



# Citizen-Led Oversight Committee (CLOC)

Fourth Meeting

(Via Zoom)

April 1, 2020

**Where Learning Leads the Way!**

# Agenda



1. Pledge of Allegiance
2. Approval of Meeting Minutes from March 4, 2020
3. Glossary of Acronyms
4. Video Tour of May River High School 2-Story Classroom Addition
5. Construction Projects Updates – Project Managers
  - A. May River High School Additions (MRHS)
  - B. River Ridge Academy Additions (RRA)
  - C. Summer Work Update
6. Sample Schedule Format
7. Referendum Bond Update
8. Cash Flow Projection vs Actual Expenditures
9. CLOC Sub-Committee Reports/Updates
10. Status of CBRE-Heery Agreement and Amendment
11. CLOC Report(s) to the Board
12. Next Meeting Agenda Items



## 3. Glossary of Acronyms

# Glossary of Acronyms



AHJ – Authority Having Jurisdiction

ATP – Authorization To Proceed

CD – Construction Documents

CLOC – Citizen-Led Oversight Committee

CM – Construction Manager

CMAR – Construction Manager At Risk

DD – Design Development

GMP – Guaranteed Maximum Price

MOA – Memorandum Of Agreement

MOU – Memorandum Of Understanding

NTP – Notice To Proceed

OSF – Office of School Facilities

RFP – Request For Proposals

RFQ – Request For Qualifications

SD – Schematic Design



## 4. Video Tour of May River High School 2-Story Classroom Addition



## 5. Construction Project Updates

# May River High School Addition



● Under Budget

● On Schedule

Funding: 2019 Referendum

Budgeted Funding for  
Addition: \$15,691,698

Encumbered & Paid  
(03/31/20): \$12,665,150

Paid to Date  
(03/31/20): \$1,407,046





# May River High School Addition



## MRHS 45 Day Milestones

### Sunday Activities for March 29, 2020

Striping Student Parking Lot

#### Foundation/Structure

	<b>Start</b>	<b>Finish</b>
Prep & Pour 1 <sup>st</sup> Floor Slab	24 February 2020	24 March 2020
Structural Steel	27 March 2020	10 April 2020
Roof Deck	13 April 2020	01 May 2020
Prep & Pour 2 <sup>nd</sup> Floor Slab	14 April 2020	20 April 2020
CMU Walls	5 May 2020	26 May 2020
MEP Rough-In 1 <sup>st</sup> Floor	5 May 2020	26 May 2020
Prep & Pour Mezzanine Slab	1 June 2020	15 June 2020

#### AREA 1

Paving	1 February 2020	27 March 2020
Landscaping Area 1	24 February 2020	30 March 2020



# River Ridge Academy Additions



● Under Budget

● On Schedule

Funding: 2019 Referendum

Budgeted Funding for Additions: \$9,882,109

Encumbered & Paid (03/31/20): \$9,650,716

Paid to Date (03/31/2020): \$1,565,586



Footings for wing

# River Ridge Academy Additions



## RRA 45 Day Milestones

<b>Foundation/Structure</b>	<b>Start</b>	<b>Finish</b>
Structural Steel	2 March 2020	27 March 2020
Mezzanine Slab Pour (400 & 600 Wings)	2 April 2020	2 April 2020
Roof Installation	16 March 2020	11 May 2020
CMU Walls (400 Wing) *	17 March 2020	31 March 2020
CMU Walls (600 Wing) *	23 March 2020	10 April 2020
Roof decking (800 wing)	30 March 2020	01 April 2020
CMU Walls (800 Wing) *	30 March 2020	24 April 2020
Pump House	16 March 2020	29 May 2020

\* Week of March 30, 2020 MB Kahn has doubled the masonry work force. Noise generating activities are also being accelerated to take advantage of kids being out of school.

