



# Citizen-Led Oversight Committee (CLOC) 2023 Bond Referendum

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Twelfth Meeting  
(Okatie Elementary School Media Center and Via Zoom)  
March 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. January 2025 Master Schedule 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
  - A. (CLOC Board Update)
12. 2023 Bond Referendum Next Meeting April 9, 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

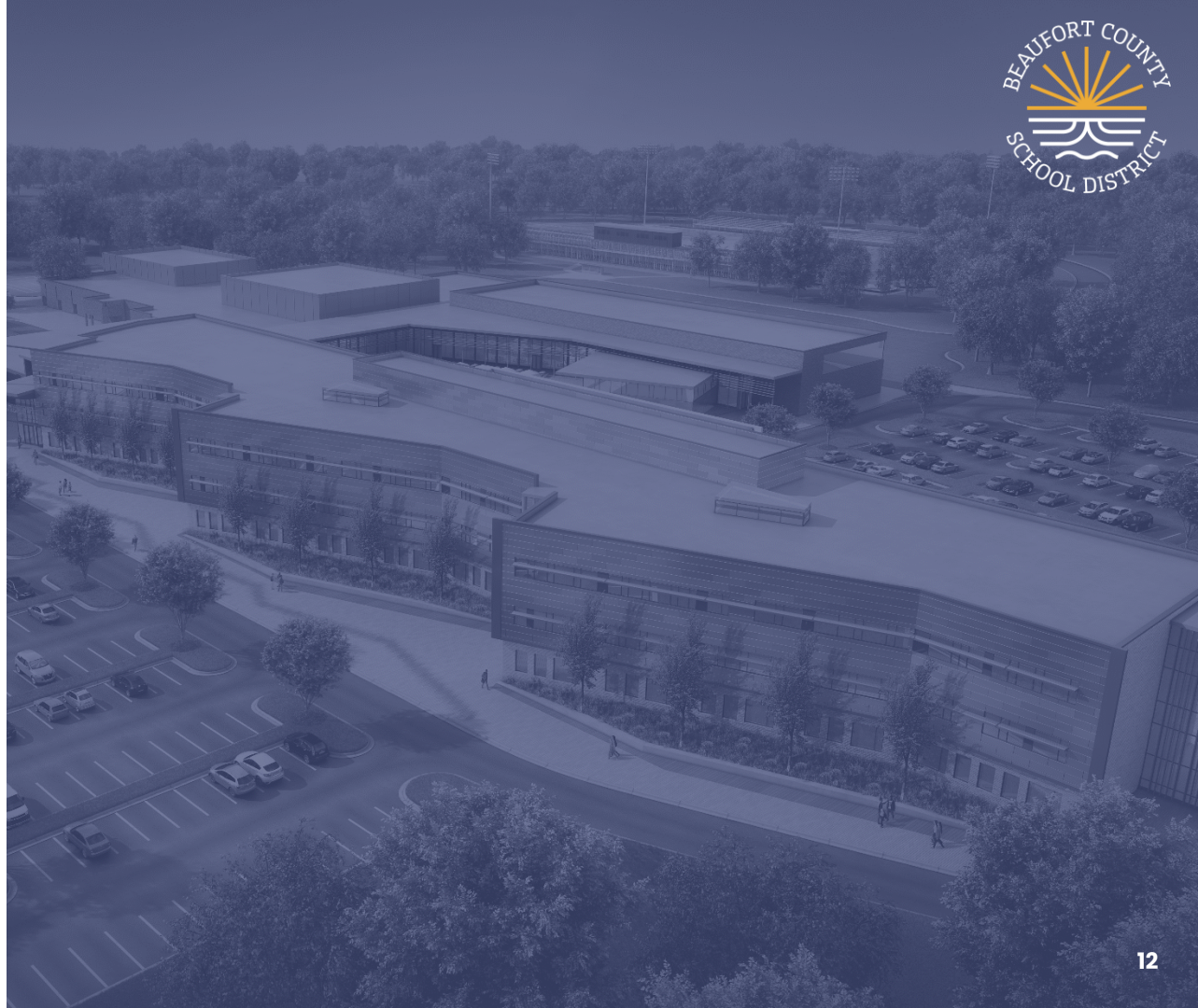
MRHS – May River High School  
OES – Okatie Elementary School  
PRES – Port Royal Elementary School  
PVES – Pritchardville Elementary School  
RCES – Red Cedar Elementary School  
RRA – River Ridge Academy  
RSLA – Robert Smalls Leadership Academy  
RVCS – Riverview Charter School  
SHELC – St. Helena 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. February 2025 Master Schedule Update



