

Pledge of Allegiance





CLOC'S MISSION Independently monitor all building projects,

Independently monitor all building projects, schedules, budgets, and expenditures from the Beaufort County School District's Nov. 2023 Bond Referendum, thereby ensuring proper use of Beaufort County taxpayer funds and superior facilities for Beaufort County students.

PRESENTATION AGENDA



- 1. Pledge of Alleginace
- 2. Public Comments
- 3. Approval of Draft 2019 Bond Referendum CLOC Meeting Minutes from August 14, 2024
- 4. 2019 Bond Referendum Project Updates
- 5. 2019 Bond Referendum Remaining Project Closeouts
- 6. 2019 Bond Referendum Financial Reports and Summary
 - A. Financial Summary Report
 - B. Project Level Financial Reports
 - C. Contingency Use Log
 - D. Financial Summary

PRESENTATION AGENDA



- 7. 2019 Bond Referendum Cash Flow Projections vs Actual Expenditures
- 8. 2019 Bond Referendum Community Outreach (No Activities to Report)
- 9. 2019 Bond Referendum CLOC Sub-Committee Reports/Updates
- 10. 2019 Bond Referendum Forward Looking Items and Events
- 11. 2019 Bond Referendum Next Meeting October 9, 2024 (Location TBD)

4. 2019 Bond Referendum Project Updates



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



School Code - Project (Project Manager)	2019 Bond Referendum Scope	Budget	Schedule
83 - Robert Smalls International Academy (AM)	Phase 1 School Replacement - COMPLETED	1	
	Phase 2 Existing Bldg Demolition - COMPLETED Phase 2 Site Restoration	1	
	Playgrounds		

- See 2019 Referendum Project Contingency Log for details
- Baseball & Softball: Owner training has been rescheduled and is occurring on Thursday September 10, 2024
- Baseball/Softball Concessions, Football concessions and restrooms water meters are installed; Final inspection was conducted on August 16, 2024; Deficiencies have been corrected and all work was completed on Friday August 23, 2024; Architectural punch list final walkthrough is complete; Certificate of Occupancy was filed on September 5, 2024
- Other Item(s) To Note:
 - J.E. Dunn reached Substantial Completion for Phase 2 on August 23, 2024; Final completion is scheduled to occur on October 22, 2024

Okatie Elementary School (SGA|NarmourWright Design/Thompson Turner Construction)



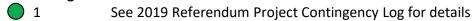
School Code - Project (Project Manager)	2019 Bond Referendum Scope	Budget	Schedule
72 – Okatie Elementary School (AM)	Safety/Security	1	
	Technology /Infrastructure	1	
	Playground Phase 1 – COMPLETED		
	Playground Phase 2 - COMPLETED	1	

- 1 See 2019 Referendum Project Contingency Log for details
- PA/Intercom system is complete; Security system check is complete; Staff training is being coordinated
- Camera systems and Access Controls are scheduled to be completed in Q4 2024
- Generator is scheduled to arrive in October 2024; Installation is scheduled for completion in November 2024
- Other Item(s) To Note: None at this time





School Code - Project (Project Manager)	2019 Bond Referendum Scope	Budget	Schedule
74 - MC Riley Elementary School and MC Riley Early Childhood Center (AM)	Safety/Security	1	
	Technology /Infrastructure	1	
	MCRES Playground – COMPLETED		
	MCRECC Playground - COMPLETED		



MC Riley Elementary:

- Camera systems and Access Controls are scheduled to be completed in Q4 2024
- Other Item(s) To Note: None at this time

MC Riley ECC:

- Camera systems and Access Controls are scheduled to be completed in Q4 2024
- Other Item(s) To Note: None at this time





School Code - Project (Project Manager)	2019 Bond Referendum Scope	Budget	Schedule
97 – May River High School (AM)	Addition - COMPLETED	1	
	Safety/Security		
	Technology/Infrastructure		
	Athletics - COMPLETED	1	
	CATE Expansion (Advanced Design) - COMPLETED		

- See 2019 Referendum Project Contingency Log for details
- PA/Intercom System Commissioning has been completed; Security system check is complete; Staff training is being coordinated
- Camera installations are 99% complete; Old system is still functioning; Camera systems and Intrusion
 Alarm are scheduled to be completed in Q4 2024
- Other Item(s) To Note: None at this time





