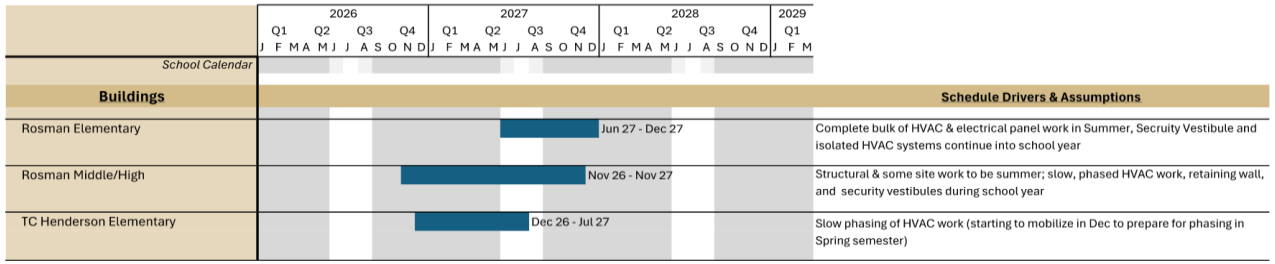
PROJECT UPDATES

- Summer work for GMP 1 at BHS, BMS, RES is complete and in close out.
- Notice To Proceed For GMP 2 Rosman Area Schools Issued by 8/31/2026 based on 8/25/2026 owner deliverable. CMAR Blum Mobilized at Rosman Middle on 3rd floor (8th grade) beginning of November starting 11/2/2026.
- Focus is to have all 3rd floor wrapped up end of January before moving to 2nd floor (7th grade).
- Still on schedule and under budget for original step 1 bond scopes of work.

