



Citizen-Led Oversight Committee (CLOC)

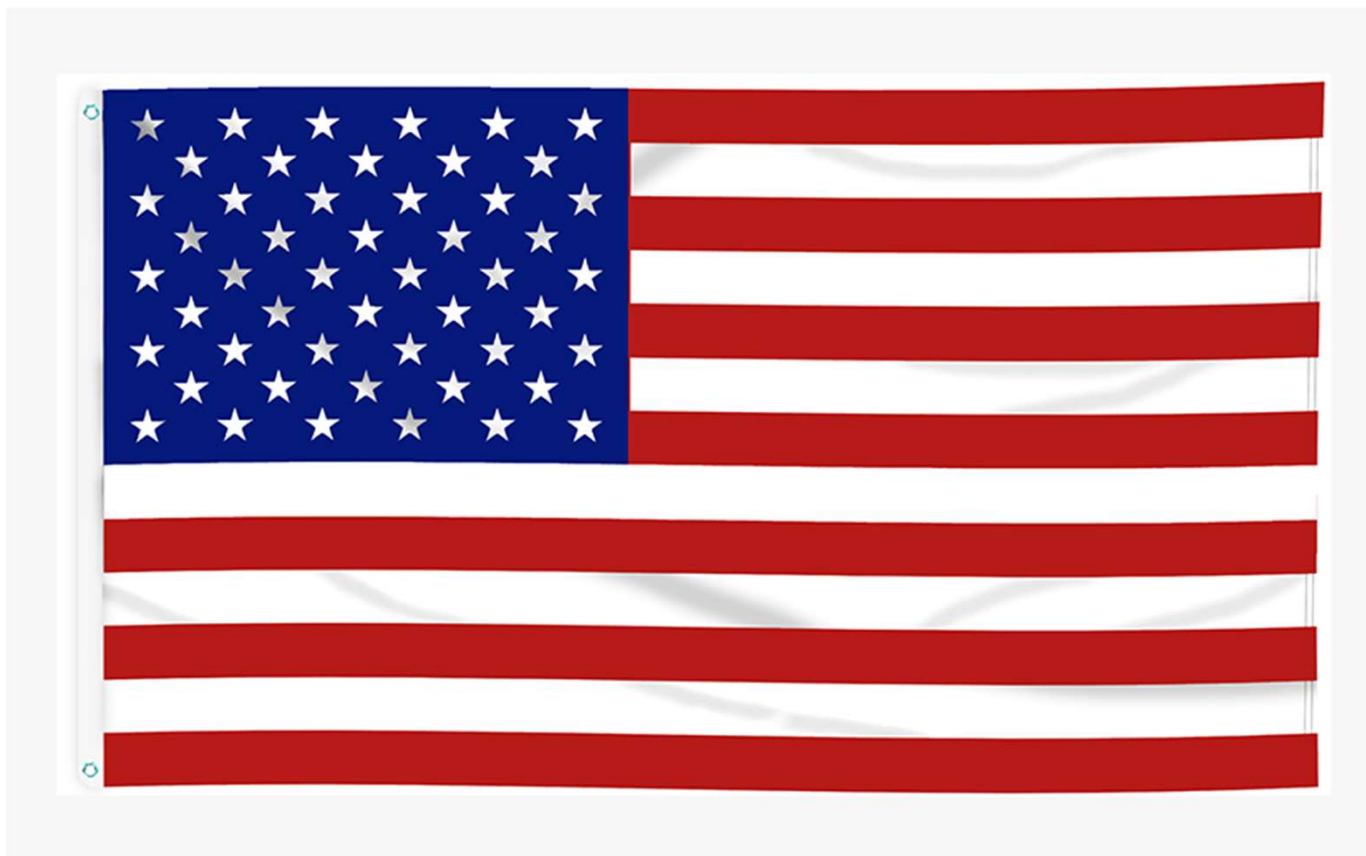
Twenty-Second Meeting

(Via Zoom)

October 06, 2021

Where Learning Leads the Way!

Pledge of Allegiance



Agenda



1. Pledge of Allegiance
2. Approval of Meeting Minutes from September 01, 2021
3. Project Updates
4. Referendum Mid-Program Reset
5. Project Closeouts
6. Financial Updates
 - A. Referendum Projects 2019 Financial Summary
 - B. Project Level Financial Details
 - C. 2019 Referendum Project Contingency Log
7. Cash Flow Projection vs Actual Expenditures

Agenda (Continued)



8. Community Outreach
9. October 05, 2021 CLOC Quarterly School Board Update
10. CLOC Sub-Committee Reports/Updates
11. Forward Looking Items and Events
12. Next Meeting Agenda Items



3. Project Updates

Beaufort Elementary School (McMillan Pazdan Smith Architecture/H.G. Reynolds Co., Inc.)



- Under Budget
- Schedule

Funding: 2019 Referendum

Total Referendum Funding
(09/30/2021): \$24,343,182

Encumbered & Paid
(09/30/2021): \$20,040,308

Paid to Date
(09/30/2021): \$16,867,398



Beaufort Elementary School (McMillan Pazdan Smith Architecture/H.G. Reynolds Co., Inc.)



School Code - Project (Project Manager)	Scope	Budget	Schedule
33 - Beaufort Elementary School (AM)	Safety/Security	●	●
	Renovations - Phases 1 thru 8A	●	●
	Technology /Infrastructure	●	●
	Playground	●	●

- OSF Fire Alarm Inspection scheduled for October 8th; OSF Final for the connector and courtyard is scheduled for October 28th
- GMP Proposal for Fire Riser Pump Room was received on September 29th and is being evaluated; Fire pump has a 12-week lead time and will require 60-days to complete construction
- Electrical Subcontractor is scheduled to complete all unfinished work the week of October 25th
- Cooling tower #2 start up is scheduled for the week of October 17th
- Remaining furniture (teacher chairs and six science tables) remain on back order; District is receiving updates weekly however delivery continues to be pushed back

Battery Creek High School (Jumper Carter Sease Architects/M.B. Kahn Construction Co., Inc.)



