



Citizen-Led Oversight Committee (CLOC)

Third Meeting
River Ridge Academy |
March 4, 2020

Where Learning Leads the Way!

Agenda



1. Tour of River Ridge Academy Additions Project
2. Pledge of Allegiance
3. Approval of Minutes from February 5, 2020 Meeting
4. Construction Projects Updates – Project Managers
 - A. May River High School Additions (MRHS)
 - B. River Ridge Academy Additions (RRA)
 - C. Summer Work Update
5. Referendum Bond Update
6. Budgeting Process Presentation – Reggie Murphy
7. Communication as Committee / Transparency
8. Status of CBRE-Heery Agreement
9. Report to Board
10. Next Meeting Agenda Items – Committee Members

Agenda

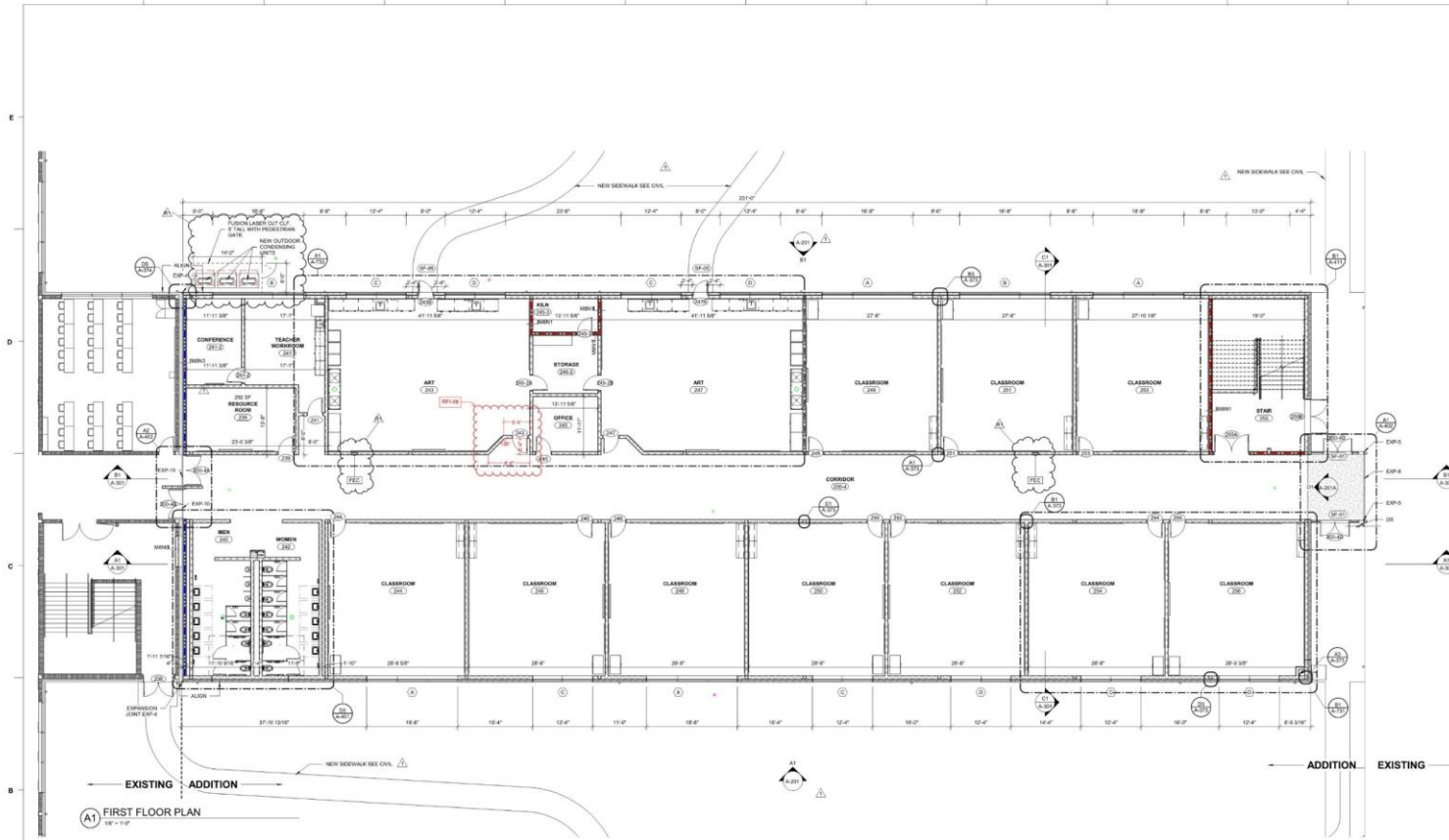


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4. Construction Project Updates

May River High Additions



MAY RIVER HS ADDITION

LS3P
 205 W KING STREET
 CORVETTESVILLE, SOUTH CAROLINA 29041
 TEL. 843.537.6144 FAX 843.752.4781
 WWW.LS3P.COM



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 FROM LS3P ASSOCIATES, L.P.

NO.	REVISION	DATE
1	ISSUED FOR CONSTRUCTION	03/04/2020

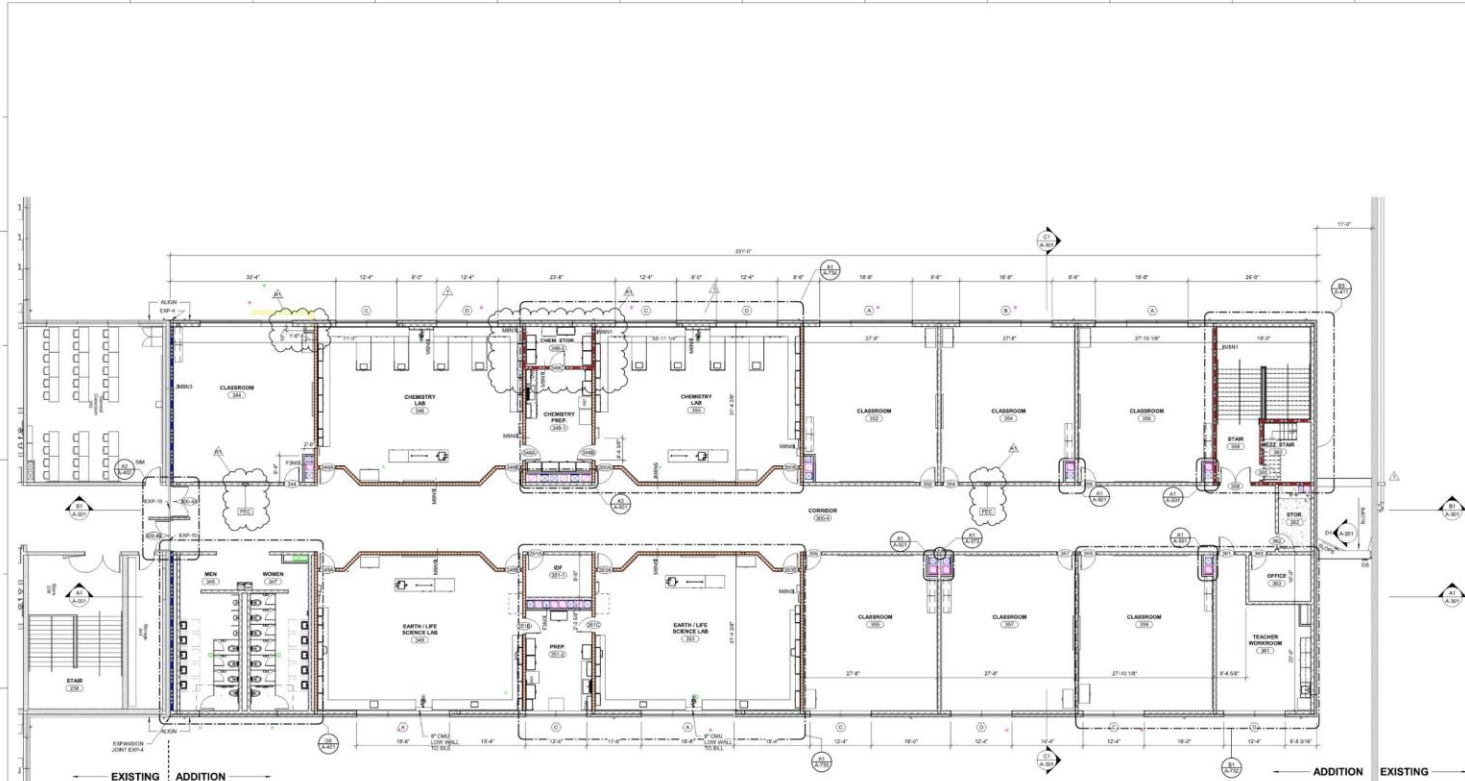
PROJECT: 100-10200
 DATE: 1/16/2020
 DRAWN BY: DW
 CHECKED BY: BK

