

Date: July 7, 2021

Purpose: Citizen-Led Oversight Committee (CLOC) Meeting

Location: Zoom Meeting

Committee Members Attendees:

Ted Barber (Chair), Ron Groteluschen, Ray Warco, Richard Tritschler, Mike McNally (Co-Chair), Carlton Dallas, David Ames

Beaufort County School District (BCSD) Representatives Present:

Robert Oetting, Tim Summers, Freddie Lawton, Tonya Crosby, Jennifer Hamblin, Louis Ackerman, Richard Geier, Tricia Fidrych, Wendy Cartledge, Reggie Murphy

CBRE | Heery Attendees:

Robert Corbin, Kevin Kelly, Mark Koll, Agustin Vargas, David Waggoner

Other Attendees:

Bryan Ferris (JE Dunn), David Newland (JE Dunn), Kameron Quick (LS3P), Eric Aichele (LS3P)

Meeting Minutes

1. Prior to the meeting, a meeting agenda and draft minutes from the June 2, 2021 meeting were distributed to the committee members via email. Also distributed were the following documents: Meeting 19 Presentation; CBRE Spring 2021 US Construction Cost Update; CBRE Material Cost Outlook Q2 2021; Material Pricing Amazon Effect; Referendum Capital Projects 2019 Financial Summary; BCHS (Battery Creek High School) Renovation Financial Details; MRHS (May River High School) Addition Financial Details; RRA (River Ridge Academy) Additions Financial Details; RSIA (Robert Smalls International Academy) Replacement Financial Details; HHIMS (Hilton Head Island Middle School) Renovation Financial Details; Referendum Project Contingency Log; BCHS VE Log; Referendum Cash Flow Projection vs Actual Expenditures (Rev 2.1)
2. Mr. Barber opened the meeting with introductions and the Pledge of Allegiance.
3. Mr. Barber asked if there were any changes or corrections to the minutes for the last meeting. No changes or corrections were requested. A motion to approve the minutes was made by David Ames and seconded by Ray Warco. The motion was approved by all.
4. Project Updates:

Beaufort Elementary School (BES) – McMillan Pazdan Smith Architecture (MPS) and H. G. Reynolds Co., Inc. (HGR)

Mr. Corbin reported on BES, which is on schedule and under budget. Phase 7 demolition has been completed. The utilities that served the mobile classrooms have been disconnected and the relocation of the mobile unit to Hilton Head Island Middle School is being coordinated. The sprinkler mains and the branches to the classrooms have been installed. The new walk-in cooler and freezer have been installed and the associated outdoor condensing units will be installed the week of July 5th. Cooling tower #2 has been

set in place and the associated condenser water piping is being installed. The OSF inspections have been scheduled for July 23rd and August 3rd.

Robert Smalls International Academy (RSIA) – LS3P Associates, Ltd. (LS3P) and JE Dunn Construction Company (JE Dunn)

Mr. Corbin gave the report for RSIA, which has yellow lights for both Budget and Schedule. Mr. Corbin advised that there is a presentation later in the meeting that is devoted to this project.

Battery Creek High School (BCHS) - Jumper Carter Sease Architects (JCS) and MB Kahn Construction Company, Inc. (MBK)

Mr. Corbin gave the report for BCHS, which is under budget and on schedule. MBK's GMP Amendment No. 02 has been fully executed. The demolition is under way in Hall "D" and the locker room. Submittals and buyouts remain as MBK's top priorities. Several renderings were included in the presentation.

Hilton Head Island Elementary School (HHIES) – JCS and MBK

Mr. Summers gave the report for HHIES, which is under budget and on schedule. The cable tray installation is roughly 90% complete. The Bi-Directional Amplifier (BDA) installation is roughly 30% complete.

Hilton Head Island School for the Creative Arts (HHISCA) – JCS and MBK

Mr. Summers gave the report for HHISCA. The cable tray installation is roughly 95% complete. The principal approved the proposal for the playground and the purchase order for Churchich Recreation & Design is being prepared. Lead time for materials are being verified to confirm that work can commence in July 2021.

