

Date/ Time: May 13, 2026, at 6:00PM

Purpose: Citizen-Led Oversight Committee (CLOC) Meeting

Location: Hilton Head Island High School Media Center and Via Zoom

Committee Member Attendees:

Ray Warco, Michael Swiecicki, Dan Clare, Bob Priest, Marion Johnson Payne, Mike McNally, Majid Samarghandi

Beaufort County School District (BCSD) Representatives Present:

Robert Oetting, Alexander Marshall, Tim Summers, Carol Cruchfield, Freddie Lawton, Lou Ackerman, Mark Chauhan, Richard Geier, Carlton Dallas

Turner & Townsend Heery Attendees:

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

Other Attendees:

Halie Cooler, Olivier, Inc

Meeting Minutes

Prior to May 13, 2026, CLOC meeting, the following materials were distributed via email:

- Meeting Agenda
- Meeting No 26 Presentation Materials
- Public Comment Card
- Draft Minutes from April 8, 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 6:21 pm.
2. Mr. Warco confirmed there were no public comments.
3. Mr. Warco asked for a motion to approve the draft meeting minutes from April 8, 2026.
 - Mr. Clare made the motion to approve the meeting minutes, and Mr. Priest seconded the motion. Minutes will be posted to the website.
4. **Master Schedule Updates** (Mr. Vargas)
 - Mr. Vargas stated that there were five (5) schools where the schedule was updated in the month of April. LIMS has been broken into two phases with a final completion date for the project in Q1 2029. New ECC in Bluffton has an updated completion date of Q1

2028, the schedule will be updated once the GMP is under contract. BHS CTE has an updated completion date for design & permitting of Q2 2026. RVCS Gym has an updated completion date for design & permitting of Q2 2026. SHECC & SHES parking lot reconfiguration has an updated completion date of Q1 2028 due to the required traffic analysis which must be completed during Q3 2026, the schedule will be updated once the GMP is under contract.

- Questions on Master Schedule Updates
- Mr. Priest asked what the district promised the voters as far as a completion date on the 2023 Bond Referendum.
 - Mr. Oetting stated that the ballot measure itself had no deadline for the Referendum. However, the community was told the program would be a 5-year program with a potential to extend an additional year.

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) Framing is progressing, Mechanical well is installed; Steel is installed
- Area “B” (Pre-K & Kindergarten Wing, ECSE Wing) 2nd floor ICF is complete; 3rd Floor ICF is complete; Steel erection is scheduled to be completed in May 2026; Overhead work and framing has begun on the 1st and 2nd floor collaboration spaces; Exterior brick masonry is scheduled to begin in May 2026
- Area “C” (Kitchen & 1st Grade) ICF is complete; Roof joists are scheduled for completion in May 2026; Masonry is complete in the kitchen; Mechanical well is complete above the kitchen; exterior brick masonry has begun; Glazing install is scheduled to begin in May 2026; Decking has begun at the cafeteria
- Site Utilities – Water line service is nearing complete; Storm water is 90% complete

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

- Reported under budget and on schedule
- DD’s estimates have been received; Comments have been issued to the CM and Design team
- CD’s are scheduled to be received in July 2026
- GMP pricing is scheduled to be received in September 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

- No questions were received.

- Mr. Vargas turned the meeting over to Mr. Summers’ project updates

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

- Reported under budget and on schedule
- **BLECC:** Connections are complete; Testing is ongoing
- **BLES:** Connections are complete; Testing is ongoing
- **HEMMS:** Connections are complete; Testing is ongoing
- **BLHS:** Connections are 75% complete; Testing is scheduled to begin once connections 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
- MBK Amendment No. 01 for the CTE Addition is scheduled to be presented at May 5, 2026, BoE meeting for approval
- Site work is scheduled to begin during summer break 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:**
 - Terrazzo flooring is complete; PA/ Intercom testing is ongoing; Generator has been installed and testing is scheduled to occur in May 2026; Elevator testing is scheduled to occur in May 2026; Common areas stairs are being finalized
- **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 “A”, “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 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 about Mr. Summers' updates.
- Questions on Mr. Summers Project
- Mr. Warco asked if the plan was for the classroom wings A, B, and C to be demolished following renovations in the D wing.
 - Mr. Summers responded by saying this is correct. Wings A, B, and C will be demolished, afterwards the renovations in the D wing will occur. The portion that is being demolished will become the new Cafeteria and CTE classrooms.
 - No further questions were received.
 - Mr. Vargas turned the meeting over to Mr. Koll for his project updates

