

PROJECT UPDATES

- Summer work for GMP 1 began 6/8/2026 and will be wrapping up with punch list by end of September.
- Ongoing coordination about the next phase of work with staff on school sites is on going for GMP 2 - Rosman Area Schools. Owner deliverable was 8/25/2026. Notice To Proceed For GMP 2 Rosman Area Schools Issued by 8/31/2026.
- Still on schedule and under budget for original scopes of work.

Transylvania County Schools Schedule and Phasing Plan - GMP / Phase 1																													
		June				July			August				September			October			November										
		1	8	15	22	29	6	13	20	27	3	10	17	24	31	7	14	21	28	5	12	19	26	2	9	16	23	30	
School Calendar																													
Buildings																												Additional Notes	
Rosman Elementary Geofoam Repairs Paint, Touch up, & Clean up																													
Brevard High Roofing Scope Brick Repairs		Prioritizing Math, Media Center / Guidance, and Science foyer prior to Auditorium, Band, and Drama																											
Brevard Middle Roofing Scope		Sequencing of the roofing areas to be discussed in more detail with the school to mitigate disruption during school year																											

Project	Project Status	Updates from Subcommittee Items	Timeline	Budget Notes
Storage Tank Project (Rosman Area)	Damaged Rosman Underground Storage Tank at RHSnear new gym replaced this summer. TCH/RES/RHSold gym tank 2nd proposal from S&MEhigher than 1st, did not meet finance requirements and requires county to rebid.		RHSdamage tank will be done in summer of 2026 with tank replacements to current standards. Tank disconnected Week of 6/8. Area blocked off and Work started week of 6/15. Work completed week of 8/17 ready for busses and students 8/24. TCH/RES/RHSold gym will have to be rebid and done after next heating season. County to have out for rebid October 2026.	In Budget
BHS Scope #1	Staff working on closeout		Staff working on final close out.	Completion slightly under budget- any funds leftover will be available for reallocation after final close out.
BHS Scope #2	GMP1 Summer 2026 work approved by subcommittee for scope changes within existing budgets. Design development pricing review 4/14. GMP 4 pricing review Owner deliverable Summer 2027 coordinating with BHSAdditions and Renovations project.	8/27/2025 - Selected Blum as CMAR, Summer 2026 scope approved by subcommittee 2/5/2026; Scope additions and deletions approved 5/29/26	ECWing all invoices received; GMP1 for Summer 2026 work approved by subcommittee 2/5 Timeline Logistics approved with TCSand GMP 1 work started 6/8; Roof replacement work will go into Mid September at BHSand on track with GMP1 Blum timeline to complete punch list by end of September. Remaining work expected to be ready for finalization summer 2027 coordinating with BHSInfrastructure project and BHS Additions and Renovations project as needed.	In Budget
Rosman Area Scope	GMP1 Summer 2026 work approved by subcommittee for scope changes within existing budgets. Remaining work Owner deliverable GMP 2 being presented to Owner 8/25/2026.	8/27/2025 - Selected Blum as CMAR, Summer 2026 scope approved by subcommittee 2/5/26; Scope additions and deletions approved 5/29/26	GMP1 for Summer 2026 work approved by subcommittee 2/5 timeline logistics approved with TCS GMP1 Work started 6/8 at RESfor stair step crack wall repairs and is completed. Remaining work expected to move forward November 2026 starting at RHS/RMSfor Rosman Area Scope project. GMP 2 Final owner deliverable for Rosman Area Scope was 8/25/2026. GMP 2 Notice to Proceed issued to Blum by 8/31/2026.	In Budget
Brevard Area Scope	GMP1 Summer 2026 work approved by subcommittee for scope changes within existing budgets. DDreview 4/14. Final drawing pricing review are underway and will have GMP3 ready for owner deliverable in Fall 2026.	8/27/2025 - Selected Blum as CMAR, Summer 2026 scope approved by subcommittee 2/5/2026; Scope additions and deletions approved 5/29/26	GMP 1 for Summer 2026 work approved by subcommittee 2/5; GMP 1 Work started 6/8 at BMSbulk work complete mid September; Punchlist complete by end of September; Remaining work will proceed in early 2028 at Brevard Area Schools.	In Budget
RHS Retaining Wall Moving (Move in with Rosman Area Scope Project)	Included in pricing and factoring into Construction Drawings. Approved to add to Rosman Area Scope on 5/29/26 by subcommittee; BOEapproved budget amendment 6/15/26	6/23/2025 - TCSrequested to be managed by project manager ; Subcommittee approved adding to Rosman Area Scope on 5/29/26	Included in pricing and factoring into Rosman Area Scope remaining work expected to proceed in fall 2026. Final owner deliverable 8/25/2026. GMP 2 Notice To Proceed Issued By 8/31/2026	Approved by BOC 6/22/26 for Budget Amendment to incorporate into Rosman Area Scope
BHS Softball Lighting	Encumbered some additional funds leftover from sales tax to do baseball field switch and panel	10/20/2025 - TCSrequested Management by County	Funds still in use for field project for baseball field switch and panel	In Budget
BHS Additions and Renovations Grant Project	Programming meetings and Investigation walks at BHSwith Design Team remain ongoing. SD drawings complete package released by design by 7/20. Blum has been working on SD pricing owner deliverable. Owner, Architect, Contractor working together on refining scope to meet budget moving into design development		Goal is to have construction documents completed by Summer 2027 - Be able to start early site package work summer 2027 and incorporate with BHSscope #2 project end of 2028. BHS SD pricing review was 8/19/2026. SD drawing package reworked to keep within budget constraints. Design/ TCS/ TC/ CMARmet 9/16/2026 reviewing new SD drawing package.	In Budget
BHS Infrastructure Grant Project	Documents are very close to being done and locked in with all parties involved.		Goal to start construction by end of 2026 if possible. Grant application to be discussed at 9/28/26 BOCmeeting.	In Budget
	CMAR = Construction Manager At Risk			
	GMP = Guarantee Maximum Price			

