

Date/ Time: February 11, 2026, at 6:00PM

Purpose: Citizen-Led Oversight Committee (CLOC) Meeting

Location: District Educational Support Center Media Center and Via Zoom

Committee Member Attendees:

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

Beaufort County School District (BCSD) Representatives Present:

Robert Oetting, Alexander Marshall, Tim Summers, Tonya Crosby, Cynthia Phillips, Lou Ackerman, Richard Geier

Turner & Townsend Heery Attendees:

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

Other Attendees:

Halie Cooler, Olivier, Inc
Todd Hill, Stage Front

Meeting Minutes

Prior to the February 11, 2026, CLOC meeting, the following materials were distributed via email:

- Meeting Agenda
- Meeting No 23 Presentation Materials
- Public Comment Card
- Draft Minutes from January 14, 2026 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 6:11 pm.
2. Mr. Warco confirmed there were no public comments.
3. Mr. Warco stated that since there was no quorum, the meeting minutes from January 14, 2026, will be brought forth at the March 11, 2026 meeting for approval.

4. **2023 Bond Referendum Sale Update** (Mrs. Crosby)

- a) Issued a \$50.7 million bond 2/15/2025
 - 7 bids, 2.75% interest rate
- b) Issued a \$132.2 million bond 5/29/2025
 - 9 bids, 4.07% interest rate
 - Bank of America Securities won the bid
- c) Issued a \$125 million bond 1/20/2026
 - 8 bids, 3.83% interest rate
 - Bank of America Securities won the bid
 - Bond closing on 2/12/2026
- Depending on the status of the bond market and cash flows, the final bond issue of \$131 million is anticipated to be issued in January 2027
- Mrs. Crosby asked if there were any questions about Bond Sales.
- Mr. Warco asked how Bond Premiums can be used and if there was a plan in place for such.
 - Mrs. Crosby stated that there are currently no plans for the use of premiums at the current moment. However, these could be used on the Referendum projects that were approved by the public or, Bond Council has also recommended that Bond Premiums can be used for Capital Projects such as the 8% projects.
- No further questions were received.
- Mr. Warco turned the meeting over to Mr. Vargas

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
- Area “A” (Front Office Area, Multipurpose Room & Media Center) Foundations are complete; 45% of the slab is completed; ICF has begun in the administrative suite
- Area “B” (Pre-K & Kindergarten Wing, ECSE Wing) Foundations are 90% complete; ICF is 50% complete; Slab pour is complete
- Area “C” (Kitchen & 1st Grade) Foundations are complete; ICF walls are in place in the classroom wing; Kitchen slab pour is scheduled to occur in February 2026
- Site Utilities – Main sewer line is installed; water line service is 40% complete; Underground electrical and IT is complete at the front entrance of the site; Storm water is 45% complete
- Underground rough-in is progressing

**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
- CTE & JROTC addition punch list is complete
- Electrical renovations in the existing spaces are complete; Plumbers are waiting on the arrival of the auto lift to finish plumbing scope; Auto lift is scheduled to arrive in the week of February 23, 2026

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

- Reported under budget and on schedule
- 50% DD's are scheduled to be received in February 2026; 100% DD's are scheduled to be received in March 2026
- Mr. Vargas asked if there were any questions regarding Mr. Marshall's updates
- No further questions were received.
- Mr. Vargas turned the meeting over to Mr. Summers for his project updates.

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

- Reported under budget and on schedule
- **BLECC:** Pole bases are complete; Pole installation is scheduled to begin in February 2026
- **BLES:** Pole bases are complete; Pole installation is scheduled to begin in February 2026
- **HEMMS:** Pole bases are complete; Pole installation is scheduled to begin in February 2026
- **BLHS:** Boring is complete; Pole base installation is scheduled for February 2026

**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's pricing has been received
- CD's are scheduled for completion in March 2026; GMP pricing is scheduled to be received in May 2026

