

Date/ Time: April 9th, 2025 at 6:00PM

Purpose: Citizen-Led Oversight Committee (CLOC) Meeting

Location: May River High School Long Distance Learning Center and Via Zoom

Committee Member Attendees:

Ray Warco, Mike McNally, Daniel Clare, Robert Priest, Marion Johnson Payne, Michael Swiecicki

Beaufort County School District (BCSD) Representatives Present:

Robert Oetting, Carol Crutchfield, Alexander Marshall, Lou Ackerman

Turner & Townsend Heery Attendees:

Jessica Killian, Mark Koll, Ben Froemming

Other Attendees:

Halie Cooler, Olivier, Inc.

Todd Hill, Stage Front

Patrick Canning, Public Attendee

Meeting Minutes

- Prior to the April 9, 2025, CLOC meeting, the following materials were distributed via email:
 - Meeting Agenda
 - Meeting No. 13 Presentation Materials
 - Public Comment Card
 - Draft Minutes from March 12, CLOC Meeting
 - Project Design and Construction Schedules
 - 2023 Bond Referendum Financial Summary Report
 - 2023 Bond Referendum Project Level Financial Reports
 - Cash Flow Projections vs Actuals
 - 2023 Bond Referendum Contingency Log
- 1. Mr. Warco called the meeting to order at 6:16 pm.
- 2. Mr. Warco confirmed there were no public comments.
- 3. Mr. Warco asked for a motion to approve the 2023 Bond Referendum March 12, 2025, meeting minutes.
 - Mr. Clare made a motion to approve the meeting minutes and Mrs. Marion Payne seconded the motion. The approved minutes will be posted to the CLOC website.

4. Glossary of Acronyms (Mr. Warco)

- Mr. Warco asked if anyone had any questions about the acronyms.
- No questions were received.

5. January 2025 Master Schedule Updates (Mr. Koll)

- Mr. Koll stated that there are no updates to report on for the schedules.

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

- Reported under budget and a yellow light for the schedule.
- Discussions will resume with the Palmetto Bluff POA after receipt of traffic analysis impact study in April 2025

**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
- Slab is complete; Masonry construction began; Rough in for MEP is scheduled to Begin in April 2025

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

- Reported under budget and on schedule.
- Layout has been finalized; Design team is working on finalizing design options
- Public reading for the annexation and rezoning is scheduled to be completed in May 2025
- SD's are scheduled to be received in Q2 2025

➤ Question on Mr. Marshall's Projects:

- Mr. McNally asked for clarification as to why the construction is on hold at MRES.
 - Mr. Oetting responded by saying the district cannot get the last building permit from the town of Bluffton until the POA agrees to the encroachment on New River Side Rd. which is owned by Palmetto Bluff.
- Mr. Priest asked so what are the next steps after the traffic study
 - Mr. Oetting responded by saying that the district will negotiate after reviewing the study and what impact the Elementary School will have on the road.
- Mr. Koll asked if there were any further questions regarding Mr. Marshall's updates.
- No further questions were received.

- Mr. Koll presented updates on Mr. Summers projects

**Hilton Head Island High School (HHHS) – Little Diversified Architectural Consulting, Inc. (LDA) and MB Kahn Construction Co., Inc. (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:**
 - Section “A” is complete; Section “B” is 35% complete on framing and HVAC; Section “C” rough in 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:**
 - Design drawings have been issued to MB Kahn for pricing.
 - GMP proposal is scheduled to be received in Q2 2025.
- **Phase 3 renovation of both existing gymnasiums, existing JROTC and existing cafeteria:**
 - Design drawings have been issued to MB Kahn for pricing.
 - GMP proposal is scheduled to be received in Q2 2025.
- **Phase 4 renovation of the existing Performance Arts Center (PAC):**
 - Design drawings have been issued to MB Kahn for pricing.
 - GMP proposal is scheduled to be received in Q2 2025.
- Questions on Mr. Summers’ projects
- Mr. McNally asked how the district can anticipate that the GMP is not going to be over the budget once finalized.
 - Mr. Koll responded by saying that through the CM process, the CM issues pricing at the conclusion of each design phase (SD’s, DD’s, and CD’s). This is how the district gains an understating on the anticipated costs for the project and with this information on hand, be proactive about any adjustments that must be made to deliver the scope within budget.
 - Mr. Oetting added that in the early stages of design there are more unknowns which typically cause pricing to be higher to cover assumptions, this is typically done through allowances. As the design progresses and more detail is shown, the pricing becomes more accurate, which can give a better idea as to what the final costs will be prior to the final GMP.
- Mr. Koll proceeded to report on his project updates

