



Citizen-Led Oversight Committee (CLOC) 2023 Bond Referendum

Seventh Meeting
(Okatie Elementary School Media Center and Via Zoom)
September 11, 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.

PRESENTATION

AGENDA



1. Pledge of Alleginace
2. Public Comments
3. Approval of Draft 2023 Bond Referendum CLOC Meeting Minutes from August 14, 2024
4. Glossary of Acronyms
5. 2023 Bond Sale Update
6. 2023 Bond Referendum Project Updates
7. 2023 Bond Referendum Financial Reports and Summary
 - A. Financial Summary Report
 - B. Project Level Financial Reports
 - C. Contingency Use Log
 - D. Financial Summary

PRESENTATION

AGENDA



8. 2023 Bond Referendum Cash Flow Projections vs Actual Expenditures
9. 2023 Bond Referendum Community Outreach
10. 2023 Bond Referendum CLOC Sub-Committee Reports/Updates
11. 2023 Bond Referendum Forward Looking Items and Events
12. 2023 Bond Referendum Next Meeting October 9, 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

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

IT – Information Technology

JCS – Jumper Carter Sease Architects

HCM – Hord Coplan Macht

HVAC – Heating, Ventilation and Air Conditioning

LDAC – Little Diversified Architectural Consulting

LGIP – Local Government Investment Pool

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



Glossary of Acronyms

- MWBE – Minority Women-owned Business Enterprises
- NTP – Notice To Proceed
- OSF – Office of School Facilities, SC Dept. of Education
- QAP – Quackenbush Architects and Planners
- 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

DESC – District Educational Support Center

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 School for The Creative Arts

JJDELCC – James J. Davis Early Learning Center

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

MRES – May River Elementary School



School Acronyms

MRHS – May River High School
OES – Okatie Elementary School
PRES – Port Royal Elementary School
PVES – Pritchardville Elementary School
RCES – Red Cedar Elementary School
RRA – River Ridge Academy
RSLA – Robert Smalls Leadership Academy
RVCS – Riverview Charter School
SHELC – St. Helena Early Learning Center
SHES – St. Helena Elementary School
WBECHS – Whale Branch Early College High School
WBES – Whale Branch Elementary School
WBMS – Whale Branch Middle School

5. 2023 Bond Sale Update





2023 Bond Update

Finance Team:
Tonya Crosby, CPA, CFO
Brian Nurick, Financial Advisor
Frannie Heizer, Bond Counsel

1. The \$50M Bond Anticipation Note (BAN) sale closed on 8/29/24.
 - Short-term
 - 8 bids
 - 3.15% interest rate
2. The \$182.5M Referendum Bond is scheduled to sell late January 2025.
 - Permanent bond
 - Pays off BAN
 - Strategic planning in a falling interest rate environment
3. Moody's Credit Rating affirmed at Aa1

6. 2023 Bond Referendum Project Updates



May River Elementary School (Quackenbush Architects and Planners/TTC)



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/TTC)



- Cost review took place on August 30, 2024; TTC is preparing the Guaranteed Maximum Price (GMP) Proposal that is scheduled to be submitted to the District for review in September 2024
- Board approval of TTC's GMP Amendment is scheduled to be requested 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 fully executed
- 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 discussions took place with District Staff and programming is in place
- Community Meetings are in the process of being coordinated
- Other Item(s) To Note: None at this time

May River High School (Quackenbush Architects and Planners/TTC)



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

- 100% CD's have been issued to TTC; GMP pricing is scheduled to be received in October 2024
- CTE equipment reviews are ongoing for approval of proposed equipment
- 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./MBK)



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./MBK)



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

- Site Work: 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 were completed in August 2024; Foundations started in August 2024 and are approximately 25% completed
- 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./MBK)



Phase 2: Target Substantial Completion date to be established in December 2024 when CD's have been completed

- Phase 2 scope includes the demolition of the "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 75% complete; Progress review meeting took place with school staff in August 2024; Progress review with District IT staff is scheduled to occur in September 2024; 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./MBK)



Phase 3: Target Substantial Completion date to be established in December 2024 when CD's have been completed

- Phase 3 scope includes renovation of both existing gymnasiums, existing JROTC and existing cafeteria
- Construction Documents (CD's) are approximately 75% complete; Progress review meeting took place with school staff in August 2024; Progress review with District IT staff is scheduled to occur in September 2024; 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./MBK)



