

Date/ Time: April 8, 2026, 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, Michael Swiecicki, Dan Clare, Bob Priest, Marion Johnson Payne, Mike McNally

Beaufort County School District (BCSD) Representatives Present:

Robert Oetting, Alexander Marshall, Carol Cruchfield, Lou Ackerman, Mark Chauhan, Richard Geier, Frank Rodriguez

Turner & Townsend Heery Attendees:

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

Other Attendees:

Halie Cooler, Olivier, Inc
Majid Samarghandi, Public

Meeting Minutes

Prior to the April 8, 2026, CLOC meeting, the following materials were distributed via email:

- Meeting Agenda
- Meeting No 25 Presentation Materials
- Public Comment Card
- Draft Minutes from March 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 6:24 pm.
2. Mr. Warco confirmed there were no public comments.
3. Mr. Warco asked for a motion to approve the draft meeting minutes from March 11, 2026.
 - Mr. Priest made the motion to approve the meeting minutes, and Mr. Swiecicki seconded the motion. Minutes will be posted to the website.
4. **Master Schedule Updates** (Mr. Vargas)
 - Mr. Vargas stated that there were no updates on the 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) ICF is complete; framing has begun, Mechanical well is being installed
- Area “B” (Pre-K & Kindergarten Wing, ECSE Wing) 2nd floor ICF is complete; 3rd Floor ICF is scheduled for completion in April 2026; Steel erection is ongoing; Overhead work and framing has begun on the 1st floor
- Area “C” (Kitchen & 1st Grade) 3rd floor ICF is complete; Roof joists are scheduled for completion in May 2026; Kitchen slab pour is complete; Steel erection for the 2nd floor is complete; Concrete slab is in place; Masonry is scheduled for completion in the kitchen area in April 2026
- Brick masonry is scheduled to begin in April 2026
- Site Utilities – Water line service is 90% complete; Storm water is 70% 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 and final inspections are complete
- Punchlist is complete
- Building is scheduled to be turned back to the district in the week of 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
- 100% DD's have been received; turn page review took place in March 2026
- DD cost estimates are being prepared and are scheduled to be received in May 2026
- Site disturbance permit is anticipated to be received in Summer 2026
- Mr. Vargas asked if there were any questions regarding Mr. Marshall's updates
- Questions on Mr. Marshall's Projects
 - Mr. McNally asked if there were any anticipated issues with the supply chain and equipment lead times.
 - Mr. Marshall stated that there were no issues anticipated and explained that any HVAC units over 20 tons, Aeon units, as well as special outdoor air units have lead times of approximately 10 to 12 months. Generator lead times are 6 to 10 months.
 - Mr. Vargas added that the project managers and the construction managers are staying on top of long lead items to ensure that these are ordered in advance to meet construction schedules.

- No further questions were received.
- Mr. Vargas proceeded to issue updates on Mr. Summers' projects

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

- Reported under budget and on schedule
- **BLECC:** Camera installations are complete; Connections are being made to bring the systems online
- **BLES:** Camera installations are complete; Connections are being made to bring the systems online
- **HEMMS:** Pole installations are complete; Camera installations are complete; Connections are being made to bring the systems online will begin once BLECC & BLES are complete
- **BLHS:** Pole installations are complete; Camera installations are complete; Connections are being made to bring the systems online will begin once BLECC & BLES are complete

**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 complete; GMP review is scheduled to occur in April 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 complete; Testing is complete; Metal panel installation is complete; Casework is complete; Flooring is complete; Terrazzo flooring is 40% complete; PA/ Intercom installation is complete and testing is ongoing; Front entrance pavers are complete; Generator installation has begun
- **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; 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.
- Questions on Mr. Summers Project
- Mr. Warco asked if the "A" wing will be renovated during the upcoming phases
 - Mrs. Crutchfield responded by saying this is correct.
 - 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
- CTE final permitting approval discussion with the City of Beaufort is scheduled to occur on March 3, 2026; Design team has addressed comments issued by the City of Beaufort and are pending final approval; GMP pricing is being prepared and is scheduled to be presented at the April 24, 2026, Board Work Session
- **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
- GMP pricing has been received and reviewed; GMO is scheduled to be presented at the April 7, 2026, Board meeting
- Silt fence and construction site perimeter fencing is scheduled to be installed in April 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 were received in March 2026
- GMP pricing is scheduled to be received in May 2026

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

- Reported under budget and on schedule
- Final inspection is scheduled to occur in April 2026
- Mr. Vargas asked if there were any questions regarding Mr. Koll's updates
- Questions on Mr. Koll's Projects
- Mr. Samarghandi inquired about whether the district has an idea of what they anticipate pricing to be when CM's work on the estimates at every stage of the design process until GMP
 - Mr. Koll responded by saying that during pre-construction the CM's meet with the district and architect when the pricing is complete for each of the design phases. If pricing is not trending in the right direction, the CM's, architects, and the owner (district) work together to ensure that solutions are explored to bring the projects within budget.
 - Mr. Vargas added that during the solicitations for CM services, the solicitation includes the budget for the project. Consequently, the program is being analyzed taking in data from recent estimates to gain an understanding of the latest construction costs in the local markets, as well as looking at the program contingency to understand how the contingency is to be used throughout the program. These two pieces of data help bridge the gaps in the original budgets vs. what the district anticipates the actual estimates will be. This in turn aids discussions with the CM's to guide the projects to meet the scope and budget requirements.
- No further 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
- CD's are complete; Permitting is ongoing
- CD's pricing is scheduled to be received in May 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 April 2026
- Ward Edwards is preparing a proposal for the traffic study at the intersection of Ball Park Road and Sea Island Parkway

**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 after the installation of the fiber and conduit to the concessions stand

- 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 March 31, 2025, the Current Budget remains at \$439,035,000
- Paid and Committed Funds total \$270,148,965 (61.53%)
- Total Remaining Funds to Commit (including Contingency) total \$168,886,035 (38.47%)
- Program savings returned in March 2026 total \$0
- Program contingency used in March 2026 total \$0
- Remaining available program contingency is \$6,928,426 (60.25%)
- Original project level contingencies started at \$17,060,756
- Current project level contingencies total \$6,673,267 (39.11%)
- Remaining contingencies in March 2026 total \$13,601,693 (47.62%)

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

- Referendum funds paid as of March 31, 2026, totaling \$119.63 Million
- Total forecasted expenditures through March 31, 2026, were \$127.07 Million

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

- 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
- The naming committee for the new ECC in Bluffton is scheduled to occur on April 20, 2026 at 6PM at the MRHS Media Center
- Groundbreaking Ceremony for the new LIMS building is scheduled to occur on May 21, 2026, Time is TBD

- Groundbreaking ceremony for the new BHS CTE building is scheduled to occur on May 22, 2026, Time is TBD

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 March 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 conducted by the Finance Committee regarding the difference between the percentage of work completed versus percentage paid to date and 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**

- No Forward-Looking Items and Events were brought forth

11. **2023 Bond Referendum Next CLOC meeting May 13, 2026**

- The decision was made to hold the meeting at the Hilton Head Island High School Media Center if the space is available. A site tour of the new 3 – Story Building at Hilton Head Island High School is scheduled to occur at 5:15PM.
- No further questions were received.
- Mr. Warco asked for a motion to adjourn the meeting. Mr. Clare made a motion, and Mr. McNally seconded the motion. The meeting was adjourned at 6:55PM.