

Wednesday, January 11, 2023 – 12:00 p.m.

3999 Bridge View Drive, EOC Conference Rooms

Contact for Questions: Shanikqua Johnson-Smith/566-1975

I.	Welcome & Introductions	
II.	Old Business <ul style="list-style-type: none"> • None 	
III.	New Business <ul style="list-style-type: none"> • Overview of Program 	<input type="checkbox"/> Action <input checked="" type="checkbox"/> Information
IV.	Communications & Marketing	<input type="checkbox"/> Action <input checked="" type="checkbox"/> Information
V.	Financial Reports <ul style="list-style-type: none"> • PFM • Capital Projects (CCSD) 	<input type="checkbox"/> Action <input checked="" type="checkbox"/> Information
VI.	Construction Report <ul style="list-style-type: none"> • Jasmine Shaw – CCSD • Rick Holt – Cumming • Margarita Perez - Brownstone 	<input type="checkbox"/> Action <input checked="" type="checkbox"/> Information
VII.	Once Around	
VIII.	Adjourn	



Phase V (2023-2028) Capital Program

Citizens Oversight Steering Committee III

January 2023

PFM Financial Advisors
LLC

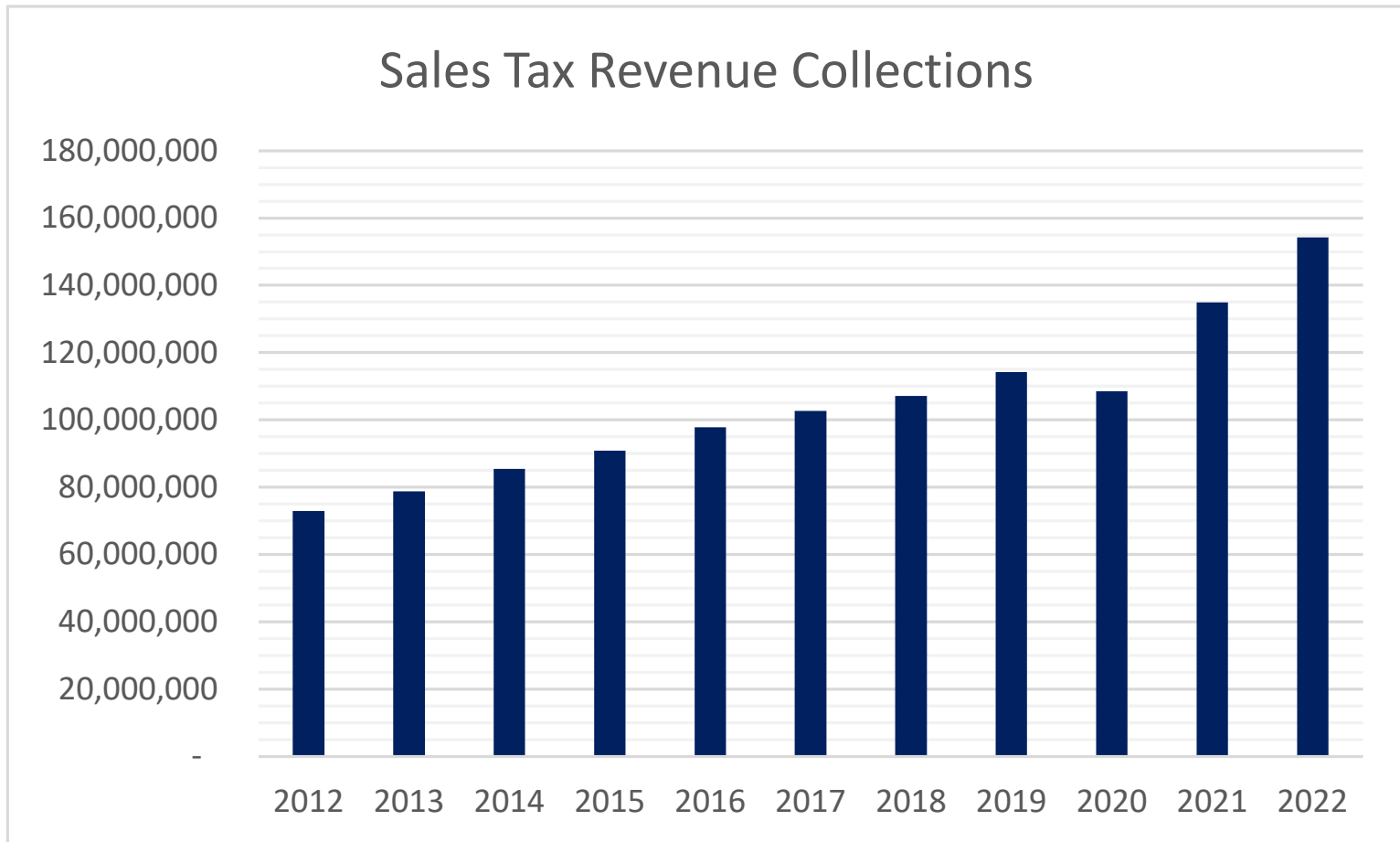
200 S. Orange Ave.
Suite 760
Orlando, FL 32801