Transylvania County Schools
Schedule and Phasing Plan - DD



BLUM CONSTRUCTION

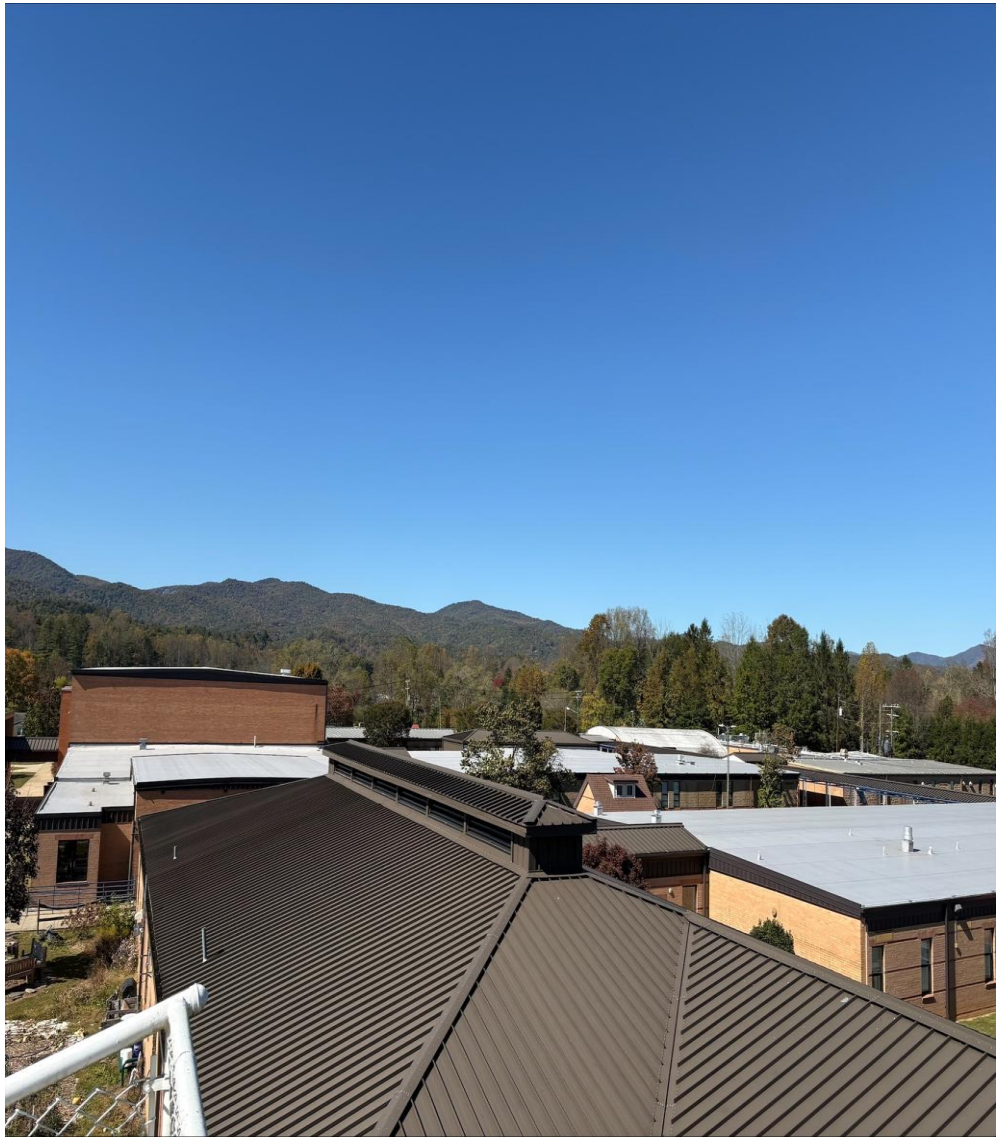
Education Capital Project Updates

Date: 11/16/2026

Project	Project Status	Updates from Subcommittee Items	Timeline	Budget Notes
Storage Tank Project (Rosman Area)	Damaged Rosman Underground Storage Tank at RHS near new gym remove/replaced this summer. TCH/RES/RHS old gym tank 2nd proposal from S&ME higher than 1st, did not meet finance requirements and requires county to rebid. 3rd party services will be with S&ME working with NC DEQ requirements and inspections	Subcommittee met 9/29/26 for quarterly update.	(3) underground storage tank remove/replacements left to be done at TCH/RES/RHS old gym will have to be rebid and done after next heating season. County focus to be ready for rebid invitation to bidders by end of October.	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	GMP 1 bond work at BHS is in project closeout. GMP 4 pricing review Owner deliverable Summer 2027 for remaining bond work coordinating with BHS Additions 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; Subcommittee met 9/29/26 for quarterly update.	Blum work for GMP1 complete and is working on closeout. Remaining step 1 bond work expected to be ready for finalization summer 2027 coordinating with BHS Infrastructure project and BHS CTE Additions and Renovations project as needed.	In Budget
Rosman Area Scope	GMP1 bond work at RES approved by subcommittee for scope changes within existing budgets and is complete working on project closeout. GMP 2 for Rosman Area Scope project soon to be underway.	8/27/2025 - Selected Blum as CMAR; Summer 2026 scope approved by subcommittee 2/5/26; Scope additions and deletions approved 5/29/26; Subcommittee met 9/29/26 for quarterly update.	GMP1 Work complete at RES and is in project closeout. GMP 2 Final owner deliverable for Rosman Area Scope was 8/25/2026. GMP 2 Notice to Proceed issued to Blum 8/31/2026. Groundbreaking Ceremony held at RHS/RMS, TCH, RES 10/29/2026. Remaining step 1 bond work moving forward for Rosman Area Scope project. CMAR Blum mobilized 11/2/2026 3rd floor at RMH. Expected completion of 3rd Floor is end of January 2027 before moving down to 2nd Floor.	In Budget
Brevard Area Scope	GMP 1 bond work at BMS is in project closeout. Final drawing pricing review are underway and will have GMP3 ready for owner deliverable by Beginning of December	8/27/2025 - Selected Blum as CMAR; Summer 2026 scope approved by subcommittee 2/5/2026; Scope additions and deletions approved 5/29/26; Subcommittee met 9/29/26 for quarterly update.	GMP 1 work move forward at BMS is in project closeout. Remaining work will proceed in early 2028 at Brevard Area Schools still at this time. Final Pricing due by CMAR beginning of December 2026.	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; BOE approved budget amendment 6/15/26	6/23/2025 - TCS requested to be managed by project manager ; Subcommittee approved adding to Rosman Area Scope on 5/29/26; Subcommittee met 9/29/26 for quarterly update.	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; Groundbreaking ceremony held 10/29/26.	Approved by BOC 6/22/26 for Budget Amendment to incorporate into Rosman Area Scope
BHS CTE Additions and Renovations Grant Project	Programming meetings and Investigation walks at BHS with 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	Subcommittee met 9/29/26 for quarterly update.	Goal is to have construction documents completed by Summer 2027 - Be able to start early site package work summer 2027 and incorporate with BHS Scope #2 project end of 2028 as much as possible. BHS Grant project to be completed by end of 2029 coordinating with TCS. BHS SD pricing review was 8/19/2026. SD drawing package reworked to keep within budget constraints. Design/TCS/TC/CMAR met 9/16/2026 reviewing new SD drawing package. Further Design review met with TCS staff at DRS 9/29/26 and at BHS 10/6/26. Design Development package to be done by end of December 2026 for CMAR pricing. Design development CMAR Pricing due mid February 2027	In Budget
BHS Infrastructure Grant Project	Documents are very close to being done and locked in with all parties involved.	Subcommittee met 9/29/26 for quarterly update.	Goal to start construction as soon as possible. Grant application approved at 9/28/26 BOC meeting; Grant Funding not all yet locked in to be able to move project forward.	In Budget
	CMAR = Construction Manager At Risk			
	GMP = Guarantee Maximum Price			

