



Citizen-Led Oversight Committee (CLOC) 2023 Bond Referendum

Eighth Meeting
(DESC Media Center and Via Zoom)
October 09, 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 Allegiance
2. Public Comments
3. Approval of Draft 2023 Bond Referendum CLOC Meeting Minutes from September 11, 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

PRESENTATION

AGENDA



7. 2023 Bond Referendum Cash Flow Projections vs Actual Expenditures
8. 2023 Bond Referendum Community Outreach (No Activities to Report)
9. 2023 Bond Referendum CLOC Sub-Committee Reports/Updates (No Activities to Report)
10. 2023 Bond Referendum Forward Looking Items and Events
 - A. Quarterly Board Update by CLOC Chair (Date TBD)
8. 2023 Bond Referendum Next Meeting November 13, 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

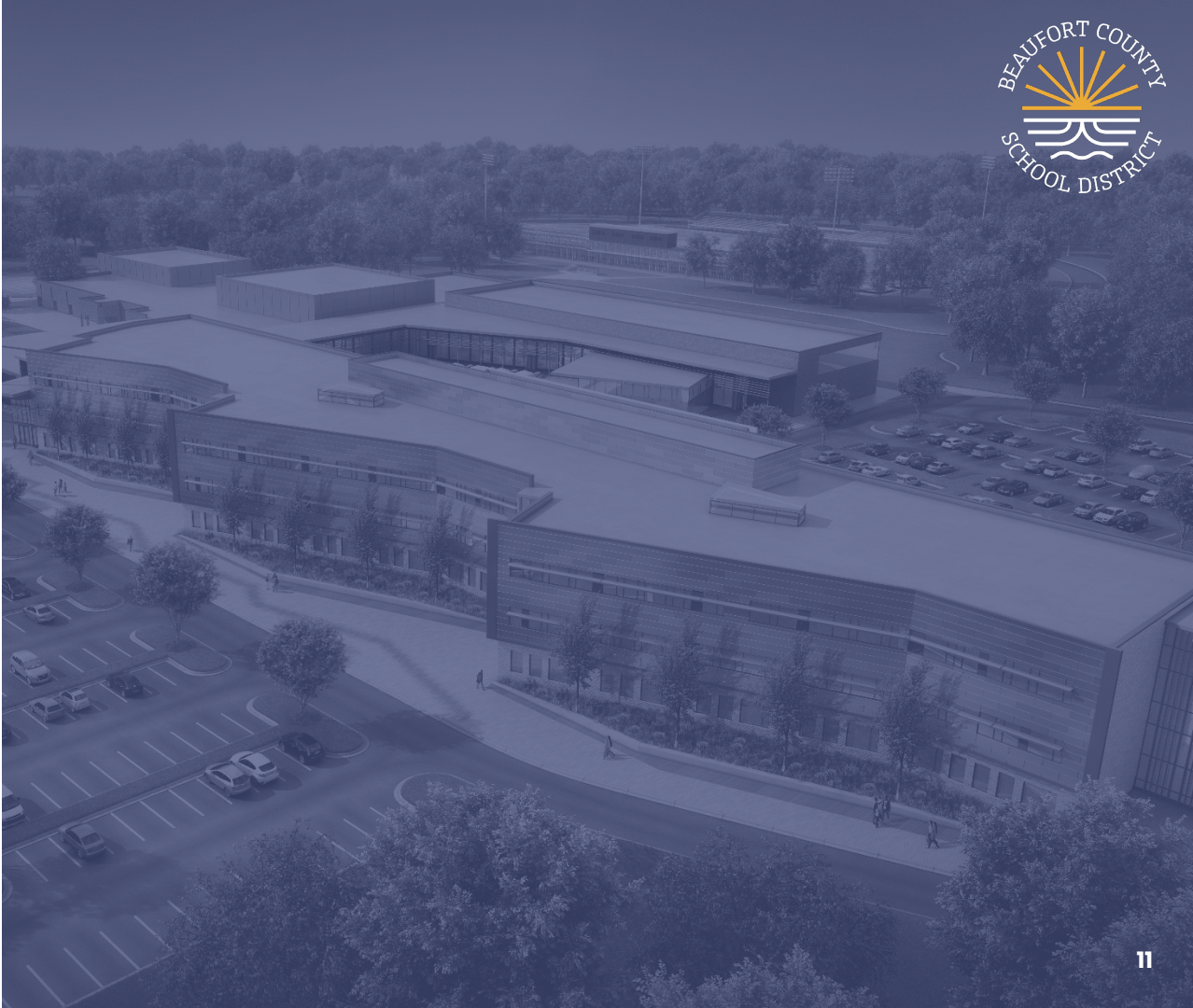
MOES – Mossy Oaks Elementary School

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
SHELCS – 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 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)



- TTC Amendment No. 02 for the MRES New School Facility was approved at the October 1, 2024 Board meeting with an approved GMP of \$53,217,243
- Civil permits are ongoing; Site permit is scheduled to be received in November 2024
- 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	●	●

