alonso. And Frances Vallecillo, our chief of staff, from my office.

Mayor Valdes-Fauli: You lost your opportunity.

Commissioner Keon: I think they're moving you around.

Ms. Rojas: I was a teacher, so I can adjust to anything. I'd like to, first and foremost, say that it is truly an honor for me to serve as your School Board member, representing District 6, particularly, the City Beautiful that I proudly have been a resident of for the majority of my life. I represent many schools in this district, and I believe that it imperative that we're hands-on and that we don't talk the talk, but we rather walk the walk and work very cohesively with all of our stakeholders to address any concerns that they may have. This was especially the case when we dealt with Coral Gables Senior High School. Coral Gables Senior High is part of our \$1.2 billion general obligation bond. And the Coral Gables community -- I proudly can say -- will soon be enjoying the school's new renovations and upgrades. If you see over here, we will be talking to you a little bit more about the facility and what it will look like after all of the renovations have been completed. Following my first election recently, I went to all of the schools that I represent. As I walked into Coral Gables Senior High School, I was very concerned about some of the things that I witnessed in reference to the physical plan. Our school's doing a superb job academically and is recognized nationally for some of the programs that we're offering our children. But we needed to have a physical plan that was just as appealing as the wonderful program that we offer

at Gables Senior High School. I met with numerous members of our Facilities Department, as well as other members of the district so that we could address the concerns in reference to Coral Gables Senior High. I also heard from many of our stakeholders who shared similar concerns with me, and I decided to have a meeting at Coral Gables Senior High School with all of our community members. In attendance was Commissioner Keon and also Commissioner Lago, as well as your former City Manager. It was a wonderful platform for all of our stakeholders to voice their concerns. We listened very, very carefully to what they had to say, and immediately, continued to follow up on initiatives to make a difference at that school. Late March, I invited the superintendent, Mr. Carvalho, Mr. Torrens, our Chief Facilities Officer, and other members of our district personnel, together with myself, to address with our community members the three-pronged, \$11.2 million action plan for the school. This community meeting took place, again, after numerous conversations with the City of Coral Gables, the superintendent, the Office of School Facilities, school administration, and very important to us, the PTSA of Coral Gables Senior High School. The original budget for Coral Gables Senior High capital improvement was \$11.2 million. But I am very happy to report that due to the collaborative efforts of all involved, all stakeholders, we were able to increase this to \$15 million additional dollars with the adoption of the five-year plan, which was approved at our September board meeting. This will now include a brand-new building that was very much needed at Coral Gables Senior High. This project was, has been and will continue to be, again, a collaborative effort by all stakeholders. I am very proud to say that you're going to be hearing a presentation now, which is going to detail for you every single part of our new initiative for Coral Gables Senior High. And I know that not only will you all be very pleased to hear the full presentation, but to all of our families, our stakeholders, everyone listening today, I'm very proud to be able to be here representing our School Board Chair, Ms. Perla Tabares Hantman, our Vice Chair, Dr. Martin Karp, the rest of my colleagues on the board, and our superintendent, Alberto Carvalho, to share with you the new initiative for Coral Gables Senior High. It takes -- I always say -- teamwork to make the dream work. And with you all, Mayor Valdes-Fauli and your wonderful Commissioners here, you have made it -- part of that dream become a reality, and I cannot thank you enough. Also, I want to take a moment for a special shout-out, first of all, to all of you, but also, to our Chief of Police. I believe Chief Hudak

is here. I want to thank all of you for putting children first in the City Beautiful and for helping us with the endeavor that we are all undertaking to ensure the safety and security of our children, of our teachers, our administrators and our entire workforce. And because of your dedication and your commitment to the youth of today who are our future leaders of tomorrow, we now have sworn police officers at every single one of our schools in the City Beautiful. And this is a win-win for all, but most importantly, it's a win-win for our children. So, thank you, Mayor, Vice Mayor, and Commissioners. The School Board truly appreciates what you have done for us.

