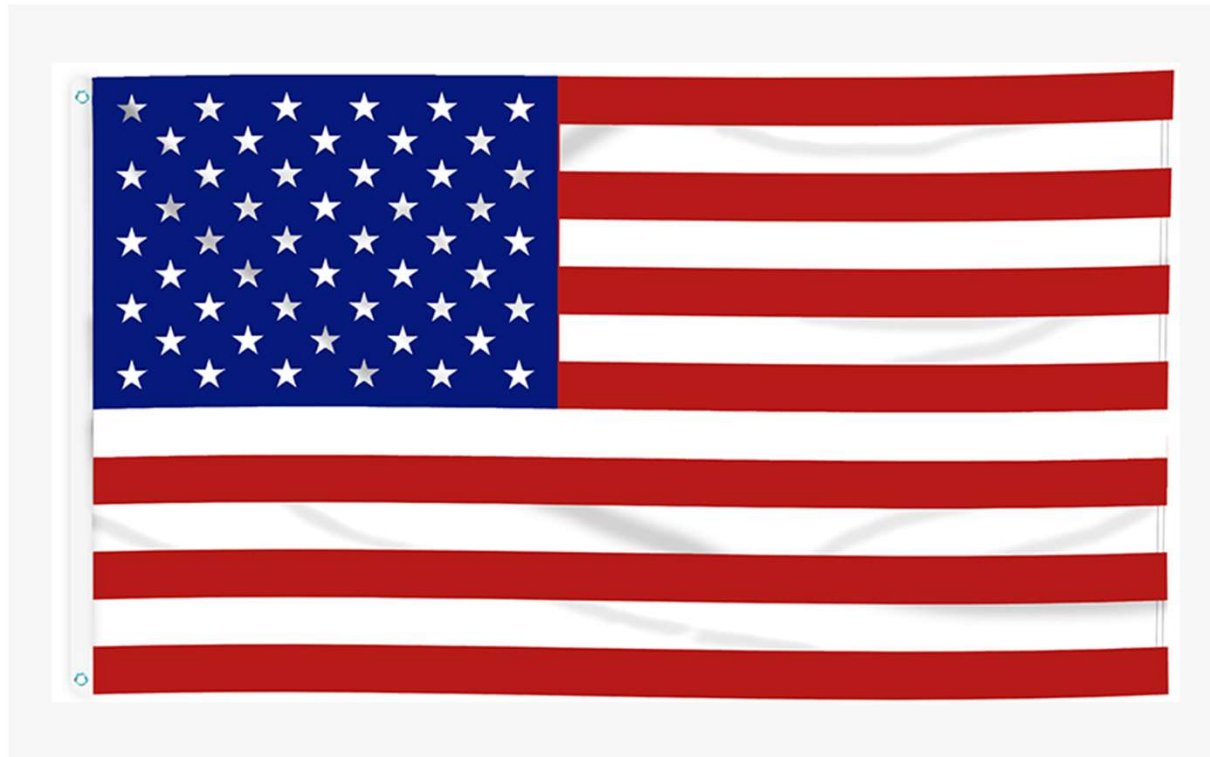


Citizen-Led Oversight Committee (CLOC) 2023 Bond Referendum

Sixth Meeting
(DESC Media Center and Via Zoom)
August 14, 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 July 10, 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
9. Feedback on Q2 2024 CLOC Board Update (August 13, 2024)
10. 2023 Bond Referendum CLOC Sub-Committee Reports/Updates
11. 2023 Bond Referendum Forward Looking Items and Events
Select Date/Time/Location for:
 - * New CLOC Member Training – Select Date/Time/Location for Training
 - * October 2024 CLOC Workshop for Project Manager “Hindsight Reports”
12. 2023 Bond Referendum Next Meeting September 11, 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)



- 100% Construction Documents (CD's) were issued to the District and TTC on July 27, 2024
- Security review with BCSD Director of Security and the Bluffton Police Department has been completed
- TTC is preparing the Guaranteed Maximum Price (GMP) Proposal that is scheduled to be submitted to the District for review in early September 2024
- Board approval of TTC's GMP Amendment is scheduled to be received in October 2024
- Civil permits are ongoing; Site permit is scheduled to be received in November 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 (AM)	New Early Learning Center Construction (RRA Campus)	●	●

- AIA agreement has been signed by the architect and is being routing for internal approvals and signature
- Project kickoff meeting was held in July 2024
- Request For Proposals (RFP) 25-004 for Construction Management at Risk Services was issued on July 31, 2024; Proposals are due by 4:00PM on August 29, 2024
- Programming and Community Meetings are in the process of being coordinated
- Other Item(s) To Note: None at this time

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 – COMPLETED	●	●

- Milling and paving of parking lots was completed in July 2024
- Student parking lot striping and numbering was completed on August 3, 2024
- Other Item(s) To Note: This will be the last report for this scope

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	●	●

- 95% CD’s have been issued to BCSD and TTC for review
- BCSD continues to work on equipment specifications to be provided to the Design team and TTC
- 100% CD’s are scheduled to be issued the week of August 19, 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.)



