

Date/ Time: June 10, 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, Bob Priest, Majid Samarghandi

Beaufort County School District (BCSD) Representatives Present:

Robert Oetting, Carol Cruchfield, Alexander Marshall, Tim Summers, Lou Ackerman, Mark Chauhan, Richard Geier, Victor Ney, Frank Rodriguez

Turner & Townsend Heery Attendees:

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

Other Attendees:

Halie Cooler, Olivier, Inc
Todd Hill, Stage Front

Meeting Minutes

Prior to June 10, 2026, CLOC meeting, the following materials were distributed via email:

- Meeting Agenda
- Meeting No 27 Presentation Materials
- Public Comment Card
- Draft Minutes from May 13, 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 6:37 pm.
2. Mr. Warco confirmed there were no public comments.
 - Mr. Oetting stated there were none.
3. Mr. Warco asked for a motion to approve the draft meeting minutes from May 13, 2026.
 - Mr. Swiecicki made the motion to approve the meeting minutes, and Mr. Samarghandi seconded the motion. Minutes will be posted to the website.

4. Master Schedule Updates (Mr. Vargas)

- Mr. Vargas stated that there were four (4) schools where the schedule was updated in the month of May. BLHS has an updated construction completion date of Q4 2027 and completion date of Q2 2028. RVCS Gym has an updated closeout date of Q1 2028 and completion date of Q2 2028. DESC tech warehouse has an updated construction completion date of Q2 2026, closeout in Q3 2026 and completion date of Q4 2026. BHS HVAC has an updated construction completion date of Q3 2027, closeout in Q3 2027 and completion date of Q1 2028
- Questions on Master Schedule Updates
- Mr. Clare asked for confirmation that the schedule for HHIHS was indeed shown correctly with a completion date in Q4 2028.
 - Mr. Vargas responded by saying that this is correct. The schedule revision was done with the feedback from the contractors and what was shown on their baseline 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) Framing is scheduled for completion once the roof is in place; Roof deck is in place at the media center; Mechanical roof insulation and water proofing is ongoing
- Area “B” (Pre-K & Kindergarten Wing, ECSE Wing) Overhead work and framing is ongoing on the 1st and 2nd floor collaboration spaces; Exterior brick masonry is ongoing; Steel decking is scheduled for completion in June 2026
- Area “C” (Kitchen & 1st Grade) Roof joists and decking are complete; Mechanical well is complete above the kitchen; Exterior brick masonry continues to progress; Glazing install is ongoing; Decking at the cafeteria is complete
- Site Utilities are scheduled for completion in August 2026; Site paving is scheduled to begin in June 2026

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

- Reported under budget and on schedule
- On May 12, 2026 the BoE approved the naming committee's recommendation for the new facility to be named Palmetto Early Childhood Center
- 90% CD's are scheduled to be received in July 2026; 100% CD's are scheduled for completion in August 2026
- GMP pricing is scheduled to be received in September 2026
- Site disturbance permit is anticipated to be received in August 2026
- Building permit is scheduled to be received in October 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:** Punchlist is ongoing; completion is scheduled to occur in June 2026
- **BLES:** Punchlist is ongoing; completion is scheduled to occur in June 2026
- **HEMMS:** Punchlist is ongoing; completion is scheduled to occur in June 2026
- **BLHS:** Connections are 90% complete; Fiber connections to the athletic field is scheduled to occur in June 2026; Testing is scheduled to begin once connections are complete; Completion is scheduled to occur in July 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
- MBK Amendment No. 01 for the CTE Addition was approved at May 5, 2026, BoE meeting
- Site work is scheduled to begin in June 2026
- Shop drawing reviews are ongoing

**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:** Substantial Completion date is Summer 2026
- **Phase 1A Construction of a 3-story classroom addition:**
 - Terrazzo flooring is complete; PA/ Intercom testing is complete; Generator testing is complete; Elevator testing is scheduled to occur in June 2026; Final inspection is being coordinated to occur on June 19, 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; Full scope work will be addressed once Phase 1A is complete
- **Phase 2:** Substantial Completion date is Q1 2028
- **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 in June 2026