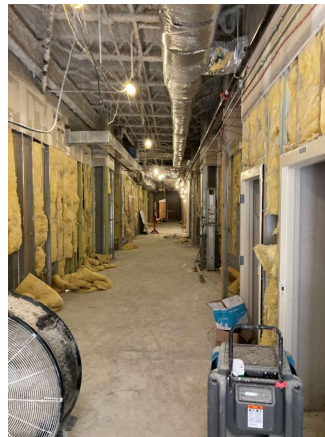
- Under Budget
- Schedule

Funding: 2019 Referendum

Total Referendum Funding
(09/30/2021): \$56,075,773

Encumbered & Paid
(09/30/2021): \$53,470,833

Paid to Date
(09/30/2021): \$6,484,011



Battery Creek High School (Jumper Carter Sease Architects/M.B. Kahn Construction Co., Inc.)



School Code - Project (Project Manager)	Scope	Budget	Schedule
92 - Battery Creek High School (AM)	Renovations	●	●
	CATE Expansion	●	●
	Safety/Security	●	●
	Technology /Infrastructure	●	●
	Athletics	●	●

- Building “D” MEP overhead rough-in to be completed in October; Sheetrock began week of September 27th; MBK is using temporary A/C to ensure acceptable moisture levels
- Building “D” HVAC equipment is scheduled to arrive on site the 2nd week of December; Building “H” HVAC equipment will be installed Summer of 2022 - temporary measures will be used for Spring
- Building “G2” Addition: As-built documents for BJWSA water line was incorrect; Ward Edwards has finished design revisions and received approval from BJWSA; Site contractor has completed water line and 50% of sewer line around building; Building pad is scheduled to be completed in October
- Cafeteria: Helical piers have been installed, under ground rough-ins completed and floor slab placed
- Locker Room: CMU 50%; Overhead MEP and FA rough-ins completed
- Furniture for Phase 2 will begin discussions in October

Robert Smalls International Academy (LS3P Associates, Ltd./J.E. Dunn Construction Company)



- Under Budget
- Schedule

Funding: 2019 Referendum

Total Referendum Funding
(09/30/2021): \$68,464,404

Encumbered & Paid
(09/30/2021): \$65,199,139

Paid to Date
(09/30/2021): \$2,392,847



Robert Smalls International Academy (LS3P Associates, Ltd./J.E. Dunn Construction Company)



School Code - Project (Project Manager)	Scope	Budget	Schedule
83 - Robert Smalls International Academy (AM)	School Replacement	● 1	●
	Playgrounds	●	●

Status Flag Comments:

● 1 Required Contingency Use of \$3,281,943 on 8-17-2021; See 2019 Referendum Project Contingency Log for details

- Site Sub-Contractor to mobilize mid-October to begin clearing and installing silt fence
- JE Dunn is working on finalizing subcontractor agreements
- Submittals will commence at the end of October
- Project kick-off meeting is being coordinated to take place in November
- JE Dunn will mobilize in January 2022

Hilton Head Island Elementary (Jumper Carter Sease Architects/M.B. Kahn Construction Co., Inc.)



School Code - Project (Project Manager)	Scope	Budget	Schedule
62 - Hilton Head Island Elem. School (TS)	Safety/Security	● 1	●
	Technology /Infrastructure	● 2	●
	Playgrounds - COMPLETED	●	●

- Cable tray installation is 100% complete
- Installation of Bi-Directional Amplifier (BDA) has been completed; Testing has commenced
- Cat6 cable installation is 90% complete; Termination and testing has commenced
- Audio enhancement system equipment is on order

Status Flag Comments:

- 1 Required Contingency Use of \$653,769 on 6-10-2020; See 2019 Referendum Project Contingency Log for details
- 2 Required Contingency Use of \$25,000 on 6-24-2020; Required Contingency Use of \$864,146 on 3-17-2021; See 2019 Referendum Project Contingency Log for details

Hilton Head Island School for Creative Arts (Jumper Carter Sease Architects/M.B. Kahn Construction Co., Inc.)



School Code - Project (Project Manager)	Scope	Budget	Schedule
63 - Hilton Head Island School for Creative Arts (TS)	Safety/Security	●	●
	Technology /Infrastructure	● 1 ●	●
	Playgrounds	●	●

Status Flag Comments:

- 1 Required Contingency Use of \$179,597 on 3-17-2021; See 2019 Referendum Project Contingency Log for details
- Portions of Technology/Infrastructure scope is being rescheduled to occur after the Summer of 2021

- Cable tray installation is 100% complete
- Playground purchase order for Churchich Recreation & Design has been issued; Materials are scheduled to arrive at the end of October 2021; Installation is scheduled to occur in November 2021
- Design for remaining scope (mass notification system, security camera upgrades, IT cabling, servers, classroom in-room-sound, exterior lighting and fencing) is near completion; Construction schedule is being evaluated

Bluffton Elementary School and Bluffton Early Childhood Center (Jumper Carter Sease Architects/M.B. Kahn Construction Co., Inc.)



