



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

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Sixteenth Meeting  
(Okatie Elementary School Media Center and Via Zoom)  
July 9, 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 June 11, 2025
4. Glossary of Acronyms
5. June 2025 Master Schedule (No Update)
6. 2023 Bond Referendum Bond Sale 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 Update

# PRESENTATION AGENDA



9. 2023 Bond Referendum Cash Flow Projections vs Actual Expenditures
10. 2023 Bond Referendum Community Outreach (No Activity to Report)
11. 2023 Bond Referendum CLOC Sub-Committee Reports/Updates
12. 2023 Bond Referendum Forward Looking Items and Events
  - A. Q2 2025 – 2023 Bond Referendum CLOC Board Update – August 5, 2025
13. 2023 Bond Referendum Next Meeting August 13, 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. June 2025 Master Schedule (No Update)





# 6. 2023 Bond Referendum Bond Sale Update



# 2023 BOND REFERENDUM 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.
3. Issued a permanent bond of \$50.7 million 2/15/25
  - 7 bids, 2.75% interest rate
  - Pays off BAN, paid in full March 2026
4. Issued a \$132.2 million bond 5/29/25
  - 8 bids, 4.07% interest rate
  - Bank of America Securities won the bid
5. Depending on the status of the bond market and cash flows, the next bonds are anticipated to be issued in January 2026 and January 2027.

7/9/25



# 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	● 1	●

**Status Flag Comments:**

1 ● See 2023 Referendum Project Contingency Log for details



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



- Town of Bluffton Land Disturbance Development Permit has been issued
- Silt fence inspection is scheduled to occur in July 2025
- Tree removal is scheduled to begin in July 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	●	●

- JROTC Building dry in is complete; Roof top units have been installed; Fire sprinkler pipe is complete; Rough in continues to progress; Foundation brick is complete
- CTE Roof decking is 50% complete; Dry in is scheduled to occur in July 2025; Rough in is progressing
- 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)	●	●

- Structural narrative and storm water impact review is pending; SD's are scheduled to be received in August 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

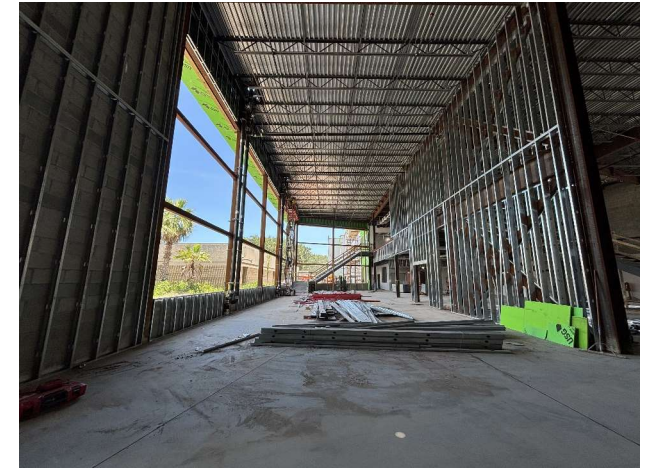
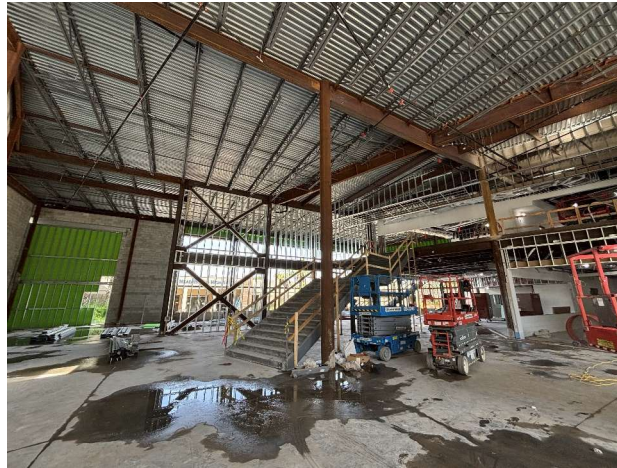
- Site Work: Scope is proceeding on schedule
- Phase 1A: Scope includes construction of a 3-story classroom addition (approximately 144,000 SF) and a mechanical support building; 1<sup>st</sup> floor sheetrock installation is 30% complete, ceiling grid installation is 40% complete, MEP rough in is complete ; 2<sup>nd</sup> floor sheetrock installation is 10% complete, ceiling grid installation has begun, MEP rough in is 90% complete; 3<sup>rd</sup> floor MEP rough in is 30% complete; Roofing in Section "A" is complete; Section "B" roofing is scheduled to begin in July 2025
- 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 ongoing; Full scope of work will be addressed once Phase 1A is complete



