



Citizen-Led Oversight Committee (CLOC) 2023 Bond Referendum

Eleventh Meeting
(Okatie Elementary School Media Center and Via Zoom)
February 12, 2025

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 December 11, 2024
4. Glossary of Acronyms
5. Bond Sale Update
6. January 2025 Master Schedule Update
7. 2023 Bond Referendum Project Updates
8. 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



9. 2023 Bond Referendum Cash Flow Projections vs Actual Expenditures
10. 2023 Bond Referendum Community Outreach
11. 2023 Bond Referendum CLOC Sub-Committee Reports/Updates
12. 2023 Bond Referendum Forward Looking Items and Events
 - A. (Q4 2024 CLOC Board Update)
13. 2023 Bond Referendum Next Meeting March 12, 2025 (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. Bond Sale Update



2023 BOND UPDATE

Finance Team:

Tonya Crosby, CPA, CFO

Brian Nurick, Financial Advisor

Frannie Heizer, Bond Counsel

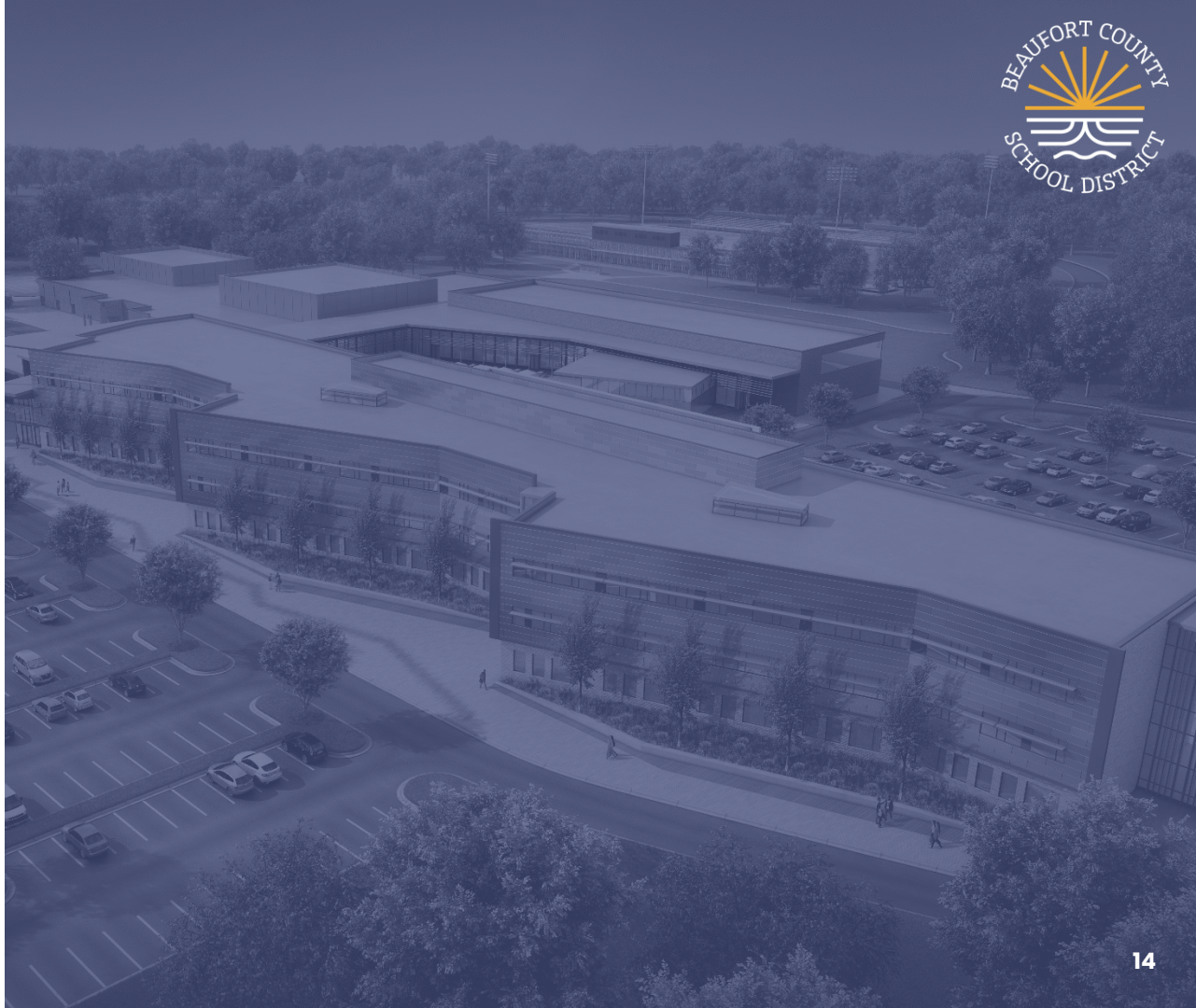


1. The \$50M Bond Anticipation Note (BAN) sale closed on 8/29/24.
 - Short-term, 8 bids, 3.15% interest rate
2. The \$182.5M Referendum Bond was scheduled to sell late January 2025.
 - Long-term bond market unfavorable in January.
 - Modified the strategy to take advantage of short-term rates.
3. Issue a permanent bond of \$50.7 million
 - Closes on February 15th, 2025.
 - 7 bids, 2.75% interest rate
 - Pays off BAN, paid in full March 2026
4. Issue a \$131.8 million bond in May/June
 - anticipating long term rates to be more favorable at that time
5. Credit Ratings affirmed at current rates:
 - Moody's=Aa1 and S&P=AA

6. January 2025 Master Schedule Update



7. 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
- Encroachment from Palmetto Bluff POA is still in negotiations



May River Elementary School

(Quackenbush Architects and Planners/TTC)



- The Town of Bluffton permit is on hold until the Palmetto Bluff Property Owners Association (POA) encroachment is negotiated
- Submittals are ongoing
- 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	●	●

- Site pad is complete for the CTE addition
- Sewer relocation scheduled to occur in February 2025
- Foundations scheduled to occur in February 2025
- Other Item(s) To Note: Groundbreaking Ceremony is scheduled to occur on February 11, 2025 at 2:00 PM



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)	●	●

- Design team is scheduled to present multiple site layout options on February 7, 2025
