



Citizen-Led Oversight Committee 2023 Bond Referendum School Board Update – Q2 2024

August 13, 2024



Citizen-Led Oversight Committee (CLOC)

- The CLOC is an independent group of volunteers who monitor all referendum building projects, schedules, budgets and expenditures. Quarterly reports from the CLOC are presented to the Beaufort County Board of Education and posted to this website. Minutes/Presentations of CLOC meetings are posted once approved by the committee.
- CLOC members bring a wide variety of professional experiences to their tasks. Members include CPAs, urban planners, civil engineers and project managers.
- The committee serves as an independent watchdog by monitoring projects and spending and then reporting directly to the public and the Board of Education.

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.



1. 2023 Bond Referendum Project Updates

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

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



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

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

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



2023 Bond Referendum – Summary Status of Projects

- Status: ●

- Summary of Project Scope Packages:
 - Planning Phase: 05
 - Design Phase: 11
 - Bid/Award Phase: 04
 - Construction Phase: 04
 - Closeout Phase: 00
 - Completed: 00
 - Sub-Total: 24



2. 2023 Bond Referendum Financial Updates

2023 Bond Referendum Financial Reports and Summary



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

Financial Update



- The dollars spent and encumbered did not exceed budgeted project totals
- The dollars spent per project did not exceed the estimated project percent completed



Thank You
Questions