BHS SCHOOL SITE COMPLETION PHOTOS (GMP 1)





BMS SITE COMPLETION PHOTOS (GMP 1)





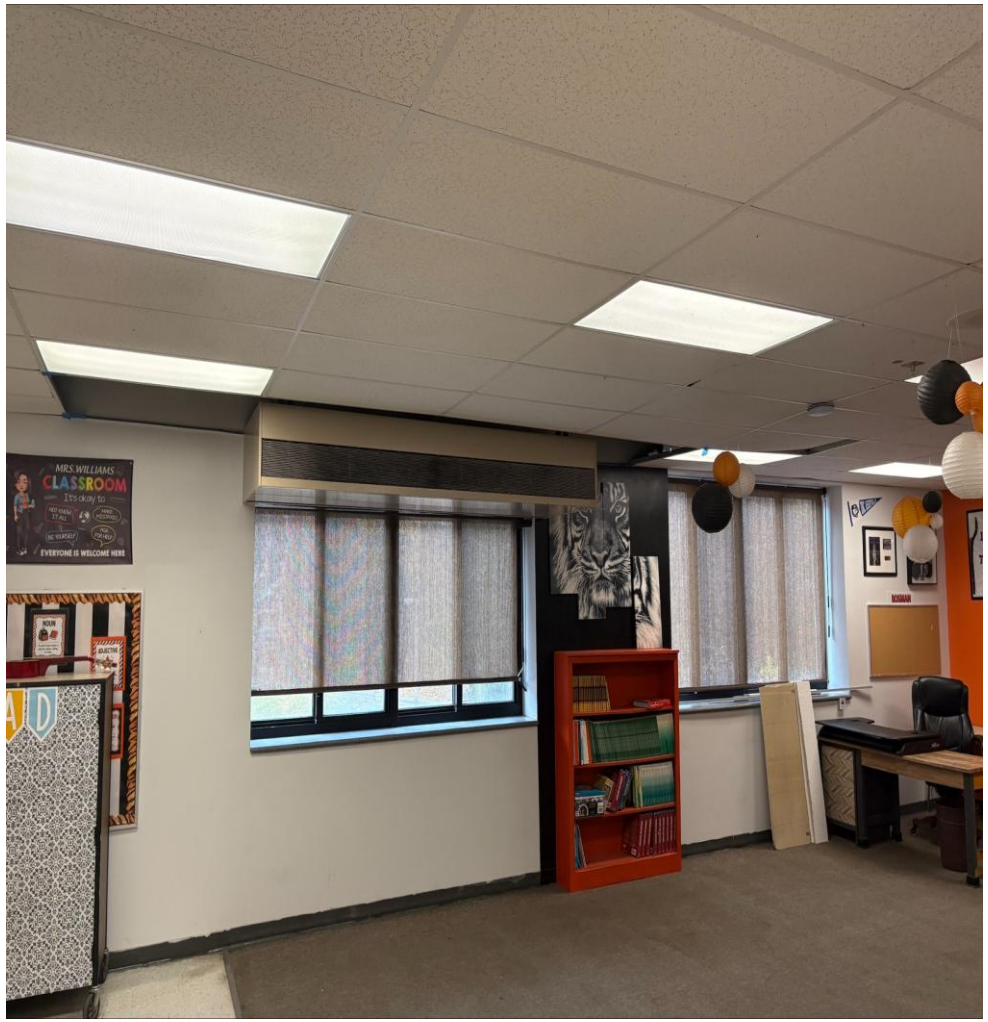
RMS 3rd FlOOR PROGRESS PHOTOS
(GMP 2 Rosman Area School Project)