Mayor Valdes-Fauli: Thank you, Mari Tere. I have two or three questions. And I've always been curious about this. And I very much appreciate your efforts. So, my questions, you know, may sound aggressive, but they're not. And I'm glad you're addressing the problems. But Coral Gables High, up to two years ago, was a C-rated school, why? Why?

Ms. Rojas: Thank you.

Mayor Valdes-Fauli: Fourteen percent of the students at Coral Gables High were from Coral Gables because parents didn't want to send their kids to a C-rated school.

Ms. Rojas: Let me address what I know of that. The only...

Mayor Valdes-Fauli: You weren't here then.

Ms. Rojas: Yes. The only time that it was a C-rated school -- the only time -- was when the state changed its requirement, where many of our schools went down because that year everything was changed. And so, many of our schools that year went down by a letter grade. After that, the school has been a B and an A school, and they're striving for an A school now. But I want to make clear something that I addressed yesterday with a group of stakeholders that I met with at Coral Gables Senior High School. And that is the fact that Coral Gables Senior High is a non-magnet school. We have a magnet program, which is offered within the school, but it is not designated as a full

magnet school. And out of the traditional schools, Gables is the -- in the top rating with a B, and hopefully, this year, it will be an A. But they only received a C rating one time. As far as attracting more Gables students to our school, that is our goal. That is the principal's goal, that is the region's goal. That is the superintendent's goal, and that is your School Board member's goal as well. And we are, as I said, offering wonderful academic programs at that school, which, by the way, we just disseminated yesterday flyers because many people don't know about special programs that are being offered there, such as the finance program, such as a brand-new program for teachers. We have a shortage of teachers nationwide, and now we're going to, hopefully, have homegrown students that can later become teachers so we have a teaching academy being offered there for the first time ever and many other initiatives which we'll be happy to address, you know, with you further if you would like at another meeting. For today, though, I did bring with me our Chief Facilities Officer because I wanted to make sure that the physical (INAUDIBLE), which is just as important to, again, be appealing to those in our community as well as our academic programs be addressed. So, without further ado -- and if you have any further questions or...

(COMMENTS MADE OFF THE RECORD)

Ms. Rojas: Mayor, I would be happy to answer...

(COMMENTS MADE OFF THE RECORD)

Ms. Rojas: After we have the presentation, absolutely. So, without any further ado, I'd like to welcome our Chief Facilities Officer, Mr. Jaime Torrens and Mr. Alonso.

Mayor Valdes-Fauli: Before you leave and when they come up because this has to do with facilities -- I remember for many years there were four schools in Miami -- Miami High, Jackson, Coral Gables and a fourth one whose name I don't remember -- Miami High was renovated and I understand that you spent \$80 million in that renovation?

Ms. Rojas: I will allow our Chief Facilities Officer to respond. I was not a board member at that time, but our Chief Facilities Officer, Mr. Torrens...

Mayor Valdes-Fauli: And the second question having to do with that is how long will it take for the, you know, school to spend the \$26 million? When will this start and is this just, you know, a promise to shut us up?

Ms. Rojas: No. It is not, sir. We work very cohesively and cooperatively with everyone, all of our municipalities. We don't only represent schools in the Gables. I represent...

(COMMENTS MADE OFF THE RECORD)

Ms. Rojas: Schools in many different parts, including the Gables.

Mayor Valdes-Fauli: But (INAUDIBLE)...

Ms. Rojas: But at our meeting today, we will be responding to those questions. We were prepared to make sure -- Mr. Torrens will be up here with me. We will be responding to...

Mayor Valdes-Fauli: Thank you.

Ms. Rojas: All of your concerns prior to the end. But please know that we represent all of our schools and we want what's best for all of them. Every single community has special needs and we are trying to address all of those. And hopefully, by the end of the presentation, you will be receiving...

