



Citizen-Led Oversight Committee (CLOC)

Sixth Meeting

(Via Zoom)

June 3, 2020

Where Learning Leads the Way!

Agenda



1. Pledge of Allegiance
2. Approval of Meeting Minutes from May 6, 2020
3. Glossary of Acronyms
4. Video Tours
 - A. May River High School (MRHS) Classroom Addition
 - B. River Ridge Academy (RRA) Classroom Additions
5. Construction Projects Updates
 - A. MRHS
 - B. RRA
 - C. Summer Work Updates
6. Board Action Items/Approvals from May 20, 2020
 - A. Architects
 - B. Guaranteed Maximum Price (GMP) Amendments
7. Updated Schedule with Traffic Lights

Agenda (Continued)



8. Financial Updates
 - A. Referendum Capital Projects 2019 Financial Summary
 - B. Project Level Financial Details
9. Cash Flow Projection vs Actual Expenditures
10. Update CBRE-Heery Integration to Program Management
11. CLOC Sub-Committee Reports/Updates
12. CLOC Report to the Board
13. Next Meeting Agenda Items



3. Glossary of Acronyms

Glossary of Acronyms



A/E – Architect/Engineer

ADA – American with Disabilities Act

AHJ – Authority Having Jurisdiction

ATP – Authorization To Proceed

CATE – Career And Technology Education

CC – Contract Construction

CD – Construction Documents

CLOC – Citizen-Led Oversight Committee

CM – Construction Manager

CMU – Concrete Masonry Unit

CMAR – Construction Manager At Risk

DD – Design Development

DOR – Designer Of Record

GMP – Guaranteed Maximum Price

HGR – H.G. Reynolds Co., Inc.

IT – Information Technology

JCS – Jumper Carter Sease Architects

HVAC – Heating, Ventilation and Air Conditioning

LGIP – Local Government Investment Pool

LS3P – LS3P Associates, Ltd.

MBK – M.B. Kahn Construction Co., Inc.

MEP – Mechanical Electrical Plumbing

MOA – Memorandum Of Agreement

MOU – Memorandum Of Understanding

MPS – McMillan Pazden Smith Architecture

MWBE – Minority Women-owned Business Enterprises

NTP – Notice To Proceed

Glossary of Acronyms (Continued)



OSF – Office of School Facilities, SC Dept. of Education

RCA – Rosenblum Coe Architects, Inc.

RFI – Request For Information

RFP – Request For Proposals

RFQ – Request For Qualifications

SD – Schematic Design

TTC – Thompson Turner Construction

Glossary of Acronyms (Continued)



District Facilities:

BCHS – Battery Creek High School

BES – Beaufort Elementary School

BHS – Beaufort High School

BLECC – Bluffton Early Childhood Center

BLES – Bluffton Elementary School

BLHS – Bluffton High School

BLMS – Bluffton Middle School

BMS – Beaufort Middle School

BRES – Broad River Elementary School

CES – Coosa Elementary School

DECC – James J. Davis Early Childhood Center

DESC – Dist. Educational Support Center (Dist. Office)

DIES – Daufuskie Island Elementary School

HEMMS – H.E. McCracken Middle School

HHIECC – Hilton Head Island Early Childhood Center

HHIES – Hilton Head Island Elementary School

HHIHS – Hilton Head Island High School

HHIMS – Hilton Head Island Middle School

HHISCA – Hilton Head Island Elem. School for Creative Arts

JSES – Joseph S. Shanklin Elementary School

LIES – Lady’s Island Elementary School

LIMS – Lady’s Island Middle School

MCRECC – M.C. Riley Early Childhood Center

MCRES – M.C. Riley Elementary School

MOES – Mossy Oaks Elementary School

MRHS – May River High School

OES – Okatie Elementary School

Glossary of Acronyms (Continued)



District Facilities (Continued):

PRES – Pritchardville Elementary School
PRES – Port Royal Elementary School
RC – Right Choices (Part of DESC)
RCES – Red Cedar Elementary School
RRA – River Ridge Academy
RSIA – Robert Smalls International Academy
SHECC – St. Helena Early Childhood Center
SHES – St. Helena Elementary School
SPES – Shell Point Elementary School
WBECHS – Whale Branch Early College High School
WBES – Whale Branch Elementary School
WBMS – Whale Branch Middle School

Technology/Infrastructure Packages:

T1 - Structured Cabling Systems
T2 - Video Displays for Instructional Spaces
T3 - Sound Field Enhancement System
T4 - School Intercom System
T5 - Access Control and CCTV
T6 - Intrusion Detection System
T7 - Emergency Responder Radio System
T8 - Indoor Sound Systems
T9 - Outdoor Sound Systems
T10 - Audio Visual for Performing Arts



