


facilities plan community input session 

Transylvania County Schools



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Education highlights



TRANSYLVANIA COUNTY SCHOOLS

Teaching Everyone Takes Everyone

Mission

The mission of **Transylvania County Schools** is to prepare students to become caring and productive citizens in an ever-changing society through the shared responsibility of students, parents, educators, and the community.

Values

All children can learn; however, they learn differently, and we must value and understand those differences.
High expectations will result in high achievement.
Through the **shared responsibility** of students, teachers, parents, and community, we can reach our goals.
Children are our most important resource.
All **children deserve** a safe, comfortable, attractive, and inviting atmosphere that fosters learning.
All educators, students, and parents deserve **respect**.
Minds and hearts are the focus of education.

Vision

Transylvania County Schools provides a bright and promising future for its students; both recruits and retains a professional, caring, and talented workforce; engages with parents, families and the community at large; drives economic development and opportunity for our citizens; and exists as the central point of pride in our community.

Goals

Every Transylvania County Schools student has a personalized education, graduating from high school prepared for work, higher education, and citizenship.
Every Transylvania County Schools student, every day, has excellent educators.
Every Transylvania County Schools student is healthy, safe, and responsible.

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Where
We've Been

History of leadership

- First public school system west of Raleigh to go to a longer school year (1925)
- First public school system in North Carolina to fully integrate its schools
- First public high school in North Carolina to field integrated athletic teams
- First public school system in North Carolina to have a traditional comprehensive high school to be recognized as a NC School of Excellence
- First public school system in North Carolina to receive District Accreditation
- Winner of the Trailblazer Award – presented by the NC Association of School Administrators for innovation in education by becoming the first school district in NC to implement an accountability policy that ensures student achievement.



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Transylvania County Schools 



Learning is changing!

- Smaller class sizes
- Technology
- More demanding graduation requirements
- More co-curricular and extra-curricular opportunities
- More specialized instruction for at risk and special needs students
- More emphasis on the “whole child” for citizenship and well-being



Where We Are

Current facilities

BUILDING NAME	ADDRESS	YR BUILT	AREA
BOARD OF EDUCATION	225 Rosenwald Lane		
ADMINISTRATION BLDG	Brevard, NC 28712	1949	14,278
MOBILE OFFICE		1997	864
PLANT OPERATIONS/TRANSPORTATION	749 Country Club Rd		
BUS GARAGE/MAINT BLDG/FUEL TANKS	Brevard, NC 28712	1969	10,233
VEHICLE STORAGE SHED		1969	2,400
METAL STORAGE BLDG		1995	960
BREVARD ELEM SCHOOL	601 Greenville Highway		
MAIN BUILDING	Brevard, NC 28712	1974	68,648
1989 MEDIA/SPECIAL ED ADDITION		1989	5,700
1998 CLASSROOM/GYM ADDITION		1998	16,114
BREVARD HIGH SCHOOL	609 N. Country Club Rd		
MAIN BUILDING	Brevard, NC 28712	1959	86,955
CAREER AND TECHNICAL EDUCATION WING		1966	11,840
FIELDHOUSE		1970	6,600
TRACK CONCESSIONS		1971	680
TRACK STORAGE BLDG		1977	485
STADIUM CONCESSION/STORAGE		1977	1,561
FOOTBALL STADIUM		1977	
1989 GYMNASIUM BLDG		1989	21,700
1999 STAGE CRAFT BLDG		1999	1,204
1999 SCIENCE BLDG		1999	15,241
FOOTBALL STADIUM RESTROOMS		2006	832
BREVARD MIDDLE SCHOOL	400 Fisher Rd		
MAIN BUILDING	Brevard, NC 28712	1974	86,760
1989 CLASSRM/ADMIN ADDITIONS		1989	6,100
STORAGE ADDITION		1995	1,000