School Code - Project (Project Manager)	Scope	Budget	Schedule
70 – Bluffton Elementary School and Bluffton ECC (TS)	Safety/Security	●	●
	Technology /Infrastructure	● 1 ●	●
	Playgrounds - COMPLETED	●	●

Status Flag Comments:

- 1 Required Contingency Use of \$949,794 on 3-17-2021; See 2019 Referendum Project Contingency Log for details
- Portions of Technology/Infrastructure scope is being rescheduled to occur after the Summer of 2021

- Cable tray installation is 100% complete
- Installation of Bi-Directional Amplifier (BDA) has been completed; Testing has commenced
- Design for remaining BLES scope (mass notification system, security camera upgrades, servers, classroom in-room-sound, exterior lighting and fencing) is near completion; Construction schedule is being evaluated
- Design for BLECC scope has progressed to 50% Construction Documents

MC Riley Elementary School (Rosenblum Coe Architects, Inc./Contract Construction)



School Code - Project (Project Manager)	Scope	Budget	Schedule
74 - MC Riley Elementary School and MC Riley Early Childhood Center (TS)	Safety/Security	●	●
	Technology /Infrastructure	●	●
	Playgrounds (Turf Field COMPLETED)	●	●

- Construction for MDF/IDF Rooms remains at 95% complete; Door frames, doors and door hardware remain and are scheduled to be delivered in October
- Cable trays are 100% complete
- MC Riley Elementary playground turf field has been completed; Awaiting delivery for a few pieces of playground equipment scheduled to be received in October
- MC Riley ECC playground equipment proposal has been requested from Churchich
- Design for remaining MCRES scope (mass notification system, security camera upgrades, IT cabling, servers, classroom in-room-sound, exterior lighting and fencing) is near completion; Construction schedule is being evaluated
- Design for MCRECC scope has progressed to 60% Construction Documents

Hilton Head Island Middle School (LS3P Associates, Ltd./Thompson Turner Construction)



School Code - Project (Project Manager)	Scope	Budget	Schedule
87 – Hilton Head Island Middle School (TS)	Safety/Security	●	●
	Renovations	●	●

Status Flag Comments:

- Design Development (DD) cost estimate from TTC indicates a potential cost overage; Value Engineering meetings have commenced

- Multiple value engineering meetings took place in September; TTC is providing pricing for items being considered
- TTC has provided their GMP Amendment request to install the mobile unit from Beaufort Elementary School; OSF is requiring modifications to proposed location which team is addressing; Mobile unit is on the island with utility connections to take place in November 2021
- Construction is scheduled to commence Q1 2022

H.E. McCracken Middle School (Jumper Carter Sease Architects/M.B. Kahn Construction Co., Inc.)



School Code - Project (Project Manager)	Scope	Budget	Schedule
88 – H.E. McCracken Middle School (TS)	Safety/Security	●	●
	Technology /Infrastructure	● 1	●
	Athletics	●	●

Status Flag Comments:

- 1 Required Contingency Use of \$409,635 on 3-17-2021; See 2019 Referendum Project Contingency Log for details
- Portions of Technology/Infrastructure scope is being rescheduled to occur after the Summer of 2021

- Cable tray installation is 100% complete
- Installation of Bi-Directional Amplifier (BDA) has been completed; Testing has commenced
- Design for remaining HEMMS scope (mass notification system, security camera upgrades, IT Cabling, servers, classroom in-room-sound, exterior lighting and fencing) is near completion; Construction schedule is being evaluated
- Weight room equipment quote has been received; Purchase Order is being prepared

Hilton Head Island High School (McMillan Pazdan Smith Architecture/H.G. Reynolds Co., Inc.)



School Code - Project (Project Manager)	Scope	Budget	Schedule
96 - Hilton Head Island High School (TS)	Safety/Security	●	●
	Athletics – Phases 1	●	●
	Athletics – Phase 2A & 2B	●	●



- Athletics – Phase 1 Stadium Lights closeout documents have been reviewed and approved by the Designer and Project Manager; MBK is preparing final deductive change order to reconcile unused construction contingency
- Athletics – Phase 2A scope includes turf field that is 90% complete; HGR is committed to having turf field ready for football game on October 8th; Remaining endzone lettering and mid-field logo will be done after football season concludes
- Athletics – Phase 2B scope includes new field house addition, BB/SB upgrades, new storage for lacrosse field, new ticket office, improve lacrosse and FB practice fields, new gym bleachers, renovation of BB dugouts, fencing, renovations for existing field house; Design has progressed to 65% CD's
- Design for remaining Safety/Security and Tech/Infra scopes have progressed to 65% CD's
- Construction for Athletics Phase 2B, remaining Safety/Security Tech/Infra to commence in Q4 2021

Bluffton High School (Jumper Carter Sease Architects/M.B. Kahn Construction Co., Inc.)



School Code - Project (Project Manager)	Scope	Budget	Schedule
98 – Bluffton High School (TS)	Safety/Security	●	●
	Technology /Infrastructure	●	●
	Athletics	●	●



- Turf field shall commence construction in November 2021 after football season
- Track resurfacing is 65% complete
- Construction of IT Rooms are roughly 50% complete
- Cable tray and BDA sub-contractor is wrapping up work at other District locations and installation of cable tray and BDA at BLHS will commence in October 2021
- Design for remaining Safety/Security, Tech/Infra and Athletics scope have progressed to 30% CD's; Construction is scheduled to commence in Q1 2022

Right Choices (LS3P Associates, Ltd./Thompson Turner Construction)



School Code - Project (Project Manager)	Scope	Budget	Schedule
09 - Right Choices (MK)	Safety/Security - Includes Limited Tech./Infra.	● 1	●

Status Flag Comments:

● 1 Required Contingency Use of \$388,285 on 6-10-2020 and additional Contingency Use of \$125,532 on 3-17-2021; See 2019 Referendum Project Contingency Log for details

- Final programming/network tie in is nearing completion; Final system turn over and user training will occur in October 2021
- Upon final system turn over, removal of existing camera system can occur

Coosa Elementary School (LS3P Associates, Ltd./Thompson Turner Construction)



School Code - Project (Project Manager)	Scope	Budget	Schedule
34 - Coosa Elementary School (MK)	Safety/Security	●	●
	Technology /Infrastructure	●	●
	Playgrounds	●	●



- Remaining Tech/Infra bid packages are undergoing coordination with vendor layout drawings that will require a few weeks to complete; GMP Proposal (including material lead times and schedule) will be received as soon as possible; Installation is anticipated to be completed prior to original completion (Summer 2022)
- Turf field installation is complete; Playground equipment delivery has experienced additional delays and installation is now scheduled to begin first week of October; Installation is anticipated to take 3-weeks to complete

Beaufort Middle School (McMillan Pazdan Smith Architecture/H.G. Reynolds Co., Inc.)



