

Citizen-Led Oversight Committee (CLOC)

Nineteenth Meeting (Via Zoom) July 07, 2021

Where Learning Leads the Way!



Pledge of Allegiance







- 1. Pledge of Allegiance
- 2. Approval of Meeting Minutes from June 02, 2021
- 3. Project Updates
- 4. Robert Smalls International Academy GMP Discussions
- 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





- 8. Community Outreach
- 9. CLOC Sub-Committee Reports/Updates
- 10. Feed Back from June 29, 2021 CLOC Quarterly Board Update
- 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

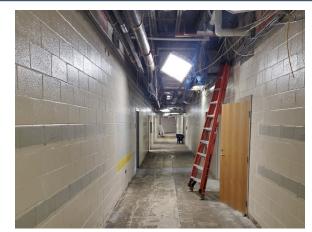
Funding: 2019 Referendum

Total Referendum Funding (06/30/2021): \$24,343,182

Encumbered & Paid (06/30/2021): \$19,885,099

Paid to Date

(06/30/2021): \$14,503,643









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		

- Phase 7 demolition has been completed
- Utilities serving mobile classrooms have been disconnected; Coordinating relocation to Hilton Head Island Middle School
- Sprinkler mains and branches to classrooms have been installed
- New walk-in cooler and freezer have been installed; Associated outdoor condensing units to be installed week of July 5th
- Cooling tower #2 has been set in place; Associated condenser water piping is being installed
- OSF inspections have been coordinated to occur on July 23rd and August 3rd





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

- GMP Proposal received in June 2021; Cost reduction meetings are occurring with LS3P and JE Dunn; Lead time for steel bar joists will result in a 6-month delay
- See Agenda Item 4 (Robert Smalls International Academy GMP Discussions)

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		

- MBK's GMP Amendment No. 02 has been fully executed
- Demolition is under way in Hall "D" and locker room
- Submittals and buyouts remain as MBK's top priorities











School Code - Project (Project Manager)	Scope	Budget	Schedule
62 - Hilton Head Island Elem. School (TS)	Safety/Security	O ₁	
	Technology /Infrastructure	2 3	

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

- Cable tray installation is roughly 90% complete
- Installation of Bi-Directional Amplifier (BDA) is roughly 30% complete



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	\bigcirc
	Playgrounds		

- 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 roughly 95% complete
- Approval by the Principal for the new Playground has been received; Purchase order for Churchich Recreation & Design is being prepared; Material lead times are being verified to confirm work may commence in July 2021

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	\bigcirc

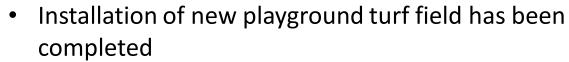
- Required Contingency Use of \$949,794 on 3-17-2021; See 2019 Referendum Project Contingency Log for details
- Portions of Technology/Infrastructure scope is being rescheduled to occur after the
 Summer of 2021

- Cable tray installation is roughly 70% complete
- Installation of Bi-Directional Amplifier (BDA) is 20% complete

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



School Code - Project (Project Manager)	Scope	Budget	Schedule
74 - MC Riley Elementary School (TS)	Safety/Security		
	Technology /Infrastructure		
	Playgrounds		



- Final 100% Construction Documents for Phase 1 have been received
- Construction has commenced



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		

- TTC cost estimate for Schematic Design (SD) documents is scheduled to be receive by July 9th
- TTC is finalizing their GMP Amendment request to relocate the mobile unit that contains six (6) classrooms from Beaufort Elementary School to Hilton Head Island Middle School; Relocation is being coordinated to take place in Sept. 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	\bigcirc	
	Athletics			

- Cable tray installation is roughly 70% complete
- Installation of Bi-Directional Amplifier (BDA) is 20% complete

- 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

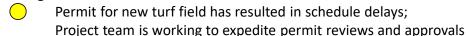
Hilton Head Island High School (McMillan Pazdan Smith Architecture/H.G. Reynolds Co., Inc.)



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

Athletics – Phase 1 Stadium Lights by M.B. Kahn:

- OSF Certificate of Occupancy received
- Closeout has commenced



- Athletics Phase 2 scope includes turf field, addition for new field house, renovations for locker rooms & press box
- HGR Amendment No 06 (Turf Field and Track) has been fully executed
- Construction Documents for the new field house, locker room renovations and press box continue to be developed; Construction is scheduled to commence in Q3 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		

- Permit for new turf field has resulted in schedule delays;
 Project team is working to expedite permit reviews and approvals
- MBK Amendment No. 22 (Turf field) has been fully executed
- MBK Amendment No. 34 (Safety/Security) is being routed for execution;
 Installation is scheduled to commence July 2021
- Construction Documents for Technology/Infrastructure (IT Rooms, cable tray and BDA) to be received at the end of July; MBK is preparing cost estimate; Installation is scheduled to commence in August