4. Video Tours of May River High School and River Ridge Academy



5. Construction Project Updates

May River High School Addition



● Under Budget

● Schedule

Funding: 2019 Referendum

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

Encumbered & Paid
(05/31/2020): \$12,119,494

Paid to Date
(05/31/2020): \$3,488,219



May River High School Addition



MRHS 45 Day Milestones

Weekend Activities for May 30th and 31st

Overhead electrical work and CMU wall installation

Foundation/Structure	Start	Finish
CMU Walls 1 st Floor	11 May 2020	10 June 2020
MEP Rough-In 1 st Floor	11 May 2020	26 May 2020
CMU Walls 2 nd Floor	15 May 2020	12 June 2020
MEP Rough-In 2 nd Floor	28 May 2020	12 June 2020
Prep & Pour Mezzanine Slab	12 June 2020	01 July 2020
Brick Veneer Installation	29 June 2020	10 August 2020
Ice and Water Shield	1 June 2020	10 June 2020
Standing Seam Roofing	15 June 2020	01 July 2020
CMU Chase Walls	13 July 2020	17 July 2020

River Ridge Academy Additions



● Under Budget

● On Schedule

Funding: 2019 Referendum

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

Encumbered & Paid (05/31/2020): \$9,128,964

Paid to Date (05/31/2020): \$3,780,882



River Ridge Academy Additions



RRA 45 Day Milestones

Weekend Activities for May 30th

Mechanical, Electrical and Plumbing Rough-in Activities 800 Wing

Foundation/Structure	Start	Finish
1st Coat Paint on Walls (400/600 Wings)	26 May 2020	29 May 2020
Brick Veneer (400/600 Wings)	02 June 2020	19 June 2020
Brick Veneer (800 Wing)	04 June 2020	01 July 2020
Ceiling Grid (400/600 Wings)	25 May 2020	08 June 2020
Hang Ducts (800 Wing)	18 May 2020	05 June 2020
Set mezzanine HVAC Units	30 May 2020	06 June 2020
Pump House	16 March 2020	12 June 2020
Windows & Storefront	18 May 2020	26 June 2020
Overhead inspection (400/600 Wings)	06 July 2020	06 July 2020
Metal Roof Installation (400/600/800 Wings)	15 June 2020	10 July 2020

Summer 2020 Work Update – LS3P/TTC Projects



Project	Scope	Budget	Schedule
Beaufort High School	Safety/Security	● 1	●
	Technology /Infrastructure - Phase 1	●	●
	Athletics - Phase 1	●	●
Coosa Elementary School	Technology /Infrastructure - Gen. Replacement	●	●
Dist. Educational Support Center	8% Capital Project - Renovate IT Area	●	●
Lady's Island Middle School	Safety/Security	●	●
	Technology /Infrastructure - Phase 1	●	●
Right Choices	Safety/Security - Includes Limited Tech./Infra.	● 2	●
St. Helena Early Childhood	Playgrounds	● 3	●
Whale Branch Early College HS	Athletics	● 4	●

Status Flag Comments:

- 1 Required Contingency Use of \$121,143; Overage of roughly 1.57%
- 2 Required Contingency Use of \$388,285; Overage of roughly 40.95%; Budget was not properly aligned with scope
- 3 Required Contingency Use of \$29,986; Overage of roughly 26.33%; Budget was not properly aligned with scope
- 4 Required Contingency Use of \$1,221,475; Overage of roughly 328.97%; Budget was not properly aligned with scope
- Technology/Infrastructure scope required additional time to define. PMs are holding weekly meetings to convey information and to address design questions asap. A schedule recovery is anticipated.

- 100% CDs, excluding IT Packages T2-T6, have been received
- GMP Amendment 02 has been issued to TTC for signature
- Construction has begun at BHS, LIMS and CES
- Demo at RC is anticipated to begin week of June 8, 2020
- Work at SHECC is anticipated to begin late July 2020; Pending confirmation of equipment lead time

Summer 2020 Work Update – MPS/HGR Project



Project	Scope	Budget	Schedule
Beaufort Elementary School	Safety/Security	●	●
	Renovations	●	●
	Technology /Infrastructure - Phase 1	●	●
	Playground	●	●

Status Flag Comments:



Technology/Infrastructure scope required additional time to define. PMs are holding weekly meetings to convey information and to address design questions asap. A schedule recovery is anticipated.