School Code – Project (Project Manager)	Scope	Budget	Schedule
80 – Beaufort Middle School (MK)	Safety/Security	●	●
	Technology /Infrastructure	●	●
	Athletics	●	●

- Construction of IT Rooms is nearing completion, awaiting delivery of door hardware in October
- Demolition associated with Athletics Phase 1 (concessions building and football bleachers) will commence after the end of football season
- Remaining Tech/Infra bid packages require coordination with vendor layout drawings that will require a few weeks to complete; GMP Proposal (including material lead times and schedule) will be received as soon as possible; Installation is anticipated to be completed as originally scheduled (Summer 2022)

Lady's Island Middle School (LS3P Associates, Ltd./Thompson Turner Construction)



School Code – Project (Project Manager)	Scope	Budget	Schedule
81 – Lady's Island Middle School (MK)	Safety/Security	●	●
	Technology/Infrastructure	●	●

- Final programming/network tie in is nearing completion; Final system turn over and user training will occur in October 2021
- Upon final system turn over, removal of existing camera system can occur

Beaufort High School (LS3P Associates, Ltd./Thompson Turner Construction)



School Code - Project (Project Manager)	Scope	Budget	Schedule
90 - Beaufort High School (MK)	Safety/Security	● 1	●
	Technology /Infrastructure	● 2	●
	Athletics	● 3	●



Status Flag Comments:

- 1 Required Contingency Use of \$121,143 on 6-10-2020; See 2019 Referendum Project Contingency Log for details
 - 2 Required Contingency Use of \$65,000 on 6-24-2020 and Additional Contingency Use of \$91,909.56 on 9-15-2020 and Contingency Use of \$1,930,000 on 3-17-2021; See 2019 Referendum Project Contingency Log for details
 - 3 Required Contingency Use of \$2,300,000 on 4-06-2021; See 2019 Referendum Project Contingency Log for details
- Construction of wrestling/weight room addition continues to progress on schedule
 - Bleacher replacement has been completed

Lady's Island Elem. School (McMillan Pazdan Smith Architecture/H.G. Reynolds Co., Inc.)



School Code - Project (Project Manager)	Scope	Budget	Schedule
35 – Lady's Island Elementary School (AV)	Safety/Security	●	●
	Technology /Infrastructure	●	●
	Playgrounds	●	●

- Installation of cable tray, corridor ceilings, doors and door hardware have been completed
- Phase 1 Construction of IT rooms has been completed
- Remaining Tech/Infra bid packages are undergoing coordination with vendor layout drawings that will require a few weeks to complete; GMP Proposal (including material lead times and schedule) will be received as soon as possible; Installation is anticipated to be completed prior to original completion (Summer 2022)

St. Helena Elementary School (McMillan Pazdan Smith Architecture/H.G. Reynolds Co., Inc.)



School Code - Project (Project Manager)	Scope	Budget	Schedule
39 – St. Helena Elementary School (AV)	Safety/Security	●	●
	Technology /Infrastructure	●	●
	Playgrounds	●	●

- Installation of cable tray, corridor ceilings, doors and door hardware have been completed
- Purchase Order for Playworld has been issued; Lead times for playground materials and equipment are being confirmed; Installation will be coordinated with school administration
- Phase 1 Construction of IT rooms has been completed
- Remaining Tech/Infra bid packages are undergoing coordination with vendor layout drawings that will require a few weeks to complete; GMP Proposal (including material lead times and schedule) will be received as soon as possible; Installation is anticipated to be completed prior to original completion (Summer 2022)

Broad River Elementary School (LS3P Associates, Ltd./Thompson Turner Construction)



School Code - Project (Project Manager)	Scope	Budget	Schedule
40 - Broad River Elementary School (AV)	Safety/Security	●	●
	Technology /Infrastructure	●	●
	Playgrounds - COMPLETED	●	●

- HVAC for IT rooms, basketball court and playground turf installation has been completed
- Doors and door hardware shipping date have been confirmed to arrive in mid-October; Installation will take 1 to 2 weeks; Revised schedule has been vetted with school administration
- TTC is proceeding with placing material order for cable tray
- Phase 1 Construction of IT rooms has been completed
- Remaining Tech/Infra bid packages are undergoing coordination with vendor layout drawings that will require a few weeks to complete; GMP Proposal (including material lead times and schedule) will be received as soon as possible; Installation is anticipated to be completed prior to original completion (Summer 2022)

Joseph S. Shanklin Elem. School (Rosenblum Coe Architects, Inc./Contract Construction)



School Code - Project (Project Manager)	Scope	Budget	Schedule
44 – Joseph Shanklin Elementary School (AV)	Safety/Security	●	●
	Technology /Infrastructure	●	●
	Playgrounds	●	●

- Cable tray and BDA installations have been completed
- Rerouting of MEP to accommodate IT rooms has been completed
- Playground turf 75% complete; Playground equipment 50% complete
- Phase 1 Construction of IT rooms has been completed
- Remaining Tech/Infra bid packages are undergoing coordination with vendor layout drawings that will require a few weeks to complete; GMP Proposal (including material lead times and schedule) will be received as soon as possible; Installation is anticipated to be completed prior to original completion (Summer 2022)



Davis Early Childhood Center (Rosenblum Coe Architects, Inc./Contract Construction)



School Code - Project (Project Manager)	Scope	Budget	Schedule
52 – Davis Early Childhood Center (AV)	Safety/Security	●	●
	Technology /Infrastructure	●	●
	Playgrounds - COMPLETED	●	●

- Cable tray and BDA installations have been completed
- Rerouting of MEP to accommodate IT rooms has been completed
- Phase 1 Construction of IT rooms has been completed
- Remaining Tech/Infra bid packages are undergoing coordination with vendor layout drawings that will require a few weeks to complete

