



# Community Project Review Committee CPRC 2.0 Meeting 4

January 12, 2022

Welcome – Robert Oetting

**Where Learning Leads the Way!**

# Agenda – Meeting 4



1. Introductions of Members
2. CPRC 2.0 Scope of Work
3. Discussion of School Visits
4. Facilities Condition Assessment (FCA)
5. R22 Units/HVAC
6. Review Meeting Calendar
7. School Tours

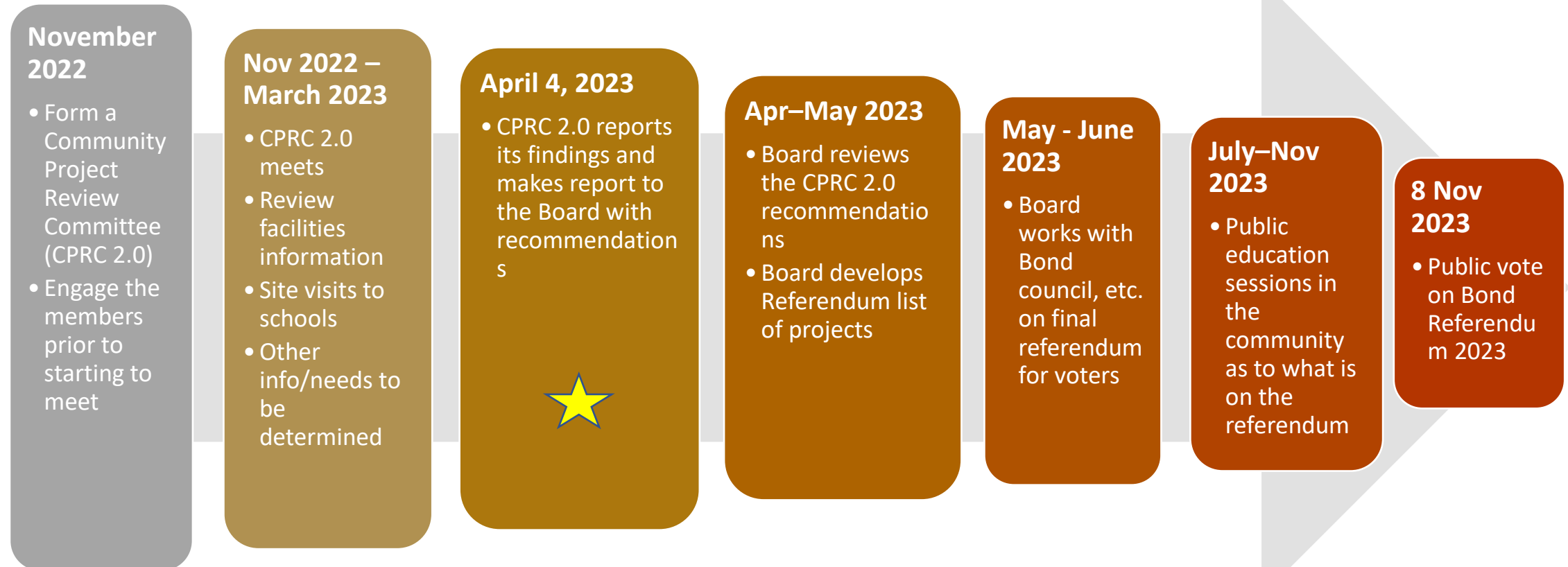
# 1. Introductions



## 2. Scope of Work



The CPRC 2.0 is tasked with developing a list of projects to present to the Board of Education for a 2023 Bond Referendum





### 3. CRPC 2.0 School Visits Completed

Monday January 9<sup>th</sup>

10:00 am - Hilton Head Island High School

11: 15 am - Hilton Head Island Middle School

12:30 pm - Hilton Head Island School for Creative Arts

8 members in  
attendance

Tuesday January 10<sup>th</sup>

10:00 am – Lady’s Island Middle School

11:15 am – Lady’s Island Elementary School

12:30 pm – St. Helena Elementary School and Early Childhood Center

11 members in  
attendance

Thursday January 12<sup>th</sup>

10:00 am – Pritchardville Elementary School

11:15 am – May River High School

12:30 pm – HE McCracken Middle School

? members in  
attendance

### 3. Discussion of School Visits



Abbr.	Building	Function	Year Built
PRES	Port Royal Elementary School	Grades PK-5	1911
BRES	Broad River Elementary School	Grades PK-5	1957
BMS	Beaufort Middle School	Grades 6-8	1959
MOES	Mossy Oaks Elementary School	Grades PK-5	1962
✓ LIES	Lady's Island Elementary School	Grades PK-5	1963
SPES	Shell Point - Riverview Charter School	Grades K-8	1968
HHIES	Hilton Head Island Elementary School	Grades 1-5	1974
✓ HHISCA	Hilton Head Island School for Creative Arts	Grades 1-5	1974