- 100% Construction Documents (CDs), excluding IT Packages T2-T6, have been received
- GMP Amendment 02 has been issued to HGR for signature
- Contractor has mobilized and begun demolition

Summer 2020 Work Update – JCS/MBK Projects



Project	Scope	Budget	Schedule
Bluffton Elementary School	Safety/Security	●	●
	Technology /Infrastructure - Phase 1	●	●
	Playgrounds	●	●
H.E. McCracken Middle School	Safety/Security	●	●
	Technology /Infrastructure - Phase 1	●	●
	Athletics	●	●
Hilton Head Island Elementary School - IB	Safety/Security	● 1	●
	Technology /Infrastructure - Phase 1	●	●
	Playgrounds	●	●
Hilton Head Island High School	Athletics - Phase 1	●	●
Hilton Head Island School for Creative Arts	Safety/Security	●	●
	Technology /Infrastructure - Phase 1	●	●

Status Flag Comments:

- 1 Required Contingency Use of \$653,796; Overage of roughly 28.63%; Budget was not properly aligned with scope
- Technology/Infrastructure scope required additional time to define. PMs are holding weekly meetings to convey information and to address design questions asap. A schedule recovery is anticipated.

- 100% Construction Documents (CDs), excluding IT Packages T2-T6, have been received
- Guaranteed Maximum Price (GMP) Amendment 02 has been issued to MBK for signature
- BLES playground is complete; HHIES playground construction has begun
- BLES, HEMMS, HHIES and HHISCA technology/infrastructure construction to begin July 2020; HHIHS stadium lights construction will begin after football season

Summer 2020 Work Update – RCA/CC Projects



Project	Scope	Budget	Schedule
Whale Branch Elementary School	Safety/Security	●	●
	Technology /Infrastructure - Phase 1	● 1	●
	Playgrounds	● 2	●
Whale Branch Middle School	Safety/Security	●	●
	Technology /Infrastructure - Phase 1	●	●
	Athletics	● 2	●

Status Flag Comments:

- 1 Required Contingency Use of \$154,936; Overage of roughly 11.56%; Budget was not properly aligned with scope
- 2 GMP Amendment will be necessary
- Technology/Infrastructure scope required additional time to define. PMs are holding weekly meetings to convey information and to address design questions asap. A schedule recovery is anticipated.

- 100% Construction Documents (CDs), excluding IT Packages T2-T6, have been received
- GMP Amendment 01 has been sent to CC for signature
- WBES and WBMS technology/infrastructure construction to begin July 2020; Playground and athletics start date is pending confirmation of equipment lead times



6. Board Action Items/Approvals from May 20, 2020

Board Action Items/Approvals from May 20, 2020



Architects:

- Battery Creek High School (BCHS) – Jumper Carter Sease Architects
- Robert Smalls International Academy – LS3P Associates, Ltd.

Guaranteed Maximum Price (GMP) Amendments:

- Contract Construction GMP Amendment 01 \$5,700,374 (Includes 8% Capital Scope and Funding of \$2,287,061)
- H.G. Reynolds Co., Inc. GMP Amendment 02 \$18,210,740
- M.B. Kahn Construction Co. GMP Amendment 02 \$12,791,339 (Includes 8% Capital Scope and Funding of \$2,789,415)
- Thompson Turner Construction GMP Amendment 02 \$14,602,698 (Includes 8% Capital Scope and Funding of \$1,621,384)



7. Updated Schedule with Traffic Lights

Updated Schedule with Traffic Lights



2019 Referendum Project Schedules (June 3, 2020)

NOTE: Schedules for Summer 2020 GMP Projects Will Be Added Upon Receipt of CM Construction Schedules

PROJECT	STATUS FLAG	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			
97 MAY RIVER HIGH SCHOOL (MRHS) ADDITION														
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	●	12/17/21		11/02/22		12/15/22		07/14/23		08/01/23	
79 RIVER RIDGE ACADEMY (RRA) ADDITIONS														
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	●										
51925379	553001	52008	Athletics	●	07/01/22		02/24/23		03/31/23		07/31/23		08/01/23	
51925379	553002	52004	Playgrounds	●										
54 WHALE BRANCH ELEMENTARY SCHOOL (WBEC)														
51925354	552006	52001	Safety/Security	●										
51925354	553002	52004	Playgrounds	●	01/31/20	01/31/20	06/12/20		07/10/20		07/30/21		08/29/21	
51925354	554500	52005	Tech/Infra-Phase 1	●										
			Tech/Infra-Phase 2	●					06/07/21					

STATUS FLAG LEGEND

- On Schedule
- Slightly Behind Schedule - Designer/CM Has Indicated Recovery Shall Occur. Project Manager Shall Monitor Efforts. See Status Flag Comments for Additional Details.
- Behind Schedule - Designer/CM Has Received Written Communication To Furnish Recovery Schedule. See Status Flag Comments for Additional Details.