RMS 3rd FlOOR PROGRESS PHOTOS
(GMP 2 Rosman Area School Project)



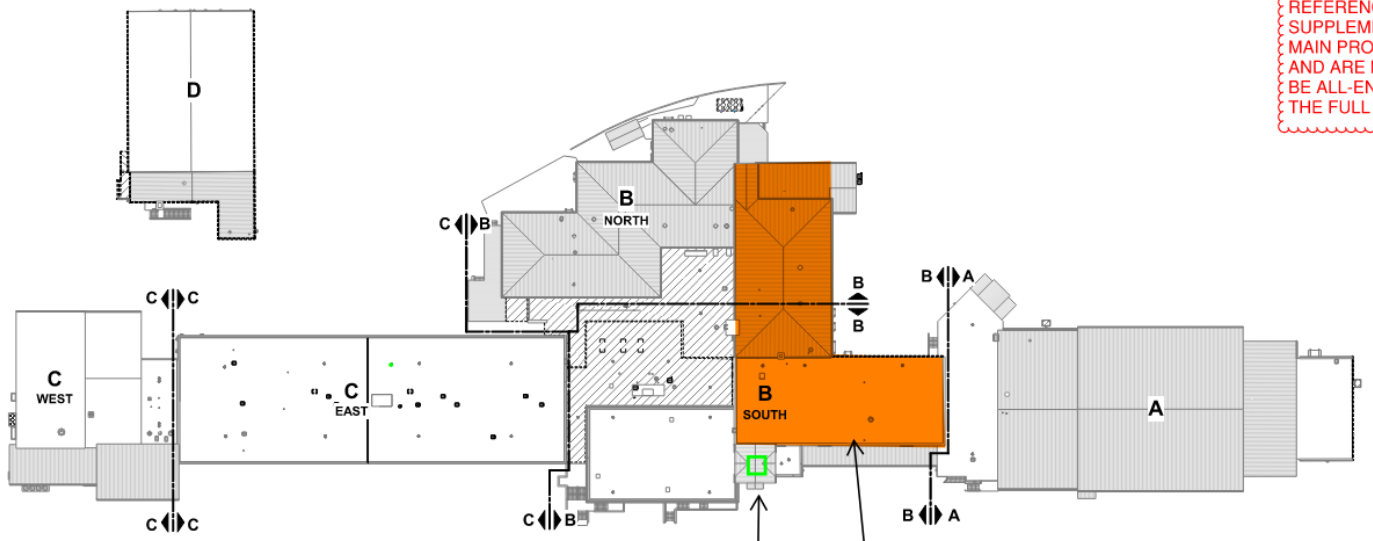


Rosman Middle & High
Fall Semester 2026
Updated 10/2/26

Legend

- 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.



Belltower Stairs Open
Level 1 Open
Level 2 Open

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

- Coordinated Teacher Access for Supplies

A1 ROOF PLAN - OVERALL

TRANSYLVANIA COUNTY NORTH CAROLINA

Transylvania County Schools

LS3P

14 O'HENRY AVENUE, SUITE 210
ASHEVILLE, NC 28801
TEL 828.254.1963
WWW.LS3P.COM

NOT FOR CONSTRUCTION

Transylvania Co. Schools Renovations
ROSMAN MIDDLE & HIGH SCHOOL
749 PICKENS HIGHWAY
ROSMAN, NC 28772
LS3P PROJECT: 0201-240959

DATE	DESCRIPTION

KEY PLAN:

SCOPE OF WORK

SHEET NAME:
DEMOLITION ROOF PLAN - OVERALL

ORIG SUBMISSION: 2026.02.20

SHEET:
AD-104

DESIGN DEVELOPMENT

Rosman Middle & High
Spring Semester 2027
Updated 10/2/26

Aiming for approximately 1 Week between classroom phases
Minimizing impacts during finals weeks
- Jan 11 - Jan 15 for RHS,
- May 21 - June 4 for RHS/RMS