- SD's are scheduled to be received in Q2 2025
- 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; Steel and concrete slabs for section "A" are 100% complete; Section A rough in is ongoing; Section "B" is 75% complete
- 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 1 January 2025 Progress Photos



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
- DD's Cost review for the remaining phases occurred in December 2024
- 100% Construction Documents (CD's) are scheduled to be completed prior to the end of March 2025 to incorporate review comments from the DD cost review
- GMP Proposal is scheduled to be received in Q2 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
- DD's Cost review for the remaining phases occurred in December 2024
- 100% Construction Documents (CD's) are scheduled to be completed prior to the end of March 2025 to incorporate review comments from the DD cost review
- GMP Proposal is scheduled to be received in Q2 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)
- DD's Cost review for the remaining phases occurred in December 2024
- 100% Construction Documents (CD's) are scheduled to be completed prior to the end of March 2025 to incorporate review comments from the DD cost review
- GMP Proposal is scheduled to be received in Q2 2025

Technology Warehouse & Imaging Center

(Jumper Carter Sease/Shoreline Construction)



School Code - Project (Project Manager)	2023 Bond Referendum Scope	Budget	Schedule
01 – District Educational Services Center (MK)	Technology Warehouse & Imaging Center	●	●

- GMP Pricing is scheduled to be received in February 2025
- 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	●	●



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	●	●

- TTC SD pricing review occurred on January 29, 2025
- Pre-Application meeting with the City of Beaufort occurred on February 4, 2025
- 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		



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	●	●

- Review of SD's is complete
- DD's are scheduled for completion in February 2025; TTC DD's pricing is scheduled to be received in March 2025
- 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>

- HVAC unit for the art room HVAC unit is scheduled replacement during Spring break 2025
- HVAC materials are on order and scheduled to arrive prior to Summer break 2025
- Installation 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	<div></div>	<div></div>

