

**Date/ Time:** November 13, 2024 at 6:00PM

**Purpose:** Citizen-Led Oversight Committee (CLOC) Meeting

**Location:** Okatie Elementary School Media Center and Via Zoom

**Committee Member Attendees:**

Ray Warco, Mike McNally, Richard Tritschler, Marion Johnson Payne, Daniel Clare

**Beaufort County School District (BCSD) Representatives Present:**

Robert Oetting, Alexander Marshall, Tim Summers, Lou Ackerman, Jennifer Hamblin, Richard Geier

**Turner & Townsend Heery Attendees:**

Jessica Killian, Agustin Vargas, Mark Koll

**Other Attendees:**

Halie Cooler, Olivier, Inc.

Todd Hill, Stage Front

Rachel Carper, Beaufort Insider

**Meeting Minutes**

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- Prior to the November 13, 2024, CLOC meeting, the following materials were distributed via email:
  - Meeting Agenda
  - Meeting No. 09 Presentation Materials
  - Public Comment Card
  - Draft Minutes from October 9, 2024, CLOC Meeting
  - 2023 Bond Referendum Financial Summary Report
  - 2023 Bond Referendum Project Level Financial Reports
  - Cash Flow Projections vs Actuals
  - 2023 Bond Referendum CLOC Project Subcommittee Reports
- 1. Mr. Warco called the meeting to order at 6:33 pm.
- 2. Mr. Warco confirmed with Mr. Oetting that there were no public comments.
- 3. Meeting minutes for the New CLOC Member Training and 2019 Bond Referendum Hindsight Report meeting minutes were approved during the 2019 Bond Referendum CLOC Meeting.
- 4. Glossary Acronyms has been requested to be kept in the presentation materials for reference.

**5. Project Updates:****May River Elementary School (MRES) – Quackenbush Architects (QAP) and Thompson Turner Construction (TTC)  
Alexander Marshall, Project Manager**

- Reported under budget and on schedule.
- TTC Amendment No 02 was approved at the October 1, 2024 Board Meeting with a GMP of \$53,217,243
- Civil permits are ongoing; Permits from the Town of Bluffton are scheduled to be received in November
- Start of construction in December is contingent upon permits

**May River High School (MRHS) – Quackenbush Architects and Planners, LLC (QAP) and Thompson Turner Construction (TTC)  
Alexander Marshall, Project Manager**

- Reported under budget and on schedule.
- TTC Amendment No 37 was approved at the October 15, 2024 Board Meeting with a GMP of \$13,757,228
- Land Disturbance permit has been received
- Start of construction is contingent upon the last permits from SCDES and OSF

**New Early Learning Center – Hord Coplan Macht (HCM) and McNight Construction Co., Inc  
Alexander Marshall, Project Manager**

- Reported under budget and on schedule.
- RFP 25-004 for CM at Risk; At the October 15, 2024 Board Meeting, approval was received to award McNight Construction Company., Inc.
- SD's have begun
- Site survey is scheduled to begin in November 2024

No questions were received on Mr. Marshall's projects

Mr. Vargas asked Mr. Summers to provide updates on his projects.

**Hilton Head Island High School (HHIHS) – Little Diversified Architectural Consulting, Inc. (LDA) and MB Kahn (MBK)  
Tim Summers, Project Manager**

- Reported under budget and on schedule.
- **Phase 1:**
- contractual Substantial Completion date is June 19, 2026

- **Phase 1A: Construction of a 3-story classroom addition:**
  - Foundations were completed in October 2024
  - First floor concrete slab installation has begun
- **Phase 1B Includes selective demolition and initial renovations, Group restroom improvements, Modifications of corridor walls and finishes:**
  - Scheduled to commence in June 2025.
- **Phase 2 Demolition of the “B” and “C” wings (Academic Spaces); Construction of a new cafeteria and CTE addition; and remaining renovations/improvements to the “D” wing:**
  - Interim review of 95% CD is scheduled to occur prior to December 2024.
- **Phase 3 renovation of both existing gymnasiums, existing JROTC and existing cafeteria:**
  - Interim review of 95% CD's is scheduled to occur prior to December 2024.
- **Phase 4 renovation of the existing Performance Arts Center (PAC):**
  - Interim review of 95% CD's is scheduled to occur prior to December 2024.
- GMP Proposal for Phase 2, 3 and 4 is scheduled to be received in Q1 2025.

➤ Questions on Mr. Summers projects

- Mrs. Payne asked if anyone is documenting periodically the progress of construction via photograph or other mediums.
  - Mr. Summers responded by saying that MBK is utilizing a drone to capture photographs of the construction progress.
- Mr. Warco asked how the students are adapting to the parking/traffic changes.
  - Mr. Summers responded by saying that everything has gone smoothly so far and there have been no complaints that he or the construction team are aware of.

No further questions were received on Mr. Summer's project updates.

Mr. Vargas turned the meeting over to Mr. Koll for his project updates

**Technology Warehouse & Imaging Center – Jumper Carter Sease (JCS) and Shoreline Construction**

**Mark Koll, Project Manager**

- Reported under budget and on schedule.
- CD's completion is scheduled to occur in Q4 2024.