PARTIAL GROUND FLOOR PLAN - CLASSROOM WING ADDITION

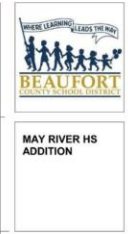
A-101

3/4/2020

May River High Additions



(A) SECOND FLOOR PLAN
1/8" = 1'-0"



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REVISIONS

No.	Description	Date
01	Revised	11/20/2016

FLOOR PLAN GENERAL NOTES	PARTITION NOTES	PARTITION LEGEND	KEY PLAN
<p>A. EXTERIOR DIMENSIONS AT BARRIERS REFERRED TO FACE OF BARRIERS.</p> <p>B. DIMENSION INDICATIONS SHALL BE TO FACE OF BARRIERS UNLESS NOTED OTHERWISE.</p> <p>C. LOCATE DOOR OPENINGS FROM MEASURED PERPENDICULAR WALL UNLESS NOTED OTHERWISE.</p> <p>D. FIRE AND SOUND RATED WALL PARTITIONS TO BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE IBC AND OTHER APPLICABLE CODES. ALL WORK IS TO BE FINISHED TO STRUCTURAL SURFACE.</p> <p>E. FINISH PARTITIONS OF 2" MINIMUM FIRE RATING INTEREST. THE HEIGHT ADDED PARTITION SHALL CONTINUE THROUGH MAINTENANCE PARTITION FIRE RATING INTEREST. RECESSED FIRE EXTINGUISHER CABINETS, WALL MOUNTED EQUIPMENT, SINKS AND RELATED CONSTRUCTION AS INDICATED IN THE SPECIFICATIONS.</p> <p>F. SEE SHEET A-101 FOR CONSTRUCTION SCHEDULES, DESIGNATIONS & DETAILS.</p> <p>G. SEE SHEET A-102 FOR CONSTRUCTION SCHEDULES, DESIGNATIONS & DETAILS.</p> <p>H. SEE SHEET A-103 FOR CONSTRUCTION SCHEDULES, DESIGNATIONS & DETAILS.</p> <p>I. SEE SHEET A-104 FOR CONSTRUCTION SCHEDULES, DESIGNATIONS & DETAILS.</p> <p>J. SEE SHEET A-105 FOR CONSTRUCTION SCHEDULES, DESIGNATIONS & DETAILS.</p> <p>K. SEE SHEET A-106 FOR CONSTRUCTION SCHEDULES, DESIGNATIONS & DETAILS.</p> <p>L. SEE SHEET A-107 FOR CONSTRUCTION SCHEDULES, DESIGNATIONS & DETAILS.</p> <p>M. SEE SHEET A-108 FOR CONSTRUCTION SCHEDULES, DESIGNATIONS & DETAILS.</p> <p>N. SEE SHEET A-109 FOR CONSTRUCTION SCHEDULES, DESIGNATIONS & DETAILS.</p> <p>O. SEE SHEET A-110 FOR CONSTRUCTION SCHEDULES, DESIGNATIONS & DETAILS.</p> <p>P. SEE SHEET A-111 FOR CONSTRUCTION SCHEDULES, DESIGNATIONS & DETAILS.</p> <p>Q. SEE SHEET A-112 FOR CONSTRUCTION SCHEDULES, DESIGNATIONS & DETAILS.</p> <p>R. SEE SHEET A-113 FOR CONSTRUCTION SCHEDULES, DESIGNATIONS & DETAILS.</p> <p>S. SEE SHEET A-114 FOR CONSTRUCTION SCHEDULES, DESIGNATIONS & DETAILS.</p> <p>T. SEE SHEET A-115 FOR CONSTRUCTION SCHEDULES, DESIGNATIONS & DETAILS.</p> <p>U. 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THE PARTITION SYSTEM SHALL BE FINISHED BY THE ARCHITECT PRIOR TO THE INSTALLATION OF MECHANICAL, ELECTRICAL, AND PLUMBING WORK.</p> <p>5. WHERE STUDY EXTENDS TO STRUCTURE AND OVERLAP WALLBOARD AND SOUND ATTENUATION BARRIERS EXTEND ABOVE THE PARTITION CEILING. CAP OF PARTITION FINISHING WITH A FINISH CHANNEL WHEN CEILING PLUMBING IS USED AS A RETURN AIR BARRIER.