- Installation 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 – COMPLETED	●	●
90 – Beaufort High School (MK)	Cameras at Parking Lots & Athletic Fields, Access Controls, Intrusion Alarm	●	●

- JSES: Construction is scheduled to begin in February 2025
- RSLA: Boring is scheduled for completion in February 2025; IT Room HVAC units are in place
- BHS: Boring is scheduled for completion in February 2025; Cabling is scheduled to begin after boring is complete

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

8. 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

FINANCIAL SUMMARY

Budget Summary 01/31/25

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

Paid and Committed Through 01/31/25	<u>\$178,810,697 (40.73%)</u>
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Total Remaining Funds to Commit (Including Program Contingency)	<u>\$260,224,303 (59.27%)</u>
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Program Contingency Activity in January 2025

Savings Returned	\$ 0
Contingency Used	\$ 0

Program Contingency Remaining	<u>\$11,413,366</u>
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Original Project Level Contingencies	\$17,060,756
Current Project Level Contingencies	<u>\$13,945,460</u>

9. 2023 Bond Referendum Cash Flow Projections vs Actual Expenditures





2023 Bond Referendum Cashflow Projections vs Actual

CASH FLOW: DATA thru January 2025																
2023 BOND REFERENDUM ONLY																
	Project Total	Previously	Forecasted - 2025 Expenditures													
Projects	(Millions)	Spent	January	February	March	April	May	June	July	August	Sept	October	Nov	Dec	Total	% Project Budget
Safety/Security & Tech. Enhancement Projects	\$17.95	\$0.23	\$0.00	\$0.00	\$0.46	\$0.89	\$1.40	\$0.71	\$0.48	\$0.29	\$0.09	\$0.07	\$0.09	\$0.21	\$4.91	27.38%
Technology Warehouse & Imaging Center	\$3.33	\$0.06	\$0.00	\$0.00	\$0.00	\$0.00	\$0.10	\$0.03	\$0.03	\$0.30	\$0.52	\$0.40	\$0.72	\$0.36	\$2.51	75.47%
Right Choices Kitchen Addition	\$2.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.02	\$0.00	\$0.00	\$0.00	\$0.00	\$0.03	\$0.00	\$0.00	\$0.05	2.12%
Riverview Charter School Gym Addition & Reno	\$17.92	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.17	\$0.00	\$0.23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.41	2.26%
New - May River Elementary	\$58.74	\$1.67	\$0.00	\$0.00	\$0.53	\$1.86	\$1.61	\$2.83	\$3.19	\$3.89	\$4.45	\$3.68	\$4.87	\$3.17	\$31.75	54.04%
New Early Learning Center (RRA Campus)	\$27.77	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.26	\$0.00	\$0.00	\$0.00	\$0.34	\$0.00	\$0.00	\$0.00	\$0.60	2.16%
New Lady's Island Middle & Demo Old School	\$61.51	\$0.23	\$0.00	\$0.23	\$0.00	\$0.00	\$0.34	\$0.00	\$0.00	\$0.00	\$0.00	\$0.57	\$0.00	\$0.00	\$1.38	2.24%
Hilton Head Island High New Const., Reno & Demo	\$157.52	\$8.75	\$1.31	\$4.83	\$0.96	\$0.96	\$1.91	\$2.15	\$2.41	\$3.02	\$3.01	\$3.37	\$3.78	\$5.40	\$41.85	26.57%
School Furniture Replacement	\$1.81	\$0.63	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.17	\$0.00	\$0.00	\$0.00	\$1.81	100.00%
HVAC Replacements	\$16.36	\$0.38	\$0.00	\$0.00	\$0.15	\$0.16	\$0.07	\$0.16	\$0.68	\$0.83	\$0.79	\$0.31	\$0.14	\$0.11	\$3.78	23.09%
Beaufort High CTE New Const. & Reno	\$7.66	\$0.07	\$0.07	\$0.00	\$0.09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.20	\$0.00	\$0.43	5.61%
May River High CTE New Const. & Reno	\$16.21	\$0.10	\$0.00	\$0.00	\$0.02	\$0.64	\$0.57	\$0.53	\$1.02	\$0.88	\$0.96	\$1.20	\$1.17	\$2.05	\$9.13	56.35%
Bluffton High CTE New Const.	\$11.90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.11	\$0.00	\$0.00	\$0.15	\$0.00	\$0.00	\$0.26	2.19%
Parking Lot Reconfiguration & Paving Projects	\$13.37	\$0.88	\$0.00	\$0.00	\$0.00	\$0.00	\$0.04	\$0.04	\$0.03	\$0.00	\$0.00	\$0.00	\$0.00	\$0.26	\$1.24	9.31%
Sub-Total (Including District Level Costs)	\$439.04	\$13.87	\$1.39	\$5.71	\$2.80	\$4.95	\$6.78	\$7.08	\$8.43	\$9.89	\$11.89	\$10.24	\$11.44	\$12.04		
Forecasted Total			\$15.26	\$20.98	\$23.77	\$28.72	\$35.50	\$42.58	\$51.01	\$60.90	\$72.79	\$83.03	\$94.48	\$106.51		
Actual Spent			\$17.41													

