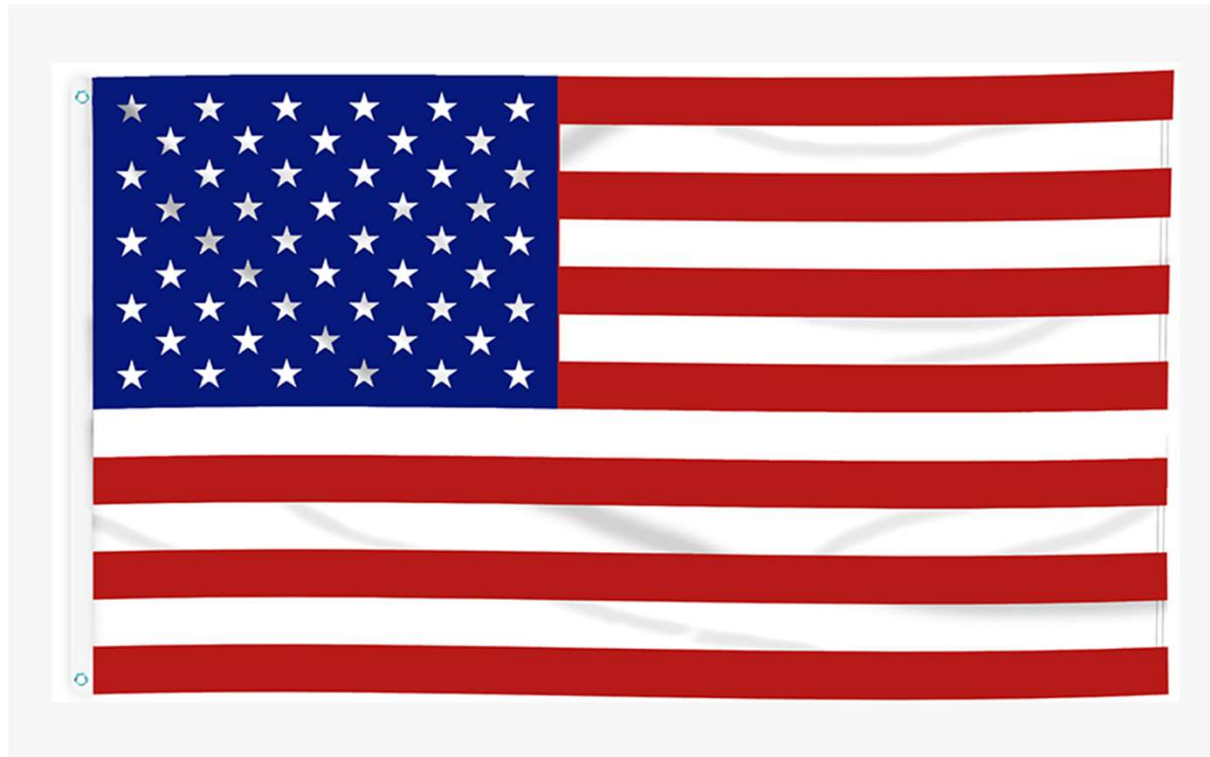


Citizen-Led Oversight Committee (CLOC) 2023 Bond Referendum

Fifth Meeting
(DESC Media Center and Via Zoom)
July 10, 2024



Pledge of Allegiance



CLOC's Mission



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.



Agenda

1. Pledge of Allegiance
2. Public Comments
3. Approval of Draft 2023 Bond Referendum CLOC Meeting Minutes from June 12, 2024
4. Glossary of Acronyms
5. 2023 Bond Referendum Project Updates
6. 2023 Bond Referendum Financial Reports and Summary
 - A. Financial Summary Report
 - B. Project Level Financial Reports
 - C. Contingency Use Log
 - D. Financial Summary



Agenda (Continued)