STATUS FLAG COMMENTS

- **WBES** Technology/Infrastructure scope required additional time to define. PMs are holding weekly meetings to convey information and to address design questions asap. The public address system, including integrations with the classroom audio enhancements and interactive teacher interface systems were selected May 1, 2020 and communicated with the design teams. The next steps are to negotiate with the manufacturer for discount pricing across the District and to finalize Technology/Infrastructure scope packages for Phase 1 and Phase 2. A schedule recovery is anticipated to allow the Construction Manager to reach construction completion by dates indicated above.



8. Financial Updates

Financial Updates



Referendum Capital Projects 2019 Financial Summary

- See handout/attachment for details

Project Level Financial Details

- See handouts/attachments for details
- Battery Creek High School (Draft)
- May River High School Addition
- River Ridge Academy Additions
- Robert Smalls International Academy (Draft)



9. Cash Flow Projection vs Actual Expenditures

Cash Flow Projection vs Actual Expenditures



Referendum Cash Flow Projections vs Actuals (REV1)

05/31/2020

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	1	0.5	0	2.25	2	1.75	1.5	1.25	0.5	0.25	0.25	11.25	100%
MRHS Additions	24	0	0	1	0.5	0	2	2.5	2.5	2.5	1.25	0.75	0.5	0.5	14	58%
BES Renovation	27	0	0	0	0	0	0	1.5	2	3	2	1	1	1	11.5	43%
RSIA	70	0	0	0	0	0	0	0	0	0.25	0.25	0.5	1	1	3	4%
BCHS Renovation	67	0	0	0	0	0	0	0	0	0.25	0.25	0.25	0.5	0.5	1.75	3%
HHIMS Renovation	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%
HHS Design	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%
Summer Referendum	108.25	0	0	0	0	0	0.5	6.5	6.5	7	6	1	1	1	29.5	27%
Sub-Total	344.5	0	0	2	1	0	4.75	12.5	12.75	14.5	11	4	4.25	4.25	71	21%
Original Projected Cumulative Total			2.25	5.5	9.25	13.5	26	39	53.5	64.5	69	71.75	74	75.75		
Revised Projected Cumulative Total			0	2	3	3	7.75	20.3	33	47.5	58.5	62.5	66.75	71		
Actual Cumulative Total			-----	1.83	2.97	2.99	7.69									

Cash Flow Projection vs Actual Expenditures



Referendum Cash Flow Projections vs Actuals (REV1)

05/31/2020

REFERENDUM ONLY																	
Projects	Project Total (Millions)	Previously Spent	2021 Expenditures													Total	% Project Complete
			January	February	March	April	May	June	July	August	September	October	November	December			
RRA Additions	11.25	11.25	0	0	0	0	0	0	0	0	0	0	0	0	0	11.25	100%
MRHS Additions	24	14	0.5	0.5	0	0	0	0	0	0	0	0	0	0	0	15	63%
BES Renovation	27	11.5	1	1	1	1	1	3	3	2.5	1.5	0.5	0	0	27	100%	
RSIA	70	3	1.5	1.5	2	2	3	5	5	5.5	5	4	4	4	45.5	65%	
BCHS Renovation	67	1.75	0.5	0.5	0.5	0.5	0.5	1.25	2	2	2	1	1	1	14.5	22%	
HHIMS Renovation	33	0	0	0	0	0.5	0.5	3	3	1	0.5	0.5	0.5	0.5	10	30%	
HIIHS Design	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	
Summer Referendum	108.25	29.5	1	1	1	1	2	6.5	6.5	7	6	1	0.5	0.5	63.5	59%	
<i>Sub-Total</i>	<i>333.25</i>	<i>71</i>	<i>4.5</i>	<i>4.5</i>	<i>4.5</i>	<i>5</i>	<i>7</i>	<i>18.75</i>	<i>19.5</i>	<i>18</i>	<i>15</i>	<i>7</i>	<i>6</i>	<i>6</i>	<i>186.75</i>	<i>56%</i>	
Original Projected Cumulative Total			78.25	81.25	84.75	89.25	95.25	115.3	135.3	153.8	166.25	173.3	179.25	185.25			
Revised Projected Cumulative Total			75.5	80	84.5	89.5	96.5	115.3	134.8	152.8	167.75	174.8	180.75	186.75			
Actual Cumulative Total																	

Cash Flow Projection vs Actual Expenditures



Referendum Cash Flow Projections vs Actuals (REV1)