Mayor Valdes-Fauli: And you have...

Ms. Rojas: The answers to your questions.

Mayor Valdes-Fauli: We have -- we're lucky that we have you representing us. And you're not lucky that you're in front of us today and you are representing us, so that's why you are...

Ms. Rojas: Thank you.

Mayor Valdes-Fauli: (INAUDIBLE) all these questions. But I...

Ms. Rojas: No, absolutely.

Mayor Valdes-Fauli: You know, I appreciate the answers.

Ms. Rojas: Absolutely, my pleasure. Thank you. And now Mr. Torrens will start with the presentation.

Jaime Torrens: Thank you. Good morning, Mayor, Commissioners, Mr. Manager. Pleasure to be here today to update you on -- basically, we're going to go through the presentation that was made at Coral Gables Senior High to the community. Commissioner Keon was there -- going over the plan for the school, the original allocation for the project and what's happened since then because I think a significant amount of additional resources are being allocated to the school and wanted to give you a picture of how that's going to look and how it -- address some of your concerns regarding the timing of the work. Before I start, I'd like to address your other questions. You mentioned Miami High. Miami High was not funded through the general obligation bond. It preceded the bond. The project was \$49.8 million. It was completed, I believe, around 2010, so it preceded the bond. You mentioned Jackson. Also, that was a project that was in the early 2000s and was completed and included -- basically, a replacement of the school. And I didn't catch the third school that you mentioned.

Mayor Valdes-Fauli: I couldn't remember -- or I don't remember the name of the third school, but there were four.

Mr. Torrens: But as far as the bond program goes -- which was a commitment that was made when the voters approved this in 2012, Coral Gables Senior High actually had about \$10.4 million of bond revenue. Subsequent to that, about \$800,000 was added even before this most recent allocation, as Ms. Rojas mentioned, bringing the project up to 11.2. Now, based on the approval of the board of our five-year capital plan in September, the total allocation is about 26.2, so about \$15 million was added. And I guess we can start the presentation. So, this is, again, back in March of this year. Let's see if the clicker works here. No? There we go. Okay, so we've kind of gone over this already. But the original scope of the \$11.2 million was renovating the existing buildings. There's a lot of air conditioning systems. These buildings were built in the 1950s, primarily. There's some new additions after that. But the focus was primarily renovation. An architect was commissioned, as well as a CM at-risk, construction manager, to do this work. And as of March, the scoping for that project has been completed, but it included primarily renovation. There was no new construction envisioned at that time, and it was going to be -- the building was going to be brought up to the current standards for lighting, air conditioning and so forth. So, what we did is we had a number of meetings and discussions with the community and we started trying to formulate a complementary plan, which included some immediate repairs that were needed at the school that couldn't really wait until the renovation project took place. And then we kind of reconfigured the project to advance an addition -- replacement of several buildings and a brand-new building that's going to be constructed, and we're going to see some renderings of that. And then push the renovation into an additional phase. So, let me go through this. So, we discussed this. It's basically a three-phase approach. The first phase which involved addressing the immediate needs of the schools is pretty much underway. A lot of that was accomplished in the spring and the summer, which addressed a number of concerns that Ms. Rojas mentioned that were evident as you walked through the campus, so we really couldn't wait to the major project to be done to address those things. And those were done through the summer. There was some plumbing issues and some HVAC issues that were corrected.

Mayor Valdes-Fauli: Excuse me. When was your visit? When was your visit?

Ms. Rojas: I visited all of my schools at the beginning...

(COMMENTS MADE OFF THE RECORD)

Ms. Rojas: Two years ago when I first -- it's going to be two years.

Mayor Valdes-Fauli: Two years. Sorry.