7. 2023 Bond Referendum Cash Flow Projections vs Actual
8. 2023 Bond Referendum Community Outreach (No Activities to Report)
9. 2023 Bond Referendum CLOC Sub-Committee Reports/Updates
10. 2023 Bond Referendum Forward Looking Items and Events
 - * Quarterly Board Update by CLOC Chair – August 06, 2024 Board Meeting
 - * New CLOC Member Training – Select Date/Time/Location for Training
 - * October 2024 CLOC Workshop for Project Manager “Hindsight Reports”
11. 2023 Bond Referendum Next Meeting Aug. 14, 2024 (Location TBD)



4. Glossary of Acronyms



Glossary of Acronyms

A/E – Architect/Engineer

ADA – American with Disabilities Act

AHJ – Authority Having Jurisdiction

ATP – Authorization To Proceed

CATE – Career And Technology Education

CC – Contract Construction

CD – Construction Documents

CLOC – Citizen-Led Oversight Committee

CM – Construction Manager

CMU – Concrete Masonry Unit

CMAR – Construction Manager At Risk

CTE – Career and Technical Education

DD – Design Development

DOR – Designer Of Record

GMP – Guaranteed Maximum Price

HGR – H.G. Reynolds Co., Inc.

IT – Information Technology

JCS – Jumper Carter Sease Architects

HVAC – Heating, Ventilation and Air Conditioning

LGIP – Local Government Investment Pool

LS3P – LS3P Associates, Ltd.

LULL – Mfg. of Const. Equipment (combo forklift & tractor)

MBK – M.B. Kahn Construction Co., Inc.

MCT – Marmoleum Composition Tile

MEP – Mechanical Electrical Plumbing

MOA – Memorandum Of Agreement

MOU – Memorandum Of Understanding

MPS – McMillan Pazden Smith Architecture

Glossary of Acronyms (Continued)

MWBE – Minority Women-owned Business Enterprises

NTP – Notice To Proceed

OSF – Office of School Facilities, SC Dept. of Education

RCA – Rosenblum Coe Architects, Inc.

RFI – Request For Information

RFP – Request For Proposals

RFQ – Request For Qualifications

SD – Schematic Design

TTC – Thompson Turner Construction

VCT – Vinyl Composition Tile



School Acronyms

BCHS – Battery Creek High School
BES – Beaufort Elementary School
BHS – Beaufort High School
BLECC – Bluffton Early Childhood Center
BLES – Bluffton Elementary School
BLHS – Bluffton High School
BLMS – Bluffton Middle School
BMS – Beaufort Middle School
BRES – Broad River Elementary School
CES – Coosa Elementary School
DECC – James J. Davis Early Childhood Center
DESC – Dist. Educational Support Center (Dist. Office)
DIES – Daufuskie Island Elementary School

HEMMS – H.E. McCracken Middle School
HHIECC – Hilton Head Island Early Childhood Center
HHIES – Hilton Head Island Elementary School
HHIHS – Hilton Head Island High School
HHIMS – Hilton Head Island Middle School
HHISCA – Hilton Head Island Elem. School for Creative Arts
JSES – Joseph S. Shanklin Elementary School
LIES – Lady’s Island Elementary School
LIMS – Lady’s Island Middle School
MCRECC – M.C. Riley Early Childhood Center
MCRES – M.C. Riley Elementary School
MOES – Mossy Oaks Elementary School
MRHS – May River High School
OES – Okatie Elementary School





5. 2023 Bond Referendum Project Updates

May River Elementary School (Quackenbush Architects and Planners/Thompson Turner Construction)



School Code - Project (Project Manager)	2023 Bond Referendum Scope	Budget	Schedule
77 – May River Elementary School (AM)	New PreK-5 Elementary School	●	●



May River Elementary School (Quackenbush Architects and Planners/Thompson Turner Construction)



- 50% CD's page turn occurred on June 13, 2024; Comments are being addressed by QAP; Cost review is scheduled to occur on July 3, 2024
- Civil permits are ongoing; Site permit is scheduled to be received in November 2024
- Other Item(s) To Note: Security review with BCSD Director of Security and the Bluffton Police Department is being coordinated

Battery Creek High School (JCS/MBK Construction)