School Code - Project (Project Manager)	2019 Bond Referendum Scope	Budget	Schedule
17 - Hilton Head Island Early Childhood Center (TS)	Safety/Security		
	Technology /Infrastructure		
	Playgrounds - COMPLETED	1	

- 1
- See 2019 Referendum Project Contingency Log for details
- Updated schedule from Allied Universal shows a completion date in November
 2024 for the security cameras, access controls and intrusion alarm
- PA/Intercom was completed in August 2024; Contractor is completing testing;
 Owner training is being scheduled to occur after testing has been completed
- Other Item(s) To Note: New generator has arrived and installation has begun



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

School Code - Project (Project Manager)	2019 Bond Referendum Scope	Budget	Schedule
70 – Bluffton Elementary School Bluffton Early Childhood Center (TS)	Safety/Security - COMPLETED		
	Technology /Infrastructure - COMPLETED	1	
	Playgrounds - COMPLETED		

Status Flag Comments:

1

See 2019 Referendum Project Contingency Log for details

Bluffton Elementary School: See Project Closeouts for update

Bluffton Early Childhood Center:

- Emergency power to be provided from generator located at BLES; Due to sub-contractor labor issues, tie-in is being coordinated to take place over an upcoming weekend
- Other Item(s) To Note: None at this time





School Code - Project (Project Manager)	2019 Bond Referendum Scope	Budget	Schedule
76 – Red Cedar Elementary School (TS)	Safety/Security		
	Technology /Infrastructure		
	Playgrounds - COMPLETED	1	

1

See 2019 Referendum Project Contingency Log for details

Safety/Security and Technology/Infrastructure:

- Installation of security cameras is on schedule for completion in September 2024
- Owner training for PA/Intercom has been completed
- Other Item(s) To Note: New generator has arrived and installation has begun

River Ridge Academy (JCS/CPPI/ MBK)



School Code - Project (Project Manager)	2019 Bond Referendum Scope	Budget	Schedule
79 – River Ridge Academy (TS)	Additions - COMPLETED	1	
	Safety/Security		
	Athletics		
	Playgrounds - COMPLETED	1	



- See 2019 Referendum Project Contingency Log for details
- PA system is scheduled to be completed by August 31, 2024
- Athletics: Concession Building interior upfit is making good progress and is on schedule to be completed in September 2024
- Other Item(s) To Note: None at this time







School Code - Project (Project Manager)	2019 Bond Referendum Scope	Budget	Schedule
87 – Hilton Head Island Middle School (TS)	Safety/Security		
	Renovations	1	

- 1
- See 2019 Referendum Project Contingency Log for details
- Renovations for the 600 Classroom Wing are making good progress and are on schedule for Final OSF inspection in December 2024
- Other Item(s) To Note: Existing emergency generator Automatic Transfer Switch (ATS) tie-in is scheduled to occur during Winter Break 2024

Hilton Head Island High School (McMillan Pazdan Smith Architecture/M.B. Kahn)



School Code - Project (Project Manager)	2019 Bond Referendum Scope	Budget	Schedule
96 - Hilton Head Island High School (TS)	Safety/Security - COMPLETED		
	Athletics Phase 1 Stadium Lights – COMPLETED Athletics Phase 2A Turf Field & Track - COMPLETED		
	Athletics Phase 2B Gym Bleachers, Renovation of BB Dugouts & Fencing - COMPLETED		
	Athletics Phase 3 Storage for Lacrosse Field - COMPLETED, Ticket Office - COMPLETED, Improve Lacrosse and FB Practice Fields - COMPLETED, Renovations for Existing Field House – COMPLETED, New field house		



- - See 2019 Referendum Project Contingency Log for details
- New Athletic Field House: Interior upfit is making good progress; Construction is scheduled to finish in October 2024
- Other Item(s) To Note: None at this time





School Code - Project (Project Manager)	2019 Bond Referendum Scope	Budget	Schedule
34 - Coosa Elementary School (MK)	Safety/Security		
	Technology /Infrastructure	1	
	Playgrounds - COMPLETED	1	

- See 2019 Referendum Project Contingency Log for details
- PA/Intercom staff training is scheduled to occur on September 3, 2024
- Update schedule from Allied Universal has been received and is being evaluated
- Other Item(s) To Note: None at this time