- CTE equipment selection has been finalized
- Amendment for the CTE/JROTC Addition and CTE Partial Renovations is scheduled to be presented at the October 15, 2024 Board meeting for approval
- Land Disturbance Permit is scheduled to be received in December 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 Notice to Award is scheduled to be presented at the October 15, 2024 Board meeting for approval
- Programming discussions took place with District Staff and programming is in place
- SD's have begun
- 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) was completed in September 2024; No additional costs are anticipated
- Phase 1A: Scope includes construction of a 3-story classroom addition (approximately 144,000 SF) and a mechanical support building; Foundations are approximately 60% 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 90% complete; MB Kahn is preparing an updated cost estimate to be received in October 2024; Progress review with District IT staff is scheduled to occur in October 2024; 100% CD's are scheduled to be completed prior to the end of Dec. 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 90% complete; MB Kahn is preparing an updated cost estimate to be received in October 2024; Progress review with District IT staff is scheduled to occur in October 2024; 100% CD's are scheduled to be completed prior to the end of Dec. 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

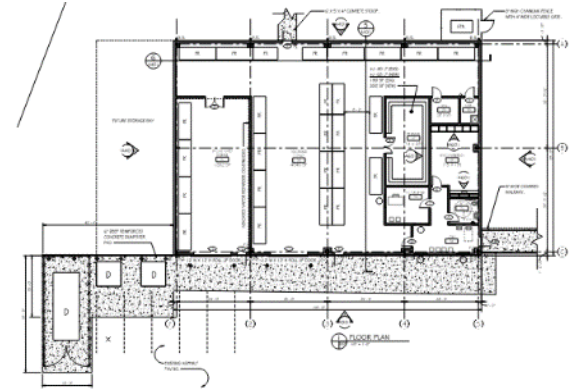
- Phase 4 scope includes renovation of the existing Performing Arts Center (PAC)
- Construction Documents (CD's) are approximately 90% complete; MB Kahn is preparing an updated cost estimate to be received in October 2024; Progress review with District IT staff is scheduled to occur in October 2024; 100% CD's are scheduled to be completed prior to the end of Dec. 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 complete
- Completion of Construction Documents (CD's) is scheduled to occur in Q4 2024
- Other Item(s) To Note: None at this time



Lady's Island Middle School (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)	●	●

- Programming for the new facility is complete
- Schematic Design (SD) is scheduled to be received on November 27, 2024
- Request For Proposals (RFP) 25-004 for Construction Management at Risk Notice to Award is scheduled to be presented at the October 15, 2024 Board meeting for approval
- Other Item(s) To Note: None at this time

Beaufort High School

(JCS/TTC)



School Code - Project (Project Manager)	2023 Bond Referendum Scope	Budget	Schedule
90 – Beaufort High School (MK)	CTE Addition and Renovations		

- Programming is complete
- Site Surveys are being conducted
- SD's are scheduled to be received in October 2024
- Other Item(s) To Note: None at this time

Port Royal Elementary School

(JCS/TTC)



School Code - Project (Project Manager)	2023 Bond Referendum Scope	Budget	Schedule
38 - Port Royal Elementary School (MK)	HVAC Replacements	●	●

- CD's are complete; GMP pricing is scheduled to be received in October 2024
- Install is being coordinated to occur during Summer 2025
- Other Item(s) To Note: None at this time

Whale Branch Elementary School (JCS/Ajax Building Co.)



School Code - Project (Project Manager)	2023 Bond Referendum Scope	Budget	Schedule
54 - Whale Branch Elementary School (MK)	HVAC Replacements	●	●

- CD's are complete; GMP pricing is scheduled to be received in October 2024
- Install is being coordinated to occur during Summer 2025
- 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 (BF)	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: Revised design intent documents have been issues to Ajax for pricing; Work is scheduled to begin in October 2024
- RSLA: Work is scheduled to begin once JE Dunn completes the Phase 2 work related to the 2019 Bond Referendum
- HHIMS: Camera installations are scheduled to be completed in October 2024; Access controls integration with lockdown systems is scheduled to begin in October 2024
- BHS: Underground work is scheduled to begin in October 2024

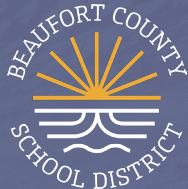
School Furniture Replacements



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	●	●

- Classroom furniture for MOES, PRES and JSES Related Arts classes, Special Education Classes and Resource Rooms is being quoted; Order is scheduled to be placed in October 2024

