

**Date/ Time:** October 08, 2025, at 6:00PM

**Purpose:** Citizen-Led Oversight Committee (CLOC) Meeting

**Location:** Hilton Head Island High School Media Center and Via Zoom

**Committee Member Attendees:**

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

**Beaufort County School District (BCSD) Representatives Present:**

Robert Oetting, Carol Crutchfield, Tim Summers, Lou Ackerman, Freddie Lawton, 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**

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- Prior to the October 8, 2025, CLOC meeting, the following materials were distributed via email:
  - Meeting Agenda
  - Meeting No. 19 Presentation Materials
  - Public Comment Card
  - Draft Minutes from September 10, 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 6:17 pm.
- 2. Mr. Warco confirmed there were no public comments.
- 3. Mr. Warco asked for a motion to approve 2023 Bond Referendum CLOC meeting minutes from September 10, 2025.

Motion was made by Mr. Priest and seconded by Mr. Swiecicki. The approved meeting minutes will be posted to the website.

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

- Mr. Vargas reported the presentation format for master schedule and the updates made as requested at the previous CLOC meeting to incorporate the original schedules and the schedule updates to projects for which the timeline has been updated with the information received by architects and CM's when placed under contract.

#### 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 October 2025
- Dewatering and grading are ongoing; Retainage Pond excavation has begun
- Building pad lift installations have begun; Building pad is scheduled to begin in November 2025
- Groundbreaking Ceremony is scheduled to occur on October 20, 2025 at 4PM

##### **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 and CTE rough in is progressing; Ceiling grid installation is complete; Overhead inspection is scheduled to occur on October 8, 2025
- Finishes are scheduled to begin in October 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
- 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
- DD's are ongoing; Submittal is scheduled to occur in November 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:**
  - 1<sup>st</sup> floor sheetrock installation is complete, Storefront installation is ongoing; 2<sup>nd</sup> floor sheetrock installation is complete, ceiling grid installation is complete; 3<sup>rd</sup> floor MEP rough in is complete; Transformers for the facility are in place, final connections are ongoing; 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
  - MBK and LDAC are addressing comments from BCSD and will issue an updated set of plans and pricing in Q4 2025
- **Phase 3 renovation of both existing gymnasiums, existing JROTC and existing cafeteria:**
  - Substantial Completion date to be established when GMP proposal is approved
  - MBK and LDAC are addressing comments from BCSD and will issue an updated set of plans and pricing in Q4 2025
- **Phase 4 renovation of the existing Performance Arts Center (PAC):**
  - Substantial Completion date to be established when GMP proposal is approved
  - GMP MBK and LDAC are addressing comments from BCSD and will issue an updated set of plans and pricing in Q4 2025
- Mr. Vargas asked if there were any questions on Mr. Summers updates
- Questions on Mr. Summers Project

- Mr. Clare asked if the current GMP is close to the budget established for the project
  - Mr. Vargas responded by saying the current GMP is over budget. There has been a meeting with the designer and the CM to find options to bring the pricing to the budget.
- Mr. Clare asked whether there is an anticipation to use some of the program contingency on the project.
  - Mr. Oetting responded by saying that the use of contingency will be likely. The architect and CM are currently working on revisions to revisit the discussions of contingency use.
  - Mr. Vargas added that there is an ongoing contingency analysis exercise to assess what the overall program needs will be and how the contingency will be used throughout the program. This will assist in ensuring that program contingency is being used in a manner that ensures the overall success of the 2023 Bond Referendum program.
- 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 ongoing; CD's are scheduled to be received in December 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 scheduled to be received in November 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
- SD's have been issued to TTC for pricing; Pricing scheduled to be received in October 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 complete
- Steel erection is scheduled to begin the week of October 6, 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

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

- Reported under budget and on schedule
- DD's have been received; 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 October 2025

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

- Reported under budget and on schedule
- **JSES:** Programming is complete; Punch list is ongoing
- **RSLA:** Programming is complete; Punch list is ongoing
- **BHS:** Programming is complete; Punch list is ongoing
- **WBECHS:** Shop drawing 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

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

- Reported with a “green” traffic light as of September 30, 2025, the Current Budget remains at \$439,035,000.
- The Paid and Committed Funds total \$186,689,520 (42.52%).
- The Total Remaining Funds to Commit (including Contingency) total \$252,345,480 (57.48%).
- Contingency in savings returned in September 2025 total \$462,595
- Contingency used in September 2025 total \$269,511
- The remaining available program contingency is \$11,432,086
- The original project level contingencies started at \$17,060,756
- The current project level contingencies total \$13,557,809

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

- Referendum funds paid as of September 30, 2025, totaled \$73.69 Million.
- Total forecasted expenditures through September 30, 2025, were \$82.92 Million.

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

- MRES groundbreaking is being held on October 20, 2025 at 4PM
- 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.

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

- Mr. Warco provided the Finance Sub-Committee report on the financial information received at the September 10, 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 brought up the need to schedule the Q3 2025 CLOC School Board update. The presentation will be held at the November 4, 2025 BoE meeting at Hilton Head Island Middle School Media Center at 6PM.

11. 2023 Bond Referendum next CLOC meeting is scheduled for November 12, 2025, at May River High School Long Distance Learning Center at 6:00PM. Those interested in the tour of the new CTE building will meet near the front entrance at 5:30PM.

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

- No further items to discuss were brought up. A motion was made by Mrs. Payne and seconded by Mr. Priest. The meeting was adjourned at 6:48PM.