Mr. Corbin added that portions of the Technology/Infrastructure scope are being rescheduled to occur after Summer 2021. The yellow lights on the slide refer to this issue.

Bluffton Elementary School (BLES) and Bluffton Early Childhood Center (BLECC) – JCS and MBK

Mr. Summers gave the report for BLES and BLECC. Cable tray installation is approximately 70% complete. Installation of the BDA is 20% complete. Portions of the Technology/Infrastructure scope are being rescheduled to occur after the Summer of 2021. The yellow lights on the slide refer to this issue.

MC Riley Elementary School (MCRES) – Rosenblum Coe Architects, Inc. (RCA) and Contract Construction (CC)

Mr. Summers reported on MCRES, which is on schedule and under budget. Installation of the new playground turf has been completed. Final 100% Construction Documents (CDs) for Phase 1 of the Technology/Infrastructure scope have been received and construction has commenced.

Hilton Head Island Middle School (HHIMS) – LS3P and Thompson Turner Construction (TTC)

Mr. Summers reported on HHIMS, which is on schedule and under budget. The Schematic Design (SD) documents have been received and are being reviewed. A GMP Amendment request is being prepared to relocate a six-classroom mobile unit from BES to HHIMS. The move is being coordinated to take place in September 2021. Construction is scheduled to commence in Quarter 1, 2022.

H.E. McCracken Middle School (HEMMS) - JCS and MBK

Mr. Summers reported on HEMMS, which is under budget. Cable tray installation is roughly 70% complete. Installation of the BDA IS 20% complete. Portions of the Technology/Infrastructure scope are being rescheduled to occur after the Summer of 2021. The yellow light on the slide refers to this issue.

Hilton Head Island High School (HHIHS) – MPS and HGR

Mr. Summers reported on HHIHS, which is under budget. Phase 1 Stadium Lights installed by MBK has been completed. The OSF Certificate of Occupancy has been received and closeout has commenced. Phase 2 Athletics scope includes turf field, addition for new field house, renovations for locker rooms and press box. HGR Amendment No. 6 for the turf field and track has been fully executed. The schedule delay indicated by the yellow traffic light is due to the turf field permitting issues that have surfaced. The Construction Documents for the new field house, locker room renovations and press box continue to be developed. Construction is now scheduled to commence in Quarter 3, 2021.

Bluffton High School (BLHS) – JCS and MBK

Mr. Summers reported on BLHS, which is under budget. MBK Amendment No. 22 for the turf field has been fully executed. The schedule has been delayed due to permitting issues that have surfaced. MBK Amendment No. 34 for Safety/Security is being routed for execution and installation is scheduled to commence in July 2021. Construction Documents for Technology/Infrastructure are scheduled to be received at the end of July. MBK is preparing a cost estimate. Installation is scheduled to commence in August 2021.

Right Choices (RC) – LS3P and TTC

Mr. Koll reported on RC, which is on schedule and under budget. Technology/Infrastructure submittals continue to make progress. Conduit and raceway installations have been completed. The security cameras have been installed and are being programmed. The sound enhancement system is proceeding on schedule.

Coosa Elementary School (CES) – LS3P and TTC

Mr. Koll reported on CES, which is on schedule and under budget. Construction of IT rooms and installation of cable trays began in June 2021. The remaining Technology/Infrastructure bid packages are scheduled to be issued for pricing in July 2021. The prior yellow traffic light related to the delivery date of the playground materials has been resolved and delivery is scheduled to occur in August 2021.

Mr. Corbin added that the school's administration has been made aware of the timeline for the playground construction and they approved it, therefore the schedule light has been returned to green.

Mr. Barber asked if the original contractor for the playground is being utilized or if an alternate contractor had to be brought in. Mr. Koll responded that Playworld is still the contractor.