</p> <p>6. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR TYPES OF LISTED PARTITIONS THROUGH FIRE RATED ASSEMBLY CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING APPROPRIATE PROTECTIVE LISTED ASSEMBLY FOR PENETRATIONS.</p> <p>7. REFER TO LABORATORY LABORATORIES, INC. FIRE RESISTANCE VOLUMES, CURRENT EDITION FOR MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR TYPES OF LISTED PARTITIONS THROUGH FIRE RATED ASSEMBLY CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING APPROPRIATE PROTECTIVE LISTED ASSEMBLY FOR PENETRATIONS.</p> <p>8. REFER TO LABORATORY LABORATORIES, INC. FIRE RESISTANCE VOLUMES, CURRENT EDITION FOR MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR TYPES OF LISTED PARTITIONS THROUGH FIRE RATED ASSEMBLY CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING APPROPRIATE PROTECTIVE LISTED ASSEMBLY FOR PENETRATIONS.</p> <p>9. REFER TO LABORATORY LABORATORIES, INC. FIRE RESISTANCE VOLUMES, CURRENT EDITION FOR MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR TYPES OF LISTED PARTITIONS THROUGH FIRE RATED ASSEMBLY CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING APPROPRIATE PROTECTIVE LISTED ASSEMBLY FOR PENETRATIONS.</p> <p>10. COORDINATE ALL PARTITION CONSTRUCTION WITH MECHANICAL, ELECTRICAL, AND PLUMBING WORK PRIOR TO COMMENCING PARTITION CONSTRUCTION.</p> <p>11. ALL FIRE AND SOUND RATED PARTITIONS SHALL BE RATED ON BOTH SIDES OF PARTITIONS FLOOR, CEILING, ETC. SHALL BE SEATED WITH APPROPRIATE PERIOD FIRE BARRIER PENETRATION SHALL BE USED TO SEAL ALL PENETRATIONS.</p> <p>12. ALL FIRE AND SOUND RATED PARTITIONS SHALL BE RATED ON BOTH SIDES OF PARTITIONS FLOOR, CEILING, ETC. SHALL BE SEATED WITH APPROPRIATE PERIOD FIRE BARRIER PENETRATION SHALL BE USED TO SEAL ALL PENETRATIONS.</p>	<p>1. ALL EXTERIOR WALLS TO BE 8" MIN.</p> <p>2. ALL INTERIOR BARRIERS PARTITIONS TO BE MINIMUM 1/2" MIN.</p> <p>3. ALL BARRIER PARTITIONS TO BE MINIMUM 1/2" MIN.</p> <p>4. ALL BARRIER PARTITIONS TO BE MINIMUM 1/2" MIN.</p> <p>5. ALL BARRIER PARTITIONS TO BE MINIMUM 1/2" MIN.</p> <p>6. ALL BARRIER PARTITIONS TO BE MINIMUM 1/2" MIN.</p> <p>7. ALL BARRIER PARTITIONS TO BE MINIMUM 1/2" MIN.</p> <p>8. ALL BARRIER PARTITIONS TO BE MINIMUM 1/2" MIN.</p> <p>9. ALL BARRIER PARTITIONS TO BE MINIMUM 1/2" MIN.</p> <p>10. ALL BARRIER PARTITIONS TO BE MINIMUM 1/2" MIN.</p> <p>11. ALL BARRIER PARTITIONS TO BE MINIMUM 1/2" MIN.</p> <p>12. ALL BARRIER PARTITIONS TO BE MINIMUM 1/2" MIN.</p> <p>13. ALL BARRIER PARTITIONS TO BE MINIMUM 1/2" MIN.</p> <p>14. 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3/4/2020

