



# Citizen Lead Oversight Committee Second Quarter 2021 Referendum School Board Update

October 5, 2021

**Where Learning Leads the Way!**



# Project Updates

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



 Under Budget

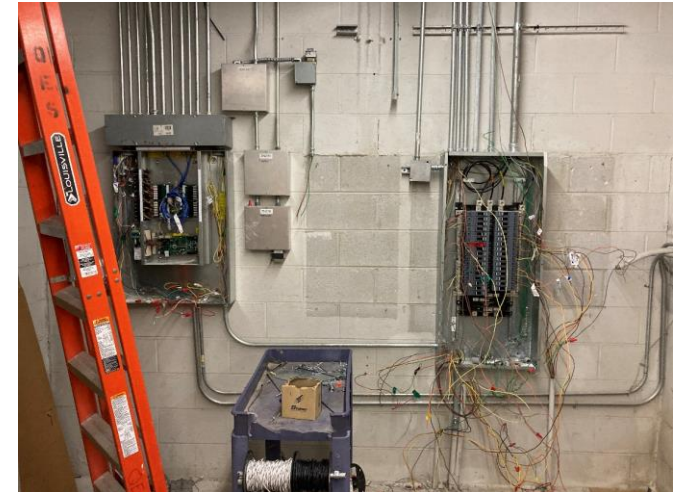
 Schedule

Funding: 2019 Referendum

Total Referendum Funding  
(08/31/2021): \$24,343,182

Encumbered & Paid  
(08/31/2021): \$20,011,820

Paid to Date  
(08/31/2021): \$15,371,098



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



● Under Budget

● Schedule

Funding: 2019 Referendum

Total Referendum Funding  
(08/31/2021): \$56,075,773

Encumbered & Paid  
(08/31/2021): \$53,055,380

Paid to Date  
(08/31/2021): \$5,667,221



# 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

- Value Engineering/Cost Reductions were completed in early August; Total Cost Reductions = \$1,707,877
- JE Dunn Amendment #2 (GMP for Replacement School, Sitework/Landscaping and Demolition plus GMP for Multipurpose Alternate) was approved by the Board on August 17, 2021
- Prior “Yellow” traffic light for schedule (steel lead times) has been returned to “Green” status; Revised Construction Milestone dates have been vetted with the Board and School Administration
  - Phase 1 (Replacement School) Substantial Completion July 6, 2023
  - Phase 2 (Demolition and Site Restoration) Substantial Completion December 21, 2023
  - Final Completion shall occur within 60 days of each Substantial Completion Milestone date
- LS3P is scheduling pre-construction meetings for site and utilities to occur as quickly as possible
- JE Dunn is preparing detailed project schedule; Mobilization and site activities are anticipated to commence in November with completion of the building pad expected by the end of February 2022

# 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 ● 3	●
	Athletics	● 4	●



## 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; See 2019 Referendum Project Contingency Log for details
- 3 Required Contingency Use of \$1,930,000 on 3-17-2021; See 2019 Referendum Project Contingency Log for details
- 4 Required Contingency Use of \$2,300,000 on 4-06-2021; See 2019 Referendum Project Contingency Log for details

- Construction of wrestling/weight room continues with foundations and slabs in place; Roof framing is complete and dried-in; Brickwork and interior mechanical and electrical work is proceeding on schedule

# 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	●	●

- Construction of IT rooms is 90% complete
- Cable tray installation is 100% complete
- Corridor ceiling installation is 100% complete
- Doors and door hardware are now scheduled to arrive in September due to shipment delays
- Remaining Technology/Infrastructure bid packages, originally scheduled to be issued for pricing in August, require modifications based on reviews and field conditions; HGR anticipates to be able to provide GMP Proposals in September as originally scheduled

# 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	●	●

- Construction of IT rooms is 90% complete
- Cable tray installation is 100% complete
- Corridor ceiling installation is 100% complete
- Doors and door hardware are now scheduled to arrive in September due to shipment delays
- Purchase Order for Playworld is being processed for the Playground equipment replacement and turf areas; Lead times for materials and equipment are being confirmed; Installation will be coordinated with school administration
- Remaining Technology/Infrastructure bid packages, originally scheduled to be issued for pricing in August, require modifications based on reviews and field conditions; HGR anticipates to be able to provide GMP Proposals in September as originally scheduled





## 4. Referendum Mid-Program Reset Update

# Referendum Mid-Program Reset Update



## **Schedule:**

- Mid-Program Reset Update Presentation to CLOC – September 1, 2021
- Mid-Program Reset Update Presentation to Operations Committee – September 15, 2021
- Mid-Program Reset Program Developed in September
  - Presentation to CLOC – October 6
  - Operation Committee – October 13
  - Board of Education – October 19

## **Goals:**

- Demonstrate Program can be Finished with Remaining Available Funds
- Develop Budgets and Schedules for Remaining Projects
- Present Solutions for Challenging Issues

