



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

---

Eighteenth Meeting  
(Okatie Elementary School Media Center and Via Zoom)  
September 10, 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 July 9, 2025
4. Glossary of Acronyms
5. July 2025 Master Schedule
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
10. 2023 Bond Referendum CLOC Sub-Committee Reports/Updates
11. 2023 Bond Referendum Forward Looking Items and Events
12. 2023 Bond Referendum Next Meeting September 10, 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. July 2025 Master Schedule





# 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	● 1	●

**Status Flag Comments:**

1 ● See 2023 Referendum Project Contingency Log for details



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



- Tree removal and stumping is scheduled for completion in September 2025
- Dewatering and Grading is scheduled to begin in September 2025
- Building pad is scheduled to begin in November 2025
- Other Item(s) To Note: Ground Breaking Ceremony is being coordinated to occur in October 2025





# 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 Rough in continues to progress; Ceiling installation is scheduled to begin in September 2025
- CTE Masonry is 90% complete; Rough in is progressing in CTE spaces; Ceiling installation on South portion of CTE will begin in September 2025
- Additions are scheduled to be energized in September 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)	●	●

- SD's are scheduled to be received in October 2025 due to the structural Geotech report and wetlands delineation negotiations with the Town of Bluffton being scheduled for completion in September 2025
- Other Item(s) To Note: None at this time

# Bluffton High School

## (Jumper Carter Sease Architects/MBK)



School Code - Project (Project Manager)	2023 Bond Referendum Scope	Budget	Schedule
98 – Bluffton High School (TS)	CTE Addition	●	●

- SD's Review meeting occurred in August 2025; Comments were issued to the designer of record and will be addressed in the next submittal in September 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 95% complete, ceiling grid installation is complete; 2<sup>nd</sup> floor sheetrock installation is 95% complete, ceiling grid installation is 95% complete; 3<sup>rd</sup> floor MEP rough in is 90% complete; Section "C" roofing is complete; Transformers for the facility are being installed; Building is scheduled to be energized in October 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 HVAC rough in and Steel installation is complete; Full scope of work will be addressed once Phase 1A is complete

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



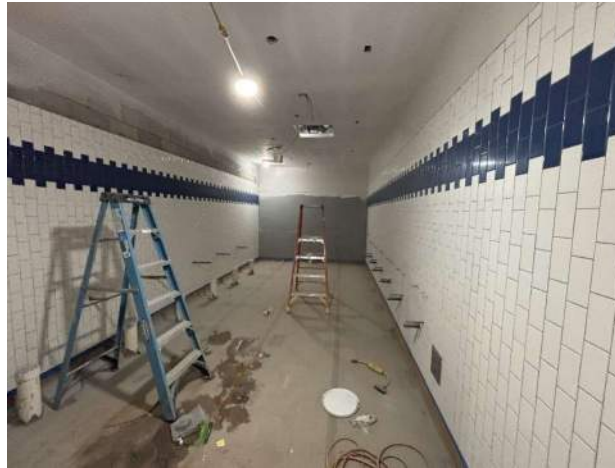
## Phase 1 - August 2025 Progress Photos



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



## Phase 1 - August 2025 Progress Photos

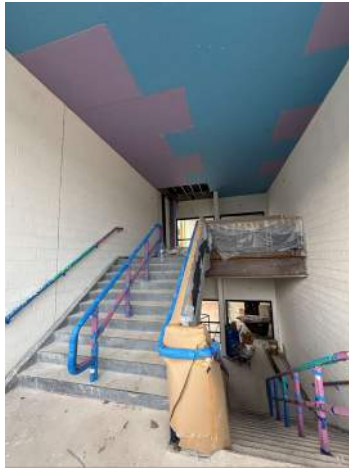




# Hilton Head Island High School (Little Diversified Architectural Consulting, Inc./MBK)



## Phase 1 - August 2025 Progress Photos



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



## Phase 1 - August 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 September 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 September 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 September 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	●	●

- Revised DD's have been received; Review is scheduled to occur in September 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	●	●

- 50% CD's are ongoing;
- DD's presentation to school staff occurred in August 2025
- DD's presentation to SIC and the Public is scheduled to occur on October 14, 2025 at 6PM at LIMS; Room location is being coordinated
- Other Item(s) To Note: None at this time

# Riverview Charter School

## (Caplea Coe Architects/TTC)



School Code - Project (Project Manager)	2023 Bond Referendum Scope	Budget	Schedule
20 – Riverview Charter School (MK)	Gym Addition & Renovation	●	●

- Kick-off meeting with TTC is occurred in August 2025; SD's are scheduled to be received in September 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

- Concrete pad is scheduled for completion in September 2025;
- Pre-engineered metal structure is on site
- Other Item(s) To Note: None at this time



# James J. David Early Childhood Center

## (Ward Edwards Engineering/Shoreline)



School Code - Project (Project Manager)	2023 Bond Referendum Scope	Budget	Schedule
52 – James J. Davis Early Childhood Center (BF)	New Parking Lot and Resurfacing of Existing Parking Lot	●	●

- DD's are scheduled to be received in September 2025; Permitting has begun
- Other Item(s) To Note: None at this time



