

**Date:** March 13, 2024

**Purpose:** Citizen-Led Oversight Committee (CLOC) Meeting

**Location:** Beaufort County School District Media Center and Via Zoom

**Committee Member Attendees:**

Ted Barber, Richard Tritschler, Ray Warco, Daniel Clare

**Beaufort County School District (BCSD) Representatives Present:**

Jennifer Hamblin, Lou Ackerman, Carol Crutchfield, Freddie Lawton, Tim Summers, Alexander Marshall, Tonya Crosby, Wendy Cartledge

**Turner & Townsend Heery Attendees:**

Robert Corbin, David Waggoner, Agustin Vargas

**Other Attendees:**

Don Baus, Little Diversified LLC.

Halie Cooler, Olivier, Inc.

Todd Hill, Stage Front

---

**Meeting Minutes**

---

1. Prior to the March 13, 2024 CLOC meeting, the following materials were distributed to the committee members via email: Meeting Agenda; Meeting No. 01 Presentation Materials; Public Comment Card.
2. Mr. Corbin confirmed with Mr. Lawton that there were no public comments.
3. Mr. Corbin turned the meeting over to Mr. Marshall for updates on his projects.
4. Project Updates:

**May River Elementary School (MRES) – Quackenbush Architects and Planners, LLC (QAP) and Thompson Turner Construction**

Mr. Marshall reported on MRES, which is being reported under budget and on schedule. The name of the school has been selected and it is officially May River Elementary School. The mascot will be the Manatee and school colors are the colors grey, blue, black and silver. The board approved naming this school at the March 5<sup>th</sup>, 2024 meeting. Design Development (DD's) documents have been received; review of the DD's took place on March 6, 2024; DD cost estimate from TTC is scheduled to be received in late March/early April 2024. A revised proposal for the HVAC geothermal well conductivity testing is scheduled to be received in March 2024.

QAP has begun Construction Documents; Next progress submittal is scheduled to be received in late May/early June 2024. Civil permits are ongoing; Site permit is scheduled to be received in November 2024.

Mr. Barber asked if a cost analysis has been done on the geothermal system vs traditional HVAC system(s).

Mr. Marshall responded by saying that from the standpoint of a system with a heat pump the cost is the same. However, what makes the Geothermal system beneficial is the Inflation Reduction Act (IRA). Currently the district is in the process of hiring a consultant to help with the project IRA rebates. In the long term, the return on investment will be able to surpass the upfront cost for the systems.

Mr. Barber asked if there is a full understanding on the long term operational cost for the Geothermal system vs. a traditional HVAC system.

Mr. Marshall responded by saying the energy efficiency and carbon emissions will see close to a quarter of the typical utility cost for conventional systems.

Mr. Warco asked a question about the design development cost estimate, and whether the budget will be affected due to the Geothermal system cost.

Mr. Marshall responded by saying the budget is set and will manage the project to keep the project within budget.

Mr. Corbin added to the discussions by saying the DD estimate is being prepared and is scheduled to be received in a few weeks. The DD estimate will allow appropriate actions to be taken should a cost concern be identified.

Mr. Tritschler asked if the Geothermal system would be one central system that serves the entire campus or if it would use multiple smaller systems.

Mr. Marshall responded by saying there will be one large well field with three condenser water system pumps. The Geothermal system would require two pumps to run to meet design conditions, allowing the third pump to serve as backup. If one or two pumps go down, the campus would still be able to be kept at a comfortable temperature.

### **Battery Creek High School (BCHS) – JCS and MBK Construction**

Mr. Marshall reported on BCHS, which is being reported under budget and on schedule. Construction documents have been completed. Permit is still open from prior 2019 Bond Referendum project. GMP proposal from MBK is scheduled to be received in March 2024.

Mr. Tritschler asked if the paving permit is being paid from the 2019 Bond Referendum even if the repaving is part of the 2023 Bond Referendum Program scope.

Mr. Marshall responded by saying the permit was received during the 2019 Bond Referendum and is still open. The repaving scope was an identified need that could not be accomplished with 2019 Bond Referendum funds and became a 2023 Bond Referendum Program project.

**May River High School (MRHS) – QAP and Thompson Turner Construction**

Mr. Marshall reported on MRHS, which is being reported under budget and on schedule. The Advanced Design funded by the 2019 Bond Referendum Program allowed QAP to complete the Schematic Design (SD's) documents for the CTE partial renovations and the JROTC addition and to complete Design Development (DD's) documents for the CTE addition. QAP is preparing a fee proposal request for the remaining design services; Proposal will be reviewed when received and an Amendment will be prepared and routed as soon as possible. Permitting requirements are being confirmed and additional details will be provided next month.

