



Community Project Review Committee CPRC 2.0 Meeting 4

January 12, 2022

Welcome – Robert Oetting

Where Learning Leads the Way!

Agenda – Meeting 4



1. Introductions of Members
2. CPRC 2.0 Scope of Work
3. Discussion of School Visits
4. Facilities Condition Assessment (FCA)
5. R22 Units/HVAC
6. Review Meeting Calendar
7. School Tours

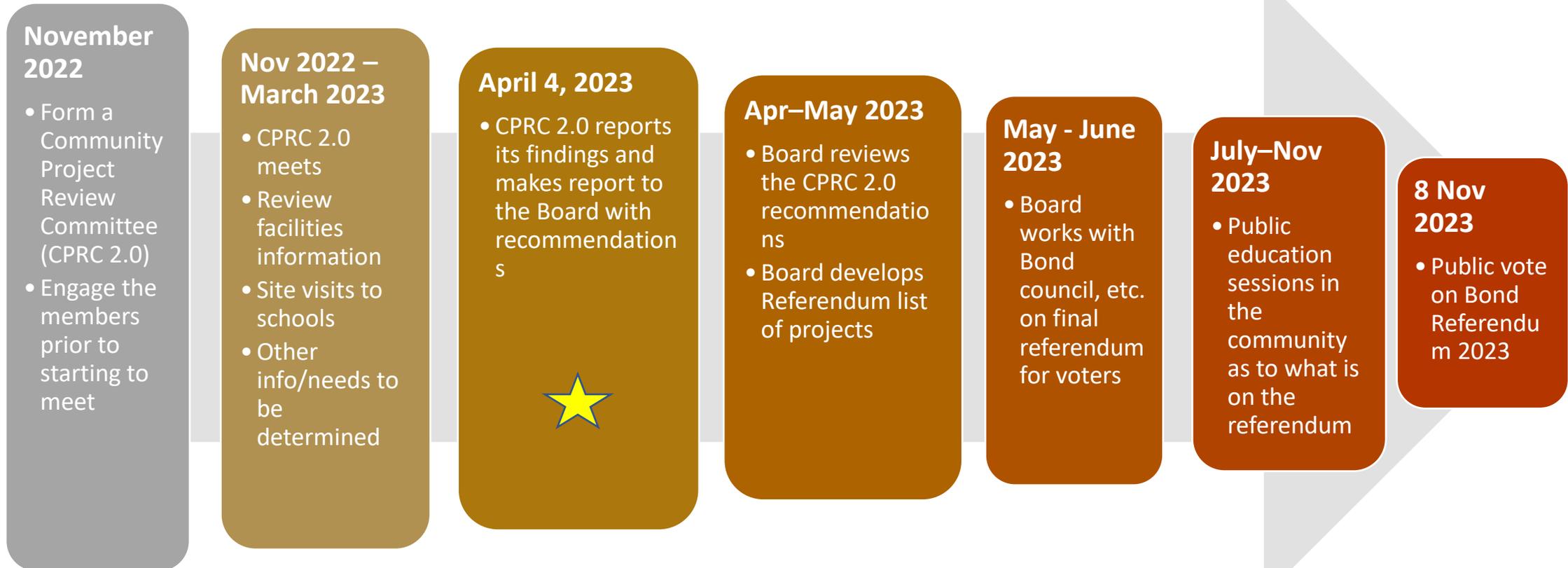
1. Introductions



2. Scope of Work



The CPRC 2.0 is tasked with developing a list of projects to present to the Board of Education for a 2023 Bond Referendum





3. CRPC 2.0 School Visits Completed

Monday January 9th

10:00 am - Hilton Head Island High School

8 members in attendance

11: 15 am - Hilton Head Island Middle School

12:30 pm - Hilton Head Island School for Creative Arts

Tuesday January 10th

10:00 am – Lady’s Island Middle School

11 members in attendance

11:15 am – Lady’s Island Elementary School

12:30 pm – St. Helena Elementary School and Early Childhood Center

Thursday January 12th

10:00 am – Pritchardville Elementary School

? members in attendance

11:15 am – May River High School

12:30 pm – HE McCracken Middle School

3. Discussion of School Visits



Abbr.	Building	Function	Year Built
PRES	Port Royal Elementary School	Grades PK-5	1911
BRES	Broad River Elementary School	Grades PK-5	1957
BMS	Beaufort Middle School	Grades 6-8	1959
MOES	Mossy Oaks Elementary School	Grades PK-5	1962
✓ LIES	Lady's Island Elementary School	Grades PK-5	1963
SPES	Shell Point - Riverview Charter School	Grades K-8	1968
HHIES	Hilton Head Island Elementary School	Grades 1-5	1974
✓ HHISCA	Hilton Head Island School for Creative Arts	Grades 1-5	1974

