

Date/ Time: September 9, 2026, at 6:00PM

Purpose: Citizen-Led Oversight Committee (CLOC) Meeting

Location: May River High School Long Distance Learning Center and Via Zoom

Committee Member Attendees:

Ray Warco, Michael Swiecicki, Dan Clare, Majid Samarghandi, Bob Priest

Beaufort County School District (BCSD) Representatives Present:

Robert Oetting, Carol Cruchfield, Alexander Marshall, Tim Summers, Louis Ackerman, Victor Ney

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 the September 9, 2026, CLOC meeting, the following materials were distributed via email:

- Meeting Agenda
- Meeting No 30 Presentation Materials
- Public Comment Card
- Draft Minutes from August 12, 2026 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

1. Mr. Warco called the meeting to order at 6:00 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 August 12, 2026.
 - Mr. Samarghandi made the motion to approve the meeting minutes, and Mr. Swiecicki 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

- Prior to turning the meeting over to Mr. Marshall for his project updates, Mr. Vargas announced to the meeting attendees that Mr. Froemming, project manager for Turner & Townsend Heery would no longer be with the team. Mr. Froemming had made many contributions to the program and assisted the program with his knowledge of electrical systems as well as his experience on the field. The team is working on his transition and assured the CLOC that the projects Mr. Froemming led would continue without issues. Mr. Froemming's last day is scheduled to be September 25, 2026

Area "A" (Front Office Area, Multipurpose Room & Media Center) Masonry is scheduled

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 September 2026; Overhead MEP is ongoing; Framing is complete
- Area "B" (Pre-K & Kindergarten Wing, ECSE Wing) Overhead work is ongoing; Framing is nearing complete; Exterior brick masonry is complete; MEP rough in at the mechanical platform is ongoing; Glazing is nearing completion: Mechanical units are set on the utility platforms; Rough in is ongoing; Elevators are scheduled to begin in October 2026
- Area "C" (Kitchen & 1st Grade) Exterior brick masonry is complete; Glazing installation in the kitchen is scheduled for completion in September 2026; Mechanical units rough in is ongoing; Start up is scheduled to occur in October 2026; Metal roof is complete; Structure cabling is scheduled to begin in September 2026
- Dominion power is in place
- Site Utilities is nearing completion; Remaining portions are scheduled for completion in September 2026
- Final grading is scheduled for completion in October 2026; Landscaping is scheduled to begin after site grading

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

- Reported under budget and on schedule
- GMP pricing is scheduled to be received in September 2026; GMP amendment for the remaining scope is scheduled to be presented at the October 6, 2026, BoE meeting for approval
- Early site package and earthquake drains was approved at the August 4, 2026, BoE meeting
- Silt fence and logging is scheduled to begin in September 2026
- Building permit is scheduled to be received in November 2026

**Safety/Security Improvements – BES & BCHS - M.B. Kahn Construction
Alexander Marshall, Project Manager**

- Reported on budget and on schedule
- **BES:** Construction is scheduled to begin in September 2026; Server coordination is ongoing
- **BCHS:** Boring is complete at the athletic and the Southside of the school; Boring on the Northside is scheduled to occur in September 2026; Server coordination is ongoing
- 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:** Complete
- **Note:** this will be the last update for these projects

**Bluffton High School (BLHS)– McMillan Pazdan Smith Architects (MPS) and MB Kahn Construction (MBK)
Tim Summers, Project Manager**

- Reported under budget and on schedule
- Building pad is complete; Foundations are complete
- Masonry has begun; Load bearing walls are ongoing
- Coordination with Dominion is complete; Construction team is waiting on final date for relocation of underground electrical lines

**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 the schedule.
- **Phase 1:** Substantial Completion date is December 2027
- **Phase 1A Construction of a 3-story classroom addition:**
 - 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 of the cafeteria and gym are complete; Tie in needed between the D hall and the new 3 story building is ongoing