407.648.2208
pfm.com



Historical Sales Tax Revenues

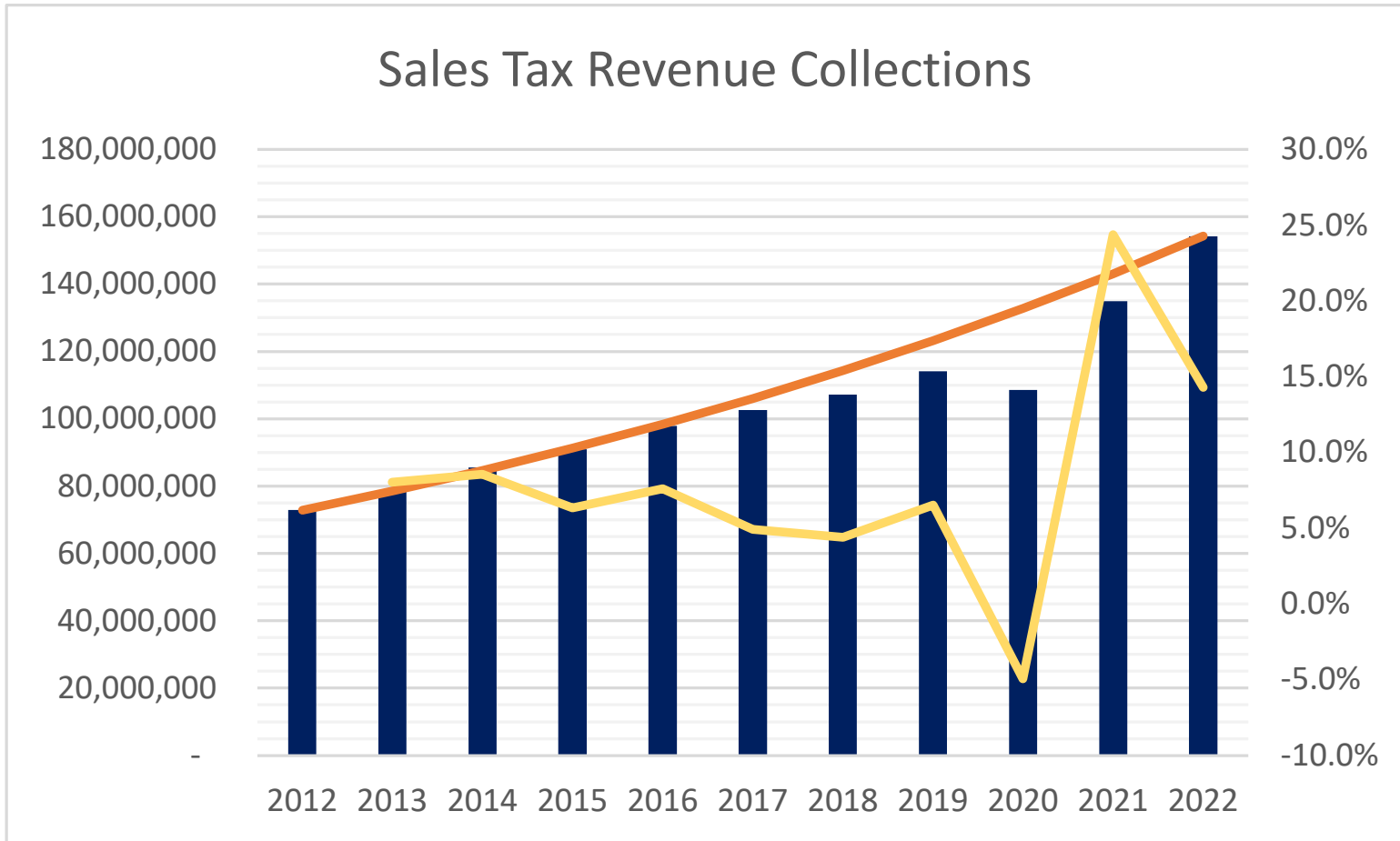
Actual sales tax revenues for the Phase III and Phase IV programs is shown below