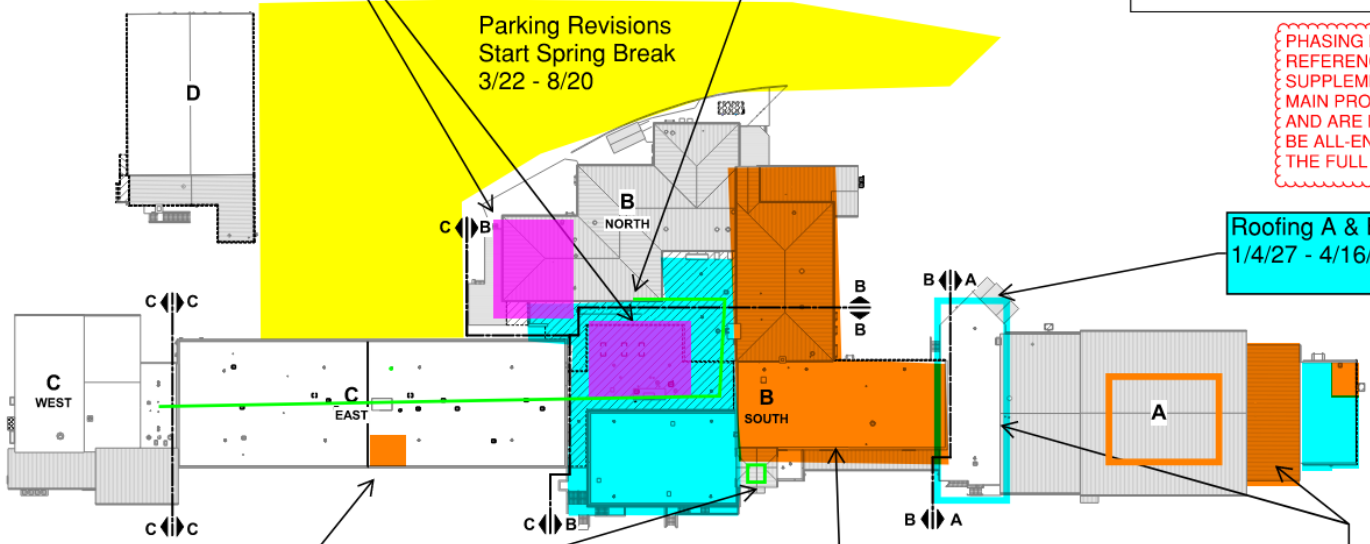
Legend
- Site
- Architectural
- Mechanical
- Roofing
- Structural
- Open Access

Art & Admin Space at same time
3/22/26-8/20/27
- Move Both, Includes New Vestibule

Maintained Access to Cafeteria

Parking Revisions
Start Spring Break
3/22 - 8/20

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.



Roofing A & B:
1/4/27 - 4/16/27

Start New Mechanical Room 3/22-end of term

Belltower Stairs Open
Non-working floors open
Cafeteria Access Open

HVAC Upgrades - Middle School Wing
Level 3: 11/2/2026-1/29/2027
Media Center Offices:1/15/27 - 2/28/27
Level 2: 2/1/2027-3/26/2027
Level 1 3/29/2027-5/21/27

- Coordinated Teacher Access for Supplies

East Gym Lobby, replace gym unit heaters
3/22/2027-4/16/2027

Potential, coordinated commons work
3/22/27-6/5/27
Access to buses maintained

A1 ROOF PLAN - OVERALL

TRANSYLVANIA COUNTY
NORTH CAROLINA

Transylvania County Schools

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Transylvania Co. Schools Renovations
ROSMAN MIDDLE & HIGH SCHOOL
749 PICKENS HIGHWAY
ROSMAN, NC 28772
L3P PROJECT: 0201-240959

DATE	DESCRIPTION

KEY PLAN:

