



Date: January 23, 2023

Purpose: Community Project Review Committee CPRC 2.0 – Meeting 5

Welcome: Carol Crutchfield

Beaufort County School District Attendees:

Committee Members Attendees:

Christina Washington, Edmond Burnes, Janie Ephland, Joe Lee, Linda M. Moyd-Hills, Margaret Simmons, William Pierro, Jennifer Fielding, Joan Heyward, Kira Swiger, Laura Jacobi, Ed Schotland, Kathy Garino, Michael Quigley,

Online (Zoom): Christina Dzendzel, Herbert Ford, Michael Swiecicki, Kay Keeler, Ramon Karney, Dr. Herbert Berg, Jan Davis-Vater, Michelle Morgan

Meeting Notes:

The following documents were on a PowerPoint for the Committee to review:

Agenda – Meeting 5

1. Introductions of Members
2. CPRC 2.0 Scope of Work
3. Recap of the Preliminary Report to the Board
4. 2019 Hilton Head Island High Facilities Assessment
5. 2019 Lady's Island Middle Facilities Assessment
6. Review Meeting Calendar
7. School Tours

Ms. Carol: Went over the agenda on the PowerPoint. She stated that this was send out in an email with other documents. We're going to start with talking about the 2.0 Scope of work, a recap of the Preliminary Report to the Board, Hilton Head Island High Facilities Assessment from 2019, Lady's Island Middle Facilities Assessment from 2019. Asking the committee to come up with a schedule for our meetings, to let the school now and looking at more School Tours.

Ms. Carol: Our Scope of work is you consuming a lot of data, making schools visit, learning about our process and our facility's needs. With all this information coming together we will be able to send recommendations to the Board on April 4, 2023. As, stated at the Preliminary report to the Board we are not reporting to the Board, we will be reporting to the Superintendent.

3. Recap of the Preliminary Report to the Board

CM: “We went through the background information that we received, including the project plans, the growth in the students. The preliminary estimate of HVAC looks like \$274,000,000 over a 10-year period. I told them that we visited 9 schools. In my own opinion the needs are real, and the needs are substantial. It includes new construction of new buildings, renovations of existing buildings, potential land purchases, and other miscellaneous items”.

CM Question: “I see on the slide that in July there will be public education sessions. So, does that involve us? Or is that mainly you and your work”?

Operations: Your work ends prior to that point, once you make your final report to the Board. Your official work with this committee ends. There will be other people who can go out and promote the Referendum. We as district staff can't go out and promote the Referendum. We can go out and education, let them know what's on it. “You all are going to be the most knowledge people in the community about what the needs are and what things look like.

CM Questions: “The last time we passed the last referendum. We not only toured schools, but we visited each cluster with this information. So, we could inform the students, teachers, and parents, what's in it for them. Are we doing that again this year?

Operations: That's part of the first committee.

4. 2019 Hilton Head Island High Facilities Assessment

Reasons to Rebuild Hilton Head Island High School

1. Supervision & Safety/Security
2. Teaching and Learning
3. Cost to Replace versus Renovate

Hilton Head High School

Building Capacity = 1382

Programmatic Capacity = 1229

Enrollment = 1349

Size = 232,000 sf

May River High School

Building Capacity = 1751

Programmatic Capacity = 1506

Enrollment = 1602

Size = 281,331 sf

Cost to Renovate vs. Rebuild

1. Renovation
 - 1.1. \$53. Million = 2019 Cost to Renovate HHIHS including classroom expansion addition and CTE addition
 - 1.2. \$72 Million = 2023 Cost to Renovate
2. \$120 Million = Estimated cost to Rebuild = Approximately 150,000 sf new and 100,000 sf renovated
3. Capacities would be similar

4. Renovation cost = 60% Rebuild

CM: “Can I suggest that at the meeting on Feb 1, 2023, you guys make it very clear to the audience. That a new high school will not be constructed unless this referendum pass. Because I think at the current thinking is that the high school is going to be replaced, regardless of whether there’s a referendum or not. So, I would suggest that you make it very clear to the audience or you’re going to have a lot of disappointed people”.