Following the conclusion of Mr. Marshall's project updates, Mr. Corbin asked if there were any questions.

No questions were received on Mr. Marshall's project updates. Mr. Corbin turned the meeting over to Mr. Summers for updates on his project.

**Hilton Head Island High School (HHIHS) – LDA and MBK**

Mr. Summers reported on HHIHS, which is being reported under budget and on schedule. MB Kahn Amendment No 02 (HHIHS Temporary Entrance) is being routed for signatures; Associated work is scheduled to start on April 12, 2024. MB Kahn Amendment No 03 (HHIHS Phase 1 Site Work) was approved at the March 5, 2024, Board Meeting. MB Kahn phase 1 GMP amendment is scheduled to receive the approval from the Board of Education in April 2024.

Following the conclusion of Mr. Summers' project updates, Mr. Corbin asked if there were any questions.

No questions were received on Mr. Summer's project updates. Mr. Corbin turned the meeting over to Mr. Vargas.

Mr. Vargas reported on the Safety/Security Improvements for the 2023 Bond Referendum.

**Joseph S. Shanklin Elementary School (JSES)**

Construction documents are scheduled to be finished and issued to AJAX in April 2024; AJAX is scheduled to provide their GMP Proposal in late April/early May 2024.

**Robert Smalls Leadership Academy (RSLA)**

Construction documents have been completed and will be issued to AJAX in March 2024; AJAX is scheduled to provide their GMP Proposal in April 2024.

**Hilton Head Island Middle School (HHIMS)**

GMP Proposal from TTC has been received and will be reviewed with the project team the week of March 11, 2024.

**Beaufort High School (BHS)**

Construction documents are scheduled to be issued to TTC for pricing the week of March 11, 2024; GMP proposal is scheduled to be received in April 2024.

Following the conclusion of Mr. Vargas' Safety/Security project updates, Mr. Corbin asked if there were any questions.

No questions were received on Mr. Vargas' project updates.

5. Mr. Corbin provided the Financial Update, which is being reported with a "green" traffic light. The total funding for the 2023 Bond Referendum is \$439,035,000. Mr. Corbin turned the meeting over to Ms. Crosby.

Ms. Crosby shared that a 2023 Bond Referendum financial presentation will take place at the March 22, 2024 Board Work Session. Bonds are planned to be issued in June or July of 2024. The District is looking at doing a one-year loan in anticipation of better interest rates in the future. Hopefully, interest rates will decrease in the years to follow. A Bond Anticipation Note (BAN) will be created, and discussions on the loan amount have taken place. Currently the District thinks the BAN will be close to \$50 million, which is a little above what the cash flow analysis is indicating. More details will be provided at a future CLOC meeting.

Mr. Warco asked the question, will the Cashflow schedule be shown just like it has been for the 2019 Bond Referendum Program.

Ms. Crosby responded by saying this is the case. The District is anticipating three or four bond issues due to the duration of the program possibly being longer than the 2019 Bond Referendum Program.

6. Mr. Corbin briefly discussed the 2023 Bond Referendum Financial Updates. Drafts have been issued internally for review and comments; Reports are currently being finalized; Distribution will start in April 2024.
7. Mr. Corbin shared that the 2023 Contingency Use Log will be distributed once there is activity to report.
8. Mr. Corbin reported that the 2023 Bond Referendum cash flow projections vs. actual is being finalized and distribution is scheduled to start in April 2024.
9. Mr. Corbin stated that there was no 2023 Bond Referendum Community Outreach to report on.
10. Mr. Corbin turned the meeting over to Mr. Barber for the CLOC Sub-Committee Reports/Updates.
11. Mr. Barber had no updates to report for the CLOC Sub-Committees.
12. Mr. Corbin addressed forward-looking items.

Mr. Corbin stated that the CLOC web page is being worked on. There will be two separate web pages for the CLOC. One for the 2019 Bond Referendum Program and another for the 2023 Bond Referendum Program.

Mr. Corbin discussed the date for the next CLOC meeting. A consensus was reached to hold the meeting on April 10, 2024, at the District Office in the Media Center.

13. Mr. Corbin turned the meeting over to Mr. Barber for any final questions.

Mr. Barber asked if the Program Management Firm had been selected and assigned for the 2023 Bond Referendum Program.

Mr. Corbin reported that the selection committee's recommendation is scheduled to go to the Board for approval at the April 2, 2024 meeting.

Mr. Warco asked if the 513 Financial report is what the District is calling the new Financial report for the 2023 Bond Referendum Program.

Mr. Corbin responded by saying this is correct.

14. Mr. Barber asked if there were any more items to discuss.

No further questions were asked.

15. Mr. Barber adjourned the meeting.