BHS SCHOOL SITE PROGRESS PHOTOS



BMS SITE PROGRESS PHOTOS



RES SITE PROGRESS PHOTOS



Land of Waterfalls

TRANSYLVANIA
COUNTY
NORTH CAROLINA

Transylvania
County Schools

LSSP

14 O'NEARY AVENUE, SUITE 210
ASHEVILLE, NC 28801
TEL. 828.254.1162
WWW.LSSP.COM

NOT FOR
CONSTRUCTION

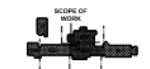
Transylvania Co. Schools Renovations
ROSMAN MIDDLE & HIGH SCHOOL

Transylvania Co
ROSMAN MIDD
749 PICKENS HIGHWAY
ROSMAN, NC 28772

LS3P PROJECT: 0201-240969

[illegible]

KEY PLAN:



SHEET NAME:
DEMOLITION ROOF
PLAN - OVERALL

ORIG SUBMISSION: 2026.02.20

SHEET: **AD-104**

DESIGN DEVELOPMENT

- Site
- Architectural
- Mechanical
- Roofing
- Structural
- Open Access

PHASING PLANS ARE FOR REFERENCE AND SUPPLEMENTARY TO THE MAIN PROJECT SCHEDULE, AND ARE NOT INTENDED TO BE ALL-ENCOMPASSING OF THE FULL SCOPE OF WORK.

HVAC Upgrades - Middle School Wing
Level 3: 11/2/2026-1/29/2027

- Coordinated Teacher Access for Supplies

Belltower Stairs Open
Level 1 Open
Level 2 Open

A1 **ROOF PLAN - OVERALL**
1" = 30'-0"

Land of Waterfalls

TRANSYLVANIA
COUNTY
NORTH CAROLINA

TRANSYLVANIA COUNTY SCHOOLS

LS3P

14 0' NEW AVENUE, SUITE 210
ASHEVILLE, NC 28801
TEL: 828.254.1960
WWW.LS3P.COM

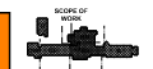
NOT FOR
CONSTRUCTION

Transylvania Co. Schools Renovations
ROSMAN MIDDLE & HIGH SCHOOL

749 PICKENS HIGHWAY
ROSMAN, NC 28772
LS3P PROJECT: 0201-240969

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KEY PLAN:



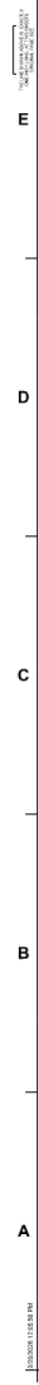
SHEET NAME:
DEMOLITION ROOF
PLAN - OVERALL

ORIG SUBMISSION: 2026.02.20

SHEET:

AD-104

DESIGN DEVELOPMENT



(Note: Very busy summer, some of this work may carry into start of Fall 2027)



749 PICKENS HIGHWAY
ROSMAN, NC 28772
LS3P PROJECT: 0201-240909

PLAN:

SCOPE OF WORK

SHEET: **AD-104**

DESIGN DEVELOPMENT



(Note: Carry-over work from Summer)

- Site
- Architectural
- Mechanical
- Roofing
- Structural
- Open Access

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Sitework at Old Gym
August-September '27

Complete Roof at D
August-September '27

Parking, Main Entry, New
Sidewalk to Old Gym
Open for Fall '2027

Complete HVAC at HS
~8/17/27-11/9/27

A1 **ROOF PLAN - OVERALL**
1" = 30'-0"

