

Date/ Time: June 11, 2025, at 6:00PM

Purpose: Citizen-Led Oversight Committee (CLOC) Meeting

Location: Hilton Head Island Middle School Media Center and Via Zoom

Committee Member Attendees:

Mike McNally, Ray Warco, Rich Tritschler, Daniel Clare, Marion Johnson Payne, Michael Swiecicki, Bob Priest

Beaufort County School District (BCSD) Representatives Present:

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

Turner & Townsend Heery Attendees:

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

Other Attendees:

Halie Cooler, Olivier, Inc.

Meeting Minutes

- Prior to the June 11, 2025, CLOC meeting, the following materials were distributed via email:
 - Meeting Agenda
 - Meeting No. 14 Presentation Materials
 - Public Comment Card
 - Draft Minutes from May 14, 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 6:14 pm.
 2. Mr. Warco confirmed there were no public comments.
 3. Mr. Warco asked for a motion to approve the 2023 Bond Referendum May 14, 2025, meeting minutes.
 - Mr. Priest made a motion to approve the meeting minutes; Mr. McNally seconded the motion. The approved minutes will be posted to the CLOC website.

4. Master Schedule Updates (Mr. Vargas)

- Mr. Vargas stated that there were no updates to report on the master schedule.

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 on schedule
- Agreement was made with the POA
- Town of Bluffton Land Disturbance Permit is scheduled to be received in June 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
- JROTC Roof top units have been installed; Building is dried in, Rough in is progressing
- CTE mezzanine slab is poured; Masonry is 90% complete

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

- Reported under budget and on schedule.
- Second Public reading for the annexation and rezoning occurred on June 10, 2025
- SD's are scheduled to be received in June 2025

- Mr. Vargas asked if there were any questions regarding Mr. Marshall's updates.

➤ Questions on Mr. Marshalls projects

- Mr. Warco asked what the impacts to the project/program budget may be due to the delays and any changes as a result of the delays.
 - Mr. Oetting responded by saying the impacts are still being evaluated; An update will follow once the evaluations conclude; However, with the information that the district currently has from the CM, there is a sentiment that there is sufficient contingency to manage the impacts.
- Mr. Vargas asked if there were any further questions on Mr. Marshall's updates.
- No further questions were asked.
- Mr. Vargas turned the meeting over to Mr. Summers for his project updates.

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 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
 - Due to some verifications from OSF, the GMP proposal is now scheduled to be received in July 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
 - Due to some verifications from OSF, the GMP proposal is now scheduled to be received in July 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
 - Due to some verifications from OSF, the GMP proposal is now scheduled to be received in July 2025.
- Mr. Vargas asked if there were any questions on Mr. Summers updates
- Questions on Mr. Summers’ Projects
 - Mr. Warco asked what the staff and students will move into the new addition.
 - Mr. Summers responded by saying August 2026.
- Mr. Vargas asked if there were any further questions regarding Mr. Summers’ updates.
- No further questions were received.

- 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.
- Sitework and utilities are ongoing; Sitework completion is scheduled to occur in August 2025
- Structure is in a queue for production

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.
- TTC is pricing the SD's; Estimate is scheduled to be received in June 2025
- The second reading at city council occurred on June 10, 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 pricing has been received; Meeting is being coordinated to review pricing

Port Royal Elementary School (PRES) - Jumper Carter Sease (JCS) and Thompson Turner Construction (TTC)

Mark Koll, Project Manager

- Reported under budget and on schedule
- Units are scheduled to arrive in June 2025; Completion is scheduled to occur in June 2025

- Mr. Vargas asked if there were any questions regarding Mr. Koll's updates.

➤ **Questions on Mr. Koll's Projects**

- Mr. Warco asked how many stories are being proposed for the new facility at LIMS.
 - Mr. Oetting responded by saying that the academic wing will be three (3) stories, the rest of the facility will be two (2) stories.
- Mr. Warco asked where the new facility will be positioned in relation to the existing.
 - Mr. Koll responded that the new facility will be positioned between the existing athletic field and the gym at the existing facility. This is being done to allow the operations of the school to continue through the construction of the new facility.

- Mr. Oetting added that this solution was a result of cost constraints. Mr. Koll, the architect, and the contractor all worked on a solution that would meet the budget and tend to the needs of the staff and students.
- Mrs. Payne asked if the academic wings will be separate from the related arts classrooms and media center at LIMS.
 - Mr. Koll responded by saying that will be the case; Each floor will house an individual grade at the academic wing; There will be a connector that leads all the grades to the related arts and media center at the new facility; In addition, at each floor level in the academic wing, there will be four classrooms that will allow for flexible arrangements in order to accommodate to the needs of the curriculum.
- Mr. Vargas asked if there were any further questions on Mr. Koll's updates.
- No further 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:** Precast bases and camera poles are being installed
- **RSLA:** Precast bases and camera poles are being installed
- **BHS:** Precast bases and camera poles are being installed
- Mr. Vargas asked if there were any questions regarding Mr. Froemming's updates.
- No questions were received.
- Mr. Vargas updated on the Furniture Replacements on behalf of Mr. Lawton.

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 May 31, 2025, the Current Budget remains at \$439,035,000.
- The Paid and Committed Funds total \$183,874,787 (41.88%).
- The Total Remaining Funds to Commit (including Contingency) total \$255,160,213 (58.12%).
- Contingency activity in May 2025 included the return of savings of \$22,098
- The remaining available program contingency is \$11,746,970
- The original project level contingencies started at \$17,060,756
- The current project level contingencies total \$13,652,014

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

- Referendum funds paid as of May 31, 2025, totaled \$42.45 Million.
- Total forecasted expenditures through May 31, 2025, were \$35.50 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 shared the findings from the MRHS CTE/ JROTC new construction walkthrough. Everything was on schedule and construction is progressing as expected.

➤ Finance Sub-Committee updates (Mr. Warco)

- Mr. Warco provided the Finance Sub-Committee report on the financial information received at the March 31, 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 \$25 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.

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

- Q2 2025 – 2023 Bond Referendum CLOC Board update will be issued at the August 5, 2025 Board Meeting
- Questions on the 2023 Referendum
 - Mr. McNally asked how many bond issues have been made to date.
 - Mr. Geier stated that to date there has only been once issue.
 - Mr. Ackerman added that there will be a bond sale coming up.
 - Mr. Vargas stated that there will be a follow up to share an update on the bond issue.

11. 2023 Bond Referendum next CLOC meeting is scheduled for July 9, 2025, at Okatie Elementary 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. Claire. The meeting was adjourned at 6:53PM.