# Summer Work Update



- Architects Design Progress Update
  - DD submittals for Summer 2020 projects have all been received; Design reviews continue to be performed; IT packages requiring significant further development
  - DD Submittals have been transmitted to Office of School Facilities (OSF) and Local Authorities Having Jurisdiction (AHJ) for review
  - Construction Documents (CD) are scheduled to be received between April 10, 2020 and April 14, 2020
- Construction Managers (CM) Pre-Construction Services Update
  - CMs are pre-ordering long lead items such as HVAC equipment
  - CMs are continuing to perform DD plan reviews and quantity take-offs to furnish the District with construction cost estimates



## 6. Sample Schedule Format

# Sample Schedule Format



## 2019 Referendum Project Schedules

March 31, 2020

**SAMPLE**

PROJECT	DESIGN PHASE				CONSTRUCTION PHASE								
	SCHEDULED START	ACTUAL START	SCHEDULED COMPLETION	ACTUAL COMPLETION	SCHEDULED START	ACTUAL START	SCHEDULED SUBSTANTIAL COMPLETION	ACTUAL SUBSTANTIAL COMPLETION	SCHEDULED FINAL COMPLETION	ACTUAL FINAL COMPLETION			
<b>79 RIVER RIDGE ACADEMY ADDITIONS</b>													
51925379	552005	50000	Additions	01/25/19	01/25/19	11/01/19	11/01/19	12/01/19	12/01/19	08/01/20		09/01/20	
51925379	552006	52001	Safety/Security	07/01/22		02/24/23		03/31/23		07/31/23		08/01/23	
51925379	553001	52008	Athletics										
51925379	553002	52004	Playgrounds										
<b>97 MAY RIVER HIGH ADDITION</b>													
51925397	552005	50000	Building Addition	01/25/19	01/25/19	11/01/19	11/01/19	12/01/19	12/01/19	12/15/20		01/01/21	
51925397	552006	52001	Safety/Security	07/01/22		02/24/23		03/31/23		07/31/23		08/01/23	
51925397	553001	52008	Athletics										
51925397	552005	50001	CATE expansion										





## 7. Referendum Bond Update

# Referendum Bond Update



- Credit Rating
  - Moody's Investors Service has once again assigned the Beaufort County School District an Aa1 credit rating, its' second-highest possible score
  - Moody's cited the Beaufort County School District's sound financial operations, ongoing population growth and strong economy as factors in assigning the high rating
- Bond Sale March 25, 2020
  - \$75 million
  - 2.73% Interest Rate
  - Closing Date is April 15, 2020
- Anticipated Next Bond Sale to Occur in March 2021
- Referendum Capital Projects 2019 Financial Summary (3-31-20)





## 8. Cash Flow Projection vs Actual Expenditures

# Cash Flow Projection vs Actual Expenditures



## Referendum Cash Flow Projections vs Actuals

03/31/2020

REFERENDUM ONLY																
Projects	Project Total (Millions)	Previously Spent	2020 Expenditures													% Project Complete
			January	February	March	April	May	June	July	August	September	October	November	December	Total	
RRA Additions	11.25	0	0.5	1	1	1	1	1	1.5	1.5	1.5	0.75	0.25	0.25	11.25	100%
MRHS Additions	24	0	1	1	1	1	1.5	1.5	2.5	2	1	0.5	0.5	0.5	14	58%
BES Renovation	27	0	0.5	0.5	0.5	0.5	3	3.5	3	1	0.5	0	0	0	13	48%
RSIA	70	0	0.25	0.25	0.25	0.25	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0	4.5	6%
BCHS Renovation	67	0	0	0	0	0	0	0	0	0	0.5	0.5	0.5	0.5	2	3%
HHIMS Renovation	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%
HHHS Design	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%
Summer Referendum	108.25	0	0	0.5	1	1.5	6.5	6.5	7	6	0.5	0.5	0.5	0.5	31	29%
<i>Sub-Total</i>	<i>344.5</i>	<i>0</i>	<i>2.25</i>	<i>3.25</i>	<i>3.75</i>	<i>4.25</i>	<i>12.5</i>	<i>13</i>	<i>14.5</i>	<i>11</i>	<i>4.5</i>	<i>2.75</i>	<i>2.25</i>	<i>1.75</i>	<i>75.75</i>	<i>22%</i>
Projected Cumulative Total			<b>2.25</b>	<b>5.5</b>	<b>9.25</b>	<b>13.5</b>	<b>26</b>	<b>39</b>	<b>53.5</b>	<b>64.5</b>	<b>69</b>	<b>71.75</b>	<b>74</b>	<b>75.75</b>		
Actual Cumulative Total			-----	<b>1.83</b>	<b>2.97</b>											



## 9. CLOC Sub-Committee Reports/Updates



## 10. Status of CBRE-Heery Agreement and Amendment



## 11. CLOC Report(s) to the Board



## 12. Next Meeting Agenda Items



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