8 buildings built before 1980

Most have had major renovations in the past or additions

3. Discussion of School Visits



Abbr.	Building	Function	Year Built
✓ HHHS	Hilton Head Island High School	Grades 9-12	1983
✓ LIMS	Lady's Island Middle School	Grades 6-8	1984
RSIA	Robert Smalls International Academy	Grades PK-5	1984
BES	Beaufort Elementary School	Grades PK-5	1986
✓ SHES	St Helena Elementary School	Grades PK-5	1991
BCHS	Battery Creek High School	Grades 9-12	1991
DECC	James J. Davis Early Childhood Center	Head Start & BCSD preK & K	1991
MCRES	M.C. Riley Elementary School	Grades PK-5	1991
✓ HHIMS	Hilton Head Island Middle School	Grades 6-8	1992
JSES	Joseph S. Shanklin Elementary School	Grades PK-5	1994
CES	Coosa Elementary School	Grades PK-5	1998
WBES	Whale Branch Elementary School	Grades 1-4	1999
WBMS	Whale Branch Middle School	Grades 5-8	1999
BLES	Bluffton Elementary School	Grades PK-5	1999

14 Buildings built between 1980 and 1999

Highlighted schools are currently under renovations or have plans for renovations

3. Discussion of School Visits



Abbr.	Building	Function	Year Built
BHS	Beaufort High School	Grades 9-12	2000
HEMMS	H.E. McCracken Middle School	Grades 6-8	2000
DIES	Daufuskie Island School	Grades PK-5	2001
OES	Okatie Elementary School	Grades PK-5	2003
SHECC	St. Helena Early Childhood Center	Head Start & BCSD PK	2004
BLHS	Bluffton High School	Grades 9-12	2004
HHIECC	HHI Early Childhood Center	Grades PK-K	2006
BLECC	Bluffton Early Childhood Center	Grades PK-K	2009
MCRECC	M.C. Riley Early Childhood Center	Grades PK-K	2009
RCES	Red Cedar Elementary School	Grades PK-5	2009
WBECHS	Whale Branch Early College High	Grades 9-12	2010
PVES	Pritchardville Elementary School	Grades PK-5	2010
BLMS	Bluffton Middle School	Grades 6-8	2010
RRA	River Ridge Academy	Grades PK-8	2015
MRHS	May River High School	Grades 9-12	2016

15 Buildings built between 2000 and 2020

8 of those built in 2009 or later

4. Facility Condition Assessment 2022



These 6 schools were assessed in 2019 as part of the work of the first CPRC team and were not re-assessed in the current FCA:

- BES – renovation funded in 2019 Referendum = Completed 2021-2022
- BCHS – renovation funded in 2019 Referendum = currently underway and scheduled for completion in 2023-2024
- HHIMS – renovation funded in 2019 Referendum = currently underway and scheduled for completion in 2024
- RSIA – Replacement school planned and funded in 2019 Referendum = currently underway and scheduled for students to start the 2023-2024 school year in the new building
- LIMS – Replacement school planned but not funded
- HHIHS – renovation + replacement planned. Funding for design secured through 8%

New construction is usually the better option when renovation costs exceed 60% of a replacement building cost

4. Facility Condition Assessment



FACILITY CONDITION ASSESSMENT YEARLY COST SUMMARY REPORT - DISTRICT LEVEL

CBRE

Replacement Cost Rolled Up by End of Remaining Life:

