

Date/ Time: December 10, 2025, at 6:00PM

Purpose: Citizen-Led Oversight Committee (CLOC) Meeting

Location: Okatie Elementary School Media Center and Via Zoom

Committee Member Attendees:

Ray Warco, Michael Swiecicki, Bob Priest

Beaufort County School District (BCSD) Representatives Present:

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

Turner & Townsend Heery Attendees:

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

Other Attendees:

Halie Cooler, Olivier, Inc

Todd Hill, Stage Front, Inc

Ron Schulze, Stage Front, Inc

Meeting Minutes

- Prior to the December 10, 2025, CLOC meeting, the following materials were distributed via email:
 - Meeting Agenda
 - Meeting No 21 Presentation Materials
 - Public Comment Card
 - Draft Minutes from November 12, 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 6:16 pm.
- 2. Mr. Warco confirmed there were no public comments.
- 3. Mr. Warco stated that there was no quorum with only three CLOC members present so in this instance the meeting minutes from November 12th, 2025, will be brought forth at the January 14th meeting for approval.

4. **Hindsight Report/Lessons Learned Summary** (Mrs. Killian)

- Mrs. Killian with Turner & Townsend Heery reported on the Lessons Learned Summary for the PM's and IT that took place in September 2025 with key takeaways from each session as outlined in the bullet points below.
- Project Management:
 - i. Start planning/design earlier to accommodate longer equipment lead times.
 - ii. Daily site coordination among construction, custodial, and school staff is essential.
 - iii. Avoid scope additions after April to prevent procurement delays.
 - iv. Identify and replace failing contractors early to avoid project setbacks.
 - v. Projectmates implementation improved project record keeping.
 - vi. Understand property covenants thoroughly before construction; anticipate legal challenges.
 - vii. Consider phasing large scopes over multiple years to manage escalation.
- IT:
 - i. Continue early site walks.
 - ii. Leverage 2019 program insights.
 - iii. Monitor contractor workload.
 - iv. Evaluate pilot project execution.

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

- Mr. Vargas reported there were no changes to the Master Schedule.

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
- Insulated Concrete Form (ICF) foundations are scheduled to begin in December 2025
- Dewatering and grading are ongoing; Retainage Pond excavation is progressing
- Building pad is complete

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
- Unistrut grid, busduct, and lighting is complete
- Welding equipment installation is scheduled for completion in December 2025
- FF&E is scheduled to arrive December 8, 2025
- Note: Ribbon cutting ceremony is scheduled to occur on December 16th, 2025 at 1:30PM

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 have been received; Design team is incorporating comments from SD's review into the DD set
- 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)– McMillan Pazdan Smith Architects (MPS) and MB Kahn Construction (MBK)**Tim Summers, Project Manager**

- Reported under budget and on schedule
- DD review is scheduled to occur on December 3, 2025
- DD pricing is scheduled to be received in January 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:**
 - Building is energized; Storefront installation is complete; Data cabling is ongoing; Metal panel installation is 90% complete; HVAC start-up has occurred; HVAC controls are ongoing; Drywall is 80% complete; Finishes are scheduled to begin in December 2025; Overhead inspection for the 3rd floor is scheduled to occur in January 2025
- **Phase 1B Includes selective demolition and initial renovations, Group restroom improvements, Modifications of corridor walls and finishes:**
 - **Phase 1B** Scope includes selective demolition and initial renovations of the "D" wing (Music & Art), group restroom improvements, and modifications of corridor walls and finishes; Phase 1B HVAC rough in and steel installation is complete; Full scope 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
 - Amendment for the remaining phases is scheduled to be presented at the December 9, 2025 BoE meeting for approval

- **Phase 3 renovation of both existing gymnasiums, existing JROTC and existing cafeteria:**
 - Substantial Completion date to be established when GMP proposal is approved.
 - Amendment for the remaining phases is scheduled to be presented at the December 9, 2025 BoE meeting for approval
- **Phase 4 renovation of the existing Performance Arts Center (PAC):**
 - Substantial Completion date to be established when GMP proposal is approved.
 - Amendment for the remaining phases is scheduled to be presented at the December 9, 2025 BoE meeting for approval
- 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
- 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
- 95% CDs are scheduled to be received in January 2025
- Planning and Zoning meeting occurred on November 17, 2025

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

- Reported under budget and on schedule
- DD's are scheduled to be received in December 2025

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

- Reported under budget and on schedule
- Rough framing is complete, mechanical and electrical rough in is complete, Hardscaping has begun

- Mr. Vargas asked if there were any questions regarding Mr. Koll's updates
- No questions were received
- Mr. Vargas gave updates on Mr. Froemming projects

James J David Early Childhood Center (JJDECC) – Ward Edwards Engineering and Shoreline

Ben Froemming, Project Manager

- Reported under budget and on schedule
- Geotechnical Survey is ongoing; CD's are progressing; Permitting is ongoing
- Coordination meeting with school staff is being coordinated to occur in December 2025

St Helena Elementary School (SHES) – Ward Edwards Engineering and Shoreline

Ben Froemming, Project Manager

- Reported under budget and on schedule
- Meeting with the school administration occurred
- Revisions to the SD's are scheduled to be received in January 2026

Safety/Security Improvements – Pilot Projects

Ben Froemming, Project Manager

- Reported under budget and on schedule
- **BHS:** Project is complete
- This will be the last report for the pilot project updates

Safety/ Security Improvements – Bluffton Campus – MB Kahn Construction

Tim Summers, Project Manager

- Reported under budget and on schedule
- **BLECC:** Boring is complete
- **BLES:** Boring is complete
- **HEMMS:** Boring is scheduled to begin on December 3, 2025
- **BLHS:** Boring will begin once HEMMS boring is complete

Safety/ Security Improvements – Whale Branch Cluster – Thompson Turner

Construction, Ben Froemming, Project Manager

- Reported under budget and on schedule
- **WBES:** Shop drawing submittals are ongoing
- **WBMS:** Shop drawing submittals are ongoing
- **WBECHS:** Shop drawing submittals are ongoing; Infrastructure is 50% complete
- Mr. Vargas asked if there were any questions regarding Mr. Froemming's updates
- No questions were received

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

- Reported with a “green” traffic light as of November 30, 2025, the Current Budget remains at \$439,035,000
- The Paid and Committed Funds total \$189,649,455 (43.20%)
- The Total Remaining Funds to Commit (including Contingency) total \$249,385,545 (56.80%)
- There was no program contingency activity to report in November 2025
- 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

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

- Referendum funds paid as of November 30, 2025, totaling \$85.63 Million
- Total forecasted expenditures through November 30, 2025, were \$106.90 Million

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

- MRHS CTE & JROTC Addition ribbon cutting ceremony is scheduled to occur on December 16, 2025 at 1:30PM

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

- **Project Sub-Committee Updates (Mr. McNally)**
 - Mr. Warco 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 November 12, 2025, meeting.
 - The 2023 Bond Referendum budget totals \$439,035,000
 - 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 \$28 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)

- None to Report

12. **2023 Bond Referendum next CLOC meeting is scheduled for January 14, 2025, at the District Educational Services Center Media Center at 6:00PM.**

- Mr. Warco asked if there were any more items to discuss
- No further items were discuss. Mr. Warco stated the meeting was adjourned at 7:30PM.