Whale Branch Elementary (Rosenblum Coe Architects, Inc./Contract Construction)



School Code - Project (Project Manager)	Scope	Budget	Schedule
54 – Whale Branch Elementary School (AV)	Safety/Security	●	●
	Technology /Infrastructure	● 1	●
	Playgrounds - COMPLETED	●	●

Status Flag Comments:

● 1 Required Contingency Use of \$154,936 on 6-10-2020 and additional Contingency Use of \$1,100,000 on 3-17-2021; See 2019 Referendum Project Contingency Log for details

- Emergency generator and lighting is 40% complete; Long lead time for generator has it scheduled to arrive in March 2022
- Technology/Infrastructure Phase 2 construction kick-off meeting will occur in October

Whale Branch Middle School (Rosenblum Coe Architects, Inc./Contract Construction)



School Code - Project (Project Manager)	Scope	Budget	Schedule
85 – Whale Branch Middle School (AV)	Safety/Security	●	●
	Technology /Infrastructure	● 1	●
	Athletics	●	●

Status Flag Comments:

- 1 Required Contingency Use of \$1,000,000 on 3-17-2021; See 2019 Referendum Project Contingency Log for details
- Emergency generator and lighting is 40% complete; Long lead time for generator has it scheduled to arrive in March 2022
- Weight room equipment is scheduled to arrive in October 2021
- Technology/Infrastructure Phase 2 construction kick-off meeting will occur in October



4. Referendum Mid-Program Reset

Referendum Mid-Program Reset



Summary

- ✓ Remaining detailed scopes have been confirmed
- ✓ Program savings, forecasted and actual, have been calculated
- ✓ Budget increases, where needed, have been calculated
- ✓ Analysis indicates remaining Referendum scope can be completed within original Referendum appropriations totaling \$344,610,000

Referendum Mid-Program Reset



Unprecedented Construction Market Conditions

- ✓ COVID-19 Pandemic
- ✓ Increased Construction Costs
- ✓ Supply Chain Concerns
 - Increased Material Lead Times
 - Material Price Increases
- ✓ Changing Labor Market
 - Turnover of Skilled Trade Workers
 - Increased Labor Rates

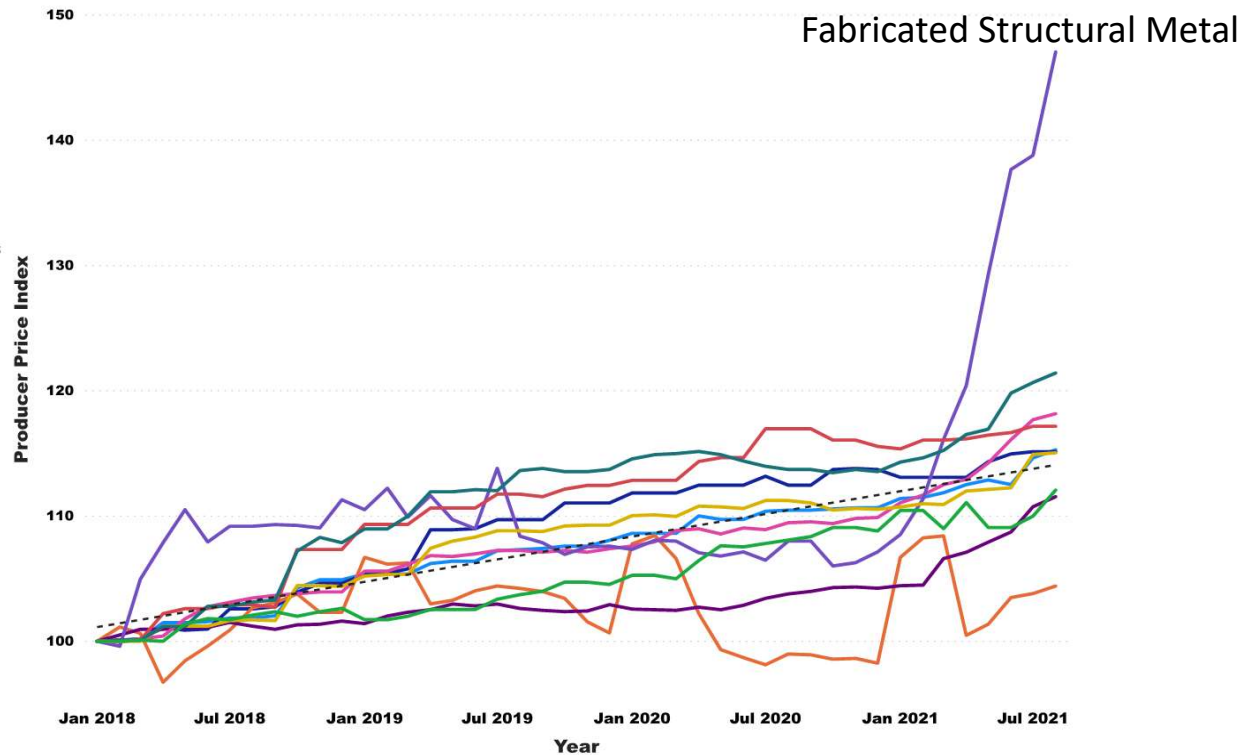


Referendum Mid-Program Reset



Producer Price Index - Southern Region - Various Construction Categories

- General contractors, South
- Electrical contractors
- Asphalt paving mixture & block manufacturing
- Current-carrying wiring device mfg
- HVAC and commercial refrigeration equipment
- Fabricated structural metal mfg
- New school building construction
- Plumbing, heating, and air conditioning contractors
- Poured concrete foundation and structure contractors
- Roofing contractors