School Code - Project (Project Manager)	2023 Bond Referendum Scope	Budget	Schedule
92 – Battery Creek High School (AM)	Paving – Resurfacing and Restriping of Two (2) Parking Areas	●	●

- Curb installation is complete; Milling and Paving is scheduled to begin on July 10, 2024 and is scheduled for completion in July 2024
- Other Item(s) To Note: None at this time

May River High School (QAP/Thompson Turner Construction)



School Code - Project (Project Manager)	2023 Bond Referendum Scope	Budget	Schedule
97 – May River High School (AM)	CTE/JROTC Addition and CTE Partial Renovations	●	●

- 50% CD’s review is complete; BCSD is working on issuing equipment specifications to the Design and CM team
- 100% CD’s are scheduled to be issued the week of August 12, 2024
- Land Disturbance Permit is scheduled to be received in December 2024
- Other Item(s) To Note: None at this time

Hilton Head Island High School (Little Diversified Architectural Consulting, Inc./M.B. Kahn Const. Co.)



● Under Budget

● Schedule

Total Referendum Funding
(06/30/2024): \$157,522,935

Encumbered & Paid
(06/30/2024): \$84,662,497

Paid to Date
(06/30/2024): \$0



Hilton Head Island High School (Little Diversified Architectural Consulting, Inc./M.B. Kahn Const. Co.)



Phase 1: Contractual Substantial Completion Date is June 19, 2026

- Site Work: Unforeseen issues with existing underground domestic water piping has resulted in the need for redesign of domestic water service; MB Kahn has re-sequenced the associated activities to keep project on schedule
- Phase 1A: Scope includes construction of a 3-story classroom addition (approximately 144,000 SF) and a mechanical support building; Installation of aggregate piers is scheduled to start in July 2024; Foundations are scheduled to start in August 2024
- Phase 1B: Scope includes selective demolition and initial renovations of the “D” Wing (Music & Art); Scope includes group restroom improvements, modifications of corridor walls and finishes

Hilton Head Island High School (Little Diversified Architectural Consulting, Inc./M.B. Kahn Const. Co.)



Phase 2: Target Substantial Completion Date is being finalized with Little Diversified and MBK

- Phase 2 scope includes Demolition of “B” and “C” Wings (Academic Spaces); Construction of a New Cafeteria and CTE Addition; Remaining renovations/improvements for the “D” Wing (Music and fine Arts); New Parking Lot and Courtyard
- Construction Documents (CD’s) began in June 2024 and are scheduled to be completed prior to the end of December 2024; Interim review of 60% CD’s is scheduled to occur in September 2024
- GMP Proposal is scheduled to be received in Q1 2025

Hilton Head Island High School (Little Diversified Architectural Consulting, Inc./M.B. Kahn Const. Co.)



Phase 3: Target Substantial Completion Date is being finalized with Little Diversified and MBK

- Phase 3 scope includes renovation of both existing Gymnasiums, existing JROTC and existing Cafeteria
- Construction Documents (CD's) began in June 2024 and are scheduled to be completed prior to the end of December 2024; Interim review of 60% CD's is scheduled to occur in September 2024
- GMP Proposal is scheduled to be received in Q1 2025

Hilton Head Island High School (Little Diversified Architectural Consulting, Inc./M.B. Kahn Const. Co.)



Phase 4: Target Substantial Completion Date is being finalized with Little Diversified and MBK

- Phase 4 scope includes renovation of the existing Performing Arts Center (PAC)
- Design Development is scheduled to begin in July 2024
- GMP Proposal is scheduled to be received in Q1 2025

Technology Warehouse & Imaging Center (JCS/Shoreline Construction & Development LLC)



School Code - Project (Project Manager)	2023 Bond Referendum Scope	Budget	Schedule
01 – District Educational Services Center (MK)	Technology Warehouse & Imaging Center	●	●

- Review of Design Development Documents (DD's) occurred on June 26, 2024
- CD's completion is scheduled to occur in Q4, 2024
- Other Item(s) To Note: None at this time

New Early Learning Center (Hord Coplan Macht/TBD)