Historical Sales Tax Revenues

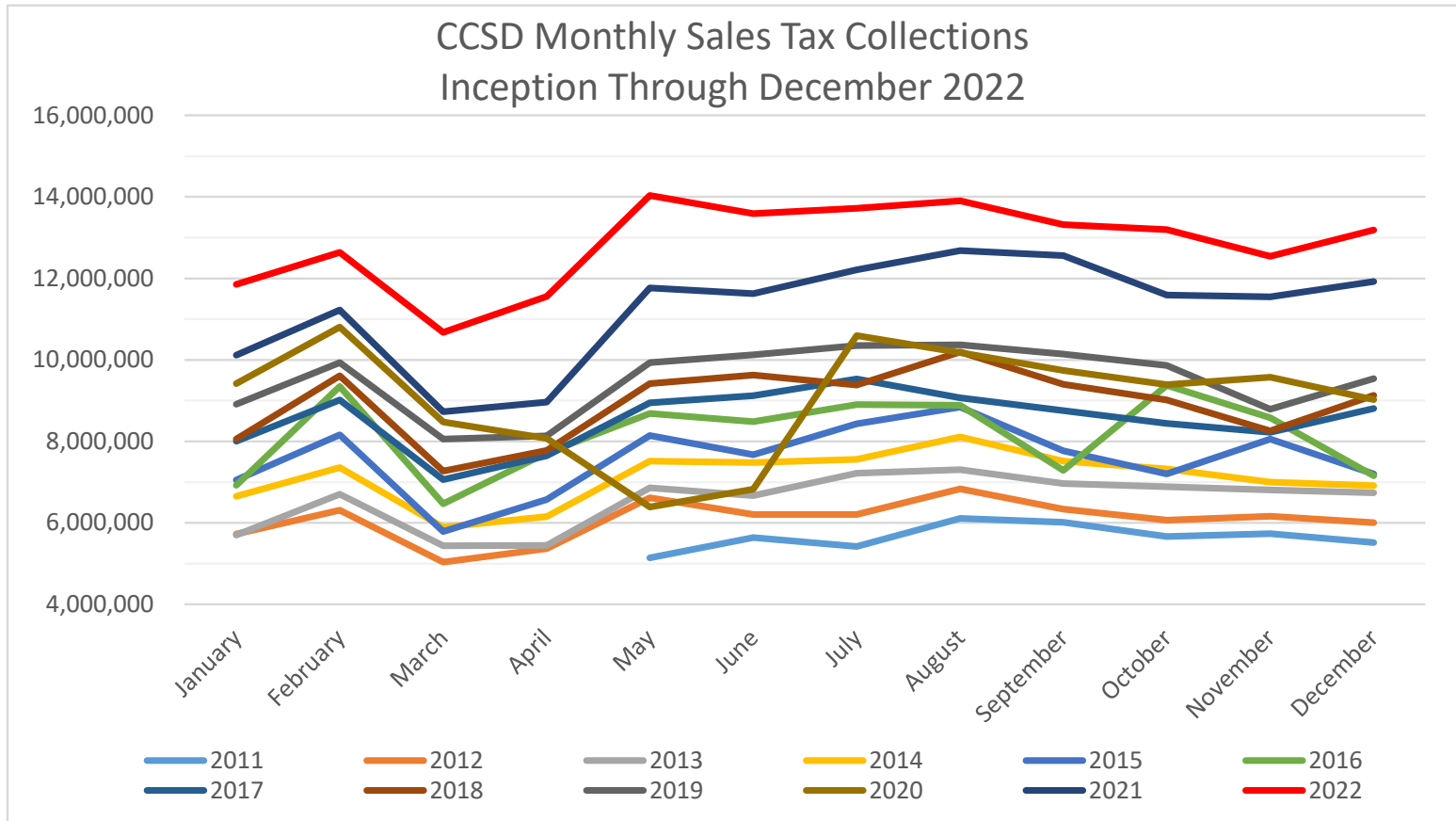
◆ Here we have added the revenue trend line along with the annual growth rate (%)