Beaufort Middle School (BMS) – MPS and HGR

Mr. Koll reported on BMS, which is on schedule and under budget. Construction of the IT rooms began in June 2021. Demolition associated with Athletics Phase 1 scope is scheduled to begin in July 2021. The remaining Technology/Infrastructure and Athletics bid packages are scheduled to be issued for pricing in July 2021.

Lady's Island Middle School (LIMS) – LS3P and TTC

Mr. Koll reported on LIMS, which is on schedule and under budget. The Technology/Infrastructure work continues to make progress. The conduit and raceway installations have been completed. The security cameras have been installed and are being programmed. The sound enhancement system is proceeding as scheduled.

Beaufort High School (BHS) – LS3P and TTC

Mr. Koll gave the report for BHS, which is on schedule and under budget. The Technology/Infrastructure work continues to make good progress. The conduit and raceway installations have been completed. The cameras and sound enhancement system installations are proceeding as scheduled. Construction of the wrestling/weight room continues. The slab has been poured and the masonry walls are almost complete.

Lady's Island Elementary (LIES) – MPS and HGR

Mr. Vargas reported on LIES, which is on schedule and under budget. The HGR Amendment No. 08 for the IT rooms, cable tray and playground has been fully executed. Construction commenced in June 2021. Design for the remaining bid packages (Phase 2 of the Technology/Infrastructure scope) is to be completed in July 2021.

St. Helena Elementary School (SHES) – MPS and HGR

Mr. Vargas reported on SHES, which is on schedule and under budget. The HGR Amendment No. 07 for the IT rooms and cable tray has fully executed. Construction commenced in June 2021. The playground equipment replacement and turf areas are being coordinated to take place during the 2021-2022 school calendar. Design for the remaining bid packages is scheduled to be completed in July 2021.

Broad River Elementary School (BRES) - LS3P and TTC

Mr. Vargas reported on BRES, which is on schedule and under budget. The TTC Amendment No. 22 for the IT rooms, cable tray and generator has been fully executed. Construction commenced in June 2021. Design for the remaining bid packages is scheduled to be completed in July 2021. The playground equipment has shipped and is expected to arrive by mid-July 2021.

Joseph S. Shanklin Elementary School (JSES) – RCA and CC

Mr. Vargas reported on JSES, which is on schedule and under budget. Contract Construction's Amendment No. 21 for IT rooms, cable tray and BDA was approved by the BCSD Board on June 30, 2021. Construction commenced at the end of June 2021. Design for the remaining bid packages is scheduled to be completed in July 2021. Delivery for the playground materials is scheduled for the end of August 2021. This schedule has been reviewed and approved by the school administration. The previous yellow light has returned to green.

Davis Early Childhood Center (DECC) – RCA and CC

Mr. Vargas reported on DECC, which is on schedule and under budget. Contract Construction's Amendment No. 20 for the IT rooms, cable tray and BDA was approved by the BCSD Board on June 30, 2021. Construction commenced at the end of June 2021. The Design for the remaining bid packages is scheduled to be completed in July 2021.

Whale Branch Elementary School (WBES) – RCA and CC

Mr. Vargas reported on WBES, which is on schedule and under budget. The playground, shade structure and soccer field installations are completed and punch list items are currently being addressed. The Technology/Infrastructure Phase 2 construction kick off meeting took place this week.

Whale Branch Middle School (WBMS) – RCA and CC

Mr. Vargas reported on WBMS, which is on schedule and under budget. The replacement of the gym floor has been completed and punch list items are being addressed. Construction of the dugouts is roughly 80% complete. The weight room equipment has been ordered and is scheduled to arrive in October 2021. The new security vestibule

construction is roughly 20% complete. The Technology/Infrastructure Phase 2 construction kick off meeting took place this week.