8 buildings built before 1980

Most have had major renovations in the past or additions



### 3. Discussion of School Visits



Abbr.	Building	Function	Year Built
<b>HHHS</b>	<b>Hilton Head Island High School</b>	<b>Grades 9-12</b>	<b>1983</b>
<b>LIMS</b>	<b>Lady's Island Middle School</b>	<b>Grades 6-8</b>	<b>1984</b>
<b>RSIA</b>	<b>Robert Smalls International Academy</b>	<b>Grades PK-5</b>	<b>1984</b>
<b>BES</b>	<b>Beaufort Elementary School</b>	<b>Grades PK-5</b>	<b>1986</b>
<b>SHES</b>	<b>St Helena Elementary School</b>	<b>Grades PK-5</b>	<b>1991</b>
<b>BCHS</b>	<b>Battery Creek High School</b>	<b>Grades 9-12</b>	<b>1991</b>
<b>DECC</b>	<b>James J. Davis Early Childhood Center</b>	<b>Head Start &amp; BCSD preK &amp; K</b>	<b>1991</b>
<b>MCRES</b>	<b>M.C. Riley Elementary School</b>	<b>Grades PK-5</b>	<b>1991</b>
<b>HHIMS</b>	<b>Hilton Head Island Middle School</b>	<b>Grades 6-8</b>	<b>1992</b>
<b>JSES</b>	<b>Joseph S. Shanklin Elementary School</b>	<b>Grades PK-5</b>	<b>1994</b>
<b>CES</b>	<b>Coosa Elementary School</b>	<b>Grades PK-5</b>	<b>1998</b>
<b>WBES</b>	<b>Whale Branch Elementary School</b>	<b>Grades 1-4</b>	<b>1999</b>
<b>WBMS</b>	<b>Whale Branch Middle School</b>	<b>Grades 5-8</b>	<b>1999</b>
<b>BLES</b>	<b>Bluffton Elementary School</b>	<b>Grades PK-5</b>	<b>1999</b>

14 Buildings  
built between  
1980 and 1999

Highlighted  
schools are  
currently under  
renovations or  
have plans for  
renovations

### 3. Discussion of School Visits



Abbr.	Building	Function	Year Built
BHS	Beaufort High School	Grades 9-12	2000
HEMMS	H.E. McCracken Middle School	Grades 6-8	2000
DIES	Daufuskie Island School	Grades PK-5	2001
OES	Okatie Elementary School	Grades PK-5	2003
SHECC	St. Helena Early Childhood Center	Head Start & BCSD PK	2004
BLHS	Bluffton High School	Grades 9-12	2004
HHIECC	HHI Early Childhood Center	Grades PK-K	2006
BLECC	Bluffton Early Childhood Center	Grades PK-K	2009
MCRECC	M.C. Riley Early Childhood Center	Grades PK-K	2009
RCES	Red Cedar Elementary School	Grades PK-5	2009
WBECHS	Whale Branch Early College High	Grades 9-12	2010
PVES	Pritchardville Elementary School	Grades PK-5	2010
BLMS	Bluffton Middle School	Grades 6-8	2010
RRA	River Ridge Academy	Grades PK-8	2015
MRHS	May River High School	Grades 9-12	2016

15 Buildings  
built between  
2000 and 2020

8 of those  
built in 2009  
or later

# 4. Facility Condition Assessment 2022



These 6 schools were assessed in 2019 as part of the work of the first CPRC team and were not re-assessed in the current FCA:

- BES – renovation funded in 2019 Referendum = Completed 2021-2022
- BCHS – renovation funded in 2019 Referendum = currently underway and scheduled for completion in 2023-2024
- HHIMS – renovation funded in 2019 Referendum = currently underway and scheduled for completion in 2024
- RSIA – Replacement school planned and funded in 2019 Referendum = currently underway and scheduled for students to start the 2023-2024 school year in the new building
- LIMS – Replacement school planned but not funded
- HHIHS – renovation + replacement planned. Funding for design secured through 8%

*New construction is usually the better option when renovation costs exceed 60% of a replacement building cost*