Historical Sales Tax Revenues

Actual sales tax revenues by month is shown below, year-over-year





Projected Sales Tax Revenues

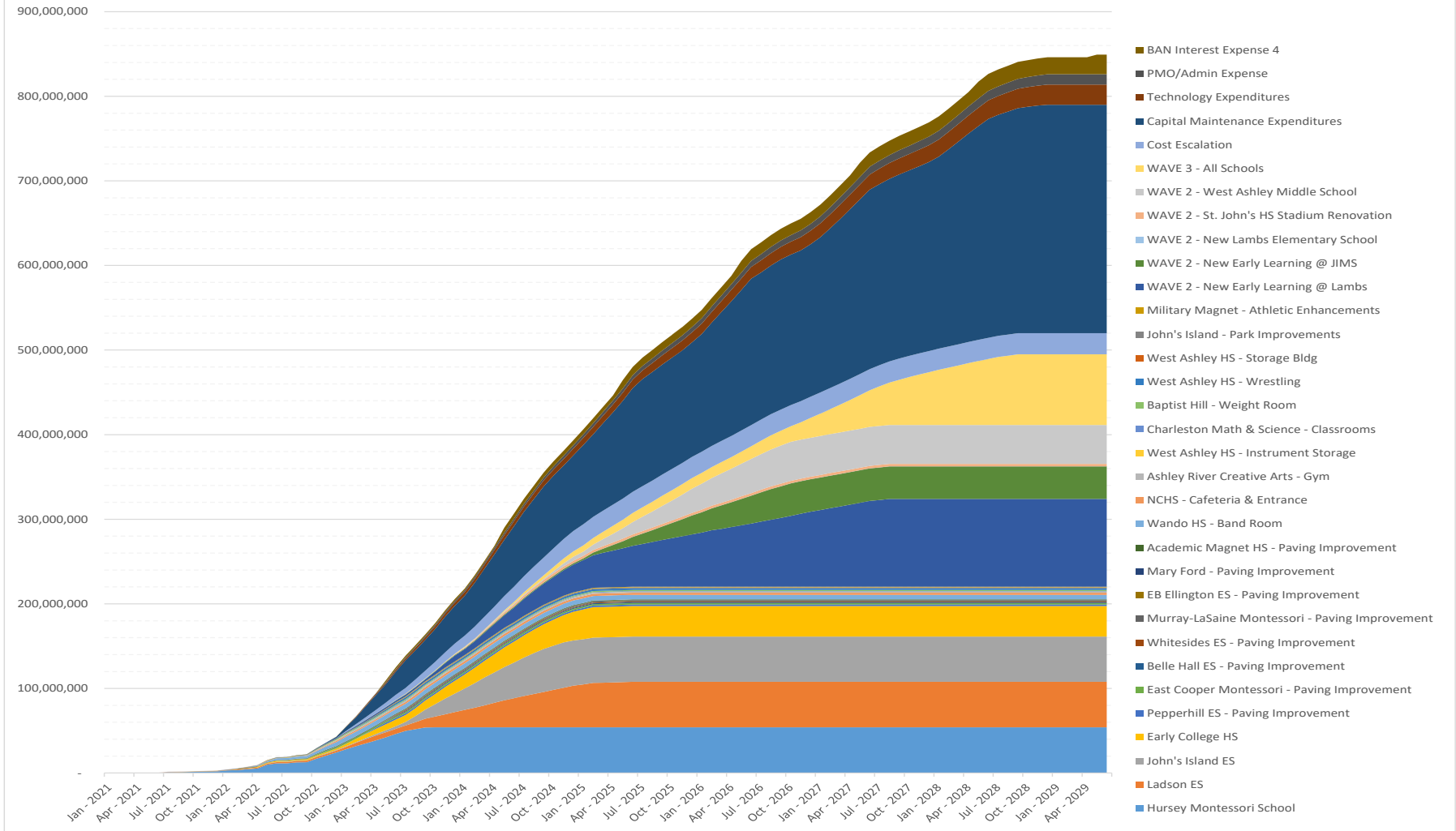
- Projected sales tax revenues by year is shown below

Total Phase V Sales Tax Collections		
811,426,438	Baseline Revenue (Feb 2022)	
865,475,990	-2% each year	
928,336,213	0% each year	
995,529,712	2% each year	
838,083,963	-15% in 2024 (2% in 2023 and 2025-2028)	



Projected Program Expenses

Phase V - Sales Tax Program Expenses





Sources & Uses

- The Sources and Uses of funds for the entire Phase V program is based on the latest available actual revenues and expenses along with current future cost curve estimates

Total Sources	
Sales Tax Revenues ¹	811,426,438
Interest Earnings on BAN Proceeds ²	79,140
Interest Earnings on Sales Tax Ending Balance ³	13,434,965
Total Revenues	824,940,543
Total Uses	
Major Capital Project Costs ⁴	494,556,159
Capital Maintenance ⁵	270,000,000
Technology Replacement & Upgrades (formerly IT Sustainment) ⁵	24,000,000
Program Contingency ⁵	35,441,222
PMO / Admin Costs ⁵	17,670,347
Interest Expense on Interim Financing ⁷	18,487,643
Total Expenses	860,155,370
Excess (Deficit) Projected Revenues	(35,214,827)

Notes:

¹ Projected Revenues based on February 2022 baseline assumption with a revenue growth rate of 2.0% thereafter

² Actual interest earnings on BAN proceeds through November 2022

³ Interest Earnings on projected fund balance at 2.50%

⁴ Current Projections - September 2022 Cost Curves (includes Board approved reallocations of \$79,731,720)

⁵ Projections based on December 2022 update

⁶ Contingency based on 5% of the original Project Costs (\$708,824,439)

⁷ Actual to date and projected interest rate expense (3.00%)

Thank You



pfm

CAPITAL PROGRAM
2023 - 2028 CAPITAL PROGRAM PHASE V
One Cent Sales Tax Extension II
October 31, 2022

