

Date/ Time: January 14, 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, Mike McNally, Michael Swiecicki, Richard Tritschler, Dan Clare, Marion Johnson Payne

Beaufort County School District (BCSD) Representatives Present:

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

Turner & Townsend Heery Attendees:

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

Other Attendees:

Halie Cooler, Olivier, Inc

Meeting Minutes

- Prior to the January 14, 2026, CLOC meeting, the following materials were distributed via email:
 - Meeting Agenda
 - Meeting No 22 Presentation Materials
 - Public Comment Card
 - Draft Minutes from November 12, 2025 and December 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 6:15 pm.
- 2. Mr. Warco confirmed there were no public comments.
- 3. Mr. Warco asked for a motion to approve the 2023 Bond Referendum CLOC meeting minutes from November 12, 2025 and December 10, 2025.
 - Mr. Warco made the motion to approve; Mr. Swiecicki seconded the motion. The November and December meeting minutes will be posted to the website.

4. Master Schedule Updates (Mr. Vargas)

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

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
- Area “A” (Front Office Area, Multipurpose Room & Media Center) Foundations are 50% complete
- Area “B” (Pre-K & Kindergarten Wing, ECSE Wing) Foundations are 90% complete; ICF is ongoing
- Area “C” (Kitchen & 1st Grade) Slab is poured in the classroom wing; Foundations are 80% complete
- Cement stabilization at the front entrance is complete
- Underground rough in is ongoing

**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 is complete; Punch list is ongoing
- Partial renovations have begun

**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 pricing has been received; Design team is incorporating comments from SD’s review into the DD set
- 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
- Mr. Clare asked a question regarding the contingency use in the month of December and whether the use of \$10M in contingency was related to the MRES project.
 - Mr. Vargas responded by saying the contingency use for the month of December 2025 was for the HHIHS project which utilized both project level contingency and program contingency approximately in the amount of \$10M for the remaining phases of the project.
- No further 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’s review occurred on December 3, 2025; DD’s pricing is scheduled to be received in January 2026

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:**
 - Data cabling is 40% complete; Metal panel installation in 95% complete; HVAC controls are complete; Drywall is complete; Finishes have begun; 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:**
 - Amendment for the remaining phases was approved at the December 9, 2025 BoE meeting
- **Phase 3:** Contractual Substantial Completion date is July 31, 2028
- **Phase 3 renovation of both existing gymnasiums, existing JROTC and existing cafeteria:**
 - Amendment for the remaining phases was approved at the December 9, 2025 BoE meeting
- **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 there would be a need to use more program level contingency for the HHIHS project during construction.
 - Mr. Summers responded by saying that the project team did not foresee the need to use anymore program level contingency for the project.
 - Mr. Koll and Mr. Vargas added to the discussion by saying that through the CMAR method of procurement, the CM's issue a Guaranteed Maximum Price (GMP) which the CM's must not exceed. Any costs exceeded become the responsibility of the CM. In addition, now that the project is under contract, the project internally now carries a 5% contingency. This contingency is managed by the project manager and is to be used for items such as unforeseen conditions. If a CM uncovers something that was concealed and the plans did not show the conditions, there is a process the CM must follow to request the use of the contingency. This process includes the justification for the contingency use, and the approval of the contingency use by the architect as well as the district's project manager. Therefore, there is no need to ask for additional funding through program contingency during the construction duration. Any unspent contingency at the end of the project is then returned to the owner. At which point, the contingency is placed back into the program contingency.
- 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 is scheduled to be received in February 2026

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% of CDs are scheduled to be received in January 2026
- Early release package is being prepared by TTC and scheduled to be received in January 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
- DD's were received; meeting with stakeholders is scheduled to occur on January 5, 2026
- 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
- Exterior site work and low voltage scope are ongoing; Project is scheduled for completion in January 2026
- IT stock equipment is being loaded in and stored
- 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
- Geotechnical Survey is complete; CD's are progressing; DD's pricing is scheduled to be received in February 2026; Permitting is ongoing
- Coordination meeting with school staff occurred in December 2025

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

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

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

- Reported under budget and on schedule
- **BLECC:** Pole installation and equipment installation is scheduled to begin January 2026
- **BLES:** Pole installation and equipment installation is scheduled to begin January 2026
- **HEMMS:** Boring is complete
- **BLHS:** Boring is ongoing

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

- Reported under budget and on schedule
- **WBES:** Boring has begun
- **WBMS:** Boring has begun
- **WBECHS:** Shop drawing submittals are complete; Infrastructure is 90% complete

- 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 December 31, 2025, the Current Budget remains at \$439,035,000
- The Paid and Committed Funds total \$257,325,973 (58.61%)
- The Total Remaining Funds to Commit (including Contingency) total \$181,709,027 (41.39%)
- Program savings returned in December 2025 total \$155,576
- Program contingency used in December 2025 total \$3,600,000
- The remaining available program contingency is \$8,286,136
- The original project level contingencies started at \$17,060,756
- The current project level contingencies total \$6,673,267

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

- Referendum funds paid as of December 31, 2025, totaling \$100.15 Million
- Total forecasted expenditures through December 31, 2025, were \$117.71 Million

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

- MRHS CTE & JROTC Addition ribbon cutting ceremony occurred on December 16, 2025.

9. 2023 Bond Referendum CLOC Sub-Committee Reports/Updates:

- **Project Sub-Committee Updates (Mr. McNally)**
 - Mr. McNally stated that there was nothing to report.
 - Mr. McNally brought up that he would be stepping down as the Chairman of the Project Committee due to personal reasons and nominated Mr. Swiecicki to take his place as the Chairman of the Project Committee.
 - Mr. McNally made a motion for Mr. Swiecicki to become the Chairman of the Project Committee, Mr. Warco seconded. All were in favor.
- **Finance Sub-Committee updates (Mr. Warco)**
 - Mr. Warco provided the Finance Sub-Committee report on the financial information received at the December 10, 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.

10. 2023 Bond Referendum Forward Looking Items and Events (Mr. Vargas)

- Site visit of MRES January 28, 2026 at 10:00am
- Q4 2025 CLOC update to the board February 3rd, 2026.

11. 2023 Bond Referendum Next CLOC meeting February 11, 2026

- Discussion was made regarding the location of the following CLOC meeting. The decision was made to hold the meeting at the Okatie Elementary School Media Center if the space is available.
 - *The location of Okatie was not available for the CLOC to be held there, the new location is at the district office.
- Mr. Warco asked if there were any more items to discuss.
- Mr. Tritschler announced that due to personal reasons he would be stepping away from the CLOC. His last meeting will be on February 11, 2026.
- No further items to discuss. Mr. Warco stated the meeting was adjourned at 6:58PM.