**Beaufort High School (BHS) CTE Building and CTE Renovations – Jumper Carter Sease (JCS) and Thompson Turner Construction (TTC)
Mark Koll, Project Manager**

- Reported under budget and on schedule
- Permit from the City of Beaufort has been received; GMP pricing is being prepared and is scheduled to be presented at May 19, 2026, BoE meeting
- Site work has begun

**Beaufort High School (BHS) HVAC Upgrades – Jumper Carter Sease (JCS) and Thompson Turner Construction (TTC)
Mark Koll, Project Manager**

- Reported under budget and on schedule
- 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 May 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
- TTC Amendment No. 02 for the LIMS Replacement School was approved at the April 7, 2026, BoE meeting
- Silt fence and construction site perimeter fencing is installed; Clearing and grubbing has begun

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

- Reported under budget and on schedule
- 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
- State Fire Marshall inspection is pending
- Final State Fire Marshall inspection is being coordinated to occur with the 8% CIP DESC Renovations project
- 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 Thompson Truner Construction**Ben Froemming, Project Manager**

- Reported under budget and on schedule
- WEI Amendment No. 17 for the parking lot addition and resurfacing is scheduled to be presented at the May 5, 2026, BoE meeting
- Work is scheduled to occur during summer break 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 Q3 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 70% complete
- **WBMS:** Wiring and device installation is 70% complete
- **WBECHS:** Fiber Installation to the football field concessions stand is 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 April 30, 2025, the Current Budget remains at \$439,035,000
- Paid and Committed Funds total \$321,712,228 (73.28%)
- Total Remaining Funds to Commit (including Contingency) total \$117,322,772 (26.72%)
- Program savings returned in April 2026 total \$808,927
- Program contingency used in April 2026 total \$2,447,250
- Remaining available program contingency is \$5,290,104 (46.00%)
- Original project level contingencies started at \$17,060,756
- Current project level contingencies total \$4,180,746 (24.51%)
- Remaining contingencies in April 2026 total \$9,470,850 (33.16%)

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

- Referendum funds paid as of April 30, 2026, totaling \$125.88 Million
- Total forecasted expenditures through April 30, 2026, were \$137.98 Million

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

- MRES Topping Out Ceremony is scheduled to occur on May 15, 2026, at 10:00 AM
- Groundbreaking Ceremony for the new LIMS building is scheduled to occur on May 22, 2026, at 9:30 AM
- Groundbreaking ceremony for the new BHS CTE building is scheduled to occur on May 22, 2026, at 11:00 AM

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

- **Project Sub-Committee Updates (Mr. Swiecicki)**
 - Mr. Swiecicki stated that there was nothing to report.
 - Mr. Warco added that he would step away from the project committee and explained that Mr. Samarghandi would be taking his place.
- **Finance Sub-Committee updates (Mr. Warco)**
 - Mr. Warco provided the Finance Sub-Committee report on the financial information received at the April 8, 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 \$13.6M out of an original contingency of \$28.56M, this includes Program contingency, Project contingency, 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 District Educational Services Center Media Center if the space is available. A ribbon cutting ceremony for the new technology warehouse and imaging center is scheduled to occur at 5:30PM.
- No further questions were received.
- Mr. Warco asked for a motion to adjourn the meeting. Mrs. Payne made a motion, and Mr. Clare seconded the motion. The meeting was adjourned at 7:07PM.

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