Project #		Revised Budget	CM Fees	Working Budget	Expenditures Inception October-22	Projected Expenses To Go as of October-22	Notes	% Construction Completed	Anticipated Completion (mm/yy)	% Expended
CAPITAL BUILDING PROJECTS										
Brownstone										
WAVE 1										
6200	* HURSEY MONTESSORI SCHOOL	54,146,210	(2,575,476)	51,570,734	14,360,945	37,209,789	(2)	31%	Jul-23	28%
6201	* LADSON ES	53,674,955	(2,518,810)	51,156,145	1,432,951	49,723,194	(1), (2)	0%	May-25	3%
6202	* NEW D9 ES (JOHN'S ISLAND)	53,500,000	(1,800,952)	51,699,048	132,044	51,567,004	(2), (5)	0%	Jul-24	0%
6203	* EARLY COLLEGE HS	36,071,757	(1,639,378)	34,432,379	917,038	33,515,341	(2)	0%	Dec-24	3%
6204	*, ^ DISTRICT WIDE BUILDING IMPROVEMENTS	10,010,056	(805,782)	9,204,274	4,590,631	4,613,643	(2), (3)	71%	Aug-23	50%
6205	* DISTRICT WIDE ATHLETIC IMPROVEMENTS	5,048,901	(397,727)	4,651,174	444,641	4,206,533	(2)	6%	Aug-23	10%
6206	* DISTRICT WIDE PAVING IMPROVEMENTS	7,816,780	(654,897)	7,161,883	1,522,148	5,639,735	(2)	20%	Aug-23	21%
WAVE 2										
6208	* LAMBS ES & EARLY ED/FAMILY CENTER	103,700,000	(4,285,714)	99,414,286	102	99,414,184	(5)	0%	Jun-27	0%
6209	* NEW D10 MS (WEST ASHLEY)	46,000,000	(1,904,762)	44,095,238	0	44,095,238	(5)	0%	Jun-26	0%
6210	* JAMES ISLAND MS EARLY ED/FAMILY CENTER	38,500,000	(1,577,381)	36,922,619	16,021	36,906,598	(5)	0%	Jun-26	0%
6211	* ST JOHN'S HS STADIUM	3,000,000	(204,544)	2,795,456	0	2,795,456	(5)	0%	Jul-24	0%
6207	* CM FEE - BROWNSTONE Adjustment to Contract (projects not started)	0	18,365,423	18,365,423	2,191,809	16,173,614		N/A	N/A	12%
								N/A	N/A	N/A
Total Capital Building Projects		411,468,659	0	411,468,659	25,608,331	385,860,328				
CAPITAL MAINTENANCE PROJECTS										
6239	* ATHLETICS	11,210,000	(1,014,817)	10,195,183	3,739	10,191,444		N/A	Dec-28	0%
6240	* CABINERY	2,696,000	(244,063)	2,451,937	0	2,451,937		N/A	Dec-28	0%
6241	* CEILINGS/GRIDS	2,741,518	(248,184)	2,493,334	0	2,493,334		N/A	Dec-28	0%
6242	* COOLER & FREEZERS	2,700,000	(244,425)	2,455,575	5,828	2,449,747		N/A	Dec-28	0%
6243	* DOORS & HARDWARE	10,865,000	(983,584)	9,881,416	12,087	9,869,329		N/A	Dec-28	0%
6244	* ELECTRICAL	2,200,000	(199,161)	2,000,839	0	2,000,839		N/A	Dec-28	0%
6245	* ELEVATORS	1,350,000	(122,213)	1,227,787	0	1,227,787		N/A	Dec-28	0%
6246	* EMERGENCY GENERATOR	480,000	(43,453)	436,547	7,250	429,297	(4)	N/A	Dec-28	2%
6247	* EXTERIOR ENVELOPE	5,416,763	(490,367)	4,926,396	0	4,926,396		N/A	Dec-28	0%
6248	* EXTERIOR APPERANCE/SIGNAGE	2,700,000	(244,425)	2,455,575	0	2,455,575		N/A	Dec-28	0%
6249	* FENCE & GATES	2,955,000	(267,510)	2,687,490	0	2,687,490	(4)	N/A	Dec-28	0%
6251	* FIRE PROTECTION	5,356,783	(484,938)	4,871,845	0	4,871,845		N/A	Dec-28	0%
6252	* FLOORING	13,479,982	(1,220,313)	12,259,669	0	12,259,669		N/A	Dec-28	0%
6253	* HVAC	79,531,232	(7,199,787)	72,331,445	239,273	72,092,172	(4)	N/A	Dec-28	0%
6254	* LIGHTING	2,699,425	(244,373)	2,455,052	0	2,455,052		N/A	Dec-28	0%
6255	* PAINTING	21,601,897	(1,955,572)	19,646,325	6,396	19,639,929		N/A	Dec-28	0%
6256	* PAVING	8,108,400	(734,036)	7,374,364	0	7,374,364		N/A	Dec-28	0%
6257	* PLAYGROUND/SURFACES	8,099,000	(733,185)	7,365,815	0	7,365,815		N/A	Dec-28	0%
6258	* PLUMBING	16,775,000	(1,518,604)	15,256,396	9,991	15,246,405		N/A	Dec-28	0%
6259	* ROOFS	52,477,000	(4,750,628)	47,726,373	0	47,726,373	(4)	N/A	Dec-28	0%
6260	* STORMWATER	5,407,000	(489,483)	4,917,517	0	4,917,517		N/A	Dec-28	0%
6261	* CMFEE - CUMMING 2023-2028 CONTRACT	0	23,433,120	23,433,120	187,194	23,245,926		N/A	N/A	1%
6262	* FM PROJECT MANAGEMENT	11,150,000	0	11,150,000	0	11,150,000		N/A	N/A	0%
Total Capital Maintenance Projects		270,000,000	(0)	270,000,000	471,758	269,528,242				

