

Date/ Time: September 10, 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, Daniel Clare, Michael Swiecicki, Richard Tritschler, Bob Priest

Beaufort County School District (BCSD) Representatives Present:

Robert Oetting, Carol Crutchfield, Alexander Marshall, Tim Summers, Lou Ackerman, Carlton Dallas, Richard Geier, Victor Ney

Turner & Townsend Heery Attendees:

Jessica Killian, Agustin Vargas, Ben Froemming, Mark Koll

Other Attendees:

Halie Cooler, Olivier, Inc.

Todd Hill, Stage Front, Inc.

Meeting Minutes

- Prior to the September 10, 2025, CLOC meeting, the following materials were distributed via email:
 - Meeting Agenda
 - Meeting No. 18 Presentation Materials
 - Public Comment Card
 - Draft Minutes from August 13, 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. Tritschler called the meeting to order at 6:17 pm.
- 2. Mr. Tritschler confirmed there were no public comments.
- 3. Mr. Tritschler asked that approval for the 2023 Bond Referendum CLOC meeting minutes from August 13, 2025, be sought out via email from the missing attendees being that there was no quorum at the meeting. Once approval is received, the meeting minutes can be posted online.

4. **Master Schedule Updates** (Mr. Vargas)

- Mr. Vargas reported on the schedule updates for PRES and WBES HVAC which have officially entered the closeout phase. BMS HVAC has entered the design stage.
- Questions on the Master Schedule updates
 - Mr. Priest and Mr. Clare requested that the schedule be modified to show the original schedules and milestones as well as the updated schedules.
 - Mr. Vargas stated that this change can be implemented for the next set of reports.

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
- Tree removal and stumping are scheduled for completion in September 2025
- Dewatering and grading are scheduled to begin in September 2025
- Building pad is scheduled to begin in November 2025
- Groundbreaking Ceremony is being coordinated to occur in October 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; Ceiling installation is scheduled to begin in September 2025
- CTE Masonry is 90% complete; Ceiling installation on south portion of CTE will begin in September 2024; Rough in is progressing in CTE spaces
- Additions are scheduled to be energized in September 2025

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

- Reported under budget and on schedule
- SD's are scheduled to be received in October 2025 due to the structural Geotech report and wetlands delineation negotiations with the Town of Bluffton being scheduled for completion in September 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
- SD review meeting occurred in August 2025; Comments were issued to the designer of record and will be addressed in the next submittal in September 2025

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:**
 - 1st floor sheetrock installation is 95% complete, ceiling grid installation is complete, MEP rough in is complete; 2nd floor sheetrock installation is 95% complete, ceiling grid installation is 95% complete; 3rd floor MEP rough in is 90% complete; Section “C” roofing is complete; Transformers for the facility are being installed; Building is scheduled to be energized in October 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 was received in August 2025 and comments were returned to the contractor for review.
- **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 September 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 September 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 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
- Revised DD's have been received; Review is scheduled to occur in September 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
- 50% CD's are ongoing
- DD's presentation to school staff occurred in August 2025; DD's presentation to SIC and the public is scheduled to occur on October 14, 2025 at 6PM and LIMS

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

- Reported under budget and on schedule
- Kick-off meeting with TTC occurred in August 2025; SD's are scheduled to be received in September 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 September 2025
- Pre-engineered metal structure is on site
- 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

Jame J. David Early Childhood Center (JJDECC) – Ward Edwards Engineering and Shoreline
Ben Froemming, Project Manager

- Reported under budget and on schedule
- DD's are scheduled to be received in September 2025; Permitting has begun

**St. Helena Elementary School (SHES) – Ward Edwards Engineering and Shoreline
Ben Froemming, Project Manager**

- Reported under budget and on schedule
- SD's are in progress; completion is scheduled to occur in September 2025

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

- Reported under budget and on schedule
- **JSES:** Server is scheduled to arrive in September 2025; Programming will be finalized in September 2025
- **RSLA:** Server is on site; programming will be finalized in September 2025
- **BHS:** Programming is scheduled for completion in September 2025
- **WBECHS:** Amendment was approved August 22, 2025, at the Board work section; Submittals are ongoing
- 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 asked if there were any questions regarding any of the project updates.
- Questions of Project Updates
 - Mr. Swiecicki asked if any of the contractors were having issues with security and looting on the jobs.
 - Mr. Vargas stated that there have not been any reports indicating that is the case.
- No further questions were received.

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

- Reported with a "green" traffic light as of August 31, 2025, the Current Budget remains at \$439,035,000.
- The Paid and Committed Funds total \$186,349,878 (42.45%).
- The Total Remaining Funds to Commit (including Contingency) total \$252,685,122 (57.55%).
- No Contingency activity to report in August 2025
- The remaining available program contingency is \$11,239,002
- 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 August 31, 2025, totaled \$ 68.47 Million.
- Total forecasted expenditures through August 31, 2025, were \$71.83 Million.

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

- MRES groundbreaking is being coordinated and tentatively set to occur in October 2025; Details will be provided once finalized
- Design Development presentation to SIC and the public is scheduled to take place on October 14, 2025 at 6PM at LIMS

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

- Mr. McNally stated that there was nothing to report but would like to tour HHHS within the next month.

➤ Finance Sub-Committee updates (Mr. Tritschler)

- Mr. Tritschler provided the Finance Sub-Committee report on the financial information received at the August 13, 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. Tritschler 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 October 8, 2025, at Hilton Head High School Media Center at 6:00PM. Those interested in the tour of the new building will meet near the PAC entrance at 5:15PM.

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. Swiecicki and seconded by Mr. Priest. The meeting was adjourned at 6:42PM.