



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

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Fourteenth Meeting  
(Okatie Elementary School Media Center and Via Zoom)  
May 14, 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 Alleginace
2. Public Comments
3. Approval of Draft CLOC Meeting Minutes from April 9, 2025
4. Glossary of Acronyms
5. April 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 Update

# PRESENTATION AGENDA



8. 2023 Bond Referendum Cash Flow Projections vs Actual Expenditures
9. 2023 Bond Referendum Community Outreach (No Activity to Report)
10. 2023 Bond Referendum CLOC Sub-Committee Reports/Updates
11. 2023 Bond Referendum Forward Looking Items and Events
12. 2023 Bond Referendum Next Meeting May 14, 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  
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. March 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
- Discussions will resume with the Palmetto Bluff POA after receipt of the Traffic Analysis



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



- Discussions will resume with the Palmetto Bluff POA after receipt of the traffic analysis impact study in May 2025
- 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	●	●

- Steel has begun; Mezzanine beams are in place; Concrete slab for the Mezzanine floor is scheduled to be poured in May 2025; Rough in for MEP has begun
- Masonry brick is scheduled to arrive in June 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)	●	●

- Public reading for the annexation and rezoning is scheduled to occur on May 13, 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)



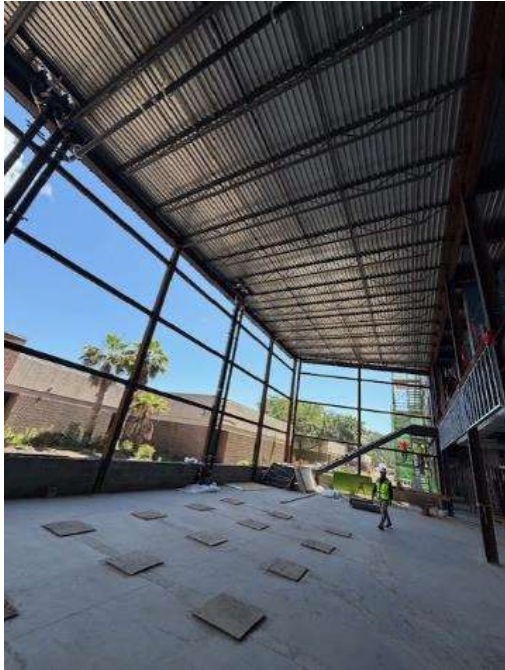
**Phase 1:** Contractual Substantial Completion date is June 19, 2026

- 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; Section "A" sheetrock and glazing has begun; Section "B" is 85% complete on framing and HVAC; Section "C" is 85% complete on framing and HVAC
- 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 April 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) have been received and issued to MBK for GMP pricing
- 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) have been received and issued to MBK for GMP pricing
- 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) have been received and issued to MBK for GMP pricing
- 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 have been issued to TTC for pricing; Pricing is scheduled to be received in May 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	●	●

- Final SD's submittal is scheduled to occur in May 2025
- The City of Beaufort Planning & Zoning has approved the zoning request; First reading at city council is scheduled to occur in May 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	●	●

- Preliminary work occurred during Spring break 2025
- HVAC installation is scheduled to occur during Summer break 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	●	●

## Status Flag Comments:

1 ● See 2023 Referendum Project Contingency Log for details

- Construction has begun; Sitework and utilities are ongoing
- Shop drawings are in review
- 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	●	●

- HVAC installation is scheduled 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: Camera installation has begun
- RSLA: Camera installation has begun
- BHS: Cabling has begun

# 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 04/30/25

Beginning Original Budget  
Current Budget

\$439,035,000  
\$439,035,000

### Paid and Committed Through 04/30/25

\$182,599,654 (41.59%)

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

\$256,435,346 (58.41%)

### Program Contingency Activity in April 2025

Savings Returned  
Contingency Used

\$0  
\$0

### 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 April 2025																
2023 BOND REFERENDUM ONLY																
Projects	Project Total (Millions)	Previously 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	\$19.18	\$25.05	\$31.07										

Total Funding	\$439,035,000	(BAN sale closed on 8/29/24)
Total of Bond Sales to Date	\$50,000,000	(1st Bond Sale closed on 2/13/25 - Total Amount \$50.3M)



## 9. 2023 Bond Referendum Community Outreach (No Activity to Report)



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



# 11. 2023 Bond Referendum Forward Looking Items and Events



12. 2023 Bond  
Referendum  
Next Meeting  
June 11, 2025  
(Location TBD)







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

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Fourteenth Meeting  
(Okatie Elementary School Media Center and Via Zoom)  
May 14, 2025