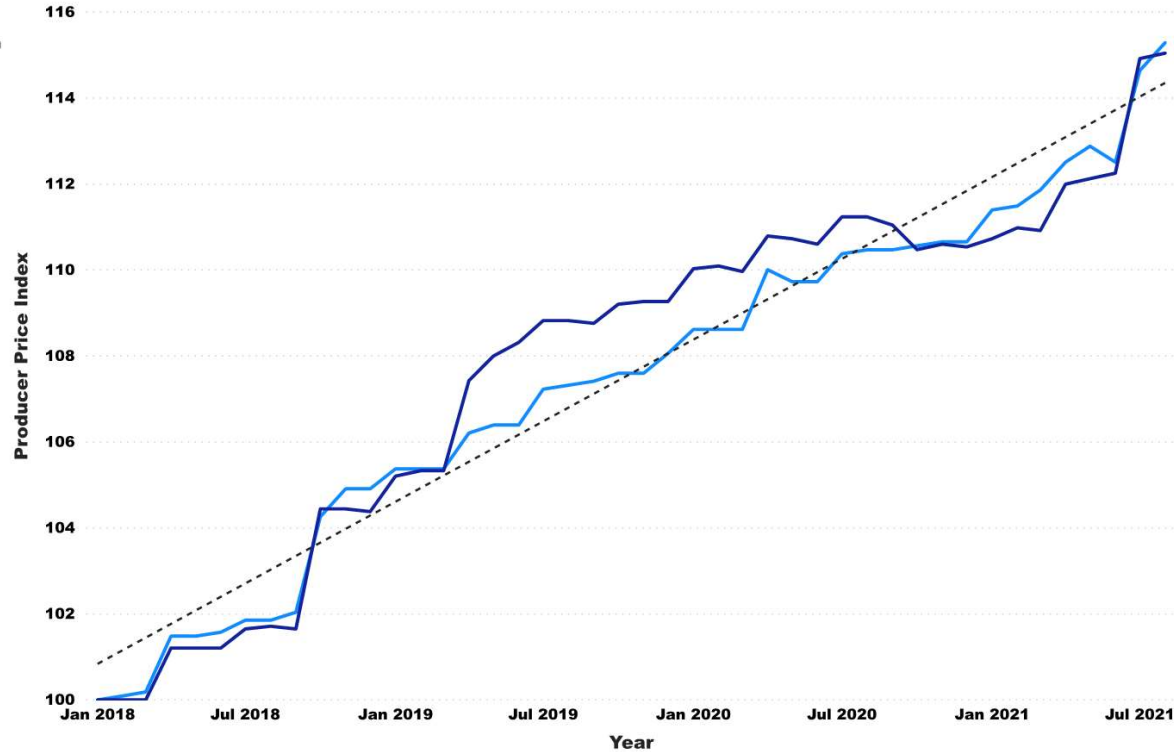
Data from U.S. Bureau of Labor Statistics (<https://data.bls.gov/PDQWeb/wp>)

Referendum Mid-Program Reset



Producer Price Index - Southern Region - Contractor and Construction

- General contractors, South
- New school building construction



Data from U.S. Bureau of Labor Statistics (<https://data.bls.gov/PDQWeb/wp>)

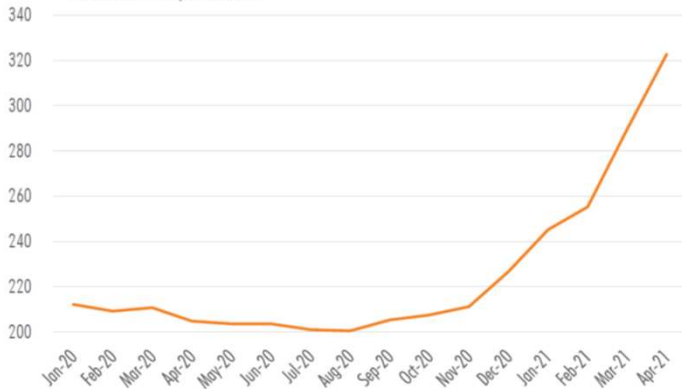
Referendum Mid-Program Reset



CBRE RESEARCH | CONSTRUCTION COST UPDATE

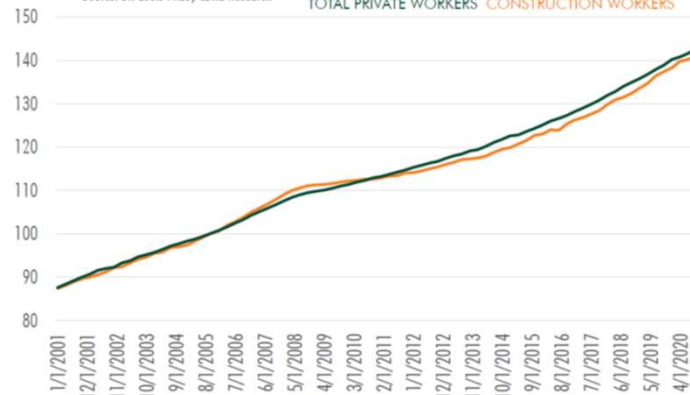
CBRE RESEARCH | CONSTRUCTION COST UPDATE

Construction Materials Cost Index
Iron and Steel
Steel and Lumber Index: 1982 = 100. Cement and Glass Index: 2003 = 100
Source: St. Louis FRED, CBRE Research

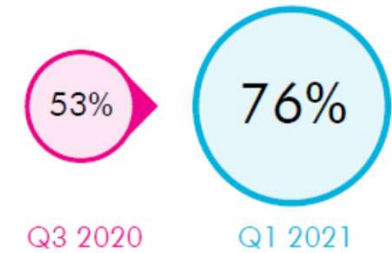


Iron and Steel

Employment Cost Index: Wages and Salaries
Construction Workers vs. Total Private Workers
Wages and Salaries Index: Dec 2005 = 100
Source: St. Louis FRED, CBRE Research



Wages & Salaries



Strongly Agree/Agree

Source: Civil Quarterly, Dodge Data & Analytics

“Is your company concerned about cost increases for construction materials in the next six months?”