Project #		Revised Budget	CM Fees	Working Budget	Expenditures Inception October-22	Projected Expenses To Go as of October-22	Notes	% Construction Completed	Anticipated Completion (mm/yy)	% Expended
	TOTAL CAPITAL PROJECTS	681,468,659	(0)	681,468,659	26,080,089	655,388,569				
	PROGRAM CONTINGENCY / MANAGEMENT									
6266	PROGRAM MANAGEMENT OFFICE (PMO)	200,000	0	200,000	194,232	5,768				
6267	CAPITAL PROJECTS ACCOUNTING	0	0	0	0	0				
6268	CONSTRUCTION PROCUREMENT	0	0	0	0	0				
6269	IT PROJECT MANAGEMENT	365,000	0	365,000	233,000	132,000				
5599	BOND FUND ADMIN	77,882	0	77,882	73,005	4,876				
9955	PROGRAM CONTINGENCY - BAN - FUND #521	675,651	0	675,651	0	675,651				
9956	PROGRAM CONTINGENCY - BAN - FUND #522	0	0	0	0	0				
	Total Program Contingency / Management	1,318,532	0	1,318,532	500,238	818,295				
	TOTAL 2023 - 2028 CAPITAL PROGRAM	682,787,191	(0)	682,787,191	26,580,327	656,206,864				

* Board Approved Early Out Funding I: \$15M BAN2021 (Capital Building). Authorized full budgets loaded

* Board Approved Early Out Funding II: \$68 BAN2022 (\$60,617,544 Capital Building, \$7,034,537 Capital Maintenance). Authorized full budgets loaded

^ DW Building Improvements-NCHS, \$350,000 - non-OCST funding source

NOTES:

(1)	Board Approved Reallocation - 3/22/21 - Item #8A - Project # 6201	14,500,000								
	Excess Projected Revenues	(14,500,000)								
(2)	Board Approved Reallocation - 3/28/22 - Item #9E - Project # 6200	2,896,210								
	Board Approved Reallocation - 3/28/22 - Item #9E - Project # 6201	4,924,955								
	Board Approved Reallocation - 3/28/22 - Item #9E - Project # 6202	6,810,099								
	Board Approved Reallocation - 3/28/22 - Item #9E - Project # 6203	6,684,818								
	Board Approved Reallocation - 3/28/22 - Item #9E - Project # 6204	3,410,056								
	Board Approved Reallocation - 3/28/22 - Item #9E - Project # 6205	673,901								
	Board Approved Reallocation - 3/28/22 - Item #9E - Project # 6206	1,566,780								
	Excess Projected Revenues	(26,966,819)								
(3)	Board Approved Reallocation - 6/27/22 - Item # 11C - Project # 6204	350,000								
	Revenue - Settlement of Old Academic Magnet	(350,000)								
(4)	Board Approved Reallocation - 9/26/22 - Item # 9D - Project # 6246	(60,000)								
	Board Approved Reallocation - 9/26/22 - Item # 9D - Project # 6253	(4,243,134)								
	Board Approved Reallocation - 9/26/22 - Item # 9D - Project # 6253	(920,000)								
	Board Approved Reallocation - 9/26/22 - Item # 9D - Project # 6259	(2,774,000)								
	Board Approved Reallocation - 9/26/22 - Item # 9D - Project # 6246	60,000								
	Board Approved Reallocation - 9/26/22 - Item # 9D - Project # 6253	4,243,134								
	Board Approved Reallocation - 9/26/22 - Item # 9D - Project # 6259	2,000,000								
	Board Approved Reallocation - 9/26/22 - Item # 9D - Project # 6259	1,394,000								
	Board Approved Reallocation - 9/26/22 - Item # 9D - Project # 6249	300,000								
(5)	Board Approved Reallocation - 10/24/22 - Item # 9B - Project # 6202	12,439,901								
	Board Approved Reallocation - 10/24/22 - Item # 9B - Project # 6208	13,700,000								
	Board Approved Reallocation - 10/24/22 - Item # 9B - Project # 6209	6,000,000								
	Board Approved Reallocation - 10/24/22 - Item # 9B - Project # 6210	5,375,000								
	Board Approved Reallocation - 10/24/22 - Item # 9B - Project # 6211	750,000								
	Excess Projected Revenues	(38,264,901)								

Citizens Oversight Steering Committee III
Long Term Debt Projects
January 11, 2023

Project Updates

Morningside MS:

Scope of work is the design and construction of a new 900 student facility on existing site. Architect selections have been completed. Rosenblum-Coe Architects have been selected. Due diligence and programming in process with Architect. Contract approval is being submitted to the Board in January for approval. Projected schedule is for the students/staff to move to Garrett Academy summer 2023 as swing space until new facility is completed. Demolition of existing campus to begin fall 2023. New facility completion is projected for Fall 2025.