**New Lady's Island Middle School (LIMS) – Quackenbush Architects (QAP) and Thompson Turner Construction (TTC)****Mark Koll, Project Manager**

- Reported under budget and on schedule.
- SD's is scheduled to be received in November 2024
- RFP 25-004 for CM at Risk was approved by the Board at the October 15, 2024 Meeting and received to award the contract to TTC

**Beaufort High School (BHS) – Jumper Carter Sease (JCS) and Thompson Turner Construction (TTC)****Mark Koll, Project Manager**

- Reported under budget and on schedule
- Site Surveys are being conducted
- SD's are complete; TTC review is scheduled to occur in November 2024

**Port Royal Elementary School (PRES) - Jumper Carter Sease (JCS) and Thompson Turner Construction (TTC)****Mark Koll, Project Manager**

- Reported under budget and on schedule
- TTC Amendment No 45 HVAC Replacement was approved at the November 12, 2024 Board Meeting; Construction is scheduled to occur during Summer 2025

No questions were received about Mr. Kolls' projects

Mr. Vargas proceeded to provide updates on behalf of Mr. Froemming and Mr. Lawton on their projects.

**Whale Branch Elementary School (WBES) – Jumper Carter Sease (JCS) and Ajax Building Co. (AJAX)****Mark Koll, Project Manager**

- Reported under budget and on schedule
- AJAX Amendment No 25 HVAC Replacement was approved at the November 12, 2024 Board Meeting; Construction is scheduled to occur during Summer 2025

**Safety/Security Improvements****Ben Froemming, Project Manager**

- Reported under budget and on schedule
- **JSES:** AJAX GMP pricing is scheduled to be received in November 2024
- **RSLA:** AJAX Amendment No 26 Safety & Security was approved at the November 12, 2024, Board Meeting
- **HHIMS:** Camera installations are complete; Access controls are scheduled to begin in November 2024

- **BHS:** Revisions have occurred; Changes are being priced out and GMP is to be received in November 2024

#### **School Furniture Replacements (Mr. Lawton)**

##### **Mossy Oaks Elementary School (MOES):**

- Reported under budget and on schedule.
- Classroom furniture order is scheduled to be placed in Summer 2025

##### **Port Royal Elementary School (PRES):**

- Reported under budget and on schedule.
- Classroom furniture order is scheduled to be placed in Summer 2025

##### **Joseph S. Shanklin Elementary School (JSES):**

- Reported under budget and on schedule.
- Classroom furniture order is scheduled to be placed in Summer 2025

#### **6. 2023 Financial Reports and Summary (Mr. Vargas)**

- Reported with a “green” traffic light as of October 31, 2024, the Current Budget remains at \$439,035,000.
- The Paid and Committed Funds total \$173,496,986 (39.52%).
- The Total Remaining Funds to Commit (including Contingency) total \$265,538,014 (60.48%).
- Contingency use in October 2024 totaled \$146,634. No savings were realized in October 2024.
- The remaining available program contingency is \$11,413,366.
- The original project level contingencies started at \$17,060,756
- The current project level contingencies total \$13,941,541

#### **7. 2023 Bond Referendum Cash Flow Projections vs. Actual (Mr. Vargas)**

- Referendum funds paid as of October 31, 2024, total \$6.06 Million.
- Total forecasted expenditures through October 31, 2024, were \$11.22 Million.
- Mr. Vargas added that the original cashflow forecast was an assumption of what Turner & Townsend Heery anticipated for architects, contractors, and other vendors to spend through the lifespan of the 2023 Referendum; As projects are placed under contract, the CM's are providing cashflow forecasts for the projects which Turner & Townsend Heery will use to update the Cashflow at the end of the year in preparation for Year 2 of the 2023 Bond Referendum Program.

#### **8. 2023 Bond Referendum Community Outreach (Mr. Vargas)**

- A Groundbreaking ceremony for MRHS CTE addition is being coordinated to occur in January 2025
- Mr. Tritschler asked Mr. Koll about the turnout for the LIMS community outreach that was done months ago; Mr. Koll responded that there was a good turnout and most of the community outreach events have included members of the community that have children at LIMS, as well as previous alumni.

- Mr. Geier added that the school's principal expressed that she was impressed at the amount of interest the community has shown for this project; The community has toured RSLA and by doing so, it has given direction to the community as to what they would like to see for the new LIMS construction.

**9. Feedback on Q3 2024 CLOC Board Update (Mr. Warco)**

- Mr. McNally stated that the CLOC update at the November 12, 2024, Board Meeting was received well by all attendees.
- Mr. Warco stated that the Board commended the CLOC for their volunteer hours and the hard work put into the oversight of the 2019 and 2023 Bond Referendum Programs.

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

➤ **Project Sub-Committee Updates (Mr. McNally)**

- Mr. McNally and Mr. Summers will work on coordinating a walkthrough at the Hilton Head campus for the HHIHS project as well as the HHIMS projects that are ongoing. The request is for a walkthrough in January 2025.

➤ **Finance Sub-Committee updates (Mr. Warco)**

- Mr. Warco provided the Finance Sub-Committee report on the financial information received at the October 9, 2024, meeting
- The 2023 Bond Referendum budget totals \$439,035,000 million.
- The Finance Sub-Committee cross analyzed the 513 report to make sure that all the projects add up to the total 2023 Bond Referendum Budget and everything matched.
- The Finance Sub-Committee reported that the total contingency currently sits at \$28.26M, this includes Program contingency, Project contingency and Design Contingency.
- No issues to report.

**11. 2023 Bond Referendum Forward Looking Items and Events**

- No activity to report

**12. 2023 Bond Referendum Next Meeting is scheduled for December 11, 2024, at Okatie Elementary School in the Media Center.**

Mr. Warco asked if there were any more items to discuss.

- No further items to discuss were brought up. A motion was made by Mr. Clare and seconded by Mrs. Payne. The meeting was adjourned at 7:04pm.