Mr. Torrens: Okay, so I think I've addressed this. The initial phase was done by our in-house forces, mainly, our maintenance department. We had a great deal of focus on the school and that was done throughout the course of the summer and late spring. So, the second phase, as we were talking, is now the construction of a new building. So, along the west side of the building, the campus buildings 6 and 7, which are the cafeteria and some of the labs that are in that area, some of the older and least appealing buildings along Riviera are going to be demolished and replaced with a brand-new building, which we can show you over here. So, let me try the pointer. So, looking at buildings over here along the Riviera side, you currently have some very old buildings. You're going to see a brand-new building erected here. The older buildings are going to be demolished to create a courtyard in this area, which is now cluttered with a lot of mechanical systems, chillers, boilers, et cetera. A new chiller plant, a new mechanical building is going to be constructed over here that's going to serve not only the new building that's added, but it's going to serve the entire campus. So, that's really the first piece that's going to be added is the mechanical building, the new electrical service to the school and new chillers so that we'll have a reliable air conditioning system, which I know has been an issue ongoing. So, this is what we're working on right now. If we'll go back to the slide. Okay, so as I showed you on the plan, you're going to see a new chiller plant that's going to be installed in the corner of the campus, back by the baseball field, and then the new buildings. So, we're going to be demolishing Building 6 and

7. This is a phased demolition. The first part of it is going to be to clear space for the footprint of the new building. And I'm going to give you the timelines of all this in a minute. So, the new classroom addition will be constructed along the parking lot where currently the cafeteria and kitchen are, so you'll have a brand-new building there that will allow us then to demolish the remaining buildings. So, when we're done, we're going to have a courtyard in that area with the new building being the face of the school on Riviera Boulevard -- Riviera Drive. And this will give you an idea of -- this is not the exact look of the building, but an idea. It's going to be a brand-new facility. We've actually used this design already, which is what is allowing us to expedite this work. It's a design that's already been used at Michael Krop Senior High. And in fact, I think some of your staff and community members actually visited that school and walked through it and were very pleased with it. We just opened it this fall. So, now, the third phase. And the third phase is only made possible now because of the appropriation of the additional \$15 million, where originally, we had 11 -- actually, 10.4 augmented to 11.2. We now have \$15 million to address the remainder of the school. But it's really even better than that because we're now demolishing two older buildings, which previously would have consumed some of that 11.2. So, we now have \$15 million to focus on the buildings along Bird Road and along LeJeune. So, the focus of -- what will be the original buildings of the school, buildings 1, 2, 3 and 4. We will also be renovating the auditorium and the gymnasium. The auditorium, if you recall several years ago, we did, through an agreement with the City and the -- for the parking of your shuttle or your...

Commissioner Keon: Trolleys.

Mr. Torrens: Your trolleys, there was an allocation made to the auditorium. I think it was about \$250,000. We needed to replace the seats and the flooring. But there's still more work that needs to be done there, but that will be incorporated in the third phase. So, at this point -- in March, when we made the presentation, we intended to request funding. Now, again, I'm pleased to report we do have the funding. It's been appropriated in our five-year capital plan and we're ready to proceed. So, this is a part of the -- just a rendering of what the school would look like. This is not exact, but this is a conceptual rendering. We're going to have the same color scheme throughout

the entire building, the new buildings as well as the existing, so honoring the historic nature of the school, but also bringing it up to date to 21st century technology and facilities. So, I already talked about phase one. It's basically completed. Phase two, which the architect for this was commissioned by the board in May. It's going to be Silva Architects. And design is already underway. We expect for construction to begin during the summer -- spring/summer of '19. And this build -- the new building to be ready for the 2021 school year -- in August of '20. So, that's the first major piece of this plan. The second phase is the architect we had originally commissioned for renovation is still on board. We're re-tasking them with a focus on just the remaining buildings, and really, going a little deeper. Since we do have a larger budget now for those buildings, we want them to go a little bit deeper into those buildings and address not only the safety, the life deficiencies and such that they were originally going to address, but able to do a little bit more there with the allocation that we have. Again, they're already on board. We expect -- as soon as we have those plans completed, to then commission a construction management firm. Well, actually, we already have (INAUDIBLE) to actually bid this project and begin construction concurrent with the construction of the new building. I don't have exact dates for you yet because, as I said, we sent the architect back to go a little bit deeper on this. We'd be happy to update you as soon as that is completed. So, that pretty much concludes my presentation. I don't know if there are any additional questions. I'd be happy to try and address them.