A C Corcoran ES:

Scope of work is the design and construction of a new 20,800 SF addition for 4th & 5th grades. Architect selections have been completed. Little Architects have been selected. Contract negotiations have been completed. Contract approval is being submitted to the Board in January for approval. New addition projected completion fall 2025.

Deer Park MS:

Scope of work is the design and construction of a new 12,775 SF kitchen/cafeteria addition and renovate existing kitchen/cafeteria into music and art spaces. Architect selections have been completed. AAG Architects have been selected. Contract negotiations have been completed. Contract approval is being submitted to the Board in January for approval. New addition completion is projected for January 2025 and renovation completion projected for Fall 2025.



2023-2028 Phase V Capital Program Citizens Oversight Steering Committee II

January 11, 2023

Status

WAVE 1&2 2021 - 2027

Hursey Montessori

Scope: Design and construction of a new 120,000sf Hursey Montessori school for 600 students in 3K through 8th grade on the existing Ron McNair Campus.

Contractor: McKnight Construction

Elevated slabs are 70% complete, including the third-floor classroom wing. The second-floor slab for the administration area is being prepped and structural roof steel is being installed in the cafeteria and multipurpose room areas. Load bearing masonry walls are 70% complete, exterior brick has started to be installed and interior framing is underway. Mechanical, electrical and plumbing contractors are fully engaged and installing overhead and in-wall rough-ins. The project is on schedule for occupancy August 2023.

Ladson Elementary:

Scope: Design and construction of a new 115,000sf building for 900 students in First through Fifth grades on the existing Ladson Elementary Campus.

Phase I Portable Classroom Relocation Package Contractor: Chambers & Associates

Phase I construction is slated to begin in February 2023. The Design Team is working on completing the construction documents for the Phase 2 Building Package and are working with various regulatory agencies to secure the requisite permits. The general contractor prequalification selection process is underway and the project is scheduled to go out for bid in February 2023. The project is on schedule for occupancy December 2024.

D9 Elementary:

Scope: Design and construction of a new two story 84,000sf 700-student (900 core) elementary school in second through fifth grade on John's Island.

Thompson Turner | CDI and Quackenbush | Clancy+Wells, The Design-Build Team has completed the 50% Construction Design Phase, likewise they are completing Technical Review Committee (TRC) Early Site plan. Construction will start in Mid-March with fencing around the site, tree removal and grading operations are to follow. The project is



scheduled to receive final road and subdivision site approval through local and state agencies by August 2023. The project is on schedule for occupancy August 2024.

Early College High School:

Scope: Design and construction of a new 60,000sf support building for Early College High School at the existing Fraser Campus. The new facility is programmed to include science labs, AVID classrooms, project labs, a multipurpose room, and administrative offices.

The ECHS Support Building has completed the Design Development Phase. The Design Team is continuing to work with District, ECHS staff and community partners on the floor plan and preservation of historical components. They are meeting with the SCDOT, local municipalities to review zoning, storm water, and fire access requirements. Construction Manager at Risk interviews have been completed and the recommended contractor has been sent to the Board of Trustees for approval. The project is on schedule for occupancy December 2024.

District Wide Building Improvements:

Wando HS Band Room Renovations

Scope: Design and construction of an expansion to the existing band room.

The general contractor, IPW Construction Group, is nearly complete with construction and is preparing for final inspection. The project is on schedule for occupancy January 2023.

North Charleston HS Front Office & Cafeteria Renovations

Scope: Relocate the main entrance and office to Montague Avenue and expand the cafeteria.

CARBRA Construction is nearly complete with the new front office renovation and is preparing for final inspection. Interior renovations for the new training room, weight room and cafeteria to follow completion of the front office renovations. The project is scheduled for phased occupancy in January 2023 and Summer 2023.

Ashley River Creative Arts Gym Restroom Renovations

Scope: Renovate the existing gym restrooms and locker rooms.

Construction for the project is nearly complete by IPW Construction Group. Final inspections are scheduled for the interior renovations. The project is scheduled for occupancy January 2023.

West Ashley HS Orchestra Storage Upgrade

Scope: Add instrument and sheet music storage to the orchestra room.



Project Complete.

Charleston Charter Math & Science Classroom and Bathroom renovations

Scope: Renovate the existing gym locker rooms and restrooms.

