

Date/ Time: August 13, 2025, at 6:00PM

Purpose: Citizen-Led Oversight Committee (CLOC) Meeting

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

Committee Member Attendees:

Mike McNally, Ray Warco, Daniel Clare, Michael Swiecicki, Richard Tritschler, Marion Johnson Payne

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, Ben Froemming, Mark Koll, Amanda Matuzak

Other Attendees:

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

Meeting Minutes

- Prior to the August 13, 2025, CLOC meeting, the following materials were distributed via email:
 - Meeting Agenda
 - Meeting No. 17 Presentation Materials
 - Public Comment Card
 - Draft Minutes from July 9, 2025 CLOC Meeting
 - Project Design and Construction Schedules
 - 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 6:26 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 July 9, 2025.
 - Mr. McNally made a motion to approve the meeting minutes; Mr. Clare seconded the motion. The approved minutes will be posted to the CLOC website.

4. Master Schedule Updates (Mr. Vargas)

- Mr. Vargas stated that the schedule for MRES was updated to reflect changes to the substantial completion in Q2 2027, final completion in Q3 2027, and closeout in Q4 2027.

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
- Silt fence inspection is complete
- Tree removal and stumping are scheduled for completion in August 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 rough in continues to progress; Brick masonry is complete
- CTE is dried in; Masonry is 20% complete; Rough in is progressing in CTE spaces

**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; Comments are being addressed
- SD's are scheduled to be received in August 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.

**Bluffton High School (BLHS)– Jumper Carter Sease Architects (JCS) and MB Kahn Construction (MBK)
Tim Summers, Project Manager**

- Reported under budget and on schedule
- Kick-off meeting with MBK is being coordinated to occur in August 2025

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 80% complete, ceiling grid installation is 90% complete, MEP rough in is complete; 2nd floor sheetrock installation is 50% complete, ceiling grid installation is 40% complete, MEP rough in is complete; 3rd floor MEP rough in is 85% complete; Roofing in Section “B” roofing is complete; Section “C” has begun
 - Road improvements are complete; Parking Lot paving is scheduled to occur in Summer 2026
- **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 1B HVAC rough in and steel installation 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 if the new building will be ready for students in August of 2026.
 - Mr. Summers responded by saying the building will be ready by then.
 - 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
- DD documents are being revised to incorporate comments from cost estimate review; Revised DD's are scheduled for completion in August 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
- DD review meeting occurred in July 2025; CD's have begun

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

- Reported under budget and on schedule
- Final inspection occurred on July 21st, 2025; Closeout has begun
- This will be the last report on this project

Riverview Charter School (RVCS) – Caplea Coe Architects (CCA) and Thompson Turner Construction (TTC)**Mark Koll, Project Manager**

- Reported under budget and on schedule
- Survey is complete; Kick-off meeting with TTC is scheduled to occur in August 2025

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

- Reported under budget and on schedule
 - Concrete pad is scheduled for completion in August 2025
 - Structure is scheduled to arrive the week of August 25, 2025
- Mr. Vargas asked if there were any questions regarding Mr. Koll's updates.
- Questions on Mr. Koll's Projects
- Mr. Warco asked if there has been a time scheduled for public input on LIMS.
 - Mr. Vargas stated that there will be an SIC meeting on October 14th. The board members that sit in the District's Operations Committee have been informed of this SIC session and have been asked to notify the community so they may join and add their input.
 - Mrs. Crutchfield added that in the pre-design phase, there were multiple meetings held with the community, the designer, and the district to gather input.

- Mr. Warco asked what the district is anticipating at the LIMS October 14th meeting.
 - Mr. Oetting stated that the design team will be presenting an update on the current design and layout of the building.
- 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 complete
- This will be the last report on this project

Safety/Security Improvements

Ben Froemming, Project Manager

- Reported under budget and on schedule
- **JSES:** Cameras are installed, programming is being finalized
- **RSLA:** Additional server is pending installation to finalize programming
- **BHS:** Cameras are installed; programming is being finalized
- Pricing is ongoing for the next round of projects which include the Whale Branch cluster and Bluffton campus schools
- 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. Vargas)

- Phase 2 Classroom furniture for MOES, PRES, JSES Related Arts classes, Special Education Classes and Resource Room is complete
- This will be the last report on this project
- Mr. Vargas asked if there were any questions regarding any of the project updates.
- Questions of Project Updates
 - Mr. McNally asked how the budgets are being monitored and if the teams are working closely to overcome budgetary concerns with escalation and tariffs.
 - Mr. Oetting responded that the projects that have been awarded are placed under a Guaranteed Maximum Price. Under the CM at Risk method, CM's will typically work with the design teams to get ahead on large purchases and long lead items in order to minimize the risk of

schedule delays as well as cost increases. Anything that comes up after the GMP has been established, the CM has to manage through the GMP.

- Mr. Vargas added that the CM's are brought onboard early in the process to begin preconstruction services. This includes the review of designs at each stage of the design phase. The CM provides constructability reviews to inform the design and help the team make decisions without compromising the quality of the design and delivering the projects within the owner's budget. The CM also provides the team with estimates at each phase of the design as well as a list of options to aid the owner's decisions based on the needs of the building and the budget.

- No further questions were received.

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

- Reported with a "green" traffic light as of July 31, 2025, the Current Budget remains at \$439,035,000.
- The Paid and Committed Funds total \$184,683,541 (42.06%).
- The Total Remaining Funds to Commit (including Contingency) total \$254,351,459 (57.93%).
- No Contingency activity to report in July 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 \$13,649,536

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

- Referendum funds paid as of July 31, 2025, totaled \$ 56.74 Million.
- Total forecasted expenditures through July 31, 2025, were \$62.76 Million.

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

- MRES groundbreaking is tentatively scheduled to occur in October 2025. Details will be issued to the group as soon as the details are worked out.

9. 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 July 9, 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)

- Mr. Vargas stated that there was nothing to report

11. 2023 Bond Referendum next CLOC meeting is scheduled for September 10, 2025, at Okatie Elementary School 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. Tritschler and seconded by Mr. McNally. The meeting was adjourned at 6:59PM.