



Citizen-Led Oversight Committee (CLOC) 2023 Bond Referendum

Ninth Meeting
(Okatie Elementary School Media Center and Via Zoom)
November 13, 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 CLOC Meeting Minutes from October 09, 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
9. Feedback on Q3 2024 CLOC Board Update (Nov. 12, 2024)
10. 2023 Bond Referendum CLOC Sub-Committee Reports/Updates
11. 2023 Bond Referendum Forward Looking Items and Events (No Activities to Report)
12. 2023 Bond Referendum Next Meeting Dec. 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

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

JJDELC – 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 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	<div><div></div>1</div>	<div><div></div></div>

Status Flag Comments:

1 See 2023 Referendum Project Contingency Log for details



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; remaining permits from the Town of Bluffton are scheduled to be received in November 2024
- The Palmetto Bluff Property Owners Association (POA) impact fees are currently being coordinated
- Other Item(s) To Note: Start of construction in December is contingent upon the receipt of the remaining permits

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	●	●

- TTC Amendment No. 37 for the CTE/JROTC Addition and CTE Partial Renovations was approved at the October 15, 2024 Board meeting with a GMP of \$13,757,228
- Land Disturbance Permit has been received; National Pollutant Discharge Elimination System (NPDES) and OSF building permit is scheduled to be received in November 2024
- Other Item(s) To Note: Start of construction is contingent upon the receipt of the last remaining permits from the SC Department of Environmental Services (SCDES) and OSF

New Early Learning Center

(Hord Coplan Macht/McKnight Construction Co., Inc.)



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

- Request For Proposals (RFP) 25-004 for Construction Management at Risk: At the October 15, 2024 Board meeting, approval was received to award the contract for the New Early Learning Center to McKnight Construction Company, Inc.
- SD's have begun
- Site survey is scheduled to begin in November 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: Scope is proceeding on schedule
- Phase 1A: Scope includes construction of a 3-story classroom addition (approximately 144,000 SF) and a mechanical support building; Work is proceeding on schedule; Foundations were completed in October 2024; First floor concrete slab installation have begun
- Phase 1B: Scope includes selective demolition and initial renovations of the "D" wing (Music & Art), group restroom improvements, and 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: Substantial Completion date to be established in Q1 2025 when GMP Proposal is approved

- 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 95% complete; 100% CD's are scheduled to be completed prior to the end of December 2024
- An updated cost estimate from MB Kahn was received in October 2024; Estimate indicates Phase 2 scope is in budget; Architect and CM are addressing review comments
- GMP Proposal is scheduled to be received in Q1 2025

Hilton Head Island High School

(Little Diversified Architectural Consulting, Inc./MBK)



Phase 3: Substantial Completion date to be established in Q1 2025 when GMP Proposal is approved

- Phase 3 scope includes renovation of both existing gymnasiums, existing JROTC and existing cafeteria
- Construction Documents (CD's) are approximately 95% complete; 100% CD's are scheduled to be completed prior to the end of December 2024
- An updated cost estimate from MB Kahn was received in October 2024; Estimate indicates Phase 3 scope is in budget; Architect and CM are addressing review comments
- GMP Proposal is scheduled to be received in Q1 2025

Hilton Head Island High School

(Little Diversified Architectural Consulting, Inc./MBK)



Phase 4: Substantial Completion date to be established in Q1 2025 when GMP Proposal is approved

- Phase 4 scope includes renovation of the existing Performing Arts Center (PAC)
- Construction Documents (CD's) are approximately 95% complete; 100% CD's are scheduled to be completed prior to the end of December 2024
- An updated cost estimate from MB Kahn was received in October 2024; Estimate indicates Phase 4 scope is in budget; Architect and CM are addressing review comments
- 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	●	●

- 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

(QAP/Thompson Turner Construction)



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	●	●

- Schematic Design (SD) is scheduled to be received on November 27, 2024
- Request For Proposals (RFP) 25-004 for Construction Management at Risk: At the October 15, 2024 Board meeting, approval was received to award the contract for the Lady's Island Middle School Replacement to Thompson Turner Construction
- 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		

- Site Surveys are being conducted
- SD's are complete; TTC review is scheduled to occur in November 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	<div></div>	<div></div>

- TTC Amendment No 45 for the PRES HVAC Replacements is scheduled to be presented at the November 12, 2024 Board meeting for approval
- 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	<div></div>	<div></div>

- Ajax Amendment No 25 for the WBES HVAC Replacements is scheduled to be presented at the November 12, 2024 Board meeting for approval
- 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: Ajax GMP pricing is scheduled to be received in November 2024
- RSLA: Ajax Amendment No 26 for the Safety/Security Scope is scheduled to be presented at the November 12, 2024 Board meeting for approval
- HHIMS: Camera installations are complete; Access controls integration with lockdown systems is scheduled to begin in November 2024
- BHS: Revisions to the scope have occurred; Changes are being priced out and GMP received in November 2024

School Furniture Replacements



School Code - Project (Project Manager)	2023 Bond Referendum Scope	Budget	Schedule
37 – Mossy Oaks Elementary School (FL)	Furniture Replacements: Phase 1 – COMPLETED Phase 2 (Summer Break 2025)	●	●
38 – Port Royal Elementary School (FL)	Furniture Replacements: Phase 1 – COMPLETED Phase 2 (Summer Break 2025)	●	●
44 – Joseph S. Shanklin Elementary School (FL)	Furniture Replacements: Phase 1 – COMPLETED Phase 2 (Summer Break 2025)	●	●

- Phase 2 Classroom furniture for MOES, PRES and JSES Related Arts classes, Special Education Classes and Resource Rooms is being postponed for replacement to occur during Summer Break 2025
- Other Item(s) To Note: Phase 2 Furniture replacements are scheduled to take place during Summer Break 2025 to accommodate for the Principal requests to avoid disruptions during the school year

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 10/31/24

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

Paid and Committed Through 10/31/24	<u>\$173,496,986 (39.52%)</u>
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Total Remaining Funds to Commit (Including Program Contingency)	<u>\$265,538,014 (60.48%)</u>
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Program Contingency Activity in October 2024	
Savings Returned	\$ 0
Contingency Used	\$ 146,634

Program Contingency Remaining	<u>\$11,413,366</u>
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Original Project Level Contingencies	\$17,060,756
Current Project Level Contingencies	<u>\$13,941,541</u>

7. 2023 Bond Referendum Cash Flow Projections vs Actual Expenditures



1860



2023 Bond Referendum Cashflow Projections vs Actual

CASH FLOW: DATA thru October 2024															
2023 BOND REFERENDUM ONLY															
Projects	Project Total	Previously	Forecasted - 2024 Expenditures												% Project
	(Millions)	Spent	January	February	March	April	May	June	July	August	Sept	October	Nov	Dec	Total Budget
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	\$5.64	\$6.06			

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

8. 2023 Bond Referendum Community Outreach



2023 Bond Referendum Community Outreach



- Groundbreaking ceremony for May River High School CTE Addition is being coordinated to occur in January 2025; Date, time and parking instructions will be shared once coordination is finalized

9. Feedback on Q3 2024 CLOC Board Update (Nov. 12, 2024)



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



11. 2023 Bond Referendum Forward Looking Items and Events (No Activities to Report)



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





Citizen-Led Oversight Committee (CLOC) 2023 Bond Referendum

Ninth Meeting
(Okatie Elementary School Media Center and Via Zoom)
November 13, 2024