Where We Are

Current facilities

BUILDING NAME	ADDRESS	YR BUILT	AREA
DAVIDSON RIVER SCHOOL	970 Ecusta Rd		
MAIN BUILDING	Brevard, NC 28712	1945	15,433
2002 CLASSROOM ADDITION		2002	2,775
PISGAH FOREST ELEM SCHOOL	1076 Ecusta Rd		
MAIN BUILDING	Brevard, NC 28712	1991	67,500
2000 CLASSROOM ADDITION		2000	2,398
ROSMAN ELEM SCHOOL	167 Rosman School Rd.		
MAIN BUILDING	Rosman, NC 28772	1974	36,050
1989 MEDIA ADDITION		1989	3,223
HEAD START BUILDING		1995	1,280
2000 CLASSROOM/GYM ADDITION		2000	12,450
PICNIC SHELTER			
ROSMAN MIDDLE/HIGH SCHOOL	749 Pickens Hwy		
MAIN HIGH SCHOOL BUILDING	Rosman, NC 28772	1973	34,278
1949 ADDITION (CURRENTLY RMS)		1949	21,450
1956 GYMNASIUM BLDG	2770 Old Rosman Hwy	1956	12,516
1956 SHOP ADDITION	Rosman, NC 28772	1956	6,396
1990 GYMNASIUM		1990	14,735
MOBILE CLASSROOM		2000	1,728
2000 CLASSROOM/MEDIA/CAFETERIA ADDITION		2000	57,013
FOOTBALL STADIUM/FIELDHOUSE		2003/07	4,048
CONCESSION/RESTROOM/VISITOR LOCKERS		2004	2,592
CTE ADDITION		2012	2,790
T C HENDERSON ELEM SCHOOL	11839 Rosman Hwy		
MAIN BUILDING/PUMPHOUSE	Lake Toxaway, NC 28747	1956	14,250
1989 MEDIA ADDITION		1989	4,742
2000 CLASSROOM/GYM ADDITION		2000	9,282
PICNIC SHELTER		2003	



CLARKNEXSEN

2015 Master Facilities Study

- Focused on infrastructure, safety, and accessibility
- Factored in increasing construction costs
- Identified \$118 million in facility needs



Where We
Are



CLARKNEXSEN

2016 Revised Master Facilities Study

- Revised original study to \$93.5 million to account for lower contingency costs, faster timeline, and projects completed to date



Where We
Are

Facilities Plan community input session



Where We
Need to Be

Transylvania County Schools 



Where We Need to Be

Construction costs

Avg. Cost of All School Construction in 2009 ---\$127.92*

Avg. Cost of All School Construction in 2014 --- \$203.00*

Avg. Cost of All School Construction in 2018--- \$????