Referendum Mid-Program Reset



Confirmation of Remaining Project Scopes & Schedules

- ✓ Referendum Project Scopes (BCSD Website)

<http://beaufort.k12.sc.us/cms/One.aspx?portalId=170925&pageId=22499493>

- ✓ Meetings w/ Project Managers & Chief Operations Officer

- Work Completed To Date
- Status of Remaining Scopes Requiring Design Services and/or GMP Amendments
- Schedules
- Preparing Revised Cash Flow Model

HILTON HEAD ISLAND MIDDLE
HILTON HEAD CLUSTER

RENOVATION OF BUILDING SAFETY/SECURITY

- Replacement of doors and door hardware
- Mass Notification System
 - Panic buttons at main office
 - PA system upgrade
 - Radios
- Bullet-resistant entryways
- Camera systems upgrade
- Improve exterior lighting
- Fencing

TECHNOLOGY INFRASTRUCTURE

- Building improvements for radio reception
- Server room improvements
 - UPS or generator power supply
 - Enlarge rooms or create new rooms
- New cabling to support systems
- New equipment
 - Servers
 - Access control
 - Intrusion alarm
 - Wireless access points
 - Phones
 - Digital signage
 - Classroom monitors
 - Fire Alarm
 - HVAC controls
- Sound and lighting systems
 - Gym sound
 - Classroom in-room sound

ATHLETIC IMPROVEMENTS (SHARED WITH HILTON HEAD ISLAND HIGH)

- New turf field
- Additional field house
- Upgrade softball facilities
- Storage facility at lacrosse field
- New stadium ticket office
- Improvements to lacrosse and football practice fields
- Renovation of field house
- Renovate baseball dugouts



Beaufort County voters will go to the polls on November 5 to make important decisions involving a variety of issues relating to school facilities. Each ballot will feature two questions, and if voters approve both of those questions, the projects listed here will be completed.



BEAUFORT COUNTY SCHOOL DISTRICT | 2900 MINK POINT BLVD., BEAUFORT, SC 29902 | 843-722-2500

Referendum Mid-Program Reset



Referendum Program Duration

- ✓ Originally scheduled to have construction completed by Q4 2023
 - Remaining budgets and schedules are being set with a goal of reaching Substantial Completion for the final projects by Q4 2023

- ✓ Robert Smalls International Academy
 - Schedule change required for structural steel long lead times
 - Substantial Completion Dec. 2023; Final Completion Spring 2024

- ✓ Options
 - Explored extending Program duration such that final projects reach Substantial Completion prior to the end of 2024
 - Both 4-Year (Substantial Completion Q4 2023) and 5-Year (Substantial Completion Q4 2024) are still viable

Referendum Mid-Program Reset



Actual and Forecasted Savings

- ✓ For completed project scopes, current monthly financial reports were used to identify actual savings (remaining unspent project level funds)
- ✓ For projects that are nearing completion, such as Beaufort Elementary, meetings with Project Managers were held to determine costs-to-complete and compared with remaining available funds to identify forecasted savings
- ✓ For projects that are in construction, each Guaranteed Maximum Proposal (GMP) include 5% construction contingency
 - Forecasted average of 20% to be returned as savings
- ✓ Identified multiple projects with actual and/or forecasted savings
 - Review meeting with CLOC Financial Committee on Oct. 12th - Sounding board to review details to be shared at the Oct. 13th OCM

Referendum Mid-Program Reset



Referendum Project Savings and Program Contingency

- ✓ Details for savings (unspent remaining funds) for completed projects will be reviewed with CLOC Financial Committee on Oct. 12th - Sounding board to review details to be shared at the Oct. 13th OCM
- ✓ Details for total forecasted savings for remaining projects will be reviewed with CLOC Financial Committee on Oct. 12th - Sounding board to review details to be shared at the Oct. 13th OCM
- ✓ Recommended funds to transfer to Program Contingency will be discussed with the Operations Committee on Oct. 13th
- ✓ Current available Program Contingency funds \$2,170,954

Referendum Mid-Program Reset



Rough Order of Cost Magnitude (ROCM) Estimates to Complete Remaining Scopes

- ✓ Recent actual BCSD cost data
- ✓ Applied lessons learned from Program start through September 2021
- ✓ District wide equality for projects
- ✓ ROCM Cost Model input from CBRE-Heery estimators, Chief Operations Officer, CBRE-Heery Program Manager, CBRE-Heery Assistant Program Manager and Project Managers

Referendum Mid-Program Reset



Referendum Project Budget Increases

- ✓ Budget increases, using Program Contingency, will occur when GMP Proposals are received and prior to preparing Amendments
- ✓ Completion of remaining Referendum Project scopes have forecasted budget increases that will be reviewed with CLOC Financial Committee on Oct. 12th - Sounding board to review details to be shared at the Oct. 13th OCM
- ✓ Projects that will require budget increases by December 31st will be reviewed with CLOC Financial Committee on Oct. 12th - Sounding board to review details to be shared at the Oct. 13th OCM