Technology Warehouse & Imaging Center – Jumper Carter Sease (JCS) and Shoreline Construction**Mark Koll, Project Manager**

- Reported under budget and on schedule.
- Construction is scheduled to begin in May 2025

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 review occurred on April 9, 2025
- Final SD's submittal is scheduled to occur in May 2025

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

- Reported under budget and on schedule
- DD's are scheduled to be issued to TTC in April 2025
- TTC pricing is scheduled to be received in May 2025

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

- Reported under budget and on schedule
 - HVAC installation is scheduled to occur during summer 2025
- Mr. Koll asked if there were any questions regarding his updates.
 - No questions were received.
 - Mr. Koll turned the meeting over to Mr. Froemming for his project updates

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

- Reported under budget and on schedule
- HVAC installation is scheduled to occur during Summer 2025

Safety/Security Improvements
Ben Froemming, Project Manager

- Reported under budget and on schedule
 - **JSES:** Boring is in progress
 - **RSLA:** Cabling is ongoing
 - **BHS:** Cabling is scheduled to begin in April 2025
- Mr. Koll asked if there were any further questions regarding Mr. Froemming's updates.
 - No further questions were received.

School Furniture Replacements (Mr. Lawton)**Mossy Oaks Elementary School (MOES):**

- Reported under budget and on schedule.
- Phase 2 is scheduled to take place in Summer 2025

Port Royal Elementary School (PRES):

- Reported under budget and on schedule.
- Phase 2 is scheduled to take place in Summer 2025

Joseph S. Shanklin Elementary School (JSES):

- Reported under budget and on schedule.
 - Phase 2 is scheduled to take place in Summer 2025
- Mr. Koll asked if there were any further questions regarding project updates.
 - No questions were received.

7. 2023 Financial Reports and Summary (Mr. Koll)

- Reported with a "green" traffic light as of March 31, 2025, the Current Budget remains at \$439,035,000.
- The Paid and Committed Funds total \$182,459,405 (41.56%).
- The Total Remaining Funds to Commit (including Contingency) total \$256,575,596 (58.44%).
- There was no Contingency activity to report on in March 2025
- The remaining available program contingency is \$11,724,872
- The original project level contingencies started at \$17,060,756
- The current project level contingencies total \$13,814,280

8. 2023 Bond Referendum Cash Flow Projections vs. Actual (Mr. Koll)

- Referendum funds paid as of March 31, 2025, totaling \$25.05 Million.
- Total forecast expenditures through March 31, 2025, were \$23.77 Million.

- Questions on the Financial Updates
 - Mr. Warco asked will the first bond funding will run out before being able to issue another one.
 - Mr. Oetting responded by saying that the district does not anticipate having any issues with the bonds. The district is positioning itself to issue a second bond in May 2025.
 - 9. **2023 Bond Referendum Community Outreach** (Mr. Koll)
 - HHIHS topping out ceremony happened March 18, 2025 at 1PM.
 - 10. **2023 Bond Referendum CLOC Sub-Committee Reports/Updates:**
 - **Project Sub-Committee Updates** (Mr. McNally)
 - Mr. McNally stated that there was nothing to report on.
 - **Finance Sub-Committee updates** (Mr. Warco)
 - Mr. Warco provided the Finance Sub-Committee report on the financial information received at the February 28, 2025, 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 approximately \$28 million, this includes Program contingency, Project contingency and Design Contingency.
 - Mr. Warco 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 zero (0) projects.
 - No questions were received.
 - 11. **2023 Bond Referendum Forward Looking Items and Events**
 - No forward-looking items to report on
 - 12. 2023 Bond Referendum next meeting is scheduled for May 14, 2025, at Okatie Elementary School at 6:00PM in the Media Center if the space is available.
- 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. McNally and seconded by Mr. Clare. The meeting was adjourned at 6:53PM.