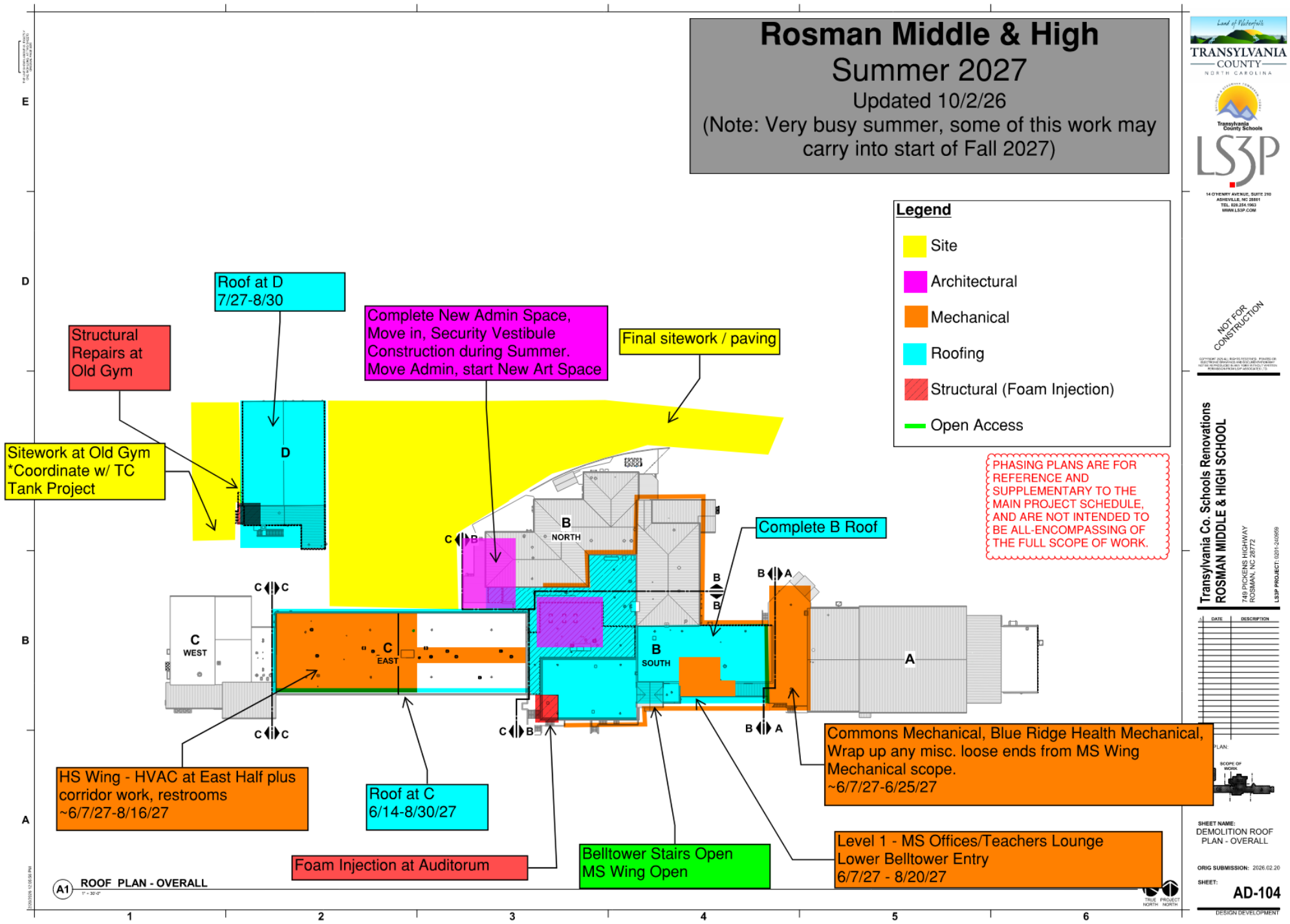
SHEET NAME: DEMOLITION ROOF PLAN - OVERALL

ORIG SUBMISSION: 2026.02.20

SHEET: AD-104

DESIGN DEVELOPMENT

Rosman Middle & High
Summer 2027
Updated 10/2/26
(Note: Very busy summer, some of this work may carry into start of Fall 2027)



TRANSYLVANIA COUNTY
NORTH CAROLINA

Transylvania County Schools

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NOT FOR CONSTRUCTION

Transylvania Co. Schools Renovations
ROSMAN MIDDLE & HIGH SCHOOL
749 PICKENS HIGHWAY
ROSMAN, NC 28772
LS3P PROJECT: 0201-240659