6. 2023 Bond Referendum Financial Reports and Summary



2023 Bond Referendum Financial Reports and Summary

A. Financial Summary Report

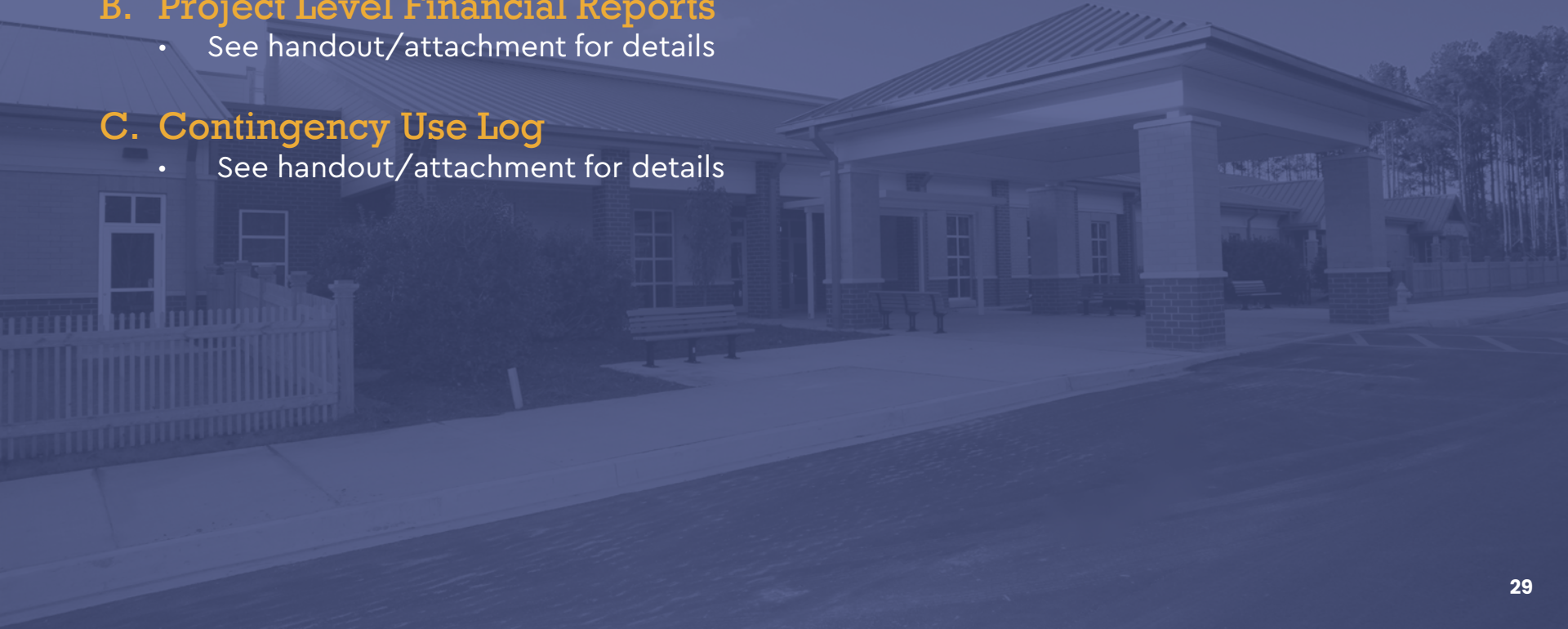
- See handout/attachment for details

B. Project Level Financial Reports

- See handout/attachment for details

C. Contingency Use Log

- See handout/attachment for details



2023 Bond Referendum Financial Reports and Summary

D. FINANCIAL SUMMARY



Budget Summary 09/30/24

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

Paid and Committed Through 09/30/24 \$105,233,727 (23.97%)

**Total Remaining Funds to Commit
(Including Program Contingency)** \$333,801,273 (76.03%)

Program Contingency Activity in September 2024

Savings Returned	\$ 60,000
Contingency Used	\$ 0

Program Contingency Remaining \$11,560,000

Original Project Level Contingencies \$17,060,756

Current Project Level Contingencies \$16,704,561

7. 2023 Bond Referendum Cash Flow Projections vs Actual Expenditures



1860

2023 Bond Referendum Cashflow Projections vs Actual



CASH FLOW: DATA thru September 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	\$0.53	\$3.73	\$5.64						

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

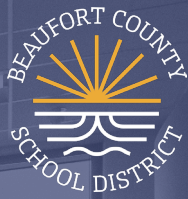
8. 2023 Bond Referendum Community Outreach (No Activities to Report)



9. 2023 Bond
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CLOC Sub-
Committee
Reports/
Updates (No
Activities to
Report)



10. 2023 Bond Referendum Forward Looking Items and Events



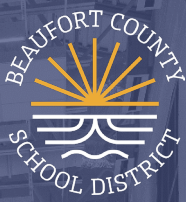
2023 Bond Referendum

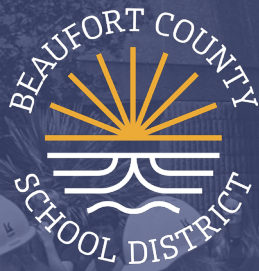
Forward Looking Items and Events



A. Quarterly Board Update by CLOC Chair (Date TBD)

12. 2023 Bond
Referendum
Next Meeting
November 13,
2024 (Location
TBD)





Citizen-Led Oversight Committee (CLOC) 2023 Bond Referendum

Eighth Meeting
(DESC Media Center and Via Zoom)
October 09, 2024