- **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**
 - Aggregate piers for the CTE and Cafeteria are scheduled to begin in September 2026
 - **Phase 3:** Substantial Completion date is Summer 2028
 - **Phase 3 renovation of both existing gymnasiums, existing JROTC and existing cafeteria:**
 - JROTC renovations are ongoing simultaneously with Phase 2; Remaining scope of 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 Updates
- Mr. Warco asked Mr. Summer how the debris disposal is managed for the demolition work
 - Mr. Summers responded by saying that the debris is sorted out and discarded based on the type of material category the debris falls into. i.e. scrap metal is removed from the site and sent to be recycled. Other components are taken to the landfill for disposal.
 - 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
- Under slab electrical and plumbing utility work and slab on grade are complete
- Conduit installation for main electrical service is ongoing
- Metal building arrival is scheduled to occur in September 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 complete; Closeout document compilation has begun
- Phase 2 GMP (Remaining HVAC Systems outside of the academic wings) has been received and is scheduled to be presented at the September 15, 2026 BoE meeting for approval; Work is scheduled to begin during Winter Break 2026

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 complete
- Final building pad preparation is ongoing; Foundations in area "A" (Back of House & Kitchen) is ongoing

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 ongoing; Playground equipment is being installed; Playground is scheduled for completion in September 2026
- Foundations are in place; Under slab utilities are complete; Slab pouring is scheduled to occur in September 2026

Right Choices (RC) – McMillan Pazdan Smith (MPS) and Thompson Turner Construction (TTC)
Mark Koll, Project Manager

- Reported under budget and on schedule
- GMP pricing is scheduled to be presented at the September 15, 2026, BoE meeting for approval
- Work is scheduled to begin in October 2026

- Mr. Vargas asked if there were any questions regarding Mr. Koll's updates

➤ Questions on Mr. Koll's projects

- Mr. Samarghandi asked if there is a mandatory requirement from the state of South Carolina for the inclusion of Minority and Women-Owned Business Enterprises (M/WBE)
 - Mr. Oetting responded by saying that there is no requirement in place in the state of South Carolina. However, the district has made the effort to ensure M/WBE's participate and on average, there has been a 20% M/WBE participation that has been reported on a quarterly basis.
- 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 Turner Construction
Ben Froemming, Project Manager

- Reported under budget and on schedule
- Sidewalks are in place

- Parking lot addition, storm drains are ongoing; Fine grading is scheduled for completion in 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 scheduled for completion on September 11, 2026; Meeting is being coordinated with the SIC and school admin
- DD's will begin after the receipt of the traffic analysis from Beaufort County

**Safety/ Security Improvements – LIES/ MOES/ BMS – Thompson Turner Construction,
Ben Froemming, Project Manager**

- Reported under budget and on schedule
- **LIES:** Boring is ongoing and is scheduled for completion in September 2026
- **MOES:** Boring has begun
- **BMS:** Boring is scheduled to begin in September 2026
- 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 August 31, 2025, the Current Budget remains at \$439,035,000
- Paid and Committed Funds total \$365,666,927 (83.29%)
- Total Remaining Funds to Commit (including Contingency) total \$73,388,839 (16.71%)
- Program savings returned in August 2026 total \$0
- Program contingency used in August 2026 total \$0
- 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 August 2026 total \$8,635,803 (30.24%)

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

- Referendum funds paid as of August 31, 2026, totaling \$163.49 Million
- Total forecasted expenditures through August 31, 2026, were \$164.36 Million

➤ **Questions on the 2023 Bond Referendum Financial Updates**

- Mr. Priest asked the question regarding the \$73M total remaining funds to commit which include the contingency and whether it should be expected that all of the funding will be spent.

- Mr. Vargas replied that the goal is to use every dollar and that the group has a plan on how to use funds. This includes using any remaining funds that are returned to the district as savings from the CM's as projects are closed out.

- No further questions were received.

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

- Ribbon cutting Ceremony for the new HHIHS building occurred on August 13, 2026
- Groundbreaking Ceremony for the new BLHS CTE building occurred on September 4, 2026
- Groundbreaking Ceremony for the RVCS Gym Addition & Renovations is scheduled to occur on September 25, 2026 at 9:00AM

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

- **Project Sub-Committee Updates (Mr. Swiecicki)**

- Mr. Swiecicki stated that there is a walkthrough of the LIMS rebuild project in October 2026. Mr. Koll will coordinate the date and time.
- 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 August 12, 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

- None to report

11. 2023 Bond Referendum Next CLOC meeting October 14, 2026

- The decision was made to hold the meeting at the Bluffton High School Media Center on October 14, 2026 at 6PM if the space is available. A site tour of the Bluffton High School CTE project will be coordinated to occur prior to the meeting and will begin at 5:30PM.

- No further questions were received.
- Mr. Warco asked for a motion to adjourn the meeting. Mr. Samarghandi made a motion, and Mr. Priest seconded the motion. The meeting was adjourned at 6:44PM.