# Hilton Head Island High School (Little Diversified Architectural Consulting, Inc./MBK)



## Phase 1 June 2025 Progress Photos



# Hilton Head Island High School (Little Diversified Architectural Consulting, Inc./MBK)



## Phase 1 June 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
- GMP Proposal is scheduled to be received in August 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
- GMP Proposal is scheduled to be received in August 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)
- GMP Proposal is scheduled to be received in August 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	●	●

- CD's are scheduled to begin in July 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	●	●

- Re-Zoning to Industrial/Campus Classification was approved by the City of Beaufort; DD's have begun
- Construction phasing discussions occurred in June 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	●	●

- Classroom units are scheduled for completion in July 2025; Roof Top Units have experienced a manufacturer delay and are being coordinated for installation during the Fall semester
- Other Item(s) To Note: The current HVAC unit delays are not impacting the current operations of the facility; The existing units are operational and will continue to operate until the new units arrive

# 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

- Sitework and utilities continue to progress; Site work completion is scheduled to occur in August 2025
- Structure is in queue for production; Shop drawing review is ongoing
- 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 Pre-Test & Balance is complete; Installation is scheduled to occur in July 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: Cameras are installed, programming is complete
- RSLA: Cameras are installed, programming is scheduled for completion in July 2025
- BHS: Cameras are installed, programming is scheduled for completion in July 2025

# 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 are ongoing
- Other Item(s) To Note: None at this time

# 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 06/30/25

Beginning Original Budget  
Current Budget

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

### Paid and Committed Through 06/30/25

\$183,779,120 (41.86%)

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

\$255,255,880 (58.14%)

### Program Contingency Activity in June 2025

Savings Returned  
Contingency Used

\$0  
\$0

### Program Contingency Remaining

\$11,746,970

Original Project Level Contingencies  
Current Project Level Contingencies

\$17,060,756  
\$13,652,014

# 9. 2023 Bond Referendum Cash Flow Projections vs Actual Expenditures



# 2023 Bond Referendum Cashflow Projections vs Actual



CASH FLOW: DATA thru June 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
District Level Costs	\$24.99	\$1.18	\$0.13	\$0.15	\$0.02	\$0.15	\$0.16	\$0.20	\$0.52	\$0.41	\$0.42	\$0.45	\$0.44	\$0.69	\$4.90	19.61%
actuals		\$1.18	\$0.13	\$0.15	\$0.02	\$0.15	\$0.16	\$0.13							\$1.91	7.65%
Safety/Security & Tech. Enhancement Projects	\$17.95	\$0.23	\$0.02	\$0.01	\$0.00	\$1.04	\$0.78	\$0.46	\$0.37	\$0.43	\$0.57	\$0.69	\$0.85	\$0.59	\$6.04	33.64%
actuals		\$0.23	\$0.02	\$0.01	\$0.00	\$1.04	\$0.78	\$0.29							\$2.36	13.16%
Technology Warehouse & Imaging Center	\$3.51	\$0.05	\$0.02	\$0.00	\$0.01	\$0.00	\$0.08	\$0.13	\$0.25	\$0.25	\$0.40	\$0.58	\$0.58	\$0.43	\$2.77	78.75%
actuals		\$0.05	\$0.02	\$0.00	\$0.01	\$0.00	\$0.08	\$0.12							\$0.28	8.04%
Right Choices Kitchen Addition	\$2.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.02	\$0.00	\$0.00	\$0.00	\$0.00	\$0.03	\$0.05	2.12%
actuals		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							\$0.00	0.12%
Riverview Charter School Gym Addition & Reno	\$17.92	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.16	\$0.00	\$0.00	\$0.25	\$0.03	\$0.00	\$0.44	2.47%
actuals		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							\$0.00	0.01%
New - May River Elementary	\$58.74	\$1.67	\$0.00	\$0.16	\$1.17	\$1.49	\$0.66	\$0.66	\$0.97	\$1.26	\$1.36	\$2.92	\$1.92	\$3.30	\$17.53	29.84%
actuals		\$1.67	\$0.00	\$0.16	\$1.17	\$1.49	\$0.66	\$0.20							\$5.34	9.10%
New Early Learning Center (RRA Campus)	\$27.80	\$0.00	\$0.14	\$0.00	\$0.04	\$0.02	\$0.06	\$0.00	\$0.31	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.57	2.05%
actuals		\$0.00	\$0.14	\$0.00	\$0.04	\$0.02	\$0.06	\$0.04							\$0.30	1.08%
New Lady's Island Middle & Demo Old School	\$61.45	\$0.23	\$0.00	\$0.28	\$0.05	\$0.00	\$0.01	\$0.06	\$0.00	\$0.00	\$0.64	\$0.00	\$0.00	\$0.00	\$1.27	2.07%
actuals		\$0.23	\$0.00	\$0.28	\$0.05	\$0.00	\$0.01	\$0.01							\$0.57	0.93%
Hilton Head Island High New Const., Reno & Demo	\$157.52	\$8.75	\$3.28	\$0.01	\$4.56	\$2.65	\$9.44	\$5.03	\$4.28	\$3.91	\$4.75	\$5.82	\$4.99	\$4.81	\$62.30	39.55%
actuals		\$8.75	\$3.28	\$0.01	\$4.56	\$2.65	\$9.44	\$8.28							\$36.97	23.47%