Phase 4: Target Substantial Completion Date to be established in December 2024 when CD's have been completed

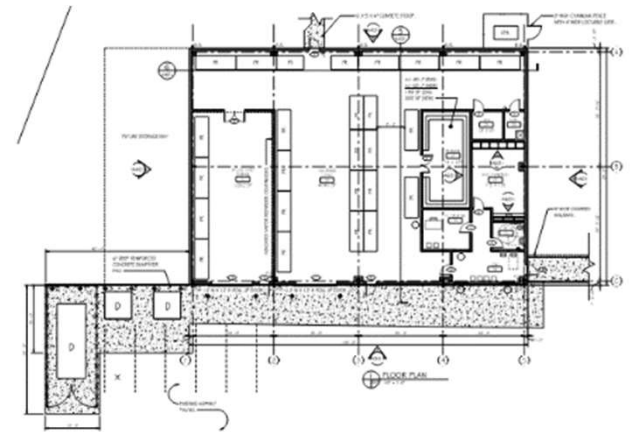
- Phase 4 scope includes renovation of the existing Performing Arts Center (PAC)
- Construction Documents (CD's) are approximately 75% complete; Progress review meeting took place with school staff in August 2024; Progress review with District IT staff is scheduled to occur in September 2024; 100% CD's 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 has been received and is being evaluated
- 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 (JCS/Shoreline Construction & Development LLC)



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 fully executed
- Community input meetings occurred on Saturday August 17, 2024 at SHES, LIES, CES
- Schematic Design (SD) is scheduled to be received on November 27, 2024
- Request For Proposals (RFP) 25-004 for Construction Management at Risk Services proposals have been received and a selection committee meeting is being coordinated
- 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 complete and final input on positioning of cameras has been received; Design intent documents are scheduled to be issued to Ajax in September for pricing
- RSLA: Work is scheduled to begin once JE Dunn completes the Phase 2 work related to the 2019 Bond Referendum
- HHIMS: Cable terminations are nearing completion; Camera installations scheduled to begin in September 2024
- BHS: Shop drawings revisions are scheduled to be complete in September 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 in September 2024 for delivery during Winter Break 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 in September 2024 for delivery during Winter Break 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 in September 2024 for delivery during Winter Break 2024

7. 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 08/31/24

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

Paid and Committed Through 08/31/24 \$104,982,044 (23.91%)

**Total Remaining Funds to Commit
(Including Program Contingency)** \$334,052,957 (76.09%)

Program Contingency Activity in August 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

8. 2023 Bond Referendum Cash Flow Projections vs Actual Expenditures



2023 Bond Referendum Cashflow Projections vs Actual



CASH FLOW: DATA thru August 2024																	
2023 BOND REFERENDUM ONLY																	
Projects	Project Total (Millions)	Previously Spent	Forecasted - 2024 Expenditures												Total	% Project Budget	
			January	February	March	April	May	June	July	August	Sept	October	Nov	Dec			
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	\$3.73							

Total Funding	\$439,035,000
Total of Bond Sales to Date	\$50,000,000 (BAN sale closed on 8/29/24)

9. 2023 Bond Referendum Community Outreach





2023 Bond Referendum Community Outreach

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



- Community meetings to obtain input on the new design of LIMS occurred on Saturday August 17, 2024 at St. Helena Elementary School, Lady's Island Elementary School and Coosa Elementary School
- Preliminary schematic design presentation to the LIMS staff is scheduled to occur on September 9, 2024
- Follow-up meeting with the School Improvement Council (SIC) at LIMS will be coordinated to gather more feedback on the new design of LIMS

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



11. 2023 Bond Referendum Forward Looking Items and Events





2023 Bond Referendum Forward Looking Items and Events

- New CLOC Member Training on October 9, 2024 (Location TBD)
- CLOC Workshop for Project Manager “Hindsight Reports” on October 9, 2024 (Following the conclusion of the New CLOC Member Training, Location TBD)

12. 2023 Bond
Referendum
Next Meeting
October 9,
2024 (Location
TBD)





Citizen-Led Oversight Committee (CLOC) 2023 Bond Referendum

Seventh Meeting
(Okatie Elementary School Media Center and Via Zoom)
September 11, 2024