

Date/ Time: July 9, 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, Ray Warco, Daniel Clare, Michael Swiecicki, Bob Priest

Beaufort County School District (BCSD) Representatives Present:

Robert Oetting, Carol Crutchfield, Alexander Marshall, Tim Summers, Tonya Crosby, Lou Ackerman, Richard Geier, Carlton Dallas, 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 July 9, 2025, CLOC meeting, the following materials were distributed via email:
 - Meeting Agenda
 - Meeting No. 16 Presentation Materials
 - Public Comment Card
 - Draft Minutes from June 11, 2025 CLOC Meeting
 - Project Design and Construction Schedules
 - 2023 Bond Referendum Bond Sale Update
 - 2023 Bond Referendum Financial Summary Report
 - 2023 Bond Referendum Project Level Financial Reports
 - 2023 Bond Referendum Contingency Log
 - Cash Flow Projections vs Actuals
- 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 meeting minutes from June 11, 2025.
 - Mr. Claire 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.
- Mr. Priest proceeded to ask if there was a need to update the schedule for MRES due to the delay with the POA encroachment.
 - Mr. Vargas responded by saying that it will be updated with the materials for next month.

5. 2023 Bond Referendum Bond Sale Update (Mrs. Crosby)

- \$50M Bond Anticipation Note (BAN) sale closed on 8/29/24
- \$182.5M Referendum Bond was scheduled to sell late January 2025.
- Issued a permanent bond of \$50.7M February 15, 2025
 - 7 bids, lowest was at 2.75% interest rate
 - Pays off BAN, will be paid in full on March 2026
- Issued a \$132.2 million bond on May 29, 2025
 - 8 bids, lowest bid was 4.07% interest rate
 - Bank of America Securities won the bid
- Depending on the status of the bond market and cash flows, the next bonds are anticipated to be issued in January 2026 and January 2027

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 on schedule
- Silt fence inspection is scheduled to occur in July 2025
- Town of Bluffton Land Disturbance Permit has been received
- Tree removal is scheduled to begin in July 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; Fire sprinkler is complete; Rough in is progressing; Foundation brick is complete
- CTE roof decking is 50% complete; Dry in is scheduled to occur in July 2025; Rough in is progressing

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

- Reported under budget and on schedule
- Structural narrative and storm water impact review is pending; SD's are scheduled to be received in August 2025

- Mr. Vargas asked if there were any questions regarding Mr. Marshall's updates.
- Questions on Mr. Marshalls Projects
 - Mr. Warco asked where the New Early Learning Center was going to be located.
 - Mr. Vargas responded by saying that it will be located south of River Ridge Academy on the same campus.
- No further questions were received.
- 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:**
 - 1st floor sheetrock installation is 30% complete, ceiling grid installation is 40% complete, MEP rough in is complete ; 2nd floor sheetrock installation is 10% complete, ceiling grid installation has begun, MEP rough in is 90% complete; 3rd floor MEP rough in is 30% complete; Roofing in Section "A" is complete; Section "B" roofing is scheduled to begin in July 2025
- **Phase 1B Includes selective demolition and initial renovations, Group restroom improvements, Modifications of corridor walls and finishes:**
 - Phase 1B construction is ongoing; Full scope of work will be addressed once Phase 1A is complete
- **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 when GMP proposal is approved
 - GMP Proposal is scheduled to be received in August 2025
- **Phase 3 renovation of both existing gymnasiums, existing JROTC and existing cafeteria:**
 - Substantial Completion date to be established when GMP proposal is approved
 - GMP Proposal is scheduled to be received in August 2025
- **Phase 4 renovation of the existing Performance Arts Center (PAC):**
 - Substantial Completion date to be established when GMP proposal is approved
 - GMP Proposal is scheduled to be received in August 2025

- Mr. Vargas asked if there were any questions on Mr. Summers updates
- Questions on Mr. Summers Project
 - Mr. Warco asked what scope of work will be included as part of phase 2.
 - Mr. Summers responded by saying this will include the construction of a new cafeteria, CTE addition, renovations/ improvements for the “D” wing (Music and Fine Arts), new parking lot and court yard, renovation of both existing gymnasiums, renovations to the existing JROTC and existing cafeteria, renovations to the existing Performing Arts Center (PAC).
- No further questions were received.
- Mr. Vargas turned the meeting over to Mr. Koll for his project updates.

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

- Reported under budget and on schedule
- CD's are scheduled to begin in July 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
- Re-Zoning to industrial/ Campus Classification was approved by the City of Beaufort; DD's have begun
- Construction phasing discussion occurred in June 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
- Classroom units are scheduled to be completed in July 2025; Rooftop units have experienced a manufacturing delay and are being coordinated for installation during the fall semester

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

- Reported under budget and on schedule
- Sitework and utilities continue to progress; Site work completion is scheduled to occur in August 2025
- Structure is in queue for production' Shop drawing review is ongoing
- 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 in July 2025

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

- Reported under budget and on schedule
- **JSES:** Cameras are installed, programming is complete
- **RSLA:** Cameras are installed; programming is scheduled for completion in July 2025
- **BHS:** Cameras are installed; programming is scheduled for completion in July 2025
- Mr. Vargas asked if there were any questions regarding Mr. Froemming's updates.
- No questions were received.
- Mr. Vargas gave an update 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 ongoing

Port Royal Elementary School (PRES):

- Reported under budget and on schedule.
- Phase 2 is ongoing

Joseph S. Shanklin Elementary School (JSES):

- Reported under budget and on schedule.
- Phase 2 is ongoing

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

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

- Reported with a “green” traffic light as of June 30, 2025, the Current Budget remains at \$439,035,000.
- The Paid and Committed Funds total \$183,779,120 (41.86%).
- The Total Remaining Funds to Commit (including Contingency) total \$255,255,880 (58.14%).
- No Contingency activity to report in June 2025
- 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

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

- Referendum funds paid as of June 30, 2025, totaled \$ 53.15 Million.
- Total forecasted expenditures through June 30, 2025, were \$52.93 Million.

9. 2023 Bond Referendum Community Outreach (Mr. Vargas)

- Mr. Vargas stated that there was nothing to report
- MRES groundbreaking will tentatively be held sometime in September. An update will be issued to the CLOC as soon as the event can be scheduled.

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

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

- Mr. McNally stated that there was nothing to report

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

- Mr. Warco provided the Finance Sub-Committee report on the financial information received at the June 30, 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.

11. 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

12. 2023 Bond Referendum next CLOC meeting is scheduled for August 13, 2025, at May River High School at 6:00PM in the Long Distance Learning 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. Priest. The meeting was adjourned at 6:51PM.