The project has been awarded to Thomas & Denzinger Architects. The project has completed the Construction Documents, prepared for bidding in February 2023. The project is on schedule for occupancy August 2023.

District Wide Athletic Improvements:

Baptist Hill HS Weight Room

Project Complete.

St. John's HS City Park Improvements

Scope: A 3-phase project to make improvements to the St. John's City Park athletic facilities to support the St. John's HS Athletic Department.

The project is on hold.

West Ashley HS Wrestling Room and Storage Addition

Scope: Renovate the existing gym restrooms and locker rooms.

The project has been awarded to Thomas & Denzinger Architects. The project has completed Construction Documents, prepared for bidding in January 2023. The project is on schedule for occupancy September 2023.

Military Magnet Athletic Room Addition

Scope: Expand the existing weight room.

The project has been awarded to AAG Architects. The project is in the Design Development phase. The design team is meeting with City of North Charleston for final civil and site design approvals. The project is on schedule for occupancy October 2023.

District Wide Paving Improvements:

Pepperhill ES Bus Entrance Addition

Scope: Design and construction of a new bus entrance and fire lane.

The project has been awarded to Reever Group. The project has completed Construction Documents, prepared for bidding in January 2023. The Design Team has received approvals for the wetland permit and the Land Disturbance Permit. The project is on schedule to be complete August 2023.



Murray LaSaine Extend Car Loop

Scope: Design and construction of an extended car loop to create additional car stacking on site.

The project has been awarded to Forsberg Engineering. The project has completed Construction Documents, prepared for bidding in January 2023. The project is on schedule to be complete August 2023.

Belle Hall ES Bus Parking Addition

Scope: Design and construction of 75 parking spaces for staff members.

The project has been awarded to Seamon Whiteside Engineering. The project has completed Construction Documents, prepared for bidding in January 2023. The project is on schedule to be complete August 2023.

E.B. Ellington ES Parking Addition

Scope: Design and construction of 25 parking spaces.

The project has been awarded to Reever Group. The project has completed Construction Documents, prepared for bidding in January 2023. The project is on schedule to be complete August 2023.

Mamie P. Whitesides ES Extend Car Loop

Scope: Design and construction of an expansion to the car loop to increase car stacking on site.

The project has been awarded to Forsberg Engineering. The project is finalizing Construction Documents, prepared for bidding in February 2023. The project is on schedule to be complete August 2023.

Mary Ford Early Learning & Family Center Extend Car Loop

Scope: Design and construction of an expansion to the car loop to increase car stacking on site.

Project Complete.

East Cooper Montessori Extend Car Loop and Fire Lane

Scope: Design and construction of a new fire lane and an expansion to the car stacking loop.



Eadie's Diva D Enterprises has completed the expansion to the car stacking loop and preparing for final inspection of the new fire lane. The project is on schedule to be complete January 2023.

Academic Magnet HS Parking Addition

Scope: Design and construction to convert an existing gravel parking lot into an asphalt parking lot.

Project Complete.

Lambs Elementary School & Early Education and Family Center

Scope: Design and construction of a new 130,000sf, 1200-student elementary school and a new 76,000sf Early Learning and Family Development Center on the existing Lambs Elementary campus.

The Architect/Engineering Services are awarded to Jumper Carter Sease Architects located in Columbia, SC. The project is in the master planning phase and coordination with Joint Base Charleston, CCSD and Jumper Carter Sease is under way. The project is on schedule for a December 2025 occupancy of the elementary school and an August 2027 occupancy of the Early Education and Family Center.

D10 West Ashley Middle School

Scope: Design and construction of a new 95,000sf, 600-student (900 core) middle school on the existing C.E. Williams North Campus. The project is on schedule for occupancy August 2026.

James Island Early Education and Family Development Center

Scope: Design and construction of a new 76,000sf Early Education and Family Development Center on the existing James Island Middle School Campus. The project is on schedule for occupancy August 2026.

St. John's High School Stadium Improvements

Scope: Stadium improvements include renovation of the stands, concessions, and press box.

The Architect/Engineering Services solicitation is complete and Studio Architects have been awarded the project. A kick-off meeting is slated for January 2023 and the project is on schedule for occupancy August 2024.

WEBSITE UPDATES

<https://www.ccsdschools.com/Page/7373>

MALCOLM C. HURSEY MONTESSORI AT RON MCNAIR CAMPUS



Aerial – December 18, 2022



Aerial – December 18, 2022



Cafeteria



Playground Courtyard



Typical Interior Classroom



2nd Floor Media Center Steel

Mary Ford ES – Paving Improvement Project



Academic Magnet – Paving Improvement Project



East Cooper Montessori – Paving Improvement Project



Baptist Hill HS Weight Room Addition – Athletic Improvement Project



Wando HS Band Addition – Building Improvement Project



North Charleston HS Front Office – Building Improvement Project



