

Date/ Time: May 14, 2025, at 6:00PM

Purpose: Citizen-Led Oversight Committee (CLOC) Meeting

Location: Okatie Elementary School Media Center and Via Zoom

Committee Member Attendees:

Mike McNally, Robert Priest, Daniel Clare, Marion Johnson Payne, Michael Swiecicki, Rich Tritschler

Beaufort County School District (BCSD) Representatives Present:

Robert Oetting, Tim Summers, Alexander Marshall, Freddie Lawton, Lou Ackerman, Richard Geier, Victor Ney

Turner & Townsend Heery Attendees:

Jessica Killian, Mark Koll, Ben Froemming, Agustin Vargas, Amanda Matuzak

Other Attendees:

Halie Cooler, Olivier, Inc.

Meeting Minutes

- Prior to the May 14, 2025, CLOC meeting, the following materials were distributed via email:
 - Meeting Agenda
 - Meeting No. 13 Presentation Materials
 - Public Comment Card
 - Draft Minutes from April 9, 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. Tritschler called the meeting to order at 6:20 pm.
 2. Mr. Tritschler confirmed there were no public comments.
 3. Mr. Tritschler asked for a motion to approve the 2023 Bond Referendum April 9, 2025, meeting minutes.
 - Mr. Clare made a motion to approve the meeting minutes and Mrs. Payne seconded the motion. The approved minutes will be posted to the CLOC website.

4. January 2025 Master Schedule Updates (Mr. Vargas)

- Mr. Vargas stated that there were three (3) updates to the master schedule. These changes were all based on the receipt of design schedules for:
 - Bluffton Early Childhood New Facility
 - BLHS CTE
 - RVCS Gym Addition
- The schedules will be updated at a later date once the GMP is received from the construction managers which will be used to establish the baseline construction schedules.

5. 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 May 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
- Steel has begun; Mezzanine beams are in place; Concrete slab for Mezzanine floor is scheduled to be poured in May 2025
- Rough in for MEP has begun; masonry brick is scheduled to arrive in June 2025

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

- Reported under budget and on schedule.
- Public reading for the annexation and rezoning is scheduled to occur on May 13, 2025
- SD's are scheduled to be received in Q2 2025
- Mr. Vargas asked if there were any questions regarding Mr. Marshall's updates.
- No questions were received.
- Mr. Vargas turned the meeting over to Mr. Summers for his project updates

Hilton Head Island High School (HHIHS) – 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 85% 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:**
 - Substantial Completion date to be established in Q1 2025 when GMP proposal is approved
 - GMP proposal is scheduled to be received in Q2 2025.
- **Phase 3 renovation of both existing gymnasiums, existing JROTC and existing cafeteria:**
 - Substantial Completion date to be established in Q1 2025 when GMP proposal is approved
 - GMP proposal is scheduled to be received in Q2 2025.
- **Phase 4 renovation of the existing Performance Arts Center (PAC):**
 - Substantial Completion date to be established in Q1 2025 when GMP proposal is approved
 - GMP proposal is scheduled to be received in Q2 2025.
- Mr. Vargas asked if there were any questions on Mr. Summers updates
- No questions were received
- Mr. Vargas turned the meeting over to Mr. Koll’s 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.

- Construction has begun; Sitework and utilities are ongoing
- Shop drawings are in review

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.
- Final SD's submittal is scheduled to occur in May 2025
- The City of Beaufort Planning & Zoning has approved the zoning request; the first reading at city council 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 have been issued to TTC for pricing; 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
 - Preliminary work occurred during Spring Break 2025
 - HVAC installation is scheduled to occur during summer 2025
- Mr. Vargas asked if there were any questions regarding Mr. Koll's updates.
 - No questions were received.
 - Mr. Vargas 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:** Camera installation has begun
- **RSLA:** Camera installation has begun
- **BHS:** Cabling has begun

- Mr. Vargas asked if there were any questions regarding Mr. Froemming's updates.
- No questions were received.
- Mr. Vargas turned the meeting over to Mr. Lawton for Furniture Updates

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. Vargas asked if there were any questions regarding project updates.
- No questions were received.

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

- Reported with a "green" traffic light as of April 30, 2025, the Current Budget remains at \$439,035,000.
- The Paid and Committed Funds total \$182,559,654 (41.59%).
- The Total Remaining Funds to Commit (including Contingency) total \$256,435,346 (58.41%).
- There was no Contingency activity to report on in April 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

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

- Referendum funds paid as of April 30, 2025, totaled \$31.07 Million.
- Total forecasted expenditures through April 30, 2025, were \$28.72 Million.

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

- Mr. Vargas stated that there was nothing to report

9. 2023 Bond Referendum CLOC Sub-Committee Reports/Updates:**➤ Project Sub-Committee Updates (Mr. McNally)**

- Mr. McNally stated that there were no reports from the Project Sub-Committee.
- Mr. McNally asked to schedule a walkthrough of the Hilton Head Island High School new addition and May River High School CTE/JROTC Building. The walkthrough for HHIHS will be done at 5PM on June 11 prior to the CLOC meeting.
- Mr. McNally will coordinate with Mr. Marshall on a time and date for the MRHS CTE/JROTC building walkthrough.

➤ Finance Sub-Committee updates (Mr. Tritschler)

- Mr. Tritschler provided the Finance Sub-Committee report on the financial information received at the March 31, 2025, meeting
- There were no issues to report
- No questions were received.

10. 2023 Bond Referendum Forward Looking Items and Events (Mr. Vargas)

- No forward-looking items to report on

11. 2023 Bond Referendum next meeting is scheduled for June 11, 2025, at Hilton Head Island High School at 6:00PM in the Media Center if the space is available. There will be a project walkthrough of the 3-story facility at HHIHS starting at 5:00PM.

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

- No further items to discuss were brought up. A motion was made by Mr. Claire and seconded by Mrs. Payne. The meeting was adjourned at 6:38PM.