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

10. 2023 Bond Referendum Community Outreach



2023 Bond Referendum Community Outreach



- Groundbreaking ceremony for May River High School CTE Addition is scheduled to occur on February 11, 2025 at 2:00 PM

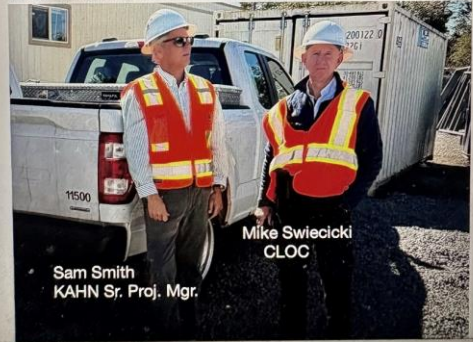
11. 2023 Bond Referendum CLOC Sub- Committee Reports/ Updates



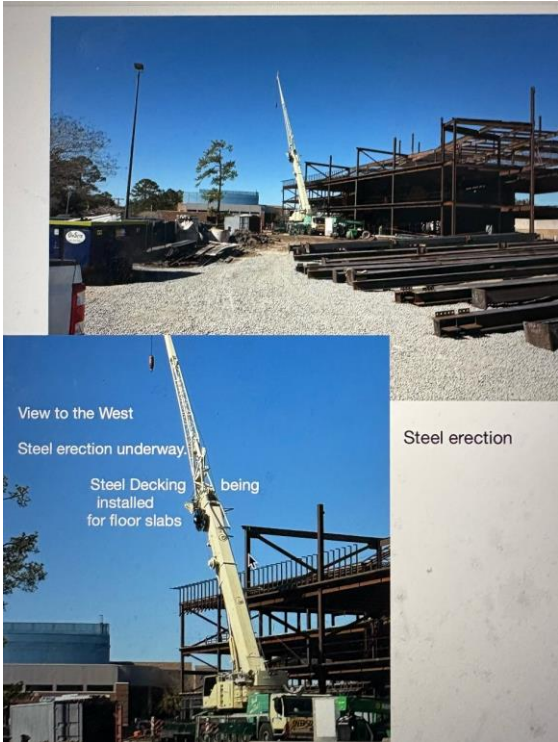
2023 Bond Referendum Project Subcommittee Report



CLOC Project Subcommittee - 2023 Bond Referendum
Site Inspection - Hilton Head Island High School
February 3, 2025