CM: “I’m going to take us back one more time. The reason all this is necessary for improvements is because we had 2 failed referendums. It’s almost impossible to do everything in one referendum as you know”.

5. 2019 Lady’s Island Middle Facilities Assessment

Reasons to Rebuild Lady’s Island Middle School

1. Supervision & Safety/Security
2. Teaching and Learning
3. Right Size Building
4. Cost to Replace versus Renovate

Lady’s Island Middle School

Building Capacity = 1088

Programmatic Capacity = 801

Enrollment = 434

Size = 144,226 sf

Bluffton Middle School

Building Capacity = 1035

Programmatic Capacity = 855

Enrollment = 872

Size = 139,215 sf

Cost to Renovate vs. Rebuild

1. Renovation
 - 1.1. \$27.1 Million = 2019 Cost to Renovate Lady’s Island Middle School
 - 1.2. \$38.7 Million = 2024 Cost to Renovate Lady’s Island Middle School
2. \$40.1 Million = Estimated 2024 new building for 475 students
3. Capacities
 - 3.1. Renovated Lady’s Island Middle School = 1088
 - 3.2. Projection for FY2027-2028 = 403 students.
 - 3.3. $403 / 85\% = 474$ students
 - 3.4. New Lady’s Island Middle School = Priced for 475 students. We would recommend a larger core facility with a planned expansion wing (which is not in cost estimate).
4. Renovation cost = 96% of New

CM: “Is there any projected growth in that area”?

Operations: “There’s not, anyone who lives out there will tell you. There all these new housing developments, but so far, that have not produced students. So, again we look at what’s happening that produces students, and we’re not seeing growth in who lives out there to attend the schools”.

CM: “It look like they’re only at 39% capacity, right”?

Operations: It’s very low, if you went on the tour, they filled up space. We always talked about the 85% capacity sort of that ideal because you got enough people there. You’ve got the energy. Just having the enough people in the right side of space versus filling it up. It’s kind of like going shopping in an empty mall”.

CM: “Has anyone ever thought about combing Lady’s Island Elementary and middle school? If the population is declining and making it a K-8 like River Ridge”.

Operations: Anybody who toured Lady’s Island Elementary, want to like to add.

CM: Lady’s Island has a huge problem with storage and space. I mean they’ve done a nice job of keeping it clean, and the walls painted. If, you’re just looking at the surfaces, it looks nice, but the infrastructure is where you have the issues at. They have issues with their bathrooms, pipes, and different things like that”.

Operations: I want to talk about two topics. 1. Being the concept of the k-8. 2. The replacement systems at the Lady’s Island Middle. The K-8 concept was kind of touched on when we talked about it in the last committee in 2019. The metal roof at Lady’s Island Middle school needs to be replace. We need to upgrade our AC units as well.

Operations: How much is a does a crane cost to out in an air conditions unit? Have any idea?

Operations: Yes, a typical crane will cost us about \$1,000 to \$2,000 for one day. With Lady’s Island Middle we must bring in the largest crane for the layout of the building. Does anyone one to guess how much it is to rent it for one day?

CM: \$10,000 a day

Cm: \$15,000 a day

Operations: \$28,000 a day is the cost. That’s the largest crane that we could get to reach all over the school.

6. CPRC 2.0 Calendar

- Meeting 6 – February 6
- Meeting 7 – February 23
- Report to the Board /Superintendent on progress of work – February 21st Board Meeting
- Meeting 8 – March 6
- Meeting 9 – March 23
- Meeting 10 – April 3
- Final report to the Board – April 4

7. School Tours

Operations: Any desire for additional school tours. We've had a couple of requests from people who we're not able to go. Who do want to go and see some of the schools that you all saw? Or in addition to that if you want to go to schools outside of the district. If you want to go to more schools within the district that's up to you. We can schedule that for you if you like.

CM: I'm curious about the district Charter Schools.

Operations: Their only one and that's Riverview Charter school.

CM: We got four meeting left before we go to the Board. I feel like over the last several at least 2 meetings we've exhausted the conversations over Hilton Head High and Lady's Island Middle. Can you guys put on the agenda for the next meeting. Maybe revisit the list from the beginning. Let's Identify what the needs are out there roughly, maybe, how much money we have left. Let's start to prioritize.