	Total Cost:	Current Need:	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33
All Actions:	\$273,643,779	\$101,354,513	\$5,695,926	\$17,237,287	\$18,161,032	\$11,447,226	\$19,898,788	\$19,830,048	\$31,182,536	\$29,057,205	\$11,150,470	\$8,628,746
Casework	\$817,157	\$207,300	\$249,606	\$0	\$19,656	\$206,393	\$0	\$91,401	\$12,406	\$0	\$0	\$30,395
Ceilings	\$17,158,518	\$3,259,989	\$458,871	\$1,913,997	\$2,273,007	\$1,836,757	\$34,786	\$1,556,486	\$4,495,176	\$280,783	\$558,705	\$489,961
Door Hardware	\$9,550,426	\$2,709,279	\$305,398	\$1,147,118	\$1,098,514	\$417,188	\$297,746	\$990,236	\$1,850,681	\$22,147	\$567,516	\$144,602
Doors	\$5,058,642	\$1,449,014	\$161,776	\$605,990	\$575,847	\$219,458	\$157,587	\$526,692	\$972,970	\$11,606	\$301,222	\$76,480
Elevators	\$632,177	\$0	\$0	\$134,050	\$0	\$0	\$0	\$498,127	\$0	\$0	\$0	\$0
Exhaust Fans	\$2,985,504	\$1,631,800	\$62,139	\$769,633	\$158,595	\$120,335	\$0	\$0	\$40,183	\$10,945	\$102,050	\$89,825
Exterior Walls	\$10,648,889	\$4,896,799	\$403,852	\$714,623	\$2,337,400	\$0	\$275,419	\$741,094	\$481,399	\$0	\$798,304	\$0
Flooring	\$21,589,588	\$15,058,686	\$186,636	\$1,294,300	\$2,775,225	\$861,806	\$175,688	\$37,376	\$327,903	\$714,326	\$124,754	\$32,888
Generators	\$10,095,940	\$1,143,000	\$600,075	\$0	\$0	\$0	\$0	\$0	\$3,757,879	\$3,127,390	\$956,088	\$511,507
Interior Lighting	\$16,517,215	\$6,449,728	\$695,509	\$2,783,333	\$135,078	\$709,427	\$300,511	\$161,363	\$912,339	\$4,175,377	\$138,518	\$56,033
Interior Walls	\$14,621,706	\$760,453	\$11,005	\$36,964	\$1,619,905	\$4,674,865	\$775,054	\$2,491,884	\$4,111,128	\$0	\$140,448	\$0
Mechanical	\$42,308,138	\$28,045,800	\$343,148	\$4,582,269	\$3,420,406	\$376,057	\$399,164	\$732,837	\$1,008,008	\$813,858	\$1,477,242	\$1,109,349
Operable Wall	\$1,232,166	\$514,791	\$0	\$287,855	\$0	\$0	\$0	\$0	\$429,520	\$0	\$0	\$0
Parking Areas	\$25,982,357	\$10,424,810	\$0	\$1,109,743	\$0	\$0	\$0	\$2,095,611	\$4,114,615	\$8,237,579	\$0	\$0
Playgrounds	\$41,714,458	\$17,446,829	\$314,045	\$0	\$1,776,491	\$1,702,591	\$3,784,883	\$8,413,245	\$1,580,231	\$2,219,290	\$4,476,854	\$0
Plumbing	\$6,434,606	\$2,056,226	\$213,810	\$869,467	\$645,557	\$322,348	\$59,042	\$500,071	\$1,169,082	\$92,766	\$379,981	\$126,255
Retention Ponds	\$1,287,944	\$405,984	\$0	\$148,645	\$0	\$0	\$0	\$0	\$244,442	\$218,019	\$0	\$270,854
Roofing	\$31,896,260	\$2,004,625	\$1,690,057	\$113,965	\$1,325,352	\$0	\$13,385,707	\$0	\$2,482,491	\$6,525,935	\$233,764	\$4,134,363
Windows	\$13,112,087	\$2,889,400	\$0	\$725,335	\$0	\$0	\$253,202	\$993,626	\$3,192,082	\$2,607,183	\$895,025	\$1,556,234

5. R22 Units



R22 Refrigerant: What is R22 and Why is it Being Phased Out?

