



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

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Nineteenth Meeting  
(Hilton Head Island High School Media Center and Via Zoom)  
October 8, 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 September 10, 2025
4. Glossary of Acronyms
5. September 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 November 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. 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 is complete; Stumping is scheduled for completion in October 2025 due to weather conditions not being favorable
- Dewatering and Grading is ongoing; Retainage pond excavation has begun
- Building pad lift installations have begun; Building pad is scheduled to begin in November 2025
- Other Item(s) To Note: Ground Breaking Ceremony is scheduled to occur on October 20, 2025 at 4PM



# 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	●	●

- CTE & JROTC rough in is progressing; Ceiling grid installation is complete; Overhead inspection is scheduled to occur on October 8, 2025
- Finishes are scheduled to begin in October 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
- 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	●	●

- DD's are ongoing; Submittal is scheduled to occur in November 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 complete, Storefront installation is ongoing; 2<sup>nd</sup> floor sheetrock installation is complete, ceiling grid installation is complete; 3<sup>rd</sup> floor MEP rough in is complete; Transformers for the facility are in place, final connections are ongoing; 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)



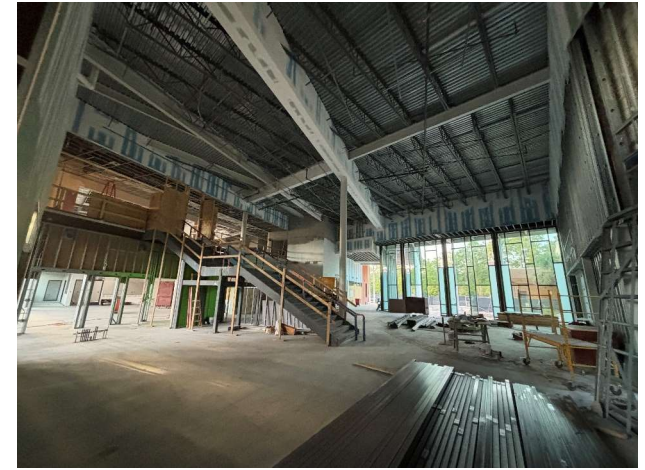
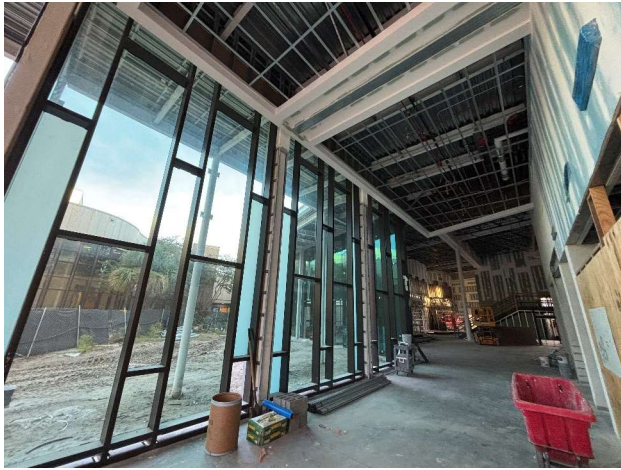
## Phase 1 - September 2025 Progress Photos