Mossy Oaks Elementary School (Quackenbush Architects and Planners/Thompson Turner Construction)



School Code - Project (Project Manager)	2019 Bond Referendum Scope	Budget	Schedule
37 – Mossy Oaks Elementary School (MK)	Safety/Security	1	
	Technology /Infrastructure	1	
	Playgrounds - COMPLETED	1	

- See 2019 Referendum Project Contingency Log for details
- PA/Intercom staff training is complete
- Update schedule from Allied Universal has been received and is being evaluated
- Other Item(s) To Note: None at this time





School Code - Project (Project Manager)	2019 Bond Referendum Scope	Budget	Schedule
38 – Port Royal Elementary School (MK)	Safety/Security		
	Technology /Infrastructure	1	
	Playgrounds – COMPLETED	1	

- See 2019 Referendum Project Contingency Log for details
- Update schedule from Allied Universal has been received and is being evaluated
- Other Item(s) To Note: None at this time



Pritchardville Elementary School (Jumper Carter Sease Architects/Thompson Turner Construction)

School Code - Project (Project Manager)	2019 Bond Referendum Scope	Budget	Schedule
78 – Pritchardville Elementary School (MK)	Safety/Security		
	Technology/Infrastructure		
	Playgrounds - COMPLETED	1	

- See 2019 Referendum Project Contingency Log for details
- PA/Intercom spot check is complete; Punch list is being addressed
- Generator is scheduled to arrive in September 2024
- Update schedule from Allied Universal has been received and is being evaluated
- Other Item(s) To Note: None at this time





School Code - Project (Project Manager)	2019 Bond Referendum Scope	Budget	Schedule
80 - Beaufort Middle School (MK)	Safety/Security	1	
	Technology /Infrastructure	1	
	Athletics - COMPLETED	1	

- See 2019 Referendum Project Contingency Log for details
- Update schedule from Allied Universal has been received and is being evaluated
- Prefabricated restroom closeout is ongoing
- Emergency generator OSF inspection is complete
- Other Item(s) To Note: None at this time



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

School Code - Project (Project Manager)	2019 Bond Referendum Scope	Budget	Schedule
	Safety/Security – COMPLETED	1	
	Technology /Infrastructure – COMPLETED	1	
	Athletics Phase 1 – COMPLETED	1	
	Athletics Phase 2 – Practice Field Restrooms		

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 - See 2019 Referendum Project Contingency Log for details
- Practice Field Restrooms final electrical connections are complete;
 Construction is scheduled for completion in Q3 2024
- Other Item(s) To Note: None at the time

Whale Branch Early College High School (Quackenbush Architects and Planners/Charles Perry Partners, Inc.)



School Code - Project (Project Manager)	2019 Bond Referendum Scope	Budget	Schedule
94 – Whale Branch Early College High School (MK)	Safety/Security		
	Technology /Infrastructure	1	
	Athletics Turf Field & Tennis Court Lights - COMPLETED	1	
	Athletics BB & SB Batting Cages - COMPLETED		

- See 2019 Referendum Project Contingency Log for details
- CPPI issued a response to the Notice to Cure on July 29, 2024; A review of the written response by the District's Director of Procurement and Business Systems was completed on August 6, 2024 and a written response to CPPI was issued to notify the CM that the Notice to Cure had been fulfilled
- Emergency generator installation is complete
- Other Item(s) To Note: None at this time





School Code - Project (Project Manager)	2019 Bond Referendum Scope	Budget	Schedule
35 - Lady's Island Elementary School (BF)	Safety/Security	1	
	Technology /Infrastructure	1	
	Playgrounds - COMPLETED	1	

- See 2019 Referendum Project Contingency Log for details
- Update schedule from Allied Universal has been received and is being evaluated
- Other Item(s) To Note: None at this time





School Code - Project (Project Manager)	2019 Bond Referendum Scope	Budget	Schedule
39 - St. Helena Elementary School (BF)	Safety/Security	\bigcirc_1	
	Technology /Infrastructure (Includes Improvements for Gym)	- 1	_
	Playgrounds - COMPLETED		