School Code - Project (Project Manager)	2023 Bond Referendum Scope	Budget	Schedule
96 – Hilton Head Island High School (TS)	New Construction, Renovations and Demolition	●	●



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: Temporary water and sewer service has been installed; Redesign of water and sewer service (due to unforeseen issues with existing underground piping) is scheduled to be completed in September 2024
- Phase 1A: Scope includes construction of a 3-story classroom addition (approximately 144,000 SF) and a mechanical support building; Installation of aggregate piers began in July and are scheduled to be completed in August 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; Phase 1B construction is scheduled to commence in June 2025

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



Phase 1: July 2024 Progress Photos



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) are approximately 60% complete; Progress review meeting is being coordinated to take place with school staff; 100% CD’s are scheduled to be completed prior to the end of December 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) are approximately 60% complete; Progress review meeting is being coordinated to take place with school staff; 100% CD's are scheduled to be completed prior to the end of December 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 documents began in July 2024; Progress review meeting is being coordinated to take place with school staff
- 100% CD's are scheduled to be completed prior to the end of December 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	●	●

- Design Development (DD) cost estimate review is scheduled to occur on August 6, 2024
- Completion of Construction Documents (CD's) is scheduled to occur in Q4 2024
- 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)	●	●

- Agreement with Quackenbush Architects and Planners (QAP) has been signed by the architect and is being routing for internal approvals and signature
- QAP continued to work on Programming services in July 2024; Community input meetings are scheduled for Saturday August 17, 2024 (SHES Media Center 11:00AM; LIES Media Center 2:00PM; and CES Media Center 4:00PM)
- Schematic Design (SD) has commenced; SD submittal to the District is scheduled to be received by November 27, 2024
- Request For Proposals (RFP) 25-004 for Construction Management at Risk Services was issued on July 31, 2024; Proposals are due by 4:00PM on August 29, 2024
- Other Item(s) To Note: None at this time



Safety/Security Improvements (Pilot Projects)

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: Walkthrough with District Security Personnel is being scheduled to occur in August to get final input on positioning of Cameras
- RSLA: Revisions to Design Intent Documents are complete; Work is scheduled to begin once JE Dunn completes the Phase 2 work related to the 2019 Bond Referendum
- HHIMS: TTC Amendment No. 23 for the Safety/Security Scope has been fully executed; Construction commenced on July 24, 2024; Work is scheduled to be completed by September 30, 2024
- BHS: Shop drawings are being revised to include changes per walkthrough with District Security Department Personnel



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 07/31/24

Beginning Original Budget	<u>\$439,035,000</u>
Current Budget	\$439,035,000
Paid and Committed Through 07/31/24	\$104,952,114 (23.91%)
Total Remaining Funds to Commit (Including Program Contingency)	\$334,082,886 (76.09%)
Program Contingency Activity in July 2024	
Savings Returned	\$ 0
Contingency Used	\$ 0
Program Contingency Remaining	\$ 11,500,000
Original Project Level Contingencies	\$ 17,060,756
Current Project Level Contingencies	\$ 16,704,561



7. 2023 Bond Referendum Cash Flow Projections vs Actual

2023 Bond Referendum Cash Flow Projects vs Actual



CASH FLOW: DATA thru July 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%
Sub-Total (Including District Level Costs)	\$439.04		\$0.00	\$0.00	\$0.00	\$0.03	\$0.76	\$0.29	\$1.03	\$1.86	\$3.22	\$4.03	\$6.37	\$3.71		
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	\$0.53							

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



8. 2023 Bond Referendum Community Outreach

2023 Bond Referendum Community Outreach



W/MBE and Local Vendor Workshop:

- The Beaufort County School District hosted a W/MBE and local vendor workshop on Wednesday, July 24th from 5:30 PM to 7:30 PM at DESC
- Women and Minority Business Enterprise firms and local subcontractors had the opportunity to meet with school district officials and the selected project contractors to discuss upcoming work on construction projects
- Attendees included representatives from
 - BCSD Operations Department and T&T Heery
 - CM@Risk Firms: TTC; AJAX; CPPI; MB Kahn and Shoreline
 - 12 Companies Looking for Subcontractor Work



2023 Bond Referendum Community Outreach



New Lady's Island Middle School (LIMS) Replacement:

- Community meetings have been coordinated to obtain input on the new design of the LIMS
- Community meetings are scheduled to occur on Saturday, August 17, 2024 to take place at the following locations
 - St. Helena Elementary School Media Center (Start Time 11:00AM)
 - Lady's Island Elementary School Media Center (Start Time 2:00PM)
 - Coosa Elementary School Media Center (Start Time 4:00PM)
- Meeting attendees should enter via the front office

YOUR VOICE MATTERS!
TOGETHER, WE CAN CREATE A SCHOOL THAT REFLECTS THE
UNIQUE SPIRIT AND HERITAGE OF LADY'S ISLAND.

Join Lady's Island Middle School for a series of
COMMUNITY MEETINGS

Join Lady's Island Middle School and Quackenbush
Architects to provide your input on the new design of
the Lady's Island Middle School building!

Saturday, August 17

11 a.m. St. Helena Island Elementary School media center
2 p.m. Lady's Island Elementary School media center
4 p.m. Coosa Elementary School media center

Visitors should enter via the front office of the building.

2023 Referendum



9. Feedback on Q2 2024 CLOC Board Update (August 13, 2024)



10. 2023 Bond Referendum CLOC Sub-Committee Reports/Updates



11. 2023 Bond Referendum Forward Looking Items and Events

Select Date/Time/Location for:

- * New CLOC Member Training
- * October 2024 CLOC Workshop for Project Manager “Hindsight Reports”



12. 2023 Bond Referendum Next Meeting Sept. 11, 2024
(Location TBD)

Citizen-Led Oversight Committee (CLOC) 2023 Bond Referendum

Sixth Meeting

(DESC Media Center and Via Zoom)

August 14, 2024