PROJECT: 2016-2018
DATE: 11/20/2016
DRAWN BY: SW
CHECKED BY: SW

PARTIAL SECOND FLOOR PLAN - CLASSROOM WING ADDITION

A-102

ISSUED FOR CONSTRUCTION

May River High Additions



Funding: 2019
Referendum

Budgeted

Funding: \$15,691,698

Encumbered & Paid

(03/02/20): \$11,961,139

Paid to date (03/02/20):
\$838,421.47



3/4/2020

May River High School Additions



MRHS 45 day Milestones

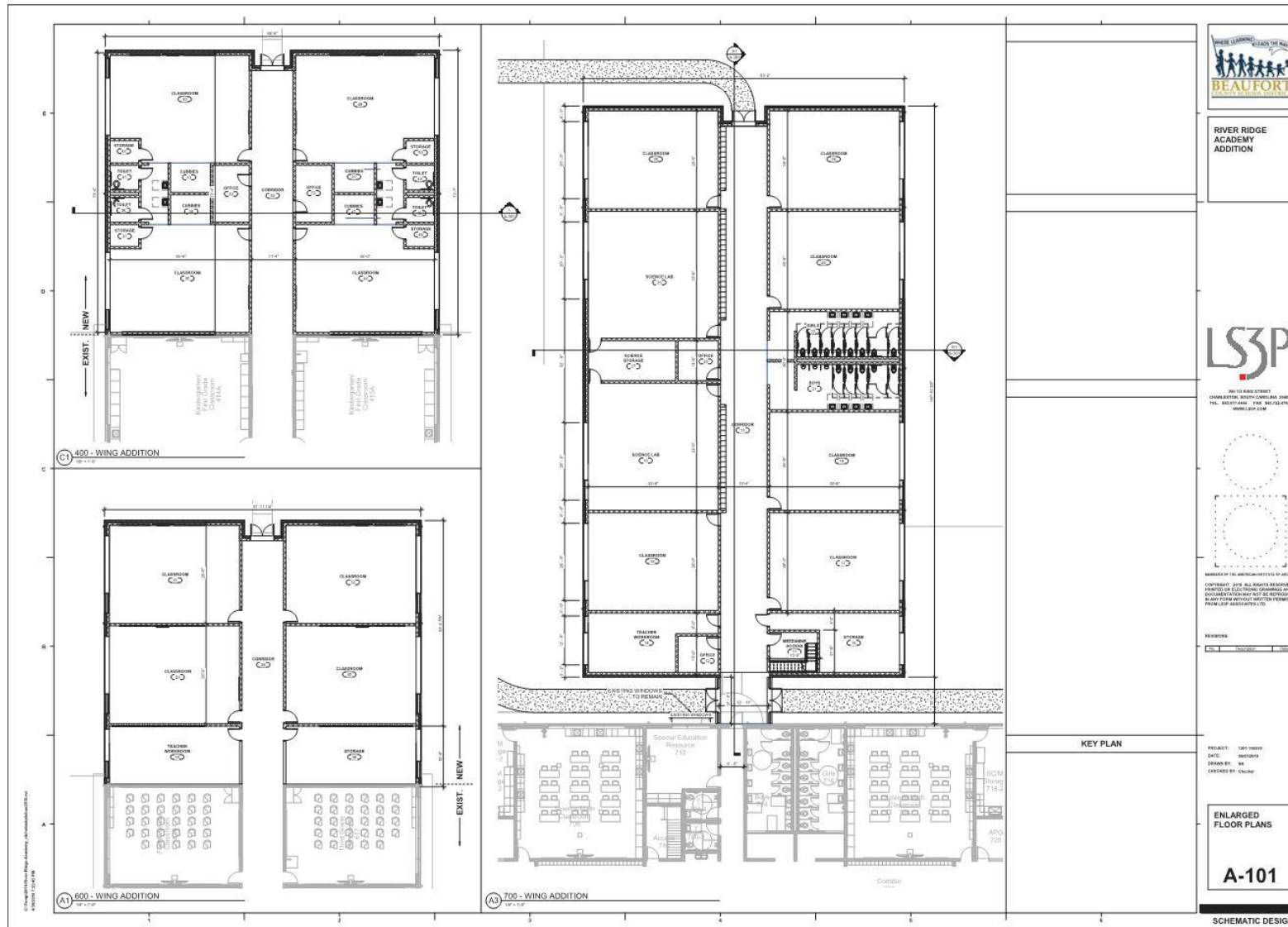
Foundation/Structure

	Start	Finish
Prep and Place Footings	30 January 2020	29 February 2020
Underslab Plumbing	30 January 2020	11 March 2020
Underslab Electrical	8 February 2020	29 February 2020
Subgrade CMU	24 February 2020	11 March 2020
Prep & Pour slab on grade	24 February 2020	16 March 2020
Structural Steel	16 March 2020	24 April 2020
Prep and Pour 2 nd Floor Slab	14 April 2020	20 April 2020
CMU infill	5 May 2020	26 May 2020
MEP Rough In 1 st Floor	5 May 2020	26 May 2020

AREA 1

Paving	1 February 2020	15 March 2020
Landscaping Area 1	24 February 2020	30 March 2020

River Ridge Academy Additions



3/4/2020

River Ridge Academy Additions



Funding: 2019 Referendum

Budgeted

Funding: \$9,882,109

Encumbered & Paid

(03/02/20): \$9,075,432

Paid to date

(03/02/2020): \$990,302.27



3/4/2020

River Ridge Academy Additions



Completed Site Work:

	Start	Finish
Site Contractor Mobilization	10 December 2019	23 December 2019
Erosion Control	10 December 2019	12 December 2019
Temporary Construction Fence	12 December 2019	16 December 2019