5. An update on the RSIA Replacement Project and the related GMP was presented by Mr. Corbin, Bryan Ferris (JE Dunn) and Kameron Quick (LS3P). The presentation included a summary of the project from inception to current status. Budget goal is now \$58,000,000. Mr. Ferris explained that while trying to Value Engineer (VE) the project to bring it within the budget goal, the cost of materials and labor has continued to escalate, especially the costs associated with structure (steel, joists and decking) and MEP (mechanical, electrical and plumbing). Lead times for materials have also increased tremendously. Ms. Quick reviewed the current VE efforts that the design team, the construction firm and the District are considering. The goal is to bring the budget in line, while avoiding education programmatic changes or changes in the design aesthetic.

Discussion ensued regarding possible options available. Mr. Barber stated that while CLOC members can offer suggestions, it is the District's decision as to how to proceed. After discussion, Mr. Barber advised that the CLOC's recommendation is to continue the VE efforts, while at the same time striving to get the project under a GMP Amendment and move forward as expediently as possible. Mr. Barber added that it is important not to add scope to any Referendum projects in the future. Mr. Dallas suggested that the CM@R explore global market-based solutions for products such as steel and that the District should work with the local Technical College to begin developing more local talent for our labor force. Mr. Dallas also suggested that the CLOC and the District prepare a communication piece to educate our citizens on market prices.

6. Mr. Corbin presented the slide for the Project Closeout updates. Updates are noted in the "Comments" section. We are currently going through the process of receiving the final change orders to reconcile any allowances or construction contingency use. Once these change orders have been fully routed and executed, we will be reporting projects as closed. It is a high priority to close out these projects.
7. Mr. Corbin presented the Financial Updates. The reports were distributed prior to the meeting, which included the Project Contingency Log. There was no use of program-level contingency for the period and the table figures did not change. Estimated forecast of funds to be returned to contingency from project closeouts is \$5,878,627 and the estimated forecasted contingency balance is \$11,331,524.44.
8. Mr. Corbin presented the Cash Flow vs Actual Expenditures slide. The cumulative total projected for the end of June 2021 was \$68.82 Million and the actual amount spent was \$62.90 Million. Mr. Corbin added that since June 30, 2021 was the end of the fiscal year, invoices that are currently in process for work that was completed prior to the end of the fiscal year will be accrued back to the 2021 fiscal year.

9. Mr. Corbin presented the Community Outreach activities.
 - Community Meeting for RSIA project will be scheduled following the resolution of budget and schedule concerns.
 - A Groundbreaking Ceremony for BCHS took place on June 25, 2021.
10. Mr. Barber reported that there are no updates for the Projects or Communications Sub-Committees. Mr. Barber said that the Communications Sub-Committee will need to work with the District Communications department to update the public regarding the status of the RSIA project. Mr. Ames advised that they have a meeting scheduled next week. Mr. Barber also said that the Projects Sub-Committee will be making several site visits in the upcoming months.
11. Mr. Warco reported that the Financial Sub-Committee reviewed and tested the 519 report for the previous month and there were no issues to address back to the District. Mr. Warco also stated that the Sub-Committee would like to look at all major projects that have minor contingencies and assemble a detailed schedule of these.
12. Mr. Barber discussed the CLOC Quarterly School Board Update that took place on June 29, 2021. He asked for feedback from the Board members who were present at tonight's meeting. The Board members reported that the CLOC update was comprehensive, succinct and easily understood. Mr. Barber voiced his appreciation for what BCSD Board members do.

Mr. Ames asked the Board members if they have received any feedback regarding the Referendum work from their constituents. Mr. Geier and Ms. Fidrych said most of what they have heard has been appreciative and interested. Mr. Geier and Ms. Fidrych said that there have been some negative comments regarding the turf field at HHIHS due to the schedule having been pushed back until after the football season because of permitting issues.
13. Mr. Barber reported on the Forward Looking Items and Events.
 - RSIA Community Review Meeting to be scheduled upon resolution of budget and schedule concerns.
14. Mr. Barber advised the standard agenda items will stand for the next CLOC agenda, with an update on the RSIA project. Mr. Barber advised that he will not be available to attend and chair the August CLOC meeting and that Mr. McNally will chair that meeting.
15. Mr. Barber adjourned the meeting.