

Date/ Time: August 12, 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, Mike McNally, Michael Swiecicki, Dan Clare, Majid Samarghandi, Bob Priest, Marion Johnson Payne

Beaufort County School District (BCSD) Representatives Present:

Robert Oetting, Carol Cruchfield, Freddie Lawton, Alexander Marshall, Tim Summers, Louis Ackerman, Mark Chauhan, Peter Scaglione, Wendy Cartledge, Richard Geier, Victor Ney

Turner & Townsend Heery Attendees:

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

Other Attendees:

Halie Cooler, Olivier, Inc
Ron Schulze, Stage Front
Tony Mangum, Design Phase

Meeting Minutes

Prior to the August 12, 2026, CLOC meeting, the following materials were distributed via email:

- Meeting Agenda
- Meeting No 29 Presentation Materials
- Public Comment Card
- Draft Minutes from July 8, 2026, 2019 & 2023 CLOC Meeting
- TTH Fee Update Report Q4 FY2026
- 2023 Bond Referendum Financial Summary Report
- 2023 Bond Referendum Project Level Financial Reports
- 2023 Bond Referendum Contingency Log
- Cash Flow Projections vs Actuals

* Prior to the start of the meeting, the team encountered issues with zoom. A quorum was in place when the meeting minute approvals took place; However, due to continued issues with the audio the zoom portion of the meeting had to be disconnected, and the meeting resumed in person at the district office.

1. Mr. Warco called the meeting to order at 6:41 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. Samarghandi made the motion to approve the meeting minutes, and Mr. Michael Swiecicki seconded the motion. Minutes will be posted to the website.

4. **Turner & Townsend Heery Fee Update Report Q4 FY2026** (Mr. Vargas)

- Mr. Vargas presented the fee update for the Turner & Townsend Heery through Q4 FY2026 and reported that the team anticipates that it will continue to deliver services with anticipated savings through the end of the year. Mr. Vargas reported that the services are on a Not To Exceed (NTE) basis and the fee is based on anticipated personnel hours for the management of the 2023 Bond Referendum program. Mr. Vargas explained further and said that the team monitors the labor hours to ensure that the program is being delivered in an efficient manner without exceeding the NTE amounts.

Mr. Vargas turned the meeting over to Mark Chauhan and Peter Scaglione with the district's Information Technology department to brief on their involvement with the management of the technology component of the 2023 Bond Referendum Program.

Mr. Scaglione stated that It has brought on board a technology consultant; Design Phase, out of Charleston, SC to manage the complete technology program for the new LIMS, BHS CTE, BLHS CTE, and PECC builds. Design Phase specializes in technology for K-12 new school builds and renovations and manages the design, procurement, construction phase, and commissioning/close-out of the projects. Design phase will work closely with IT and Operations as well as the designers and CM's and subcontractors to ensure the scope is coordinated and delivered in a timely manner while adhering to the budgets allocated to the IT scope for these locations.

5. **Master Schedule Updates** (Mr. Vargas)

- Mr. Vargas stated that there were no updates to report

6. **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) Masonry is scheduled for completion in August 2026; Mechanical roof insulation and water proofing is complete; Mechanical units are in place; Overhead MEP is ongoing; Framing is scheduled for completion in August 2026
- Area "B" (Pre-K & Kindergarten Wing, ECSE Wing) Overhead work is ongoing; Framing is 50% complete; 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; Glazing is scheduled for completion in August 2026
- Area "C" (Kitchen & 1st Grade) Exterior water proofing is complete; Exterior brick masonry is scheduled for completion in August 2026; Glazing installation in the kitchen

is scheduled for completion is September 2026; Mechanical units are in place; Framing is complete; Metal roof is scheduled to begin in August 2026

- Dominion power is scheduled to energize the main switchgear in August 2026
- Site Utilities are scheduled for completion in August 2026; Site paving is complete at the bus loop; Front parking lot will occur in September 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 have been received; GMP pricing is scheduled to be received in September 2026
- Early site package and earthquake drains is scheduled to be presented at the August 4, 2026 BoE meeting for approval
- Site disturbance permit has been received; Preconstruction meetings are being coordinated
- 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 for his project updates

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

- Reported under budget and on schedule
- **BLECC:** Complete
- **BLES:** Complete
- **HEMMS:** Complete
- **BLHS:** Punch list is ongoing; Completion of punch list items is scheduled to occur in August 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; Building footings are complete
- Masonry is scheduled to begin in August 2026; Coordination is ongoing with Dominion to schedule the relocation of underground electrical lines