Mayor Valdes-Fauli: Thank you very much. Very constructive and very encouraging.

Vice Mayor Quesada: Yeah. I got to tell you...

Mayor Valdes-Fauli: Comments?

Vice Mayor Quesada: There's been some misinformation out there, but this is awesome.

Mayor Valdes-Fauli: Yeah.

Vice Mayor Quesada: Thank you.

Commissioner Keon: It's wonderful.

Mayor Valdes-Fauli: Thank you very much.

Vice Mayor Quesada: Awesome is the highest praise I can give you, so thank you for that. But I had heard from -- so, it's funny, we -- I deal with the school quite a bit. I volunteer as a mock trial coach for them so I'm there quite often. And it's just a lot of different rumors that you hear of what's going to happen; when the money's allocated, it's going to take forever to get done. But it seems like you all are being very proactive and making it happen quickly, so thank you for that.

Commissioner Keon: I asked them to come today because they had presented to school community -- committee that we have, but that presentation really didn't go out to the community or to us. And you know, now we have it on TV and, hopefully, when people listen to the Commission meeting and if someone writes about it or we write about it, we can put out all of the correct information and all that you've done. I am extremely grateful to all of you for working with us. I knew when I first ran six years ago, you know, dealing with issues regarding schools was really very important to me. And you know, through our combined efforts and cooperation we have established boundaries for our schools which has really increased the number of children at Coral Gables Elementary School tremendously. I think they opened like three new classes, third grade or something, just to accommodate students when parents now know where their children can go to school. We did -- you know, we have a 25 percent matter for Sunset, you know, for our -- what were the choice areas which we're exceedingly grateful for too. And this project -- I remember when we started -- and it started with the \$11 million allocation and, you know, as we worked with you and we asked you to look at different things that were happening in that school and the condition of the school, along with, you know, some of our community members that we really owe a tremendous amount of gratitude, to Jack (INAUDIBLE) and other people in the community who don't have children at the school, but deeply care about public education and deeply care

about our public schools, you know, came to work with us and help us. And the parents and the students at Coral Gables High School are inspiring when you speak with them and the teachers as to how badly they want a facility that matches the capability of their students and the academic programs that they offer in the school. And I think that we're getting there. I mean, we have more than doubled the allocation for the renovation of this school because we have worked together. And you have been responsive to us. I am grateful to you. Please give my best regards to the superintendent. Thank him for all that he has done. And as we go forward, you know, we know that we will have a school that, once again, not only will we be proud of their academic success, but we will be proud of the appearance of that school and the care that we will take of that school and what you have given back to us in terms of a facility. I really -- I can't thank you enough for all that you have done and for working with us and your cooperation and listening to us. And -- I mean, I know we have some differences as we've gone along and, you know, there were issues with the elementary school with regard to windows. I know that we have maintained -- because it's a historic structure -- you know, the tile roof is exceedingly important to us. And so, we know going forward that you will recognize those things and that it will remain a tile roof and we will remain the historic integrity of that particular school and that, you know, we'll return this to the colors that it was, you know, the traditional colors are the colors that have always marked this school. So, I am very grateful. I mean, I think for us now we need to recognize that the past is the past. You know, we are working together. Congratulations on your reelection. I hope you're there for a long time with us, and you know, for our relationship with the school system. And I'm very glad that you came. So, thank you.

Mayor Valdes-Fauli: Thank you very much.

Ms. Rojas: Thank you very much.