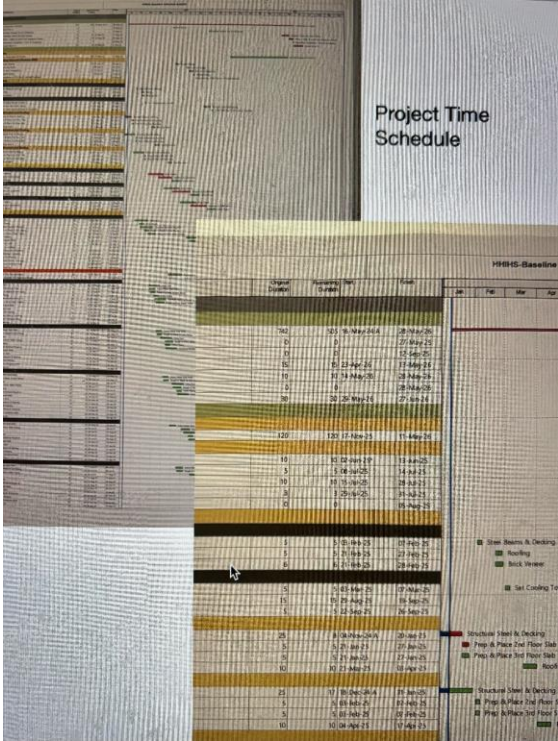
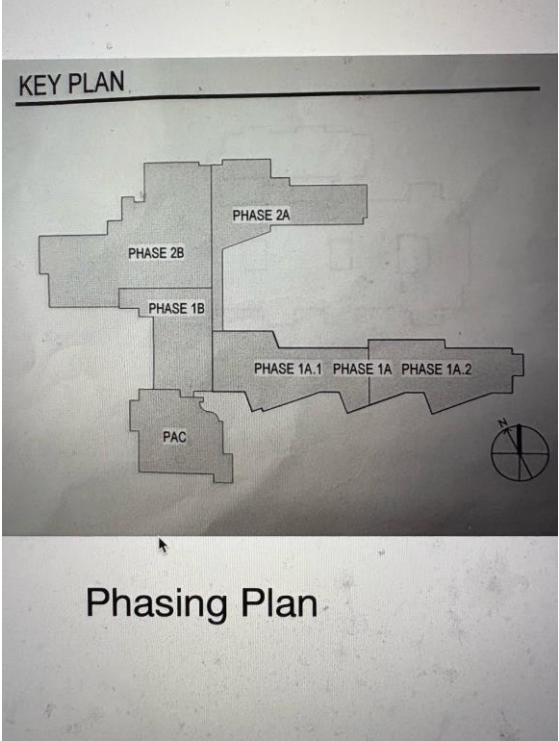
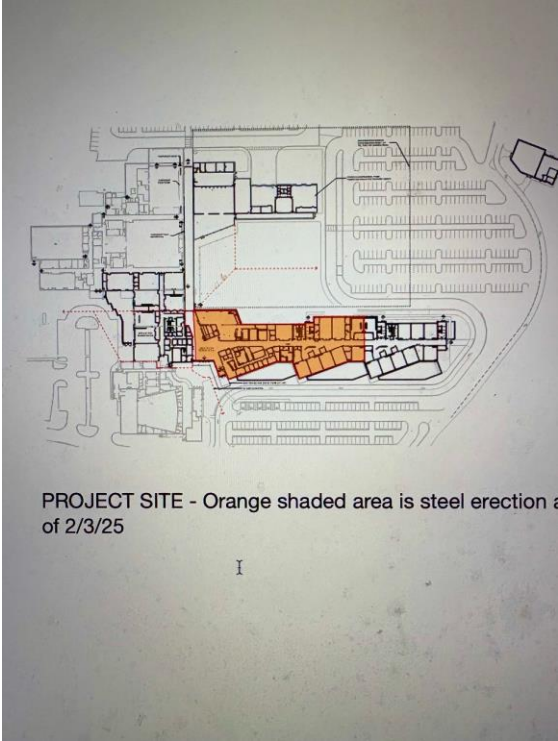


Steel erection in progress.
Masonry Stair towers



Steel erection

2023 Bond Referendum Project Subcommittee Report



2023 Bond Referendum Project Subcommittee Report



How about those Birds! 40 - 22

12. 2023 Bond Referendum Forward Looking Items and Events (Q4 2024 CLOC Board Update)



13. 2023 Bond Referendum Next Meeting Mar. 12, 2025 (Location TBD)





Citizen-Led Oversight Committee (CLOC) 2023 Bond Referendum

Eleventh Meeting
(Okatie Elementary School Media Center and Via Zoom)
February 12, 2025