# 4. Facility Condition Assessment



## FACILITY CONDITION ASSESSMENT YEARLY COST SUMMARY REPORT - DISTRICT LEVEL

**CBRE**

### Replacement Cost Rolled Up by End of Remaining Life:

	Total Cost:	Current Need:	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33
All Actions:	\$273,643,779	\$101,354,513	\$5,695,926	\$17,237,287	\$18,161,032	\$11,447,226	\$19,898,788	\$19,830,048	\$31,182,536	\$29,057,205	\$11,150,470	\$8,628,746
Casework	\$817,157	\$207,300	\$249,606	\$0	\$19,656	\$206,393	\$0	\$91,401	\$12,406	\$0	\$0	\$30,395
Ceilings	\$17,158,518	\$3,259,989	\$458,871	\$1,913,997	\$2,273,007	\$1,836,757	\$34,786	\$1,556,486	\$4,495,176	\$280,783	\$558,705	\$489,961
Door Hardware	\$9,550,426	\$2,709,279	\$305,398	\$1,147,118	\$1,098,514	\$417,188	\$297,746	\$990,236	\$1,850,681	\$22,147	\$567,516	\$144,602
Doors	\$5,058,642	\$1,449,014	\$161,776	\$605,990	\$575,847	\$219,458	\$157,587	\$526,692	\$972,970	\$11,606	\$301,222	\$76,480
Elevators	\$632,177	\$0	\$0	\$134,050	\$0	\$0	\$0	\$498,127	\$0	\$0	\$0	\$0
Exhaust Fans	\$2,985,504	\$1,631,800	\$62,139	\$769,633	\$158,595	\$120,335	\$0	\$0	\$40,183	\$10,945	\$102,050	\$89,825
Exterior Walls	\$10,648,889	\$4,896,799	\$403,852	\$714,623	\$2,337,400	\$0	\$275,419	\$741,094	\$481,399	\$0	\$798,304	\$0
Flooring	\$21,589,588	\$15,058,686	\$186,636	\$1,294,300	\$2,775,225	\$861,806	\$175,688	\$37,376	\$327,903	\$714,326	\$124,754	\$32,888
Generators	\$10,095,940	\$1,143,000	\$600,075	\$0	\$0	\$0	\$0	\$0	\$3,757,879	\$3,127,390	\$956,088	\$511,507
Interior Lighting	\$16,517,215	\$6,449,728	\$695,509	\$2,783,333	\$135,078	\$709,427	\$300,511	\$161,363	\$912,339	\$4,175,377	\$138,518	\$56,033
Interior Walls	\$14,621,706	\$760,453	\$11,005	\$36,964	\$1,619,905	\$4,674,865	\$775,054	\$2,491,884	\$4,111,128	\$0	\$140,448	\$0
Mechanical	\$42,308,138	\$28,045,800	\$343,148	\$4,582,269	\$3,420,406	\$376,057	\$399,164	\$732,837	\$1,008,008	\$813,858	\$1,477,242	\$1,109,349
Operable Wall	\$1,232,166	\$514,791	\$0	\$287,855	\$0	\$0	\$0	\$0	\$429,520	\$0	\$0	\$0
Parking Areas	\$25,982,357	\$10,424,810	\$0	\$1,109,743	\$0	\$0	\$0	\$2,095,611	\$4,114,615	\$8,237,579	\$0	\$0
Playgrounds	\$41,714,458	\$17,446,829	\$314,045	\$0	\$1,776,491	\$1,702,591	\$3,784,883	\$8,413,245	\$1,580,231	\$2,219,290	\$4,476,854	\$0
Plumbing	\$6,434,606	\$2,056,226	\$213,810	\$869,467	\$645,557	\$322,348	\$59,042	\$500,071	\$1,169,082	\$92,766	\$379,981	\$126,255
Retention Ponds	\$1,287,944	\$405,984	\$0	\$148,645	\$0	\$0	\$0	\$0	\$244,442	\$218,019	\$0	\$270,854
Roofing	\$31,896,260	\$2,004,625	\$1,690,057	\$113,965	\$1,325,352	\$0	\$13,385,707	\$0	\$2,482,491	\$6,525,935	\$233,764	\$4,134,363
Windows	\$13,112,087	\$2,889,400	\$0	\$725,335	\$0	\$0	\$253,202	\$993,626	\$3,192,082	\$2,607,183	\$895,025	\$1,556,234