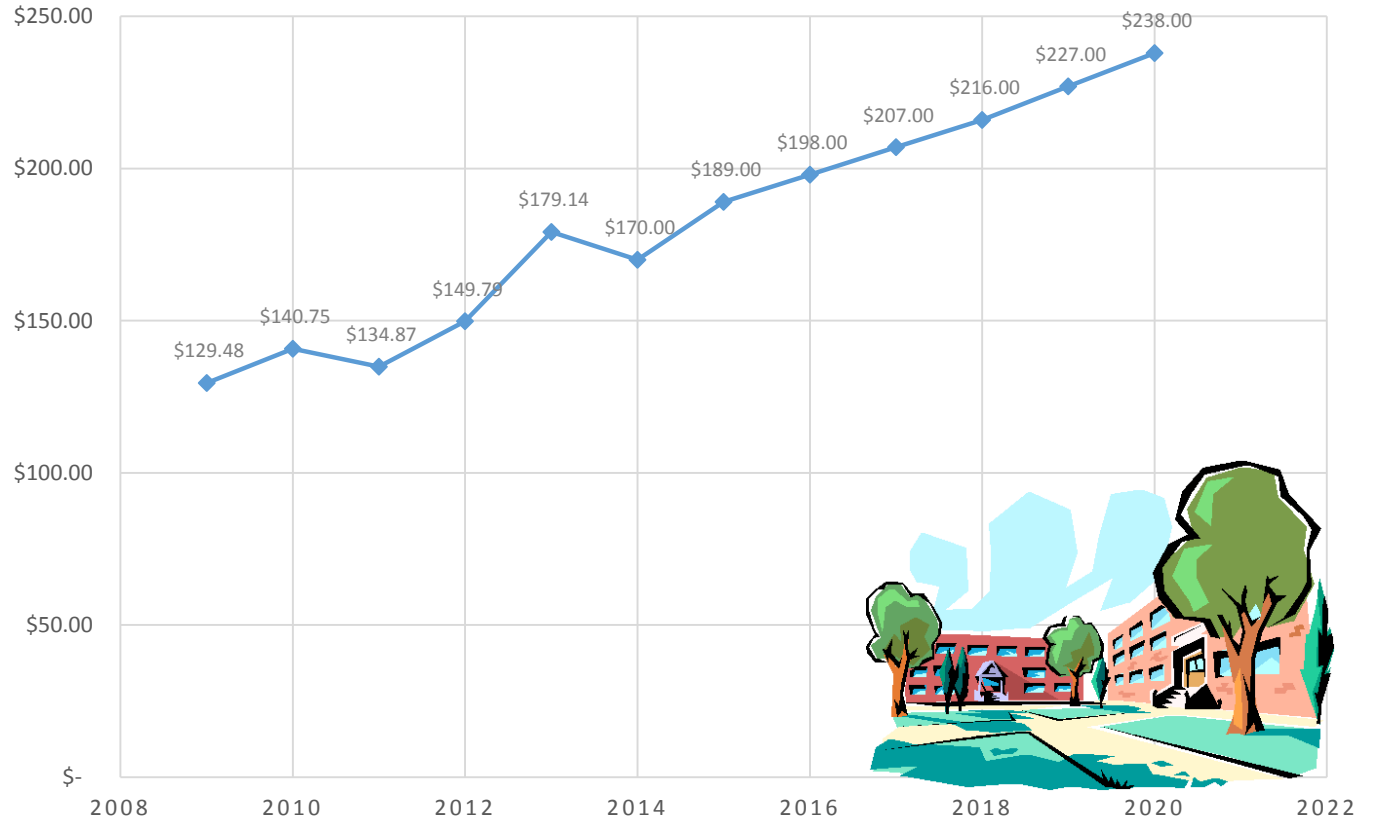
Represents an increase of **60%** in 5 years, 12% per year, or
\$75.00/sf cost increase on average