05/31/2020

REFERENDUM ONLY																	
Projects	Project Total (Millions)	Previously Spent	2022 Expenditures													Total	% Project Complete
			January	February	March	April	May	June	July	August	September	October	November	December			
RRA Additions	11.25	11.25	0	0	0	0	0	0	0	0	0	0	0	0	0	11.25	100%
MRHS Additions	24	15	0	0.25	0.25	0.25	0.25	0.25	0.25	0.5	0.5	0.5	0.5	0.5	0.5	19.25	80%
BES Renovation	27	27	0	0	0	0	0	0	0	0	0	0	0	0	0	27	100%
RSIA	70	45.5	3	3	3	3	3.5	4	4	2	0	0	0	0	71	101%	
BCHS Renovation	67	14.5	2.5	2.5	2.5	2.5	2.5	4	4	4	2	2	2	1	46	69%	
HHIMS Renovation	33	10	0.5	0.5	1	1	2	2	2	1	1	1	0.5	0.5	23	70%	
HHIHS Design	4	0	0	0	0	0	0	0	0	0.25	0.25	0.25	0.25	0.25	1.25	31%	
Summer Referendum	108.25	63.5	0.5	0.5	0.5	1	1.5	6.5	6.5	7	6	1	0.5	0.5	95.5	88%	
Sub-Total	333.25	186.75	6.5	6.75	7.25	7.75	9.75	16.75	17	14.75	9.75	4.75	3.75	2.75	294.25	88%	
Original Projected Cumulative Total			191.8	198.5	205.8	213.5	223.5	240	257	271.8	281.5	286.3	290	292.75			
Revised Projected Cumulative Total			193.3	200	207.3	215	224.8	241.5	258.5	273.3	283	287.8	291.5	294.25			
Actual Cumulative Total																	

Cash Flow Projection vs Actual Expenditures



Referendum Cash Flow Projections vs Actuals (REV1)

05/31/2020

REFERENDUM ONLY																
Projects	Project Total (Millions)	Previously Spent	2023 Expenditures													% Project Complete
			January	February	March	April	May	June	July	August	September	October	November	December	Total	
RRA Additions	11.25	11.25	0	0	0	0	0	0	0	0	0	0	0	0	11.25	100%
MRHS Additions	24	19.25	0.5	0.5	0.5	0.5	0.5	1	1	0.25	0	0	0	0	24	100%
BES Renovation	27	27	0	0	0	0	0	0	0	0	0	0	0	0	27	100%
RSIA	70	71	0	0	0	0	0	0	0	0	0	0	0	0	71	101%
BCHS Renovation	67	46	2	2	2	2	4	4	4	1	0	0	0	0	67	100%
HHIMS Renovation	33	23	0.5	0.5	1	1	2	2	2	1	0	0	0	0	33	100%
HHS Design	4	1.25	0.25	0.25	0.25	0.25	0.5	0.5	0.5	0.25	0	0	0	0	4	100%
Summer Referendum	108.25	95.5	0.5	0.5	0.5	1	1.5	4	4	1	0.25	0	0	0	108.75	100%
Sub-Total	344.5	294.25	3.75	3.75	4.25	4.75	8.5	11.5	11.5	3.5	0.25	0	0	0	346	100%
Original Projected Cumulative Total			296.5	300.3	304.5	309.3	317.8	329.3	340.8	344.3	344.5	344.5	344.5	344.50		
Revised Projected Cumulative Total			298	301.8	306	310.8	319.3	330.8	342.3	345.8	346	346	346	346		
Actual Cumulative Total																



10. Update CBRE-Heery Integration to Program Management

Update CBRE-Heery Integration to Program Management Services



1. Staffing

- a. Meeting staffing schedule
- b. Adhering to staffing budget
- c. Providing experts that add to team
- d. Professionalism
- e. Relationship with District
- f. MWBE Participation

2. Project Management

- a. Community Involvement
- b. Managing schedule (start/completion/close out)
- c. Managing budget (Value add/Change orders/amendments)
- d. Dispute Resolution
- e. Safety & Construction Phasing
- f. Quality Control

3. Referendum Management

- a. Public Opinion
- b. CLOC Opinion
- c. Board Opinion (Operations Committee)
- d. Quality of Information
- e. Standards
- f. Management Plan
- g. Website



11. CLOC Sub-Committee Reports/Updates



12. CLOC Report to the Board



13. Next Meeting Agenda Items



Citizen-Led Oversight Committee (CLOC)

Sixth Meeting
(Via Zoom)
June 3, 2020

Where Learning Leads the Way!