# St. Helena Elementary School

## (Ward Edwards Engineering/Shoreline)



School Code - Project (Project Manager)	2023 Bond Referendum Scope	Budget	Schedule
39 – St. Helena Elementary School (BF)	Parking Lot Reconfiguration	●	●

- SD's are in progress; Completion is scheduled to occur in September 2025
- Other Item(s) To Note: None at this time

# Safety/Security Improvements



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 (BF)	Cameras at Parking Lots, Playgrounds & Athletic Fields, Access Controls, Intrusion Alarm	●	●
87 – Hilton Head Island Middle School (BF)	Cameras at Parking Lots & Athletic Fields, Access Controls, Intrusion Alarm – COMPLETE	●	●
90 – Beaufort High School (BF)	Cameras at Parking Lots & Athletic Fields, Access Controls, Intrusion Alarm	●	●
94 – Whale Branch Early College High School (BF)	Cameras at Parking Lots & Athletic Fields, Access Controls, Intrusion Alarm	●	●

- JSES: Server is scheduled to arrive in September 2025; Programming will be finalized in September 2025
- RSLA: Server is on site; Programming will be finalized in September 2025
- BHS: Programming is scheduled for completion in September 2025
- WBECHS: Amendment was approved at the August 22, 2025, Board Work Session; Submittals are ongoing
- Other Item(s) To Note: Pricing is ongoing for the next round of projects which include the Whale Branch Elementary & Middle School, and Bluffton campus schools

# 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 08/31/25

Beginning Original Budget  
Current Budget

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

### Paid and Committed Through 08/31/25

\$186,349,878 (42.45%)

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

\$252,685,122 (57.55%)

### Program Contingency Activity in August 2025

Savings Returned  
Contingency Used

\$0  
\$507,968

### Program Contingency Remaining

\$11,239,002

Original Project Level Contingencies  
Current Project Level Contingencies

\$17,060,756  
\$13,649,536

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





# 2023 Bond Referendum Cashflow Projections vs Actual

CASH FLOW: DATA thru August 2025																
2023 BOND REFERENDUM ONLY																
Projects	Project Total (Millions)	Previously Spent	Forecasted - 2025 Expenditures													% Project Budget
			January	February	March	April	May	June	July	August	Sept	October	Nov	Dec	Total	
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	\$0.37	\$0.02					\$2.30	9.21%
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	\$0.21	\$0.03					\$2.60	14.51%
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	\$0.22	\$0.34					\$0.84	24.03%
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	\$0.00					\$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	\$0.00					\$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	\$0.05	\$2.24					\$7.64	13.00%
New Early Learning Center (RRA Campus)	\$27.80	\$0.00	\$0.14	\$0.00	\$0.04	\$0.02	\$0.05	\$0.00	\$0.31	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.56	2.02%
actuals		\$0.00	\$0.14	\$0.00	\$0.04	\$0.02	\$0.05	\$0.04	\$0.00	\$0.00					\$0.29	1.06%
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	\$0.00	\$0.07					\$0.65	1.05%
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	\$0.15	\$6.40					\$43.52	27.63%



# 2023 Bond Referendum Cashflow Projections vs Actual

School Furniture Replacement	\$1.81	\$0.66	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.61	\$0.00	\$0.54	\$0.00	\$0.00	\$0.00	\$1.81	100.00%
actuals		\$0.66	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.10					\$0.75	41.77%
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	22.46%
actuals		\$0.07	\$0.00	\$0.00	\$0.00	\$0.02	\$0.09	\$0.66	\$0.79	\$1.13					\$2.77	16.94%
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	\$0.03	\$0.00					\$0.15	1.91%
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	\$3.05	\$0.01					\$5.91	36.48%
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	\$0.04					\$0.04	0.36%
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	\$0.03	\$0.03					\$1.00	7.74%
Forecasted Sub-Total (Including District Level Costs)	\$439.04	\$13.88	\$3.58	\$1.75	\$5.87	\$6.00	\$11.36	\$10.48	\$9.96	\$8.96	\$11.09	\$13.55	\$10.43	\$10.81	\$117.71	26.81%
Actual Sub-Total (Including District Level Costs)		\$13.88	\$3.58	\$1.75	\$5.87	\$6.00	\$11.36	\$10.71	\$4.91	\$10.41					\$68.47	15.60%
Forecasted Total	\$439.04	\$13.88	\$17.46	\$19.21	\$25.08	\$31.08	\$42.44	\$52.92	\$62.87	\$71.83	\$82.92	\$96.47	\$106.90	\$117.71		26.81%
Actual Spent		\$13.88	\$17.46	\$19.21	\$25.08	\$31.08	\$42.44	\$53.15	\$58.06	\$68.47						

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)



# 9. 2023 Bond Referendum Community Outreach



## Community Outreach



- Groundbreaking ceremony for May River Elementary School being coordinated and is tentatively set to occur in September 2025; Details will be provided once finalized
- Design Development presentation to SIC and the Public is scheduled to occur on October 14, 2025 at 6PM at LIMS; Room location is being coordinated

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



# 11. 2023 Bond Referendum Forward Looking Items and Events



12. 2023 Bond  
Referendum  
Next Meeting  
Oct. 8, 2025  
(Location TBD)







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

---

Eighteenth Meeting  
(Okatie Elementary School Media Center and Via Zoom)  
September 10, 2025