

**Date/ Time:** March 11, 2026, 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, Dan Clare, Bob Priest, Marion Johnson Payne

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

Robert Oetting, Alexander Marshall, Tim Summers, Freddie Lawton, Carol Cruchfield, Lou Ackerman, Peter Scaglione, Richard Geier, Victor Ney

**Turner & Townsend Heery Attendees:**

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

**Other Attendees:**

Halie Cooler, Olivier, Inc  
Todd Hill, Stage Front

**Meeting Minutes**

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

- Meeting Agenda
- Meeting No 24 Presentation Materials
- Public Comment Card
- Draft Minutes from January 14, 2026 and February 11, 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 6:19 pm.
2. Mr. Warco confirmed there were no public comments.
3. Mr. Warco asked for a motion to approve the draft meeting minutes from January 14, 2026 and February 11, 2026.
  - Mr. Swiecicki made the motion to approve the meeting minutes, and Mr. Clare seconded the motion. Both sets of minutes will be posted to the website.

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

- Mr. Vargas reported there was only one (1) change to the Master Schedule. Which was the new Technology Warehouse and Imaging Center. The substantial completion has been moved to the end of Q1 2026 from Q4 2025 to accommodate for the utilities providers to finalize their scope.

#### 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) Slab is completed; ICF is 50% complete
- Area “B” (Pre-K & Kindergarten Wing, ECSE Wing) Foundations are complete; 1<sup>st</sup> floor ICF is 100% complete; Steel erection is scheduled to begin in March 2026
- Area “C” (Kitchen & 1<sup>st</sup> Grade) Foundations are complete; ICF walls are in place in the classroom wing; Kitchen slab pour is complete; Steel erection for the 2<sup>nd</sup> floor is complete; Concrete slab is scheduled to be in place in March 2026; Masonry is scheduled to begin in March 2026
- Site Utilities – Water line service is 40% complete; Storm water is 60% complete
- Underground rough-in 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
- Final testing is scheduled to occur in the week of March 2,2026, pending the arrival of the HVAC fire dampers; Final inspections are being coordinated to occur after final testing is complete
- Auto lift has been installed; Plumber’s scope is progressing
- Plumbing line repairs are scheduled to occur in Spring Break 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% of DD’s have been received and comments will be issued in early March 2026; 100% DD’s are scheduled to be received in March 2026
- DD cost estimate will take place once the 100% DD’s have been received
- Mr. Vargas asked if there were any questions regarding Mr. Marshall’s updates

- Questions on Mr. Marshalls Projects
- Mr. Warco asked if there has been coordination as to when the groundbreaking ceremony is to occur at the New Early Childhood Center in Bluffton.
  - Mr. Marshall responded by saying that as of now there is a possibility that the groundbreaking could occur in July 2026. However, as coordination progresses the CLOC will be notified of the potential dates for the ceremony.
- 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 installations are complete; Camera installations have begun
- **BLES:** Pole installations are complete; Camera installations have begun
- **HEMMS:** Pole installations are 95% complete; camera installations will begin in March 2026
- **BLHS:** Pole base installations are complete; Pole installations are 60% complete; Camera installation will begin in March 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
- CD's are scheduled for completion in March 2026; GMP pricing is scheduled to be received in May 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 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
- **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.
- 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
- Final permitting approval discussion with the City of Beaufort is scheduled to occur on March 3, 2026; GMP pricing for the CTE Addition is scheduled to be presented after discussions with the City of Beaufort occur
- Note: Project schedule is not affected currently
- **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
- Early release package was approved at the February 17, 2026 BoE meeting
- 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 March 2026
- Note: DD presentation to the RVCS Board is scheduled to take place on March 16, 2026, in the RVCS main conference room

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

- Reported under budget and on schedule
- Unit start-ups occurred in February 2026; Final inspection is being coordinated to occur in March 2026 pending availability from 3<sup>rd</sup> party inspectors and the State Fire Marshall
- Mr. Vargas asked if there were any questions regarding Mr. Koll's updates
- Questions on Mr. Koll's Projects
- Mr. Warco asked for more information on the comments from the City of Beaufort regarding the requirements for windows at the new CTE building
  - Mr. Koll responded by saying the previous design had not met the requirements set by the city for window openings. However, the team has since taken the comments and adjusted.
- Mr. Warco asked if there were dates set for groundbreaking ceremonies related to the projects Mr. Koll is managing.
  - Mr. Koll stated that RVCS, BHS CTE, and LIMS are being coordinated to have groundbreaking ceremonies occur during Summer or Fall 2026. Once more information is available, Mr. Koll will share with the CLOC.
- No further 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 has been received

**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 March 2026

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

- Reported under budget and on schedule
- **WBES:** Wiring and device installation is ongoing
- **WBMS:** Wiring and device installation is ongoing
- **WBECHS:** Punchlist is scheduled for completion in March 2026
  
- 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 February 28, 2025, the Current Budget remains at \$439,035,000
- The Paid and Committed Funds total \$267,877,897 (61.02%)
- The Total Remaining Funds to Commit (including Contingency) total \$171,157,103 (38.98%)
- Program savings returned in February 2026 total \$115,813
- Program contingency used in February 2026 total \$728,169
- The remaining available program contingency is \$6,928,426 (60.25%)
- 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 February 2026 total \$13,601,693 (47.62%)

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

- Referendum funds paid as of February 28, 2026, totaling \$109.37 Million
- Total forecasted expenditures through February 28, 2026, were \$116.31 Million

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

- Construction outreach event occurred on March 4, 2026, at the District Educational Services Center Media Center.
- RVCS Gym Addition and Renovations DD’s presentation to the RVCS Board is scheduled to take place on March 16, 2026, in the RVCS main conference room

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

- **Project Sub-Committee Updates (Mr. McNally)**
  - Mr. Swiecicki 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 February 11, 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.

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

- Mr. Vargas stated that there were no items

11. **2023 Bond Referendum Next CLOC meeting April 8, 2026**

- Discussion was made regarding the location of the following CLOC meeting. The decision was made to hold the meeting at the May River High School Long Distance Learning Center if the space is available. There will be a site tour of May River Elementary School at 5PM; Those interested in the tour will meet at the May River Elementary School construction site trailer.
- No further questions were received.
- Mr. Warco asked for a motion to adjourn the meeting. Mr. Clare made a motion and Mr. Swiecicki seconded the motion. The meeting was adjourned at 6:42PM.