DATE | DESCRIPTION

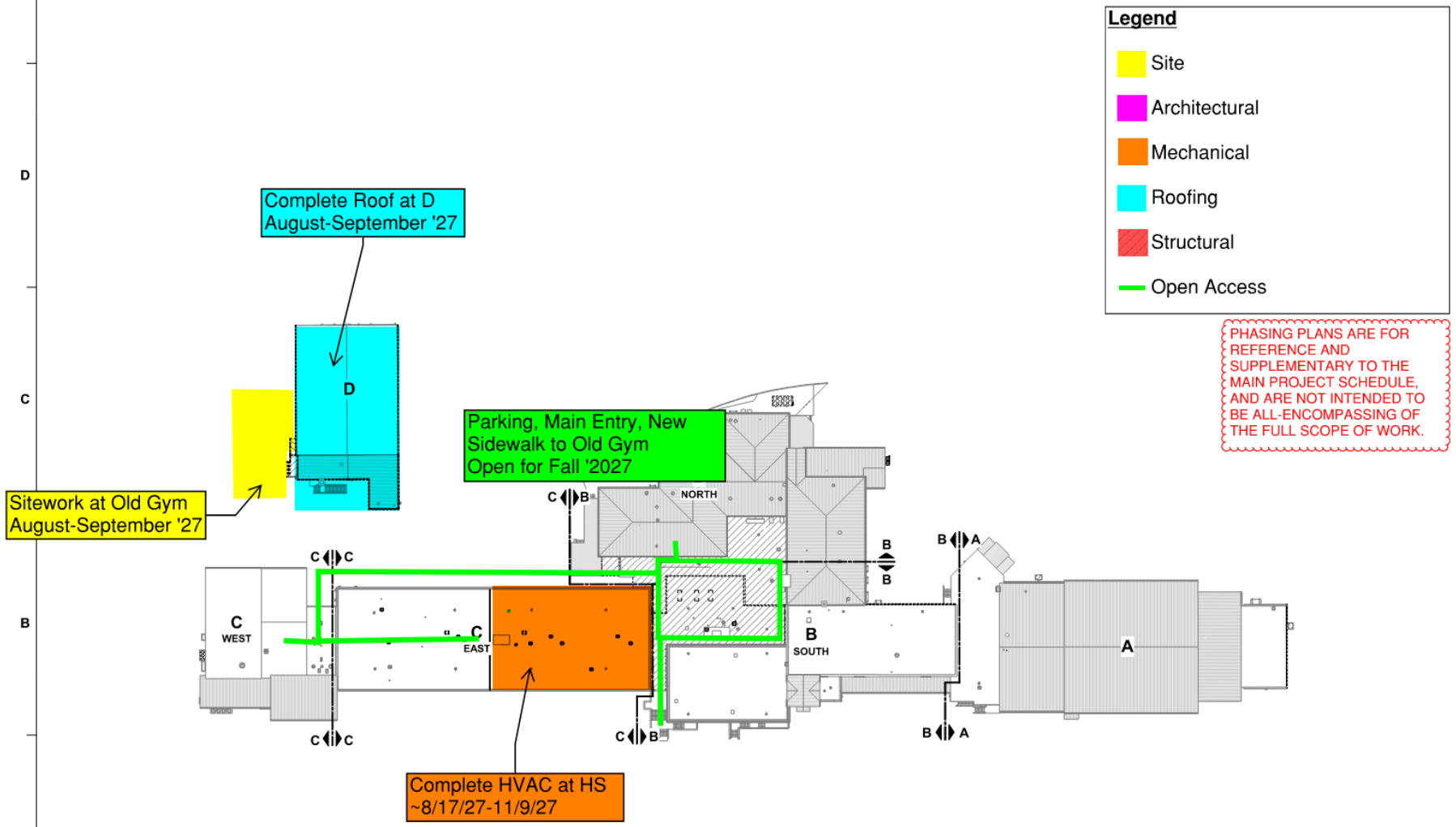
SHEET NAME:
DEMOLITION ROOF PLAN - OVERALL

ORIG SUBMISSION: 2026.02.20

SHEET:
AD-104

DESIGN DEVELOPMENT

Rosman Middle & High
Fall 2027
Updated 10/2/26
(Note: Carry-over work from Summer)



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.

