

Date/ Time: November 12, 2025, at 6:00PM

Purpose: Citizen-Led Oversight Committee (CLOC) Meeting

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

Committee Member Attendees:

Ray Warco, Daniel Clare, Michael Swiecicki, Marion Johnson Payne, 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

Other Attendees:

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

Meeting Minutes

- Prior to the November 12, 2025, CLOC meeting, the following materials were distributed via email:
 - Meeting Agenda
 - Meeting No 20 Presentation Materials
 - Public Comment Card
 - Draft Minutes from October 8, 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 6:12 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 October 8, 2025.
 - Mr. Clare made a motion to approve the meeting minutes; Mrs. Payne seconded the motion. The approved meeting minutes will be posted to the website.

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

- Mr. Vargas reported there were four changes to the master schedule, all updates are now being reported in the master schedule. The following updates took place, LIMS Replacement has a completion date of Q1 2029, BHS CTE addition has a completion of Q1 2028, BMS and BHS HVAC has a completion of Q1 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
- Tree removal and stumping are complete
- Dewatering and grading are ongoing; Retainage Pond excavation is progressing
- Building pad is scheduled to begin in November 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 and CTE Overhead inspection occur on October 8, 2025
- Finishes are ongoing; Sealed concrete flooring is complete
- Unistrut grid, busduct, and lighting is ongoing in the welding labs; Welding equipment installation is scheduled to occur in November 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 have been received; SD Pricing is scheduled to be received in November 2025
- DD's have begun
- 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 (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 90% complete; Data cabling is ongoing; Metal panel installation in 80% complete; HVAC start up is scheduled to occur November 10, 2025; Overhead inspection for the 2nd floor is scheduled to occur November 17, 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
 - 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
- 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
- 50% CD's are scheduled to be received in November 2025
- Planning and Zoning meeting is scheduled to occur in 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
- SD's Pricing has been received
- DD's have begun

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

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

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

- Reported under budget and on schedule
- SD's are complete; Meeting is being coordinated to review the current layout with the school administration

Safety/Security Improvements – Pilot Projects
Ben Froemming, Project Manager

- Reported under budget and on schedule
- **JSES:** Project is complete, this will be the last update for this project
- **RSLA:** Project is complete, this will be the last update for this project
- **BHS:** Final inspection is scheduled to occur in November 2025
- **DIES:** Project is complete, this will be the last update for this project

Safety/ Security Improvements – Bluffton Campus – MB Kahn Construction
Tim Summers, Project Manager

- Reported under budget and on schedule
- **BLECC:** Boring is scheduled to begin in November 2025
- **BLER:** Boring is scheduled to begin in November 2025
- **HEMMS:** Shop drawing reviews are complete; Boring will begin once BLECC boring is complete
- **BLHS:** Shop drawing reviews are complete; 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

- 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 October 31, 2025, the Current Budget remains at \$439,035,000
- The Paid and Committed Funds total \$189,359,950 (43.13%)
- The Total Remaining Funds to Commit (including Contingency) total \$249,675,050 (56.87%)
- There was no program contingency activity to report in October 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

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

- Referendum funds paid as of October 31, 2025, totaled \$81.14 Million
- Total forecasted expenditures through October 31, 2025, were \$96.47 Million

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

- MRES groundbreaking occurred on October 20, 2025 at 4PM
- Design Development presentation to SIC and the public occurred on October 14, 2025 at 6PM at LIMS
- Remaining student assignment meetings required for the opening of May River Elementary School are scheduled to be held on:
 - November 17, 2025 at 6:00PM – HE McCracken Middle School
 - November 20, 2025 at 6:00PM – Michael C Riley Elementary School

9. Questions on Community Outreach

- Mr. Ney asked if there were any large or unexpected items brought forward by the attendees at the DD meeting at LIMS?
 - Mr. Koll responded by stating that there was nothing major brought forth.
- Mr. Warco added that there were discussions regarding the gym size and potentially making the gym larger than what is currently being planned.
 - Mr. Koll stated that LIMS will have the largest middle school gym in the district.
- Mr. Warco suggested that the district communicate with the public to let them know that LIMS will be receiving the largest middle school gym in the district.
 - Mr. Koll added that the new gym will be capable of holding a graduating class and their families this is based on what is currently planned for capacity and what the current school capacity is.
- Mrs. Payne stated that she would be willing to write a statement on behalf of the CLOC so that communications related to the project can be released to the public.

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 October 08, 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)

- a. Mr. Vargas stated that we would like to do a lessons learned recap at the next meeting.
- 2023 Bond Referendum next CLOC meeting is scheduled for December 10, 2025, at Okatie Elementary School Media Center at 6:00PM.
- 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. Clare and seconded by Mrs. Payne. The meeting was adjourned at 6:42PM.