*Information obtained from NCDPI

Where We
Need to Be

Construction costs

AVG ELEMENTARY SCHOOL COST

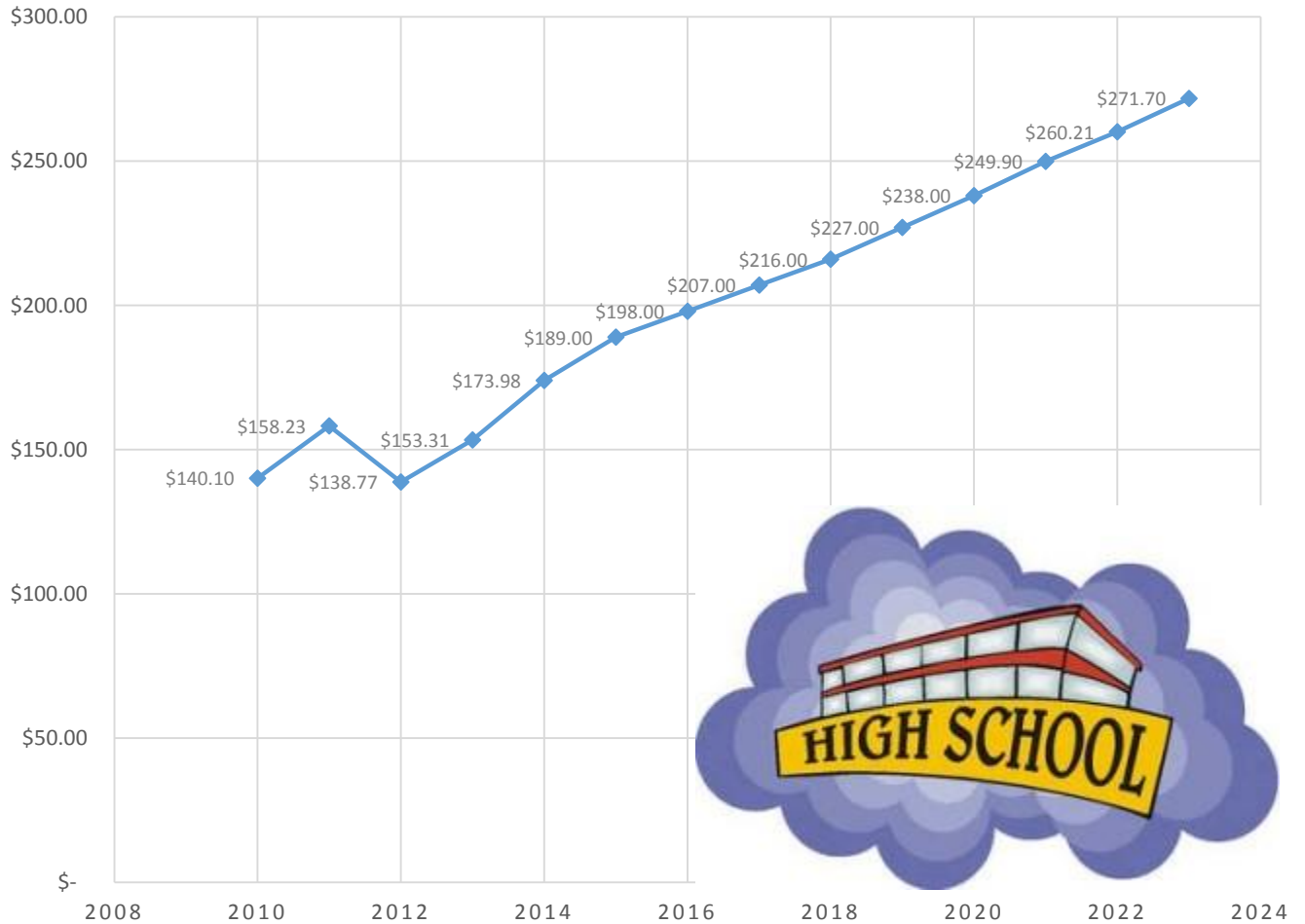


Average cost of an elementary school will jump over 80% from 2009-2020

Where We
Need to Be

Construction costs

AVERAGE HIGH SCHOOL COST



Average cost of a high school will jump over 70% from 2010-2020

Brevard Elementary

Conceptual Budgeting - Brevard Elementary	
Phase 1	\$ 3,209,383
Construction	2,403,232
HVAC replacement	
Address fire rated corridors	
Address exits thru intervening spaces	
Architectural and engineering fees and other	328,762
Contingency	136,600
Escalation factor	340,789
Phase 2	\$ 2,112,551
Construction	1,527,831
Site work to address drop-off	
Sitework to address water/drainage problems	
Corridor reconfigurations	
Exterior canopy replacement and painting	
Architectural and engineering fees and other	209,007
Contingency	86,842
Escalation factor	288,871
GRAND TOTAL PROJECTED CONSTRUCTION COSTS	\$ 5,321,934



Brevard High

Conceptual Budgeting - Brevard High School		
Phase 1	\$	40,025,274
Construction		29,971,500
New multi-story main building		
Auxillary gym, fieldhouse/locker rooms, JROTC		
Corrective work to track		
Site work		
Architectural and engineering fees and other		4,100,102
Contingency		1,703,580
Escalation factor		4,250,092
Phase 3	\$	1,698,985
Construction		1,150,100
Maintenance and updates to main gym		
Architectural and engineering fees and other		157,334
Contingency		65,372
Escalation factor		326,179
GRAND TOTAL PROJECTED CONSTRUCTION COSTS	\$	41,724,259