5. Project Closeouts

Project Closeouts



PROJECT CLOSEOUT				
Project (Project Manager)	Scope	Target CO	Actual CO Date	Comments
Beaufort High School (MK)	Athletics Phase 1: Turf Field; BB/SB Dugouts; Press Boxes; Fencing Safety/Security: Vestibule	Q1 2021	●	Designer and PM have approved the CO documents; Final Amendment to reconcile contingency use and final pay application has been requested
Bluffton Elementary School (TS)	Playground	TBD	●	CO documents have been received. Final closeout to occur when remaining referendum scope has been completed.
Coosa Elementary School (MK)	Tech./Infra.: Generator Replacement	Q1 2021	●	Designer and PM have approved the CO documents; Final Amendment to reconcile contingency use and final pay application has been requested
Hilton Head Island Elementary School (TS)	Playground	TBD	●	CO documents have been received. Final closeout to occur when remaining referendum scope has been completed.
HE McCracken Middle School (TS)	Athletics Phase 1: Bleachers; Reno Locker Room & Weight Room	TBD	●	CO documents have been received. Final closeout to occur when remaining referendum scope has been completed.
Lady's Island Middle School (MK)	Safety/Security: Vestibule	Q1 2021	●	Designer and PM have approved the CO documents; Final Amendment to reconcile contingency use and final pay application has been requested
May Rivers High School (AM)	Addition	Q2 2021	Q3 2021	Project closeout has been completed. Final Change Order was executed for a deductive amount of \$606,477.
Okatie Elementary School (TS)	Playground – Phase 1	Q2 2021	Q3 2021	Project closeout has been completed.
Red Cedar Elementary School (TS)	Safety/Security: Speed Bump	Q1 2021	Q2 2021	Project closeout has been completed; Final pay app was approved in April 2021
River Ridge Academy (TS)	Additions	Q1 2021	●	All CO documents have been received and reviewed. OSF code revisions have been completed; Final Change Order has been requested
St Helena Early Childhood (MK)	Playground	Q1 2021	●	Designer and PM have approved the CO documents; Final Amendment to reconcile contingency use and final pay application has been requested
Whale Branch Early College High School (MK)	Athletics: Turf Field	Q1 2021	●	Designer and PM have approved the CO documents; Final Amendment to reconcile contingency use and final pay application has been requested
Right Choices (MK)	Safety/Security: Secure Vestibule	Q2 2021	●	Designer and PM have approved the CO documents; Final Amendment to reconcile contingency use and final pay application has been requested



6. Financial Updates

Financial Updates



A. Referendum Projects 2019 Financial Summary

- See handout/attachment for details

B. Project Level Financial Details

- See handouts/attachments for details

C. 2019 Referendum Project Contingency Log

- See handout/attachment for details

MAJOR CONTINGENCY SUMMARY (09-30-2021)	
Original Project Contingency Amount	\$17,781,187.00
Contingency Used from Inception	(\$15,610,232.56)
Funds Returned to Date to Contingency	\$0.00
Available Contingency Balance	\$2,170,954.44
Estimated Forecasted Funds to Return to Contingency	\$5,878,627.00
Estimated Forecasted Contingency Balance	\$8,049,581.44



7. Cash Flow Projection vs Actual Expenditures

Cash Flow Projection vs Actual Expenditures



CASH FLOW: DATA thru September 2021																	
Projects	Project Total (Millions)	Previously Spent	2021 Expenditures													% Project Budget	
			January	February	March	April	May	June	July	August	September	October	November	December	Total		
RRA Additions	11.25	8.79	1	0.5	0.2	0	0	0	0	0	0	0	0	0	0	10.49	93%
MRHS Additions	24	9.72	0.75	0.5	0.5	0.5	0.5	0.25	0.25	0	0	0	0	0	0	12.97	54%
BES Renovation	27	8.53	0.5	1	1	1	1	1	1.5	2	2	1.5	1.5	1	23.53	87%	
RSIA	70	0.71	0.5	0.5	0.5	0.5	1	1	2	3	3	3	4	4	23.71	34%	
BCHS Renovation	67	0.32	0.3	0.5	0.5	0.5	0.5	0.5	0.7	1	1	2	2	2	11.82	18%	
HHIMS Renovation	33	0	0	0	0	0	0	0	0.5	0.5	1	1.5	2	3	2	10.5	32%
HHIHS Design	4	0.01	0	0	0	0	0	0	0	0	0	0	0	0	0	0.01	0%
Summer Referendum	108.25	15.24	2	1	1	1	1	2	3	5	6	7	1	1	46.24	43%	
Sub-Total	344.5	43.32	5.05	4	3.7	3.5	4	5.25	7.95	12	13.5	15.5	11.5	10	139.27	40%	
					12.75			12.75			33.45				37.00		
Cumulative Total			48.37	52.37	56.07	59.57	63.57	68.82	76.77	88.77	102.27	117.77	129.27	139.27			
Actual Spent		39.18	47.27	50.41	52.31	55.82	60.25	71.11	71.24	71.67	79.00						

Note: CBRE-Heery has begun preparing an updated Cash Flow Model that is scheduled to be shared at the November 3, 2021 CLOC Meeting



8. Community Outreach



League of Women Voters Referendum Forum

- Event was held on September 22, 2021 at May River High School and was a follow up to the prior June 2021 update
- Forum was well attended with 20+ in person participants and 20 remote participants; Attendees included Dr. Rodriguez, several Board members, District staff, CLOC members (Carlton Dallas and Ray Warco), students from MRHS and RRA, members from the League of Women Voters, and public participants
- The form provided attendees with Referendum updates via a PowerPoint presentation, showing of a video produced by BCSD that highlighted the work of the CLOC, facilitated discussions including hearing from students how the passage of the Referendum and work completed to date had improved instruction at their schools, as well as a Q & A session that included questions from the League of Women Voters and from the public (online and in person)
- Feedback from the League of Women Voters has been extremely positive and they would like to hold another forum in the future in a different part of the county

Community Outreach



Robert Smalls International Academy

- Still working on coordinating the ground-breaking; Date and time will be shared as soon as possible
- Virtual Community Meeting Thursday, October 21, 2021 from 6:00 pm – 7:00 pm (more information to follow)

Hilton Head Island Middle School

- Date to be scheduled for meeting with Hilton Head Island Middle School SIC to review renovation and addition plans
- Community meeting will then be scheduled



9. October 05, 2021 CLOC Quarterly School Board Update



10. CLOC Sub-Committee Reports/Updates



11. Forward Looking Items and Events



12. Next Meeting Agenda Items



Citizen-Led Oversight Committee (CLOC)

Twenty-Second Meeting

(Via Zoom)

October 06, 2021

Where Learning Leads the Way!