Site Prep	13 December 2019	19 December 2019
Demo Site Utilities	13 December 2019	19 December 2019
Rough Grading Pad 800 wing	20 December 2019	24 December 2019

Foundation/Structure & Ext Start

	Start	Finish
Demo & Establish egress	10 December 2019	7 January 2020
Drive Micropiles	16 December 2019	30 December 2019
Pour footings(400&600)	6 January 2020	7 February 2020
Underslab Plumbing(400&600)	7 January 2020	4 February 2020
Underslab Electrical(400&600)	8 January 2020	3 February 2020
Subgrade CMU(400&600)	3 February 2020	12 February 2020
Prep & Pour slab on grade	28 February 2020	
Structural Steel	2 March 2020	

Summer Work Update



- Architects Design Progress Update
 - DD set submittal date March 13, 2020
 - Submit to OSF and Local AHJ for comments March 16, 2020
 - CD set submittal date April 10, 2020
- Contractor Progress Update
 - Contractors are coordinating with design teams
- Job Fairs
 - Local job fair with Black Chamber on 3/4/20
 - Local job fair at BCSD DESC at ???

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6. Budgeting Process Presentation



8% Debt Capacity



8% Debt Capacity

Assessed Value of County \$1.9 B

X 8%

= \$153 M

Outstanding 8% Debt \$126 M

Available \$27 M

Projected debt capacity

Calendar Year End	Legal 8% Debt Capacity
2020	\$49.6M
2021	\$66.8M
2022	\$76.6M
2023	\$87.5M

Assumes an annual \$20M 8% borrowing

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