# Referendum Mid-Program Reset Update



## **Progress Update:**

- Evaluation of Mid-Program Reset is Approximately 90% Complete
- Local Market Conditions Continue to be Unfavorable – Budget/Schedule Implications
- Currently Exploring 1-Year Referendum Schedule Extension & Escalation Cost Implications
  - RSIA Will Finish in 2024
  - Spacing Out Remaining Projects Could Align Better with Local Market Capacity
  - Will Align Construction Schedules to Occur During Summer Breaks
  - Financial Advisor Has Recommended to the Board a 2024 Bond Referendum
- Challenging Items Identified
  - HHIMS Addition and Renovations
  - Remaining Technology/Infrastructure Scope
  - Remaining Safety/Security Scope
  - Remaining Athletic Scope
  - Premature to Forecast Savings on Majority of Current Projects in Construction

# Referendum Mid-Program Reset Update



## FUNDING SUMMARY (8-31-2021)

TOTAL REFERENDUM FUNDING	\$344,610,000	100%
TOTAL FUNDS ENCUMBERED & PAID TO DATE	\$168,634,678	49%
TOTAL FUNDS REMAINING	\$175,975,322	51%

## Total Referendum Funding Allocation

58% for North of the Broad

33% for South of the Broad

9% at the District

# Referendum Mid-Program Reset Update



REMAINING UNENCUMBERED FUNDS (8-31-2021)			COMMENTS
DISTRICT LEVEL O1	\$16,701,781	9%	NO ADJUSTMENTS IDENTIFIED AT THIS TIME
COMPLETED ADDITIONS @ MRHS & RRA	\$3,687,643	2%	FORECASTED SAVINGS \$4.1M; HIGHER THAN PREVIOUSLY REPORTED
BEAUFORT ELEMENTARY	\$4,331,362	2%	FORECASTED SAVINGS > \$3M; HIGHER THAN PREVIOUSLY REPORTED
BATTERY CREEK HIGH	\$3,020,393	2%	NO ADJUSTMENTS IDENTIFIED AT THIS TIME
<b>ROBERT SMALLS INTERNATIONAL ACADEMY *</b>	<b>\$65,223,730</b>	<b>37%</b>	<b>NO ADJUSTMENTS IDENTIFIED AT THIS TIME</b>
HILTON HEAD ISLAND MIDDLE	\$25,047,713	14%	MID-PROGRAM RESET EVALUATIONS IN PROGRESS
MAY RIVER HIGH - CATE EXPANSION	\$790,857	0%	MID-PROGRAM RESET EVALUATIONS IN PROGRESS
HILTON HEAD ISLAND HIGH (ADV. DESIGN)	\$3,145,246	2%	NO ADJUSTMENTS IDENTIFIED
REMAINING PLAYGROUNDS	\$3,703,171	2%	NO ADJUSTMENTS IDENTIFIED
REMAINING SAFETY/SECURITY	\$11,211,581	6%	MID-PROGRAM RESET EVALUATIONS IN PROGRESS
REMAINING ATHLETICS	\$17,565,841	10%	MID-PROGRAM RESET EVALUATIONS IN PROGRESS
REMAINING TECHNOLOGY/INFRASTRUCTURE	\$21,523,877	12%	MID-PROGRAM RESET EVALUATIONS IN PROGRESS
MISC. TECH. ITEMS < \$5K	\$22,126	0%	NO ADJUSTMENTS IDENTIFIED
TOTAL	\$175,975,322	100%	

\* REMAINING UNENCUMBERED FUNDS WILL BE REDUCED BY \$61,698,567 WHEN JE DUNN AMENDMENT NO 02 IS PROCESSED

# Referendum Contingency



<b>Total Program Contingency</b>	<b>\$17,781,187.00</b>
Used from inception	(\$15,610,232.56)
Funds returned to date to contingency	\$ 0.00
Contingency Balance	\$2,170,654.44
Forecasted Funds Returned to Contingency	\$5,878.627.00
<b>Current + Forecasted Program Contingency</b>	<b>\$8,049,581.44</b>

- All individual projects contain a contingency managed at the Project Level. Analysis is for Total Referendum Contingency Managed by District Operations Department

# Financial Update



- All budgeted dollars for the projects equal the dollars approved by the referendum.
- The 8-31-21 appropriation amounts per project did not change from the initial budget at 2-28-20
- However individual budgets have been adjusted supported by the referendum contingency.
- The dollars spent and encumbered did not exceed the budgeted project total.
- The dollars spent per project did not exceed the estimated project percent completed.
- Material and Construction Cost continues to challenge cost control and schedule
- Financial Update ●



## 4. 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	●	Closeout documents are being reviewed by the designer.
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 has approved code compliance; construction has commenced
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



# Thank You

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