- See 2019 Referendum Project Contingency Log for details
- Update schedule from Allied Universal has been received and is being evaluated
- Emergency generator startup is complete
- Other Item(s) To Note: PA/Intercom security check adds are scheduled to occur in September 2024; Staff training will be coordinated once adds are complete





School Code - Project (Project Manager)	2019 Bond Referendum Scope	Budget	Schedule
40 - Broad River Elementary School (BF)	Safety/Security	1	
	Technology /Infrastructure	1	
	Playgrounds - COMPLETED	1	

- See 2019 Referendum Project Contingency Log for details
- Update schedule from Allied Universal has been received and is being evaluated
- Other Item(s) To Note: None at this time





School Code - Project (Project Manager)	2019 Bond Referendum Scope	Budget	Schedule
44 - Joseph Shanklin Elementary School (BF)	Safety/Security	1	
	Technology /Infrastructure	1	
	Playgrounds - COMPLETED	1	

- See 2019 Referendum Project Contingency Log for details
- Update schedule from Allied Universal has been received and is being evaluated
- Other Item(s) To Note: PA/Intercom security check adds are scheduled to occur in August 2023; Staff training will be coordinated once adds are complete





School Code - Project (Project Manager)	2019 Bond Referendum Scope	Budget	Schedule
52 – James J. Davis Early Childhood Center (BF)	Safety/Security	1	
	Technology /Infrastructure	1	
	Playgrounds - COMPLETED	1	

- See 2019 Referendum Project Contingency Log for details
- Update schedule from Allied Universal has been received and is being evaluated
- Other Item(s) To Note: None at this time





School Code - Project (Project Manager)	2019 Bond Referendum Scope	Budget	Schedule
54 – Whale Branch Elementary School (BF)	Safety/Security		
	Technology /Infrastructure - COMPLETED	1	
	Playgrounds - COMPLETED	1	

- See 2019 Referendum Project Contingency Log for details
- CCI notified BCSD on August 28 that the remaining PA/Intercom system corrections were completed; District is rescheduling a spot check to verify functionality
- Other Item(s) To Note: None at this time





School Code - Project (Project Manager)	2019 Bond Referendum Scope	Budget	Schedule
85 – Whale Branch Middle School (BF)	Safety/Security		
	Technology /Infrastructure - COMPLETED	1	
	Athletics - COMPLETED	1	

- 1 See 2019 Referendum Project Contingency Log for details
- CCI notified BCSD on August 28 that the remaining PA/Intercom system corrections were completed; District is rescheduling a spot check to verify functionality
- Other Item(s) To Note: None at this time





School Code - Project (Project Manager)	2019 Bond Referendum Scope	Budget	Schedule
89 – Bluffton Middle School (BF)	Safety/Security	1	
	Technology /Infrastructure	1	
	Athletics - COMPLETED	1	

- 1
 - See 2019 Referendum Project Contingency Log for details
- PA/Intercom Owner training is complete; PA/Intercom Staff training is complete; Contractor is working on punch list items
- Update schedule from Allied Universal has been received and is being evaluated
- Other Item(s) To Note: None at this time

5. 2019 Bond Referendum Remaining Project Closeouts



2019 Bond Referendum Remaining Project Closeouts



Project (Project Manager)	Target CO	Actual CO Date	Comments
Port Royal Elementary School (MK)	Q4 2023		Update schedule from Allied Universal has been received and is being evaluated
Riverview Charter School (MK)	Q4 2023		Closeout scheduled to occur in Q3 2024
Whale Branch Elementary School (AV)	Q4 2023		CCI notified BCSD on August 28 that the remaining PA/Intercom system corrections were completed; District is rescheduling a spot check to verify functionality
Whale Branch Middle School (AV)	Q4 2023		CCI notified BCSD on August 28 that the remaining PA/Intercom system corrections were completed; District is rescheduling a spot check to verify functionality
Battery Creek High School (AM)	Q1 2024		Closeout Documents have been resubmitted and are being reviewed; Final COW Amendment will be submitted once Allied Universal finishes training the staff on the new intrusion detection system; Closeout scheduled to occur in Q3 2024
Beaufort Middle School (MK)	Q1 2024		Update schedule from Allied Universal has been received and is being evaluated
Broad River Elementary School (AV)	Q1 2024		Update schedule from Allied Universal has been received and is being evaluated
Coosa Elementary School (MK)	Q1 2024		Update schedule from Allied Universal has been received and is being evaluated
Lady's Island Middle School (MK)	Q1 2024		Final project as-built documents are being prepared; Project closeout is projected to occur in Q3 2024
Mossy Oaks Elementary School (MK)	Q1 2024		Update schedule from Allied Universal has been received and is being evaluated