School Code - Project (Project Manager)	2023 Bond Referendum Scope	Budget	Schedule
79 – New Early Learning Center (TBD)	New Early Learning Center Construction (RRA Campus)	●	●

- Intent to Award has been issued to Hord Coplan Macht to be the Designer of the New Early Learning Center in Bluffton
- RFP for CM at Risk Services is scheduled to be advertised in July 2024
- HCM Fee proposal has been received and comments have been issued to HCM to be addressed
- Other Item(s) To Note: None at this time

New Lady's Island Middle School Replacement (Quackenbush Architects and Planners/TBD)



School Code - Project (Project Manager)	2023 Bond Referendum Scope	Budget	Schedule
81 – Lady's Island Middle School Replacement (MK)	Phase 1 – New School Construction	●	●
	Phase 2 – Demo Existing School	●	●
	Phase 3 – New Athletics (Football, Softball and Baseball Fields, Lighting, Track, Restrooms, Concessions and Storage Facilities)	●	●

- Intent to Award Architectural design services to Quackenbush Architects and Planners has been issued
- RFP for CM at Risk Services is scheduled to be advertised in July 2024
- QAP Fee proposal has been received and is ongoing review from BCSD
- Other Item(s) To Note: None at this time



Safety/Security Improvements

School Code - Project (Project Manager)	2023 Bond Referendum Scope	Budget	Schedule
44 – Joseph S. Shanklin Elementary School (AV)	Cameras at Parking Lots & Playgrounds, Access Controls, Intrusion Alarm	●	●
83 – Robert Smalls Leadership Academy (AM)	Cameras at Parking Lots, Playgrounds & Athletic Fields, Access Controls, Intrusion Alarm	●	●
87 – Hilton Head Island Middle School (TS)	Cameras at Parking Lots & Athletic Fields, Access Controls, Intrusion Alarm	●	●
90 – Beaufort High School (MK)	Cameras at Parking Lots & Athletic Fields, Access Controls, Intrusion Alarm	●	●

- JSES: CD Revisions are scheduled to be issued to Ajax in July 2024; AJAX is scheduled to provide their GMP Proposal in August 2024
- RSLA: A revised GMP proposal is scheduled to be received in July 2024; Work is scheduled to begin once JED completes the Phase 2 work related to the 2019 Bond Referendum
- HHIMS: TTC Amendment No. 23 for the Safety/Security Scope is being routed for approval
- BHS: TTC Amendment No. 25 for the BHS 2023 Referendum Safety/Security Scope was approved at the June 11, 2024 Board meeting; Work is scheduled to begin on July 9, 2024



School Furniture Replacements

School Code - Project (Project Manager)	2023 Bond Referendum Scope	Budget	Schedule
37 – Mossy Oaks Elementary School (FL)	Furniture Replacements	●	●
38 – Port Royal Elementary School (FL)	Furniture Replacements	●	●
44 – Joseph S. Shanklin Elementary School (FL)	Furniture Replacements	●	●

- Mossy Oaks Elementary School: Classroom furniture for the Related Arts classes, Special Education Classes and Resource Rooms is being quoted, Order is scheduled to be placed for equipment delivery during the Fall Semester 2024
- Port Royal Elementary School: Classroom furniture for the Related Arts classes, Special Education Classes and Resource Rooms is being quoted; Order is scheduled to be placed for equipment delivery during the Fall Semester 2024
- Joseph S. Shanklin Elementary School: Classroom furniture for the Related Arts classes, Special Education Classes and Resource Rooms is being quoted; Order is scheduled to be placed for equipment delivery during the Fall Semester 2024



6. 2023 Bond Referendum Financial Reports and Summary

2023 Bond Referendum Financial Reports and Summary



A. Financial Summary Report

- See handout/attachment for details

B. Project Level Financial Reports

- See handout/attachment for details

C. Contingency Use Log

- Log Shall Be Provided When First Contingency Use Occurs



2023 Bond Referendum Financial Reports and Summary

D. Financial Summary ●

Budget Summary 06/30/24

Beginning Original Budget	<u>\$439,035,000</u>
Current Budget	\$439,035,000

Paid and Committed Through 06/30/24 \$100,147,853 (22.81%)

