

**Date/ Time:** March 12th, 2025 at 6:00 PM

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

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

**Committee Member Attendees:**

Mike McNally, Ray Warco, Richard Tritschler, David Trail, Marion Johnson Payne, Michael Swiecicki

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

Robert Oetting, Carol Crutchfield, Alexander Marshall, Tim Summers, Lou Ackerman, Richard Geier, Victor Ney

**Turner & Townsend Heery Attendees:**

Jessica Killian, Agustin Vargas, Mark Koll, Ben Froemming

**Other Attendees:**

Halie Cooler, Olivier, Inc.  
Todd Hill, Stage Front

**Meeting Minutes**

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- Prior to the March 12, 2025, CLOC meeting, the following materials were distributed to the committee members via email:
  - Meeting Agenda
  - Meeting No. 61 Presentation Materials
  - Public Comment Card
  - Draft Minutes from February 12, 2025 CLOC Meeting
  - Referendum Projects 2019 Financial Summary
  - BCHS Financial Details
  - MRHS Addition Financial Details
  - RRA Additions Financial Details
  - RSLA Replacement Financial Details
  - HHIMS Financial Details
  - Referendum Project Contingency Log
  - Cash Flow Projections vs Actuals

1. Mr. McNally called the meeting to order at 6:00 PM with the Pledge of Allegiance.
2. Mr. McNally confirmed that there were no public comments.
3. Mr. McNally asked for a motion to approve the 2019 Bond Referendum CLOC meeting minutes from February 12, 2025.

- Mr. Tritschler made a motion to approve the meeting minutes and Mr. Warco seconded the motion. The approved meeting minutes will be posted on the CLOC website.
- Mr. McNally turned the meeting over to Mr. Warco for a recap of the financials of the 2019 Bond Referendum and the 2023 Bond Referendum.
  - Mr. Warco stated that between the 2019 and 2023 Referendums the committed and spent the activity was almost equal.

#### 4. **Project Updates:**

- Mr. Vargas provided an update on the 23 remaining projects, stating that progress continues to closeouts as construction managers receive final invoices and process payment applications.
- **Questions on Project Updates**
- Mr. McNally asked whether spending on suggested items would reopen any closed-out projects.
  - Mr. Vargas confirmed that some projects would reopen, but only as additions.
- Mr. Tritschler asked when will all the work would be completed.
  - Mr. Vargas noted that the schedule would be reviewed in the suggested items list discussion.

#### 5. **2019 Bond Referendum Project Closeouts (Mr. Vargas)**

- Mr. Vargas provided the Project Closeout updates. Twenty-three (23) project closeouts remain. Progress is being made on closeouts as the CM's continue to receive final invoices from subcontractors and process payment applications.

#### 6. **2019 Bond Referendum Financial Update (Mr. Vargas)**

- Reported with a “green” traffic light as of February 28, 2025.
- Current Budget remains at \$375,710,000.
- The Paid and Committed Funds total \$373,241,102 (99.34%).
- Total Remaining Funds to Commit (including Contingency) total \$2,468,898 (0.66%).
- Contingency Activity in February 2025 included \$997,117 in returned savings.
- Contingency used was \$616,206
- The remaining available contingency is \$1,265,603

#### 7. **2019 Bond Referendum Suggested Items (Mr. Vargas)**

- Mr. Vargas stated that as we get closer to the end of the 2019 Bond Referendum the forecasted return of funds could allow the district to take an opportunity to address items that fall under the categories of the scopes that were approved under the 2019 Bond Referendum (e.g., playgrounds, technology, safety & security, HVAC, athletics). A suggested items list was put together with feedback from the construction teams and district departments to spend any remaining funds that come back because of savings from the 2019 Bond Referendum projects. The district has asked the Bond Council for

input as to whether the remaining funds can be spent on the suggested items list to ensure that the money spent is following the guidelines of the Bond. Once a response from Bond Council is received, there will be a follow-up.

➤ Questions on the Suggested Items List

- Mr. Warco asked if the school board needs to approve the list.
  - Mr. Oetting stated that board approval is not required, but input will be sought.
- Mr. McNally added that a CLOC update to the board is due and would like to provide his support for the list during the update. Mr. McNally would also like to add that a surplus of funds is forecasted to remain, allowing for additional scope of enhancements.
- Mr. McNally asked how much would remain after these expenditures.
  - Mr. Vargas stated the goal is to spend the full amount, focusing first on high-priority items. Some work, particularly HVAC, may extend into late summer due to 16-week lead times.
- Mr. Tritschler asked for the HVAC items, what type of units are being used and why the HVAC scope on the list was not done as part of the baseline scope for the locations outlined.
  - Mr. Vargas clarified the units being installed are mini-split units in the IT rooms. After meeting with the project teams, the original assessment of the units concluded that there was no need to replace the units with the 2019 Bond Referendum scope. As time has gone by, there have been multiple work orders on the units and various repairs, unfortunately the units are no longer operating as they should which could pose issues with the technology hardware. Therefore, this resulted in the suggestion to replace the units with any remaining funds.
- Mr. Tritschler asked what is being done to ensure that all HVAC units in technology rooms are up to par and inquired if any more units outside of what is suggested on the list remain will be addressed.
  - Mr. Vargas stated that at all other locations the units have been replaced as part of the 2019 Bond Referendum scope that has been reported on through the lifespan of the program.
- No further questions were received

**8. 2019 Bond Referendum Cash Flow Projections vs. Actual Expenditures (Mr. Vargas)**

- The Referendum funds paid as of February 28, 2025, totaled \$352.46 Million.
- The forecasted expenditures through February 28, 2025, was \$375.71 Million.

**9. 2019 Bond Referendum Community Outreach (Mr. Vargas)**

- Mr. Vargas stated that there is no community outreach to report on for the 2019 Bond Referendum.

**10. CLOC Sub-Committee Reports/Updates (Mr. McNally)****➤ Project Sub-Committee (Mr. McNally)**

- Mr. McNally stated that there are no reports on for the 2019 Bond Referendum.

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

- Mr. Warco provided the Finance Sub-Committee report on the financial information received at the January 31, 2024, meeting, Comments received were:
  - i) In relation to the soft landing, Mr. Warco asked Mr. Vargas if he expects to return additional cost savings to the program contingency that is currently being held at the project level.  
  
Mr. Vargas responded by saying yes.
  - ii) Mr. Warco also addressed the analysis carried out by the Finance Committee regarding the difference between the percentage of work completed versus percentage paid to date. The number of projects where this difference is 18% or greater is down to one (1) project.
  - iii) Mr. Warco reported on the 519 report that was prepared by the district. The CLOC Finance team has concluded that everything looked good after cross-reference project numbers. No issues were reported.

**12. 2019 Bond Referendum Forward-looking items (Mr. McNally)**

- CLOC Board Update
  - Mr. McNally stated that he would present an update at the April 1<sup>st</sup>, 2025, Board Meeting

13. Mr. McNally discussed the date for the next CLOC meeting. The group agreed to hold the meeting on April 9, 2025, at Okatie Elementary School at 6:00PM in the Media Center if space is available.

14. Mr. McNally asked if there were any more questions or items to discuss.

- None were brought up. A motion was made by Mr. Tritschler to adjourn the meeting and second by Mrs. Payne. The meeting was adjourned at 6:24pm.