# 5. R22 Units



## R22 Refrigerant: What is R22 and Why is it Being Phased Out?

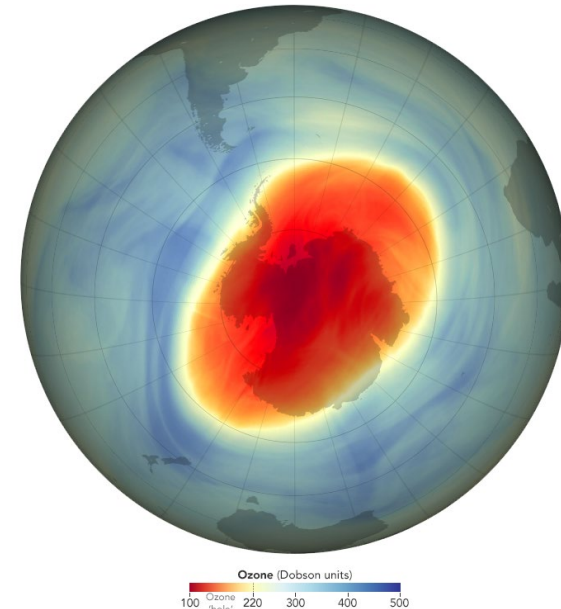
R22 refrigerant, (also known as R22 freon and HCFC-22 freon) is a chemical used in both air conditioners and heat pumps to cool your home. On Jan. 1, 2020, the U.S. [Environmental Protection Agency \(EPA\) banned the production and import of R22](#) because of its particularly harmful impact on the ozone layer when released into the air.

The EPA has set 2030 as a goal to longer have R22 equipment in use.

- Production of units was banned in 2010.
- Production of R22 was banned in 2020.

We currently try to capture the refrigerant as units are taken off-line as the cost has skyrocketed due to the stoppage of production. However, we often have to purchase at current cost:

\$46.5 per lb. if buying 1-30 lb. container=\$1395



<https://earthobservatory.nasa.gov/images/150525/ozone-hole-continues-shrinking-in-2022>

# 5. R22 Units – BCSD Count



<u>School Name</u>	<u>1 - Good</u>	<u>2 - Fair</u>	<u>3 - Poor</u>	<u>(blank)</u>	<u>Grand Total</u>
Beaufort High	52	107	15		174
Bluffton ECC	13	5			18
Bluffton Elementary	35	38			73
Bluffton High	39	19	6		64
Bluffton Middle	13	10			23
Beaufort Middle	13	63	6		82
Broad River Elementary	27	35	3	1	66
Coosa Elementary	11	32			43
District Office	47	18			65
District Maint	6	1			7
HE McCracken Middle	43	60	4		107
Hilton Head Island ECC	15	7			22
Hilton Head Elementary	33	10	2		45
Hilton Head Island School for Creative Arts	13	4	2		19
James Davis ECC	24	6		1	31
Shanklin Elementary	15		1		16
Lady's Island Elementary	8	34	8	1	51
Lady's Island Middle	25	29	3		57
MC Riley ECC	11	5			16
MC Riley Elementary	8	9			17
Mossy Oaks Elementary	24	36	3		63
Okatie Elementary	8	30	6		44
Port Royal Elementary	23	30	2		55
Pritchardville Elementary	42	11	1	1	55
Red Cedar Elementary	19	8			27
St Helena ECC	9	5	15		29
St Helena Elementary	10	2	7		19
Riverview Charter	34	37	1		72
Whale Branch Early College High	75	4	1		80
Whale Branch Elementary	21	4			25
Whale Branch Middle	25	20			45
<b>Grand Total</b>	<b>741</b>	<b>679</b>	<b>86</b>	<b>4</b>	<b>1510</b>
	<b>49.1%</b>	<b>45.0%</b>	<b>5.7%</b>	<b>0.3%</b>	



## 6. CPRC 2.0 Calendar



- ☑ Meeting 1 – November 29 @ 6:00 pm
- ☑ Meeting 2 – December 12 @ 6:15 pm
- ☑ Meeting 3 – January 5 @ 6:15 pm
- ☑ Meeting 4 – January 12 @ 6:15 pm
  - Preliminary Report to Board - January 17
  - Meeting 5 – January 30 – February 3
  - Meeting 6 – February 13 - 17
- Report to the Board/Superintendent on progress of work – February 21st Board Meeting
- Meeting 7 – February 27 – March 3
- Meeting 8 – March 13 - 17
- Meeting 9 – March 27 - 31
- Final Report to the Board – April 4, 2023

## 7. CPRC 2.0 Calendar – Preliminary Report to the Board





# Questions and Follow-up Items

Further questions please contact:

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THANK YOU FOR YOUR  
TIME