Mayor Valdes-Fauli: Thank you. Thank you for your presentation.

Commissioner Keon: And you'll...

Mayor Valdes-Fauli: Thank you.

Commissioner Keon: Provide us with a timeline at some point, yes?

Vice Mayor Quesada: One quick item.

Unidentified Speaker: Yeah.

Vice Mayor Quesada: I know we still have our advertisement in the Herald. I would love to promote the fact that this is coming...

Mayor Valdes-Fauli: Yeah.

Vice Mayor Quesada: If it's okay with everyone else.

Commissioner Keon: Absolutely.

Vice Mayor Quesada: So, we have a...

Mayor Valdes-Fauli: It is.

Commissioner Lago: Weekly.

Vice Mayor Quesada: Yeah, it's a weekly advertisement, a half page in Neighbors, and we'll just put different events and activities going on. But I'd love to be able to promote this, so if we can have...

Mayor Valdes-Fauli: Very good.

Vice Mayor Quesada: Someone from...

City Manager Iglesias: Yes, we will.

Vice Mayor Quesada: Our City Manager's Office reach out to you so we get some hi-res photos so we could do something nice just to...

Commissioner Lago: Narrative.

Vice Mayor Quesada: Let the community -- because, again, there's been a lot of misinformation that I think we need to clear up.

Commissioner Mena: I think it...

Commissioner Keon: Yeah.

Commissioner Mena: To dovetail on that, I think it'd be good for CGTV to put together one of these little videos that we can...

Vice Mayor Quesada: Oh, yeah.

Commissioner Keon: I do, too.

Commissioner Mena: Yeah.

Commissioner Keon: I think they do like a morning talk or they do -- you know, that they then show over and over where -- you know, maybe you can come in and sit down and talk to them.

Vice Mayor Quesada: Yeah.

Commissioner Keon: Mr. Manager, is that...

Vice Mayor Quesada: We want to show off your good work.

Commissioner Keon: You'll work on that?

Vice Mayor Quesada: We want to let people know. That's it.

Commissioner Keon: Yeah.

Vice Mayor Quesada: So, help us...

Commissioner Keon: And (INAUDIBLE)...

Vice Mayor Quesada: Coordinate that.

City Manager Iglesias: Yes, I will.

Commissioner Lago: Mayor, if I may. I just wanted to also echo the sentiments of Commissioner Keon and the rest of the Commission. Since you got elected, you were not afraid to get into major projects like this that needed to be dealt with for such a long time. And I also wanted to thank Mr. Torrens who we've met on multiple occasions. This is going to -- this is a major issue here in the city. I'm excited at the fact that you took this on -- I know it's your job, but some people sometimes shy away from contact. And since you got elected, you've been at the forefront of all these issues and you delivered. You didn't deliver on \$10 million; you delivered on \$27 million for the City of Coral Gables. And for a long time, we felt a little bit neglected and this is going to really help the students in our city and I'm just beyond excited. And I wanted to say thank you for your

efforts. I know you worked incredibly hard and you made a promise and you kept your promise. And in today's day and age, you know, that should be commended, both of you. Thank you for your efforts.

Mayor Valdes-Fauli: Thank you very much.

Vice Mayor Quesada: Thank you.

Commissioner Mena: Thank you.

Commissioner Keon: I really again have to tell you that the passion and the support of your PTSA and the people that live in this community that have, in the past, attended this school is just tremendous. So, thank you.

Mayor Valdes-Fauli: Thank you.

Commissioner Keon: Do you want to take a picture?

Commissioner Lago: Thank you.

Mayor Valdes-Fauli: Thank you very much.

Mr. Torrens: Just one final note.

Mayor Valdes-Fauli: Yes, sir.

Mr. Torrens: You opened the door now, but you have two cavaliers here, Mr. Alonso and me, as well, so...

Mayor Valdes-Fauli: Thank you.

Ms. Rojas: Thank you.