Land of Milkshakes

TRANSLYVANIA
COUNTY
NORTH CAROLINA

TRANSLYVANIA COUNTY SCHOOLS

LSSP

14 01HENRY AVENUE, SUITE 210
ASHEVILLE, NC 28801
TEL: 617.254.1062
WWW.LSSP.COM

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CONSTRUCTION

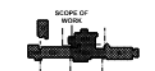
Transylvania Co. Schools Renovations
ROSMAN MIDDLE & HIGH SCHOOL

749 PICKENS HIGHWAY
ROSMAN, NC 28772

LS3P PROJECT: 02011-240668

[illegible]

KEY PLAN:



SHEET NAME:
DEMOLITION ROOF
PLAN - OVERALL

ORIG SUBMISSION: 2026.02.20

SHEET:

AD-104

DESIGN DEVELOPMENT

-  Site
-  Architectural
-  Mechanical, Electrical, Plumbing
-  Roofing
-  Structural

PHASING PLANS ARE FOR REFERENCE AND SUPPLEMENTARY TO THE MAIN PROJECT SCHEDULE, AND ARE NOT INTENDED TO BE ALL-ENCOMPASSING OF THE FULL SCOPE OF WORK.

Transylvania Co. Schools Re
TC HENDERSON ELEMENTA

[illegible]

KEY PLAN:



SHEET NAME:
OVERALL FLOOR PLANS

ORIG SUBMISSION: 2026.02.20

A-101

DESIGN DEVELOPMENT

A1 OVERALL FLOOR PLAN - LEVEL 1
3/32" = 1'-0"

A5 FLOOR PLAN - LOWER LEVEL

TC Henderson
Spring Semester 2027
1/4/27-3/12/27

Legend

Site

Architectural

Mechanical, Electrical, Plumbing

Roofing

 Structural

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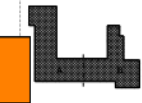
Transylvania Co. Schools
TC HENDERSON ELEMENTARY

11839 ROSMAN HIGHWAY
LAKE TOXAWAY, NC 28747

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[illegible]

KEY PLAN:



SHEET NAME:
OVERALL FLOOR
PLANS

ORIG SUBMISSION: 2026.02.2

SHEET:

A-101

DESIGN DEVELOPMENT

A1 OVERALL FLOOR PLAN - LEVEL 1
302' x 140'

A5 FLOOR PLAN - LOWER LEVEL

Replace Boiler	5/17-6/14/27
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TC Henderson
Spring Semester 2027
3/12/27-6/11/27

Legend

Site

Architectural

Mechanical, Electrical, Plumbing

Roofing

 Structural

PHASING PLANS ARE FOR REFERENCE AND SUPPLEMENTARY TO THE MAIN PROJECT SCHEDULE, AND ARE NOT INTENDED TO BE ALL-ENCOMPASSING OF THE FULL SCOPE OF WORK.

Surge Space 3/12-6/11 2027

Transylvania Co.
TTC HENDERSON
11839 ROSMAN HIGHWAY
LAKE TOXAWAY, NC 28747
LS3P PROJECT: 0201-240999

[illegible]

KEY PLAN:



SHEET NAME:
OVERALL FLOOR
PLANS

ORIG SUBMISSION: 2026.02.20
SHEET:

A-101

DESIGN DEVELOPMENT

A1 OVERALL FLOOR PLAN - LEVEL 1

A5 FLOOR PLAN - LOWER LEVEL



Transylvania Co. Schools Renovations
ROSMAN ELEMENTARY SCHOOL

[illegible]

KEY PLAN:

A key plan map showing a large rectangular area divided into several smaller rectangular sections. One section in the upper right is shaded and labeled 'A'. A dashed line with arrows at both ends passes through the center of this shaded section, indicating the location of the site.

SHEET NAME:
OVERALL FLOOR
PLAN

ORIG SUBMISSION: 2026.02.20

A-101

DESIGN DEVELOPMENT	
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Transylvania County Schools Schedule and Phasing Plan - DD

	2026												2027												2028												2029		
	Q1				Q2				Q3				Q4				Q1				Q2				Q3				Q4				Q1						
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M
School Calendar																																							
Buildings	Schedule Drivers & Assumptions																																						
Rosman Elementary																																						Slow phasing of HVAC and electrical panel work, taking advantage of summer for as much as possible	
Rosman Middle/High																																						Structural & some site work to be summer; phased HVAC work, retaining wall, and security vestibules during school year	
TC Henderson Elementary																																						Slow phasing of HVAC work (starting to mobilize in Dec to prepare for phasing in Spring semester)	
Brevard High																																						Cafeteria work to be summer; Admin & new entrance to be blocked off during school year	
Plant Operations																																						After or during Brevard High - electrical panel upgrades & new roof	
Pisgah Forest Elementary																																						Majority of HVAC (AHUs) to be summer however due to extensiveness, at least (1) area to be end of school year	
Brevard Elementary																																						Electrical panel replacement to be summer (throughout the school)	
Brevard Middle																																						Electrical panel replacement (throughout the school) and cafeteria glazing to be summer	