# 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	<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	●	●

- Sewer relocation and foundations are complete
- Slab is scheduled to be poured in March 2025
- Other Item(s) To Note: None at this time



# 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 presented layout options in February 2025; Designer is working on additional options; Options will be presented on March 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; Framing and corridor masonry for section "A" is 90% complete; 2<sup>nd</sup> and 3<sup>rd</sup> floor slab has been poured for Section "B"; Rough in for mechanical and electrical has begun; Section "C" steel is 60% 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 February 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
- 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
- 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)
- 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



# Beaufort High School

## (Jumper Carter Sease Architects/TTC)



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



# Beaufort High School

## (Jumper Carter Sease Architects/TTC)



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

- DD's are scheduled to be issued to TTC for pricing in March 2025; TTC pricing is scheduled to be received in April 2025
- Other Item(s) To Note: None at this time



# Lady's Island Middle School

## (Quackenbush Architects and Planners/TTC)



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

## (Quackenbush Architects and Planners/TTC)



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	●	●

- Rezoning application to the City of Beaufort has been submitted
- SD's reviewed comments have been issued to QAP; SD's resubmittal is scheduled to be received in March 2025
- Other Item(s) To Note: None at this time

# Port Royal Elementary School

## (Jumper Carter Sease Architects/TTC)



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

- Replacement of the HVAC unit for the art room is complete
- 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



# Technology Warehouse & Imaging Center

## (Jumper Carter Sease Architects/Shoreline Construction)



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

- Amendment No. 07 for the Technology Warehouse & Imaging Center was approved at the February 18, 2025 Board meeting
- CM is working on submittals
- Construction schedule is being coordinated with the delivery of the prefab facility
- Other Item(s) To Note: None at this time



# Whale Branch Elementary School

## (Jumper Carter Sease Architects/Ajax Building Co.)



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

- 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: Boring is in progress
- RSLA: Boring is complete; Cabling is scheduled to begin in March 2025
- BHS: Boring is complete; 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

# 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

- See handout/attachment for details



# 2023 Bond Referendum Financial Reports and Summary

## FINANCIAL SUMMARY

### Budget Summary 02/28/25

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

### Paid and Committed Through 02/28/25

\$182,549,700 (41.58%)

### Total Remaining Funds to Commit (Including Program Contingency)

\$256,485,300 (58.42%)

### Program Contingency Activity in February 2025

Savings Returned	\$500,000
Contingency Used	<u>\$188,494</u>

### Program Contingency Remaining

\$11,724,872

### Original Project Level Contingencies

### Current Project Level Contingencies

\$17,060,756

\$13,814,280

# 8. 2023 Bond Referendum Cash Flow Projections vs Actual Expenditures





# 2023 Bond Referendum Cashflow Projections vs Actual

CASH FLOW: DATA thru February 2025																
2023 BOND REFERENDUM ONLY																
Projects	Project Total	Previously	Forecasted - 2025 Expenditures												% Project	
	(Millions)	Spent	January	February	March	April	May	June	July	August	Sept	October	Nov	Dec	Total	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	\$19.18												

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



- On March 6, 2025 a hard hat tour of the Hilton Head Island High School was given as part of the A4LE (Association for Learning Environments) conference attended by architects, contractors, and school district staff from across South Carolina
- Topping out ceremony for HHIHS is tentatively scheduled to occur on March 18, 2025 at 1:00PM; Details will be shared once finalized

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





# 11. 2023 Bond Referendum Forward Looking Items and Events (CLOC Board Update)



12. 2023 Bond  
Referendum  
Next Meeting  
April 9, 2025  
(Location TBD)







# Citizen-Led Oversight Committee (CLOC) 2023 Bond Referendum

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Twelfth Meeting  
(Okatie Elementary School Media Center and Via Zoom)  
March 12, 2025