2019 Bond Referendum Remaining Project Closeouts



Project (Project Manager)	Target CO	Actual CO Date	Comments
JJ Davis Early Childhood Center (AV)	Q2 2024		Update schedule from Allied Universal has been received and is being evaluated
Lady's Island Elementary School (AV)	Q2 2024		Update schedule from Allied Universal has been received and is being evaluated
May River High School (AM)	Q2 2024		Camera and Intrusion Alarm completion is scheduled to occur in Q4 2024
MC Riley Elementary School (AM)	Q2 2024		Camera and Intrusion Alarm completion is scheduled to occur in Q4 2024
MC Riley Early Childhood Center (AM)	Q2 2024		Camera and Intrusion Alarm completion is scheduled to occur in Q4 2024
Pritchardville Elementary School (MK)	Q2 2024		Closeout scheduled to occur in Q4 2024
Robert Smalls International Academy (AM)	Q2 2024		J.E. Dunn reached Substantial Completion for Phase 2 on August 23, 2024; Final completion is scheduled to occur on October 22, 2024
Shanklin Elementary School (AV)	Q2 2024		Update schedule from Allied Universal has been received and is being evaluated
St. Helena Elementary School (AV)	Q2 2024		Update schedule from Allied Universal has been received and is being evaluated
Whale Branch Early College High School (MK)	Q2 2024		Notice To Cure has been fulfilled; Project closeout is scheduled to occur in Q4 2024
Bluffton Early Childhood Center (TS)	Q3 2024		Closeout documents are being reviewed by the Architect & PM; Emergency power tie-in to take place over an upcoming weekend
Bluffton High School (TS)	Q3 2024		Remaining closeout documents have been received; Final Cost of Work adjustment to be submitted asap; Closeout for BLHS is scheduled to occur in September 2024
Bluffton Middle School (AV)	Q3 2024		Update schedule from Allied Universal has been received and is being evaluated
Hilton Head Island Early Childhood Center (TS)	Q3 2024		Generator installation has begun; Closeout documents are being submitted and reviewed; Final Cost of Work adjustment has been requested

2019 Bond Referendum Remaining Project Closeouts



Project (Project Manager)	Target CO	Actual CO Date	Comments
Red Cedar Elementary School (TS)	Q4 2024		Generator installation has begun; Closeout documents are being submitted and reviewed; Final Cost of Work adjustment has been requested
River Ridge Academy (TS)	Q4 2024		Concession Building is scheduled for completion in September 2024; Project closeout is scheduled to occur in Q4 2024
Beaufort High School (MK)	Q4 2024		Practice Field Restrooms are scheduled for completion in Q3 2024; Project closeout is scheduled to occur in Q4 2024
Hilton Head Island High School (TS)	Q4 2024		New Field House is scheduled for completion in October 2024; Project closeout is scheduled to occur in Q4 2024
Okatie Elementary School (AM)	Q1 2025		Generator arrival is scheduled to occur in October 2024; Project closeout may occur prior to end of Q4 2024
Hilton Head Island Middle School (TS)	Q1 2025		Project closeout is looking favorable to complete prior to end of Q4 2024

6. 2019 Bond Referendum Financial Updates



2019 Bond Referendum Financial Updates



A. Financial Summary Report

See handout/attachment for details

B. Project Level Financial Reports

See handouts/attachments for details

C. Contingency Use Log

See handout/attachment for details

2019 Bond Referendum Financial Updates



D. Financial Update



Budget Summary 08/31/24

Beginning Original Budget \$344,610,000
Bond Premium Board Increase \$31,100,000
Current Budget \$375,710,000

Paid and Committed Through 08/31/24 \$374,119,621 (99.58%)

