

March 12, 2024, Board Workshop

Mr. Darryl Willie, Chairman
Ms. Charlotte D. Joyce, Vice-Chairman
Ms. April A. Carney
Dr. Kelly Coker
Dr. Lori Hershey
Mr. Warren A. Jones
Ms. Cindy Pearson
Dr. Dana Kriznar, Superintendent

ATTENDANCE AT THIS MEETING OF THE DUVAL COUNTY SCHOOL BOARD: All Board Members were present. Dr. Dana Kriznar, Superintendent, and Mr. Ray Poole, Office of General Counsel, were also present.

Call Meeting to Order

The meeting was called to order at 9:07 a.m.

Items to be Discussed

1. CBRE UPDATES

Oliver Barakat, Senior Vice President, CBRE presented a PowerPoint presentation Updated Facility Condition Assessment Report Duval County Public Schools New Administrative Building March 12, 2024, ITN No. 09-22/TW. He, Dr. Kriznar, Superintendent; Erika Harding, Assistant Superintendent, Chief Operations; Ronald Fagan, Chief Financial Officer; Jim Culbert, Chief Technology Services, and Vicki Schultz, Assistant Superintendent, Human Resources joined in the discussion on the following:

- Results from Revised Facility Condition Assessment Reports.
- Costs for doing labor included in the report are estimated and are to be completed by a third party. It was noted there could possibly be savings by having the work completed by internal staff.
- Updated scenarios were explained. Scenario 1 would be moving the entire staff, data center and HVAC center approximately 618 employees. Scenario 2 would be moving approximately 500 employees, and would not include moving the data center or the HVAC center and staff. Scenario 3 would be to stay in place at 1701 Prudential Dr.
- Additional costs of approximately \$19 million would be needed to move the Data Center currently located at the Teams Center (\$17 million) and the new HVAC (\$2 million) currently located at Kings Street.
- Additional revenue generated by the sale of the current administrative building was updated by Ron Fagan, Chief Financial Officer, and was explained by him to be at approximately \$2.5 - 3.5 million. Previously calculated by CBRE to be at \$10 million. This number is calculated into the 3 scenarios.
- Scenario 3 does not include any renovations.
- Capital funds and General funds expenditures were explained.
- Square footage in lease is non-negotiable through lease term. Sub-lease would be allowed to offset

costs.

- Square footage in Scenario 2 is less square feet than current admin building at 1701 Prudential Dr.
- The district is currently over on square footage for administrative use by State determination.
- Amounts paid to CBRE to date, with additional amount paid for sale of property/lease were explained. Currently to date they have been paid \$640,000.
- School reductions will also include district admin staff cuts.
- Why additional square footage per person is needed was explained.
- The need of certain core employees was explained.
- The Board's desire to relocate off of the river was expressed by all.
- A staff trendline over the past few years was requested.
- Re-stack analysis from CBRE in 2021 was \$21 million for the district admin building.
- A request for the payroll department re-stack amount.
- The cost for CBRE services to date was requested. Monthly retainer would end with the dispense of the ITN.
- It was stated that the downtown development has currently stalled due to increase in costs, material supply, and labor shortages.
- The history of why the 1701 Prudential Drive property was developed was to be a buffer next to the Jacksonville Electric Authority generating station.

2. GOVERNANCE

The following items were discussed:

- Marketing items being sold without the district receiving benefits.
- Calendar item clarifications.
- Superintendent applications go live March 15, 2024.
- A request for United Office Personnel of Duval (UOPD) personnel who currently serve as security paras to request approval from the Sheriff and serve as guardians if they wish to volunteer for the positions. Uniforms for the staff in this role.

3. EXECUTIVE SESSION CYBERSECURITY*

Adjournment

1. ADJOURNMENT

Motion:

That the Duval County School Board move to adjourn the meeting at 10:42 a.m.

Vote Results:

Motion: Charlotte D. Joyce

Second: April A. Carney

PASSED: 7- 0

Aye:

Darryl Willie

Charlotte D. Joyce

April A. Carney

Dr. Kelly Coker
Dr. Lori Hershey
Warren A. Jones
Cindy Pearson

Nay:

None

CRH

Superintendent

Chairman