**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:**
 - Data cabling terminations are ongoing, testing will begin in March 2026; Metal panel installation is complete; Casework is 60% complete; Flooring is 75% complete; Terrazzo flooring is scheduled for installation in March 2026; PA/ Intercom installation is scheduled to begin in February 2026; Front entrance pavers are scheduled to begin in February 2026; Overhead inspection for the 3rd floor occurred on January 12, 2026
- **Phase 1B Includes selective demolition and initial renovations, Group restroom improvements, Modifications of corridor walls and finishes:**
 - 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:** Contractual Substantial Completion date is December 17, 2027
- **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; New parking lot and courtyard**
 - Demo is scheduled to begin during Summer Break 2026
- **Phase 3:** Contractual Substantial Completion date is July 31, 2028
- **Phase 3 renovation of both existing gymnasiums, existing JROTC and existing cafeteria:**
 - Work is scheduled to begin after the completion of Phase 2
- **Phase 4:** Contractual Substantial Completion date is TBD
- **Phase 4 renovation of the existing Sea Hawk Cultural Center (SCC):**
 - SCC renovation work will follow the completion of phases 1A – 2B
- Mr. Vargas asked if there were any questions on Mr. Summers updates.
- Mr. Warco asked if Phase 2 was only demolition
 - Mr. Summers responded with that demolition as well as renovations to the related arts wing, JROTC, and Auxiliary Gym.
- Mr. Vargas asked if there were any further questions regarding Mr. Summer’s projects.
- 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
- GMP pricing for the CTE Addition is scheduled to be presented at the February 17, 2026, BoE meeting for approval
- Note: The city has now pulled back their building permit due to the aesthetics of the CTE front face. Meeting will occur this week for a solution
- **HVAC Replacements**
- Phase 1 design (9 Split Systems for the Admin Offices) is complete; Installation is being coordinated to occur during Summer Break 2026
- Phase 2 design (Remaining HVAC Systems outside of the academic wings) is scheduled for completion in April 2026; Work is being coordinated to begin during Summer Break 2026 and will continue through the remainder of the school year

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
- 100% of CDs have been received
- Early release package is being prepared by TTC and scheduled to be received in February 2026
- GMP pricing is scheduled to be received in March 2026

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

- Reported under budget and on schedule
- CD's are scheduled to be received in February 2026

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

- Reported under budget and on schedule
- Unit start ups and final inspection remain; Final inspection is being coordinated
- 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
- CD's are progressing; Permitting is ongoing
- DD's pricing is scheduled to be received in February 2026

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

- Reported under budget and on schedule
- DD's are scheduled to be received in February 2026

Safety/ Security Improvements – Whale Branch Cluster – Thompson Turner Construction, Ben Froemming, Project Manager

- Reported under budget and on schedule
- **WBES:** Camera poles are in place; Wiring and device installation is ongoing
- **WBMS:** Camera poles are in place; Wiring and device installation is ongoing
- **WBECHS:** Camera poles are in place; Punchlist is ongoing
- 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 January 31, 2025, the Current Budget remains at \$439,035,000
- The Paid and Committed Funds total \$258,908,908 (58.97%)
- The Total Remaining Funds to Commit (including Contingency) total \$180,126,092 (41.39%)
- Program savings returned in January 2026 total \$0
- Program contingency used in January 2026 total \$745,354
- The remaining available program contingency is \$7,540,782 (65.57%)
- The original project level contingencies started at \$17,060,756
- The current project level contingencies total \$6,673,267 (39.11%)
- Total remaining contingencies in January 2026 total \$14,214,049 (49.77%)

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

- Referendum funds paid as of January 31, 2026, totaling \$103.74 Million
- Total forecasted expenditures through January 31, 2026, were \$107.51 Million

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

- Construction outreach event is being coordinated to occur on March 4, 2026 at 5:30pm at the District Educational Services Center Media Center

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

- **Project Sub-Committee Updates (Mr. McNally)**
 - Mr. Swiecicki stated that the site visit of MRES and MRHS on January 28, 2026 went well and the site work is progressing quickly.
 - Mr. Marshall added that the ICF and concrete workers were progressing on their scope of work. The underground plumbing in the kitchen and mechanical area is now complete. The exterior ICF is cleaned up. The steel erector is scheduled to be on site Tuesday February 17, 2026, to start setting up the beams. At MRHS, the auto shop paint was being completed, the overhead HVAC is complete.
- **Finance Sub-Committee updates (Mr. Warco)**
 - Mr. Warco provided the Finance Sub-Committee report on the financial information received at the January 14, 2026, 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 \$14.96M out of an original contingency of \$28.56M, 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)

- Mr. Warco reported on the Q4 2025 CLOC update to the Board and the feedback received at the Board meeting on February 3, 2026 and relayed that the Board of Education thanked the CLOC for their oversight on the Bond Referendum programs and for helping bring credibility to the process.

12. 2023 Bond Referendum Next CLOC meeting March 11, 2026

- Discussion was had to hold the meeting at the Okatie Elementary School Media Center if the space is available.
- Mr. Warco asked if there were any more items to discuss.
- No further items to discuss. Mr. Warco stated the meeting was adjourned at 6:50PM.