**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 the schedule.
- **Phase 1:** Substantial Completion date is December 2027
- **Phase 1A Construction of a 3-story classroom addition:**
 - Substantial completion was achieved on July 15, 2026. Final cleaning and preparations for the start of school are complete; Punch list is being addressed
- **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; Demo and renovations are ongoing; Temporary preparations are ongoing to maintain operations of the cafeteria and gym during renovations and construction
- **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 60% complete; Renovations of the D wing, JROTC and Auxiliary gym will begin in August 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.
- Questions on Mr. Summers' Projects
 - Mr. Warco asked if the students will be using the old cafeteria during the duration of the renovations.
 - Mr. Summers responded by saying that the old cafeteria will be in use until the new cafeteria is completed at the end of 2027. Mr. Summers clarified that the existing cafeteria has been temporarily modified so it can be safely occupied and remain in operation until the new is built.
 - No further 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
- Electrical and plumbing utility work is ongoing; Foundations have begun
- Metal building shop drawings have been approved; Fabrication 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 installation (9 Split Systems for the Admin Offices) is complete; Punch list is being addressed
- 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 nearing completion; Demolition of existing locker rooms is complete; Gym floor demolition is complete
- 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 complete; New playground turf is ongoing; Playground equipment is scheduled for delivery in August 2026; Playground is scheduled for completion in September 2026
- Waterline utility work is complete; Foundation layout is scheduled to begin in August 2026

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. Priest asked if BHS CTE is the last high school where the CTE program will be expanded once construction during the 2023 Bond Referendum occurs.
 - Mr. Vargas responded that BHS was the last project put under contract where additions are needed. There will be subsequent phases for renovations to the existing CTE spaces in order to bring those spaces to the new standard set in place by the district.
- Mr. Warco asked if once the 2023 Bond Referendum scope for the CTE programs is complete, if these will make it do that the offerings are spread evenly throughout the district.
 - Mr. Oetting responded by saying that this is correct. Mr. Oetting also made everyone aware that at HHIHS, the CTE space will be completed in late 2027. This will make it so that the CTE program delivery is even throughout the district with the same offerings both in the North and South of the county.
- No further questions were received.
- Mr. Vargas turned the meeting over to Mr. Froemming for his project updates

**James J Davis Early Childhood Center (JJDECC) – Ward Edwards Engineering and Thompson Truner Construction
Ben Froemming, Project Manager**

- Reported under budget and on schedule
- Construction is progressing; Resurfacing is complete
- Parking lot addition is progressing

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

- Reported under budget and on schedule
- Traffic analysis is scheduled for completion in August 2026
- DD's will begin after the receipt of the traffic analysis from Beaufort County
- Note: Beaufort County is scheduled to issue the NTP to the firm conducting the Traffic Analysis in August 2026

Safety/ Security Improvements – Whale Branch Cluster – Thompson Turner Construction, Ben Froemming, Project Manager

- Reported under budget and on schedule
- **WBES:** Punchlist is ongoing
- **WBMS:** Punchlist is ongoing
- **WBECHS:** Punchlist is ongoing
- Mr. Vargas asked if there were any questions regarding Mr. Froemming's updates.
- No further questions were received

7. 2023 Financial Reports and Summary (Mr. Vargas)

- Reported with a “green” traffic light as of July 31, 2025, the Current Budget remains at \$439,035,000
- Paid and Committed Funds total \$357,857,068 (81.51%)
- Total Remaining Funds to Commit (including Contingency) total \$81,177,932 (18.49%)
- Program savings returned in July 2026 total \$0
- Program contingency used in July 2026 total \$91,797
- Remaining available program contingency is \$5,563,345 (48.38%)
- Original project level contingencies started at \$17,060,756
- Current project level contingencies total \$3,072,458 (18.01%)
- Remaining contingencies in July 2026 total \$8,635,803 (30.24%)

8. 2023 Bond Referendum Cash Flow Projections vs Actual (Mr. Vargas)

- Referendum funds paid as of July 31, 2026, totaling \$151.41 Million
- Total forecasted expenditures through July 31, 2026, were \$151.66 Million

9. 2023 Bond Referendum Community Outreach (Mr. Vargas)

- Groundbreaking Ceremony for the new BLHS CTE building is tentatively scheduled to occur on September 4, 2026; Details will be shared once everything is finalized
- Ribbon cutting Ceremony for the new HHHS building is scheduled to occur on August 13, 2026 at 10:00 AM
- Groundbreaking Ceremony for the RVCS Gym Addition & Renovations is scheduled to occur on September 25, 2026; Time is being coordinated and will be shared with all once a time has been selected

10. 2023 Bond Referendum CLOC Sub-Committee Reports/Updates:

- **Project Sub-Committee Updates (Mr. Swiecicki)**
 - Mr. Swiecicki stated that there is a tentative walkthrough of the LIMS rebuild project in October 2026. Mr. Vargas will follow up with Mr. Koll to confirm that the site visit will be coordinated with the project sub-committee.
 - There were no further updates.
- **Finance Sub-Committee updates (Mr. Warco)**
 - Mr. Warco provided the Finance Sub-Committee report on the financial information received at the July 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.

11. 2023 Bond Referendum Forward Looking Items and Events

- Q2 Board Update will be held at the BoE Work Session August 21, 2026 at 9AM at the District Educational Services Center (DESC).

12. 2023 Bond Referendum Next CLOC meeting September 9, 2026

- The decision was made to hold the meeting at the May River High School Long Distance Learning Center on September 9, 2026 at 6PM if the space is available. A site tour of the May River Elementary School project will be coordinated to occur prior to the meeting and will begin at 5PM.
- No further questions were received.
- Mr. Warco asked for a motion to adjourn the meeting. Mr. Priest made a motion, and Mr. Samarghandi seconded the motion. The meeting was adjourned at 7:30PM.