

Date/ Time: July 8, 2026, at 6:00PM

Purpose: Citizen-Led Oversight Committee (CLOC) Meeting

Location: Okatie Elementary School Media Center and Via Zoom

Committee Member Attendees:

Mike McNally, Ray Warco, Michael Swiecicki, Dan Clare, Majid Samarghandi

Beaufort County School District (BCSD) Representatives Present:

Robert Oetting, Carol Cruchfield, Alexander Marshall, Tim Summers, Louis Ackerman, Peter Scaglione, Richard Geier

Turner & Townsend Heery Attendees:

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

Other Attendees:

Halie Cooler, Olivier, Inc

Meeting Minutes

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

- Meeting Agenda
- Meeting No 28 Presentation Materials
- Public Comment Card
- Draft Minutes from June 10, 2026, CLOC Meeting
- 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 6:08 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 June 10, 2026.
 - Mr. Clare 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 no updates to report

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) Roof drains are tied in; Exterior water proofing is complete; Masonry is scheduled for completion in August 2026; Roof deck is in place; Mechanical roof insulation and water proofing is ongoing; Mechanical units are scheduled to be in place in July 2026; Framing is scheduled for completion in July 2026
- Area “B” (Pre-K & Kindergarten Wing, ECSE Wing) Overhead work and framing is progressing on the 1st and 2nd floor collaboration spaces; Exterior brick masonry is ongoing; Steel decking is complete; Exterior water proofing is complete; masonry is scheduled for completion in August 2026; MEP rough in at the mechanical platform is ongoing; Window frame installation has begun
- Area “C” (Kitchen & 1st Grade) Exterior water proofing is complete; Exterior brick masonry is progressing; Glazing installation in the classrooms is complete; Glazing installation in the kitchen is scheduled for completion is September 2026; MEP rough in at the mechanical platform is ongoing; Main electrical room rough in is ongoing
- Site Utilities are scheduled for completion in August 2026; Site paving has begun at the bus loop; Front parking lot will occur in August 2026

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

- Reported under budget and on schedule
- 100% 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 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
- Questions on Mr. Marshalls Projects
- Mr. Samarghandi asked for clarification as to what the district refers to as “completion”.
 - Mr. Marshall responded by saying the “completion” he referred to during his project updates is substantial completion which is when the project receives the Certificate of Occupancy.
- No further questions were received
- Mr. Vargas turned the meeting over to Mr. Summers or his project updates

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

- Reported under budget and on schedule
- **BLECC:** Punchlist is complete
- **BLES:** Punchlist is complete
- **HEMMS:** Punchlist is complete
- **BLHS:** Fiber connections to the athletic field is complete; Testing is ongoing; 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
- Site work has begun; Building pad preparation is ongoing; Tree removal is complete
- Shop drawing reviews are ongoing

**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 but with a yellow light on the schedule.
- **Phase 1:** Substantial Completion date is Summer 2026
- **Phase 1A Construction of a 3-story classroom addition:**
 - Phase 1 Construction is experiencing delays related to the receipt of the substantial completion; MBK has been put on notice and has been issued a deadline of July 17, 2026 to achieve substantial completion; Final Re-Inspection is being coordinated to occur on July 15, 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 of work will be addressed once Phase 1A is complete and the demo of Phase 2 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 ongoing
- **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 proceeded to issue the updates on Mr. Koll's projects

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
- Building layout has begun; Foundations are scheduled to begin in July 2026
- Metal building final shop drawings are scheduled for approval in July 2026

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 ongoing; Completion is scheduled to occur in July 2026
- Phase 2 design (Remaining HVAC Systems outside of the academic wings) is complete; 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 is progressing; Demolition of existing locker rooms is ongoing
- Additional testing is being conducted on the gym flooring; Results are scheduled to be received in July 2026
- Final building pad preparation is ongoing; Foundations are scheduled to begin in September 2026
- Installation of earthquake drains is scheduled to begin in July 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 has begun; Existing playground demolition and relocation is ongoing; New playground is scheduled for completion during Fall 2026

- Waterline utility work is complete; Foundation layout is scheduled to begin in July 2026
- Sewer relocation is being coordinated to occur with foundation installation

Right Choices (RC) – McMillan Pazdan Smith (MPS) and Thompson Turner Construction (TTC)

Mark Koll, Project Manager

- Reported under budget and on schedule
- CD's have been received; GMP pricing is scheduled to be received in September 2026
- Mr. Vargas asked if there were any questions regarding Mr. Koll's updates
- Questions on Mr. Koll's projects
- Mr. McNally asked whether the team is applying lessons learned and getting ahead on ordering long lead items.
 - Mr. Vargas responded by saying an example is the project Mr. Marshall is working on with McKnight Construction at the Palmetto ECC. The team is working to put together an early release package for sitework to procure materials and get ready to start site work when the project GMP is put under contract.
- Mr. McNally asked if the district anticipates any permit issues that could cause schedule delays.
 - Mr. Vargas stated that there are concerns with permitting and local jurisdictions changing processes which could cause potential delays in receiving final permits. The team is working diligently to ensure that the required documentation is being submitted in a timely manner to mitigate those risks.
- Mr. Warco asked about LIMS and the concerns with hazardous materials related to the gym floor.
 - Mr. Vargas stated at the time that the flooring at this location was installed there were concerns for hazardous materials. Testing agencies conducted lab testing and produced negative results.
- 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 Thompson Truner Construction

Ben Froemming, Project Manager

- Reported under budget and on schedule
- Construction is scheduled to begin in July 2026
- Note: Permit was issued on June 29, 2026; Coordination has taken place to accommodate for construction to occur through September 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 and testing is complete
- **WBMS:** Wiring and device installation and testing is complete
- **WBECHS:** Wiring and device installation and testing is complete
- Mr. Vargas asked if there were any questions regarding Mr. Froemming's updates.
- No further questions were received

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

- Reported with a "green" traffic light as of June 30, 2025, the Current Budget remains at \$439,035,000
- Paid and Committed Funds total \$355,094,688 (80.88%)
- Total Remaining Funds to Commit (including Contingency) total \$83,940,312 (19.12%)
- Program savings returned in June 2026 total \$0
- Program contingency used in June 2026 total \$0
- 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 June 2026 total \$8,756,314 (30.66%)

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

- Referendum funds paid as of June 30, 2026, totaling \$141.95 Million
- Total forecasted expenditures through June 30, 2026, were \$141.77 Million

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

- Ribbon cutting Ceremony for the New technology Warehouse & Imaging Center occurred on June 10, 2026
- 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 to occur during the Fall semester; 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 June 10, 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

- Q2 Board Update will be held at the BoE Work Session August 21, 2026

11. 2023 Bond Referendum Next CLOC meeting August 12, 2026

- The decision was made to hold the meeting at the District Educational Support Center Media Center.
- 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 6:41PM.