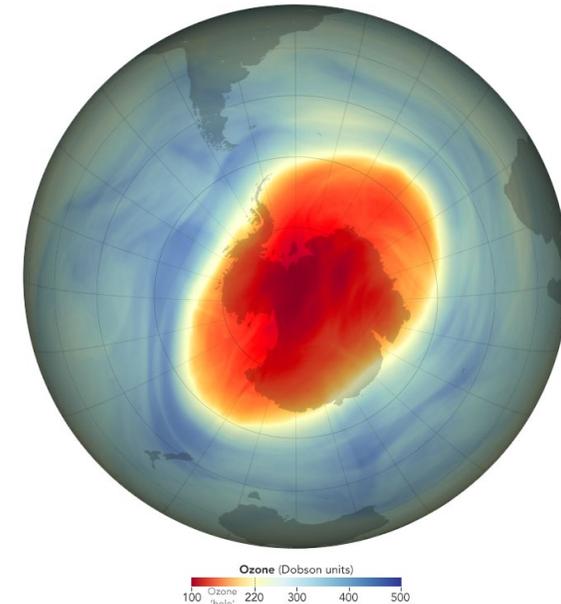
R22 refrigerant, (also known as R22 freon and HCFC-22 freon) is a chemical used in both air conditioners and heat pumps to cool your home. On Jan. 1, 2020, the U.S. [Environmental Protection Agency \(EPA\) banned the production and import of R22](#) because of its particularly harmful impact on the ozone layer when released into the air.

The EPA has set 2030 as a goal to longer have R22 equipment in use.

- Production of units was banned in 2010.
- Production of R22 was banned in 2020.

We currently try to capture the refrigerant as units are taken off-line as the cost has skyrocketed due to the stoppage of production. However, we often have to purchase at current cost:

\$46.5 per lb. if buying 1-30 lb. container=\$1395



<https://earthobservatory.nasa.gov/images/150525/ozone-hole-continues-shrinking-in-2022>

5. R22 Units – BCSD Count



<u>School Name</u>	<u>1 - Good</u>	<u>2 - Fair</u>	<u>3 - Poor</u>	<u>(blank)</u>	<u>Grand Total</u>
Beaufort High	52	107	15		174
Bluffton ECC	13	5			18
Bluffton Elementary	35	38			73
Bluffton High	39	19	6		64
Bluffton Middle	13	10			23
Beaufort Middle	13	63	6		82
Broad River Elementary	27	35	3	1	66
Coosa Elementary	11	32			43
District Office	47	18			65
District Maint	6	1			7
HE McCracken Middle	43	60	4		107
Hilton Head Island ECC	15	7			22
Hilton Head Elementary	33	10	2		45
Hilton Head Island School for Creative Arts	13	4	2		19
James Davis ECC	24	6		1	31
Shanklin Elementary	15		1		16
Lady's Island Elementary	8	34	8	1	51
Lady's Island Middle	25	29	3		57
MC Riley ECC	11	5			16
MC Riley Elementary	8	9			17
Mossy Oaks Elementary	24	36	3		63
Okatie Elementary	8	30	6		44
Port Royal Elementary	23	30	2		55
Pritchardville Elementary	42	11	1	1	55
Red Cedar Elementary	19	8			27
St Helena ECC	9	5	15		29
St Helena Elementary	10	2	7		19
Riverview Charter	34	37	1		72
Whale Branch Early College High	75	4	1		80
Whale Branch Elementary	21	4			25
Whale Branch Middle	25	20			45
Grand Total	741	679	86	4	1510
	49.1%	45.0%	5.7%	0.3%	



6. CPRC 2.0 Calendar



- ✓ Meeting 1 – November 29 @ 6:00 pm
- ✓ Meeting 2 – December 12 @ 6:15 pm
- ✓ Meeting 3 – January 5 @ 6:15 pm
- ✓ Meeting 4 – January 12 @ 6:15 pm
 - Preliminary Report to Board - January 17
 - Meeting 5 – January 30 – February 3
 - Meeting 6 – February 13 - 17
 - Report to the Board/Superintendent on progress of work – February 21st Board Meeting
 - Meeting 7 – February 27 – March 3
 - Meeting 8 – March 13 - 17
 - Meeting 9 – March 27 - 31
 - Final Report to the Board – April 4, 2023

7. CPRC 2.0 Calendar – Preliminary Report to the Board





Questions and Follow-up Items

Further questions please contact:

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THANK YOU FOR YOUR
TIME