**Total Remaining Funds to Commit
(Including Contingency)** \$338,887,147 (77.19%)

Contingency Activity in June 2024

Savings Returned	\$	0
Contingency Used	\$	0

Contingency Remaining \$ 11,500,000



7. 2023 Bond Referendum Cash Flow Projections vs Actual

2023 Bond Referendum Cash Flow Projects vs Actual



CASH FLOW: DATA thru June 2024																	
2023 BOND REFERENDUM ONLY																	
Projects	Project Total (Millions)	Previously Spent	Forecasted - 2024 Expenditures												% Project Budget		
			January	February	March	April	May	June	July	August	Sept	October	Nov	Dec		Total	
Safety/Security & Tech. Enhancement Projects	\$21.27								\$0.03	\$0.06	\$0.00	\$0.19	\$0.34	\$0.61	\$1.23	5.77%	
Right Choices Kitchen Addition	\$2.32														\$0.00	0.00%	
Riverview Charter School Gym Addition & Reno	\$17.92														\$0.00	0.00%	
New - May River Elementary	\$58.60												\$1.64	\$0.09	\$1.73	2.95%	
New Early Learning Center (RRA Campus)	\$27.77												\$0.26	\$0.00	\$0.26	0.93%	
New Lady's Island Middle & Demo Old School	\$61.51												\$0.57	\$0.00	\$0.57	0.93%	
Hilton Head Island High New Const., Reno & Demo	\$157.52							\$0.73	\$0.18	\$0.53	\$1.10	\$2.72	\$3.12	\$3.44	\$2.85	\$14.67	9.31%
School Furniture Replacement	\$1.81														\$0.00	0.00%	
HVAC Replacements	\$16.36								\$0.03	\$0.04	\$0.00	\$0.07	\$0.00	\$0.00	\$0.13	0.82%	
Beaufort High CTE New Const. & Reno	\$7.66														\$0.00	0.00%	
May River High CTE New Const. & Reno	\$16.21								\$0.05	\$0.00	\$0.00	\$0.00	\$0.44	\$0.00	\$0.04	\$0.53	3.26%
Bluffton High CTE New Const.	\$11.90														\$0.00	0.00%	
Parking Lot Reconfiguration & Paving Projects	\$13.43								\$0.04	\$0.42	\$0.63	\$0.48	\$0.07	\$0.09	\$0.09	\$1.82	13.56%
<i>Sub-Total (Including District Level Costs)</i>	<i>\$439.04</i>		<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.03</i>	<i>\$0.76</i>	<i>\$0.29</i>	<i>\$1.03</i>	<i>\$1.86</i>	<i>\$3.22</i>	<i>\$4.03</i>	<i>\$6.37</i>	<i>\$3.71</i>			
Forecasted Total			\$0.00	\$0.00	\$0.00	\$0.03	\$0.79	\$1.08	\$2.11	\$3.97	\$7.20	\$11.22	\$17.59	\$21.30			
Actual Spent			\$0.00	\$0.00	\$0.00	\$0.07	\$0.29	\$0.37									

Total Funding	\$439,035,000
Total of Bond Sales to Date	\$0



8. 2023 Bond Referendum Community Outreach (No Activities to Report)



9. 2023 Bond Referendum CLOC Sub-Committee Reports/Updates



10. 2023 Bond Referendum Forward Looking Items and Events

- * Quarterly Board Update by CLOC Chair – August 06, 2024 Board Meeting
- * New CLOC Member Training – Select Date/Time/Location for Training
- * October 2024 CLOC Workshop for Project Manager “Hindsight Reports”



11. 2023 Bond Referendum Next Meeting Aug. 14, 2024
(Location TBD)

Citizen-Led Oversight Committee (CLOC) 2023 Bond Referendum

Fifth Meeting
(DESC Media Center and Via Zoom)
July 10, 2024