Brevard Middle

Conceptual Budgeting - Brevard Middle		
Phase 3	\$	3,413,360
Construction		2,310,620
Mechanical renovations		
Science room renovations		
Handicap accessibility modifications		
Window and door replacements		
Relocate transformer and entrance modifications		
Architectural and engineering fees and other		316,092
Contingency		131,336
Escalation factor		655,312
GRAND TOTAL PROJECTED CONSTRUCTION COSTS	\$	3,413,360



Davidson River School

Conceptual Budgeting - Davidson River		
Phase 3	\$	677,138
Construction		458,378
Electrical upgrades		
Handicap accessibility modifications		
Replace paneling with drywall		
Office renovations to be near front entrance		
Sprinkler installation		
Minor improvements in toilet rooms		
Architectural and engineering fees and other		62,706
Contingency		26,054
Escalation factor		130,000
GRAND TOTAL PROJECTED CONSTRUCTION COSTS	\$	677,138



Pisgah Forest Elementary

Conceptual Budgeting - Pisgah Forest Elementary		
Phase 1	\$	2,328,615
Construction		1,743,700
Expansions to increase Core Capacity		
Address accessible bathrooms		
Architectural and engineering fees and other		238,539
Contingency		99,112
Escalation factor		247,264
Phase 3	\$	3,283,563
Cons	69,898	2,222,756
Exterior painting, replace columns, gutters and downspouts		
HVAC upgrades due to age of building		
Update interior finishes (paint, ceilings, flooring)		
Architectural and engineering fees and other		304,073
Contingency		126,341
Escalation factor		630,393
GRAND TOTAL PROJECTED CONSTRUCTION COSTS	\$	5,612,178



Rosman Elementary

Conceptual Budgeting - Rosman Elementary		
Phase 1	\$	586,755
Construction		439,370
Interior and Exterior painting		
Reconfiguration of office space		
Address accessible bathrooms		
Architectural and engineering fees and other		60,106
Contingency		24,974
Escalation factor		62,305
Phase 2	\$	8,190,490
Construction		5,923,495
Architectural upgrades due to age of building		
HVAC upgrades due to age of building		
Plumbing upgrades due to age of building		
Electrical upgrades due to age of building		
Architectural and engineering fees and other		810,334
Contingency		336,691
Escalation factor		1,119,970
GRAND TOTAL PROJECTED CONSTRUCTION COSTS	\$	8,777,245



Rosman Middle/High

Conceptual Budgeting - Rosman Middle-High	
Phase 2	\$ 16,496,642
Construction	12,282,750
Replace current RMS with new RHS	
Architectural and engineering fees and other	1,680,280
Contingency	698,152
Escalation factor	1,835,460
Phase 3	\$ 8,801,866
Construction	6,208,155
Maintenance and updates to Main Gym	
RHS Mechanical renovations for RMS	
RHS Electrical renovations for RMS	
RHS Plumbing renovations for RMS	
RHS General construction renovations for RMS	
Architectural and engineering fees and other	849,275
Contingency	352,872
Escalation factor	1,391,564
GRAND TOTAL PROJECTED CONSTRUCTION COSTS	\$ 25,298,508



TC Henderson Elementary

Conceptual Budgeting - TC Henderson Elementary		
Phase 1	\$	729,020
Construction		545,900
Mechanical upgrades		
Handicap accessibility modifications at toilet		
Address dead end corridor situation at music/art class		
Office renovations to be near front entrance		
Add additional toilets due to accessibility upgrades		
Moisture infiltration repairs		
Architectural and engineering fees and other		74,680
Contingency		31,029
Escalation factor		77,411
Phase 2	\$	512,987
Construction		371,000
Phase 2- Site improvements to address drop off and parking		
Architectural and engineering fees and other		50,753
Contingency		21,088
Escalation factor		70,146
GRAND TOTAL PROJECTED CONSTRUCTION COSTS	\$	1,242,007



