

Memorandum

From:
To:
Date:

Jessica Killian
Citizen Led Oversight Committee (CLOC) / Beaufort County School District
August 12, 2026

Turner & Townsend Heery, LLC – CLOC Q4 FY26 Update Report

This report is being written at the request of the Citizen-Led Oversight Committee (CLOC) to provide a brief quarterly update report on the status of Turner & Townsend Heery and their program/project management consulting services for Beaufort County School District (BCSD).

Two bond referendum votes were previously approved by voters in Beaufort County in November 2019 – providing \$344M for improving school facilities. Through a competitive procurement process, CBRE Heery, now Turner & Townsend Heery, was selected to provide program/project management services to assist BCSD in managing the 2019 Bond Referendum. This bond referendum is now closed. The summary of Turner & Townsend Heery’s final fees on the project are as follows:

2019 Bond	Contract Budget	Actual	Savings
2020-2025	\$8,131,099	\$7,412,697	\$718,402

The savings noted above was returned to the program.

In November 2023, an additional bond referendum vote was approved by voters in Beaufort providing \$439M for improving school facilities. Turner & Townsend Heery submitted for the competitive procurement process to provide program management services and was again selected to assist BCSD in managing the 2023 Bond Referendum. In May 2024, Turner & Townsend Heery and BCSD executed a contract for the work. The contract states that the agreement would be a multi-year contract through December 2028, with annual one-year fee amendments. Beyond that, the contract could be extended upon the approval of the Superintendent. In May 2024, Amendment 1 was executed for Year 1 (2024), and amendments for each subsequent year have been negotiated and approved in a similar fashion.

The following table summarizes the fees (labor and expenses) paid to Turner & Townsend Heery:

2023 Bond	Contract Budget	Actual/Projected	Savings
Year 1 (2024) Actual	\$951,939	\$771,220	\$180,719
Year 2 (2025) Actual	\$2,117,010	\$1,586,525	\$530,485
Year 3 (2026) Projected	\$2,249,598	\$1,979,607	\$269,991
	\$5,318,547	\$4,337,352	\$981,195

The current staffing includes seven full-time staff members that all work in an integrated fashion with BCSD existing staff. Those staff positions are:

- Program Manager
- One Senior Project Manager
- One Project Manager
- Two Assistant Project Managers
- Document Controls / Administrative
- Financial Controls Manager

Note: Turner & Townsend Heery was able to promote an existing staff member and maintain our overall Not to Exceed contract budget by ensuring appropriate planning and staffing over the duration of the program.

Also, there are ten staff members who provide services on a part-time, as needed basis as follows.

Program Director
Database Specialist
IT Project Manager
IT Design Manager
Website Graphic Support
Estimator

Additionally, during the previous 2019 bond, all technology scope projects were managed by Turner & Townsend Heery and our subconsultant, Stage Front. For the 2023 bond, the district's IT department, in conjunction with their subconsultant Design Phase, are directly managing the technology scope at the new Technology Warehouse & Imaging Center, Lady's Island Middle School, and Palmetto Early Childhood Center. All other technology scope remains under the management of Turner & Townsend Heery and Stage Front. This work is contracted and paid for independently of Turner & Townsend Heery's scope of work.

Turner & Townsend Heery continues to work closely with BCSD to ensure appropriate project and fiscal oversight. The overall program is currently on schedule.