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 2	

- Required Contingency Use of \$388,285 on 6-10-2020; See 2019 Referendum Project Contingency Log for details
- Required Contingency Use of \$125,532 on 3-17-2021; See 2019 Referendum Project Contingency Log for details
- Technology/Infrastructure work continues to make good progress
- Conduit and raceway installation has been completed
- Security cameras have been installed and are being programmed
- Sound enhancement system is proceeding on schedule

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		

- Construction of IT Rooms and installation of cable tray begun in June 2021
- Remaining Technology/Infrastructure bid packages are scheduled to be issued for pricing in July 2021
- Prior "Yellow" traffic light related to delivery date of Playground materials has been resolved; Delivery is scheduled to occur in August 2021 and has been reviewed and approved by the school administration

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 begun in June 2021
- Demolition associated with Athletics Phase 1 scope is scheduled to begin July 2021
- Remaining Technology/Infrastructure and Athletics bid packages are scheduled to be issued for pricing in July 2021

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		

- Technology/Infrastructure work continues to make good progress
- Conduit and raceway installations have been completed
- Security cameras have been installed and are being programmed
- Sound enhancement system is proceeding on schedule





School Code - Project (Project Manager)	Scope	Budget	Schedule
90 - Beaufort High School (MK)	Safety/Security	1	
	Technology / Infrastructure	2 3	
	Athletics	4	

- Required Contingency Use of \$121,143 on 6-10-2020; See 2019 Referendum Project Contingency Log for details
- Required Contingency Use of \$65,000 on 6-24-2020 and Additional Contingency Use of \$91,909.56 on 9-15-2020; See 2019 Referendum Project Contingency Log for details
- Required Contingency Use of \$1,930,000 on 3-17-2021; See 2019 Referendum Project Contingency Log for details
- Required Contingency Use of \$2,300,000 on 4-06-2021; See 2019 Referendum Project Contingency Log for details



- Technology/Infrastructure work continues to make good progress
- Conduit and raceway installations have been completed
- Cameras and Sound enhancement system installations are proceeding on schedule
- Construction of wrestling/weight room continues with foundations and slabs in place and masonry walls going up

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		



- HGR Amendment No. 08 (IT Rooms, cable tray and playground)
 was approved by the Board at the June 1st meeting and has
 been fully executed
- Construction commenced on June 21, 2021
- Design for remaining bid packages to be completed in July 2021



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		

- HGR Amendment No. 07 (IT Rooms and cable tray) has been fully executed
- Construction commenced on June 21, 2021
- Playground equipment replacement and turf areas are being coordinated to take place during the 2021-2022 school calendar; Input from the principal is being obtained
- Design for remaining bid packages to be completed in July 2021

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		

- TTC Amendment No. 22 (IT Rooms, cable tray and generator) was approved by the Board at the June 1st meeting and has been fully executed
- Construction commenced on June 28, 2021
- Design for remaining bid packages to be completed in July 2021
- Playground equipment shipped at the end of June 2021





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		

- Contract Construction's Amendment No. 21 (IT Rooms, cable tray and BDA)
 was approved by the Board at the June 30th meeting.
- Construction commenced at the end of June 2021
- Design for remaining bid packages is scheduled to be completed in July 2021
- Prior "Yellow" traffic light related to delivery date of Playground materials
 has been resolved; Delivery is scheduled to occur end of August 2021 and
 has been reviewed and approved by the school administration; Playground
 materials have been ordered



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		

- Contract Construction's Amendment No. 20 (IT Rooms, cable tray and BDA) was approved by the Board at the June 30th meeting.
- Construction commenced at the end of June 2021
- Design for remaining bid packages is scheduled to be completed in July 2021





School Code - Project (Project Manager)	Scope	Budget	Schedule
54 – Whale Branch Elementary School (AV)	Safety/Security		
	Technology /Infrastructure	1 2	
	Playgrounds		

- Required Contingency Use of \$154,936 on 6-10-2020; See 2019 Referendum Project Contingency Log for details
- Required Contingency Use of \$1,100,000 on 3-17-2021; See 2019 Referendum Project Contingency Log for details
- Playground, Shade Structure, and Soccer Field installation has been completed; Punchlist items are being addressed
- Technology/Infrastructure Phase 2 construction kick off meeting is scheduled for first week of July 2021











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

- Required Contingency Use of \$1,000,000 on 3-17-2021; See 2019 Referendum Project Contingency Log for details
- Replacement of the gym floor has been completed; Punch list items are being addressed
- Dugouts construction is 80% complete
- Weight room equipment has been ordered (schedule to arrive in October 2021)
- New security vestibule construction is 20% complete
- Technology/Infrastructure Phase 2 construction kick off meeting is scheduled for first week of July







4. Robert Smalls International Academy GMP Discussions

Beaufort County School District ©



Background and History:

- Owner's Budget for Cost of the Work = \$53,176,647
- LS3P Design Services Commenced in June 2020
- JE Dunn Pre-Construction Services Commenced in October 2020

Date	Comments	JE Dunn Estimate
Dec. 2020	Progress Set of Construction Documents	\$54,798,517
Jan. 2021	Progress Set of Construction Documents	\$54,890,593
Feb. 2021	Progress Set of Construction Documents	\$57,101,179
March 2021	Partial Estimate Based on VE Items	\$52,962,202
June 2021	GMP Estimate	\$63,691,116

Owner's Current Budget Goal = \$58 Million



Evaluation of JE Dunn Estimates:

	Feb. 2021	June 2021	
Categories	Estimate	GMP Estimate	Delta
Sitework and Athletic Fields	\$9,219,644	\$8,712,480	(\$507,164)
Structure	\$10,734,845	\$13,671,004	\$2,936,159
Exterior Envelope	\$5,700,851	\$4,821,197	(\$879,654)
Interior	\$6,253,177	\$6,270,110	\$16,933
MEP/FP/Communications	\$15,054,609	\$19,325,224	\$4,270,615
Remaining Items/General Conditions/ CM Fees/Construction Contingency	\$10,138,053	\$10,891,100	\$753,046
Totals	\$57,101,179	\$63,691,116	\$6,589,934



Current Efforts:

- Multiple Cost Reduction Meetings
- Engagement of Sub-Contractors and Suppliers
 - Identification of Potential Cost Reduction Items
 - Assistance with Pricing
 - Material Lead Times
- List of Over 200 Potential Cost Reduction Items
 - Avoiding Educational Programmatic Changes
 - Materials and Specifications Changes
 - Major Plan Revisions Will Result in Additional Time and Cost Reductions Could Be Minimal
 - Major Plan Revisions Will Require Additional Community Meetings to Address Concerns

Material Lead Times		
Item	Normal	Today
Structural Joists	8-10 Weeks	10-11 Months
Metal Decking	2 Weeks	6 Months
Glass Glazing	6-8 Weeks	16-20 Weeks
Membrane Roofing	2-4 Weeks	TBD
PVC	Readily Available	8-10 Weeks



Potential Rough Order of Cost Reductions: \$1M to \$1.5M

Uncertain Markets:

- Government Infrastructure Improvement Plans
 - > \$2 Trillion Plan to Overhaul and Upgrade Nation's Infrastructure
 - A Once-In-A-Generation Investment in America
 - Competition for Labor and Current Labor Availability
 - Competition for Materials and Lead Times
- CBRE Spring 2021 US Construction Costs Update (Attachment 4A)
- CBRE Material Cost Outlook Q2 2021 (Attachment 4B)
- Material Pricing Amazon Effect (Attachment 4C)

Open Discussions on Means to Move Forward



5. Project Closeouts

35



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	\bigcirc	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	\bigcirc	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)	Additions	Q2 2021		Designer and PM have approved CO documents; Final Change Order has been executed for a deductive amount of \$606,477.
Okatie Elementary School (TS)	Playground – Phase 1	Q2 2021		Project closeout commenced in February 2021; Closeout documents are being submitted to the designer for review/approval
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. Working with OSF to obtain code compliance ruling for pump house roof
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 (06-30-2021)	
Original Project Contingency Amount	\$17,781,187.00
Contingency Used from Inception	(\$12,328,289.56)
Funds Returned to Date to Contingency	\$0.00
Available Contingency Balance	\$5,452,897.44
Estimated Forecasted Funds to Return to Contingency	\$5,878,627.00
Estimated Forecasted Contingency Balance	\$11,331,524.44



39

7. Cash Flow Projection vs Actual Expenditures

Beaufort County School District ©



Cash Flow Projection vs Actual Expenditures

CASH FLOW: DATA thr	u June 2021															
	Project Total	Previously	2021 Expenditures											% Project		
Projects	(Millions)	Spent	January	February	March	April	May	June	July	August	September	October	November	December	Total	Budget
RRA Additions	11.25	8.79	1	0.5	0.2	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	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	0.5	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	0.01	096
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 12.75	3.5	4	5.25 12.75	7.95	12	13.5 33.45	15.5	11.5	10 37.00	139.27	40%
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	62.90								



8. Community Outreach

1/14/2020

41





Robert Smalls International Academy

 Community meeting will be coordinated to take place following resolution of budget and schedule concerns

Battery Creek High School - June 25, 2021 ground-breaking







9. CLOC Sub-Committee Reports/Updates

Beaufort County School District ©



10. Feed Back from June 29, 2021 CLOC Quarterly Board Update

1/14/2020

44



11. Forward Looking Items and Events

Beaufort County School District ©



12. Next Meeting Agenda Items

46



Citizen-Led Oversight Committee (CLOC)

Nineteenth Meeting (Via Zoom) July 07, 2021

Where Learning Leads the Way!