Morris Education Center

Conceptual Budgeting - Morris Education Center		
Phase 2	\$	263,742
Construction		190,743
Accessibility upgrades		
Roof replacement		
Exterior painting		
Business occupancy fire alarm installation		
Architectural and engineering fees and other		26,093
Contingency		10,842
Escalation factor		36,064
Phase 3	\$	782,942
Construction		530,000
Phase 3- Server Farm/storage addition		
Architectural and engineering fees and other		72,504
Contingency		30,125
Escalation factor		150,313
GRAND TOTAL PROJECTED CONSTRUCTION COSTS	\$	1,046,684



Plant Operations/Transportation

Conceptual Budgeting - Plant Operations/Transportation		
Phase 1	\$	375,965
Construction		281,528
Roof Replacement		
Welding booth		
Shop dust collection system		
Fuel containment walls		
Architectural and engineering fees and other		38,513
Contingency		16,002
Escalation factor		39,922
GRAND TOTAL PROJECTED CONSTRUCTION COSTS	\$	375,965

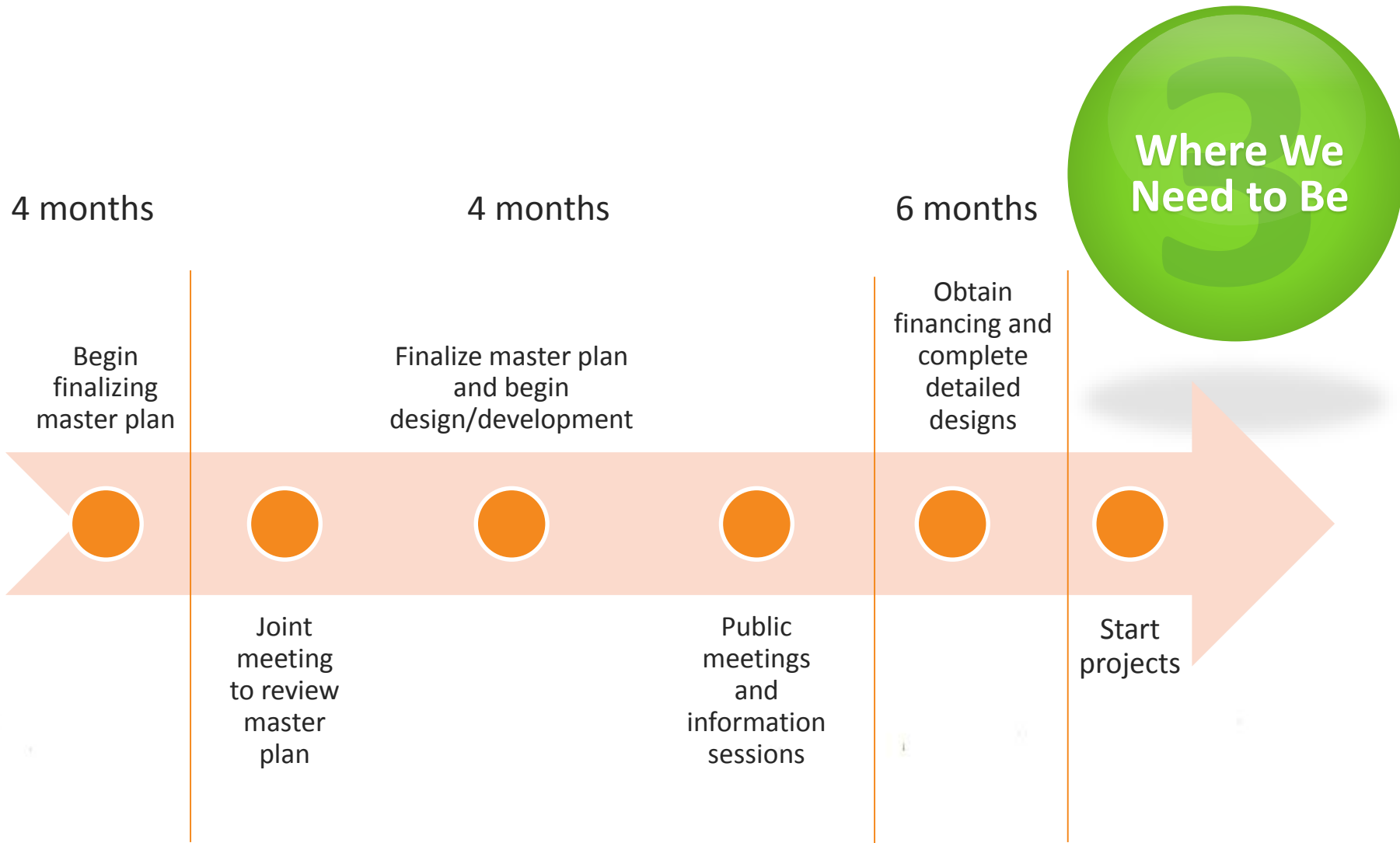


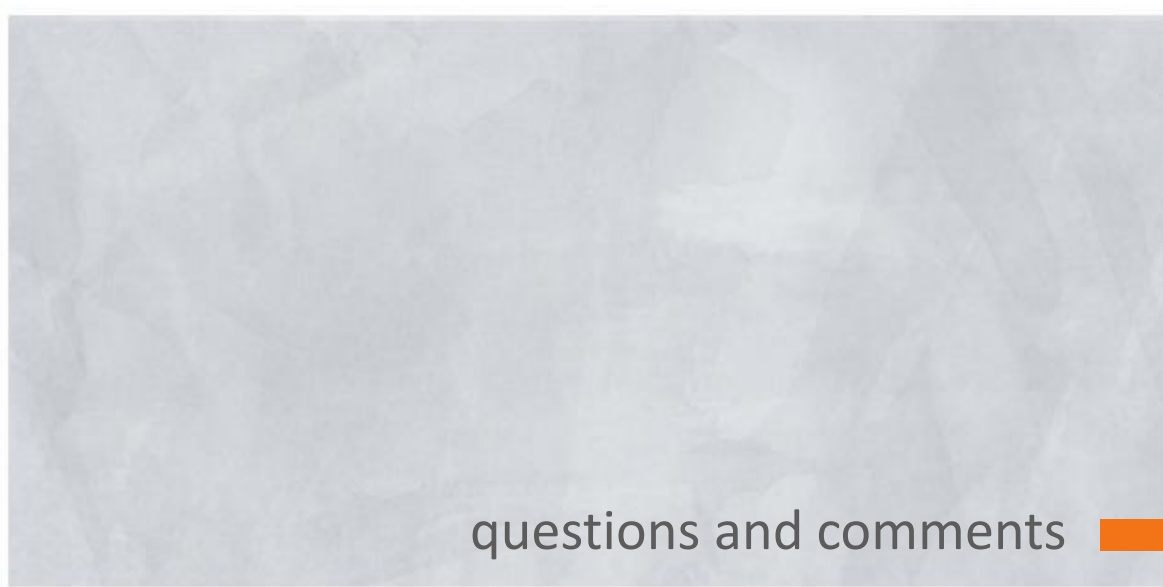
Summary


Project Summary	Phase 1	Phase 2	Phase 3	Total
Brevard Elementary	\$ 3,209,383	\$ 2,112,551		\$ 5,321,934
Brevard High	40,025,274		\$ 1,698,985	41,724,259
Brevard Middle			3,413,360	3,413,360
Davidson River			677,138	677,138
Pisgah Forest Elementary	2,328,615		3,283,563	5,612,178
Rosman Elementary	586,755		8,190,490	8,777,245
Rosman Middle- High		16,496,642	8,801,866	25,298,508
TC Henderson Elementary	729,020	512,987		1,242,007
MEC		263,742	782,942	1,046,684
Plant Operations/Transportation	375,965			375,965
Total Cost	\$47,255,012	\$ 19,385,922	\$ 26,848,344	\$ 93,489,278



Timeline example





questions and comments 

Transylvania County Schools