Total Remaining Funds to Commit

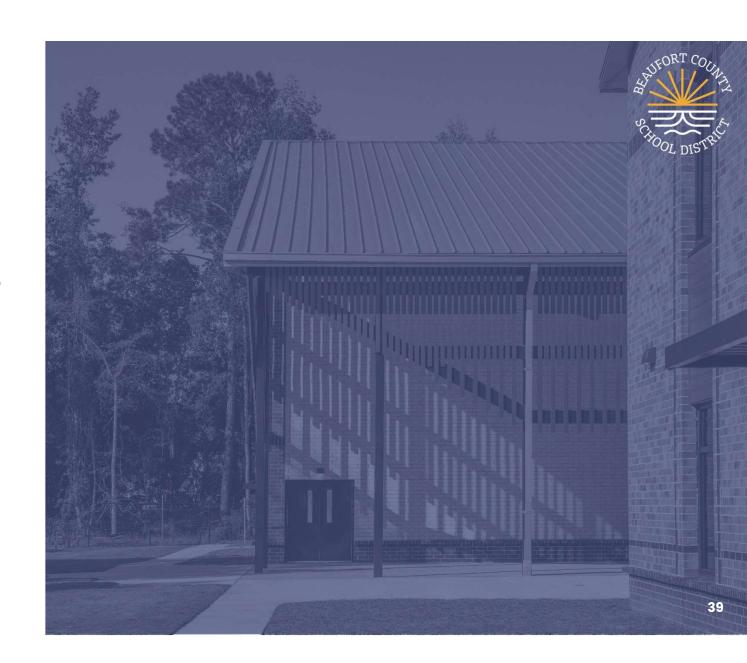
(Including Contingency) \$1,590,380 (0.42%)

Contingency Activity in August 2024

Savings Returned \$100,000 Contingency Used \$38,317

Contingency Remaining \$184,335

7. 2019 Bond
Referendum
Cash Flow
Projections vs
Actual
Expenditures



2019 Bond Referendum Cash Flow Projections vs Actual Expenditures

CASH FLOW: DATA thru Augu	st 2024															
						2019 RE	FERENDUM O	NLY								
	Project Total	Previously						Forecast	ed - 2024 Exp	enditures						% Project
Projects	(Millions)	Spent	January	February	March	April	May	June	July	August	September	October	November	December	Total	Budget
RRA Additions	8.73	8.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.73	100%
MRHS Addition	12.25	12.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.25	100%
BES Renovation	20.83	20.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.83	100%
RSIA	68.90	65.12	1.43	0.89	0.61	0.39	0.22	0.11	0.00	0.00	0.00	0.00	0.00	0.00	68.79	100%
BCHS Renovation	56.08	54.30	0.70	0.57	0.35	0.06	0.06	0.03	0.00	0.00	0.00	0.00	0.00	0.00	56.08	100%
HHIMS Renovation	31.11	20.24	1.87	1.78	1.57	1.48	1.24	1.12	0.78	0.51	0.27	0.18	0.06	0.00	31.11	100%
HHIHS Design	2.45	2.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.45	100%
Remaining Projects	175.37	169.19	3.42	1.40	0.88	0.35	0.17	0.07	0.00	0.00	0.00	0.00	0.00	0.00	175.48	100%
Sub-Total	375.71	353.11	7.42	4.64	3.41	2.28	1.70	1.33	0.78	0.51	0.27	0.18	0.06	0.00	375.71	100%
Forecasted Total			360.53	365.18	368.58	370.87	372.56	373.90	374.68	375.20	375.47	375.65	375.71	375.71		
Actual Spent			301.44	309.48	313.41	316.53	320.34	326.50	332.55	337.53						

Total of Bond Sales to Date	\$344,610,000
Bond Premiums	\$31,100,000
Total Funding	\$375,710,000

(April 2020 = \$75,000,000; May 2021 = \$130,000,000; June 2022 = \$139,610,000) (Approved by the Board on July 12, 2022) 8. 2019 Bond
Referendum
Community
Outreach (No
Activities to
Report)



9. 2019 Bond
Referendum
CLOC SubCommittee
Reports/
Updates



10. 2019 Bond
Referendum
Forward
Looking Items
and Events



2019 Bond Referendum Forward Looking Items and Events



- New CLOC Member Training on October 9, 2024 (Location TBD)
- CLOC Workshop for Project Manager "Hindsight Reports" on October 9, 2024 (Following the conclusion of the New CLOC Member Training, Location TBD)

11. 2019 Bond Referendum Next Meeting October 9, 2024 (Location TBD)