- **Phase 3:** Substantial Completion date is Summer 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.
- No 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
- Shop drawing reviews are ongoing; Once shop drawings are approved foundation work will begin

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 installation (9 Split Systems for the Admin Offices) is scheduled to occur during Summer Break 2026
- Phase 2 design (Remaining HVAC Systems outside of the academic wings) is scheduled for completion in June 2026; GMP is scheduled to be received in August 2026; Work is being coordinated to begin during Winter 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
- Relocation of existing utilities continues; Demolition of existing locker rooms and removal of gym flooring is scheduled to begin in June 2026
- Installation of earthquake drains is scheduled to begin in July 2026
- Foundations are scheduled to begin in September 2026

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

- Reported under budget and on schedule
- Sitework is scheduled to begin in June 2026; Existing playground demolition and relocation is scheduled to begin in June 2026; New playground is scheduled for completion during Fall 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 being coordinated to occur on June 8, 2026
- Note: This is the last report on this 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
- Construction is scheduled to begin in June 2026

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

- Reported under budget and on schedule
- Traffic analysis is ongoing and is scheduled for completion in August 2026
- DD's will begin after the receipt of the traffic analysis from Beaufort County

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 90% complete
- **WBMS:** Wiring and device installation is 90% complete
- **WBECHS:** Fiber Installation to the football field concessions stand is scheduled for completion in June 2026
- Mr. Vargas asked if there were any questions regarding Mr. Froemming's updates.

➤ Questions on Project Updates

- Mr. Warco asked as to what the potential cause for malfunctions of underground fiber may be.
 - Mr. Summers responded by saying one of the causes could be from compression forces which at times cause conduits to get crushed and the fibers to have a bend therefore not allowing for the light to travel.
- No further questions were received

6. 2023 Financial Reports and Summary (Mr. Vargas)

- Reported with a “green” traffic light as of May 31, 2025, the Current Budget remains at \$439,035,000
- Paid and Committed Funds total \$354,705,826 (80.79%)
- Total Remaining Funds to Commit (including Contingency) total \$84,329,174 (19.21%)
- Program savings returned in May 2026 total \$3,873,282
- Program contingency used in May 2026 total \$3,508,244
- Remaining available program contingency is \$5,655,142 (49.18%)
- Original project level contingencies started at \$17,060,756
- Current project level contingencies total \$3,101,172 (18.18%)
- Remaining contingencies in May 2026 total \$8,756,314 (30.66%)

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

- Referendum funds paid as of May 31, 2026, totaling \$133.58 Million
- Total forecasted expenditures through May 31, 2026, were \$149.18 Million

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

- MRES Topping Out Ceremony occurred on May 15, 2026, at 10:00 AM
- Groundbreaking Ceremony for the new LIMS building occurred on May 22, 2026, at 9:30 AM
- Groundbreaking ceremony for the new BHS CTE building occurred on May 22, 2026, at 11:00 AM
- Ribbon cutting Ceremony for the New technology Warehouse & Imaging Center is scheduled to occur on June 10, 2026 at 5:00PM
- Groundbreaking Ceremony for the new BLHS CTE building is being coordinated to occur in August 2026
- Ribbon cutting Ceremony for the new HHHS building is being coordinated to occur in August 2026
- Groundbreaking Ceremony for the RVCS Gym Addition & Renovations is being coordinated; Date and time will be shared as details become available

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

- **Project Sub-Committee Updates** (Mr. Swiecicki)
 - 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 May 13, 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 July 8, 2026

- The decision was made to hold the meeting at the Okatie Elementary School Media Center if the space is available.
- No further questions were received.
- Mr. Warco asked for a motion to adjourn the meeting. Mr. Clare made a motion, and Mr. Samarghandi seconded the motion. The meeting was adjourned at 7:06PM.