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



## Phase 1 - September 2025 Progress Photos

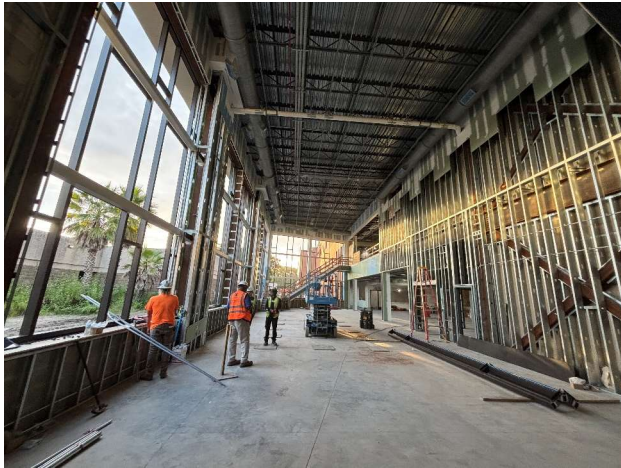




# Hilton Head Island High School (Little Diversified Architectural Consulting, Inc./MBK)



## Phase 1 - September 2025 Progress Photos





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



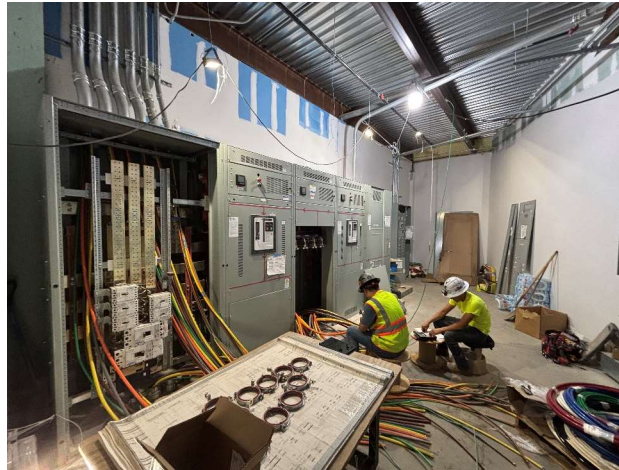
## Phase 1 - September 2025 Progress Photos



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



## Phase 1 - September 2025 Progress Photos



# Hilton Head Island High School

## (Little Diversified Architectural Consulting, Inc./MBK)



**Phase 2:** Substantial Completion date to be established when the GMP Proposal for this phase 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
- MBK and LDAC are addressing comments from BCSD and will issue an updated set of plans and pricing in Q4 2025



# Hilton Head Island High School

## (Little Diversified Architectural Consulting, Inc./MBK)



**Phase 3:** Substantial Completion date to be established when the GMP Proposal for this phase is approved

- Phase 3 scope includes renovation of both existing gymnasiums, existing JROTC and existing cafeteria
- MBK and LDAC are addressing comments from BCSD and will issue an updated set of plans and pricing in Q4 2025

# Hilton Head Island High School

## (Little Diversified Architectural Consulting, Inc./MBK)



**Phase 4:** Substantial Completion date to be established when the GMP Proposal for this phase is approved

- Phase 4 scope includes renovation of the existing Performing Arts Center (PAC)
- MBK and LDAC are addressing comments from BCSD and will issue an updated set of plans and pricing in Q4 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 ongoing; CD's are scheduled to be received in December 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 scheduled to be received in November 2025
- DD's presentation to SIC and the Public is scheduled to occur on October 14, 2025 at 6PM at LIMS
- 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	●	●

- SD's have been issued to TTC for pricing; Pricing is scheduled to be received in October 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 complete
- Steel erection is scheduled to begin the week of October 6, 2025
- 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 have been received; 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 October 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: Programming is complete; Punch list is ongoing
- RSLA: Programming is complete; Punch list is ongoing
- BHS: Programming is complete; Punch list is ongoing
- WBECHS: Shop drawing submittals are on 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 09/30/25

Beginning Original Budget  
Current Budget

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

### Paid and Committed Through 09/30/25

\$186,689,520 (42.52%)

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

\$252,345,480 (57.48%)

### Program Contingency Activity in September 2025

Savings Returned  
Contingency Used

\$462,595  
\$269,511

### Program Contingency Remaining

\$11,432,086

Original Project Level Contingencies  
Current Project Level Contingencies

\$17,060,756  
\$13,557,809

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





# 2023 Bond Referendum Cashflow Projections vs Actual

CASH FLOW: DATA thru September 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	\$0.16				\$2.46	9.84%
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	\$0.05				\$2.65	14.78%
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	\$0.07				\$0.91	26.02%
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				\$0.00	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				\$0.00	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	\$0.44				\$8.08	13.75%
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	\$0.00				\$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	\$0.02				\$0.66	1.08%
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	\$4.35				\$47.87	30.39%



# 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	\$0.10				\$0.85	47.14%
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	\$0.04				\$2.81	17.20%
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	\$0.00				\$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	\$0.00				\$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	\$0.00				\$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	\$0.00				\$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	\$5.22				\$73.69	16.79%
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	\$73.69					

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 is scheduled to occur on October 20, 2025 at 4PM
- 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  
Nov. 12, 2025  
(Location TBD)







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

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Nineteenth Meeting  
(Hilton Head Island High School Media Center and Via Zoom)  
October 8, 2025