# 2023 Bond Referendum Cashflow Projections vs Actual

CASH FLOW: DATA thru June 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
School Furniture Replacement	\$1.81	\$0.63	\$0.00	\$0.00	\$0.02	\$0.00	\$0.00	\$0.00	\$0.50	\$0.00	\$0.65	\$0.00	\$0.00	\$0.00	\$1.81	100.00%
actuals		\$0.63	\$0.00	\$0.00	\$0.02	\$0.00	\$0.00	\$0.00	\$0.00						\$0.66	36.28%
HVAC Replacements	\$16.33	\$0.07	\$0.00	\$0.00	\$0.00	\$0.02	\$0.09	\$0.68	\$1.00	\$0.86	\$0.51	\$0.21	\$0.22	\$0.00	\$3.67	22.47%
actuals		\$0.07	\$0.00	\$0.00	\$0.00	\$0.02	\$0.09	\$0.66							\$0.84	5.16%
Beaufort High CTE New Const. & Reno	\$7.78	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.03	\$0.00	\$0.10	\$0.16	\$0.00	\$0.00	\$0.03	\$0.33	4.21%
actuals		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.12							\$0.12	1.57%
May River High CTE New Const. & Reno	\$16.21	\$0.10	\$0.00	\$1.15	\$0.02	\$0.62	\$0.09	\$3.23	\$1.42	\$1.57	\$1.73	\$2.40	\$1.29	\$0.32	\$13.94	85.99%
actuals		\$0.10	\$0.00	\$1.15	\$0.02	\$0.62	\$0.09	\$0.87							\$2.85	17.57%
Bluffton High CTE New Const.	\$11.84	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.16	\$0.00	\$0.13	\$0.00	\$0.02	\$0.30	2.57%
actuals		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							\$0.00	0.01%
Parking Lot Reconfiguration & Paving Projects	\$12.87	\$0.94	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.06	\$0.00	\$0.00	\$0.10	\$0.12	\$0.58	\$1.80	14.00%
actuals		\$0.94	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							\$0.94	7.30%
Forecasted Sub-Total (Including District Level Costs)	\$439.04	\$13.85	\$3.58	\$1.75	\$5.89	\$6.00	\$11.36	\$10.48	\$9.84	\$8.96	\$11.20	\$13.55	\$10.43	\$10.81	\$117.72	26.81%
Actual Sub-Total (Including District Level Costs)		\$13.85	\$3.58	\$1.75	\$5.89	\$6.00	\$11.36	\$10.71							\$53.15	12.11%
Forecasted Total	\$439.04	\$13.85	\$17.43	\$19.19	\$25.08	\$31.08	\$42.45	\$52.93	\$62.77	\$71.73	\$82.93	\$96.48	\$106.91	\$117.72		26.81%
Actual Spent		\$13.85	\$17.43	\$19.19	\$25.08	\$31.08	\$42.45	\$53.15								

Total Funding	\$439,035,000	(BAN sale closed on 8/29/24)
Total of Bond Sales to Date	\$182,200,000	(1st Bond Sale closed on 2/13/25 - Total Amount \$50.3M) (2nd Bond Sale closed on 5/29/25 - Total Amount \$132.2M)



# 10. 2023 Bond Referendum Community Outreach (No Activity to Report)



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



# 12. 2023 Bond Referendum Forward Looking Items and Events



## **2023 Bond Referendum Forward Looking Items and Events**



A. Q2 2025 – 2023 Bond Referendum CLOC Board Update – August 5, 2025



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





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

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Sixteenth Meeting  
(Okatie Elementary School Media Center and Via Zoom)  
July 9, 2025