A1 ROOF PLAN - OVERALL

TRANSYLVANIA COUNTY NORTH CAROLINA

Transylvania County Schools

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Transylvania Co. Schools Renovations
ROSMAN MIDDLE & HIGH SCHOOL
749 PICKENS HIGHWAY
ROSMAN, NC 28772
LS3P PROJECT: 0201-240959

DATE	DESCRIPTION

KEY PLAN:

SCOPE OF WORK

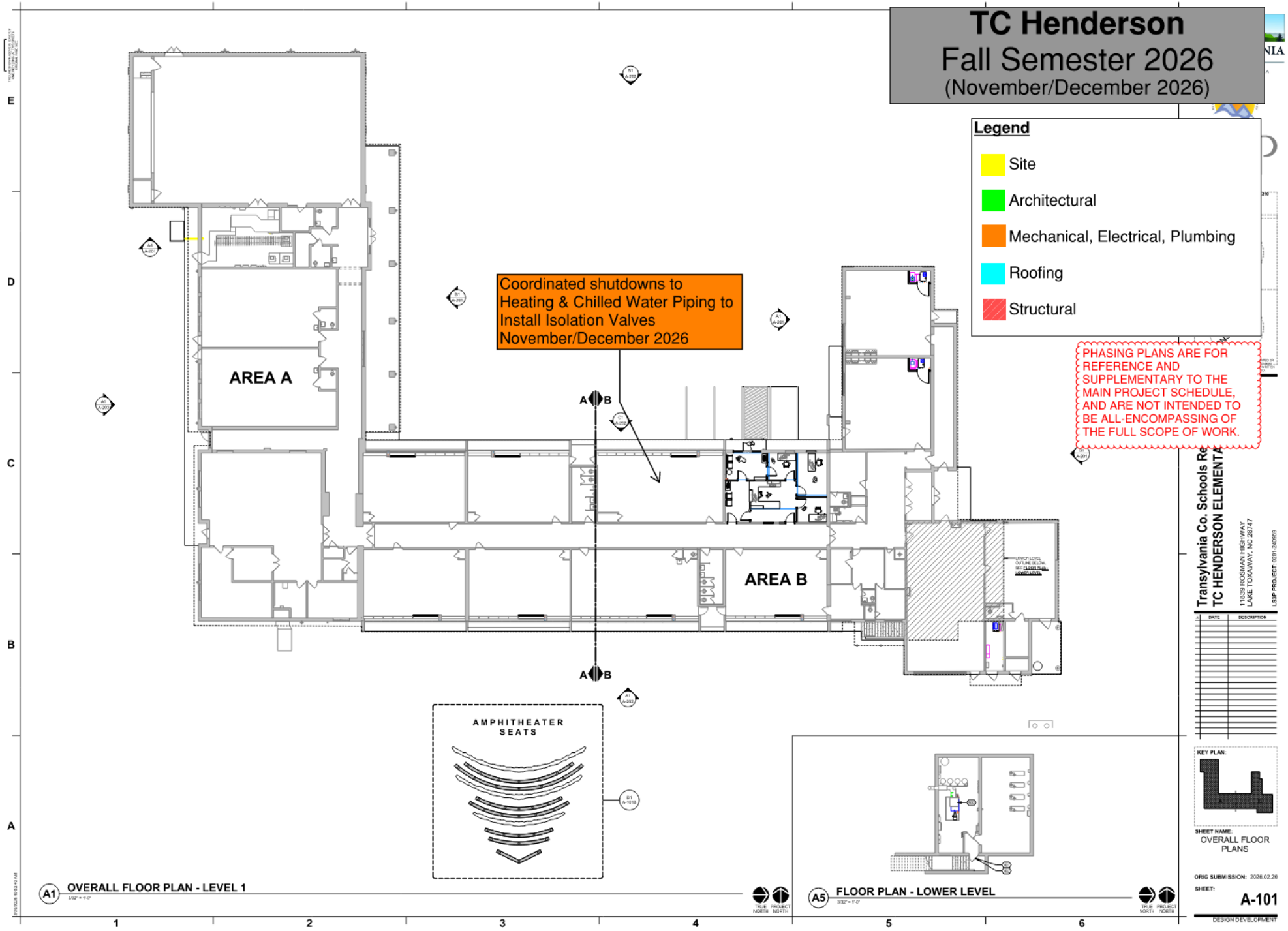
SHEET NAME:
DEMOLITION ROOF PLAN - OVERALL

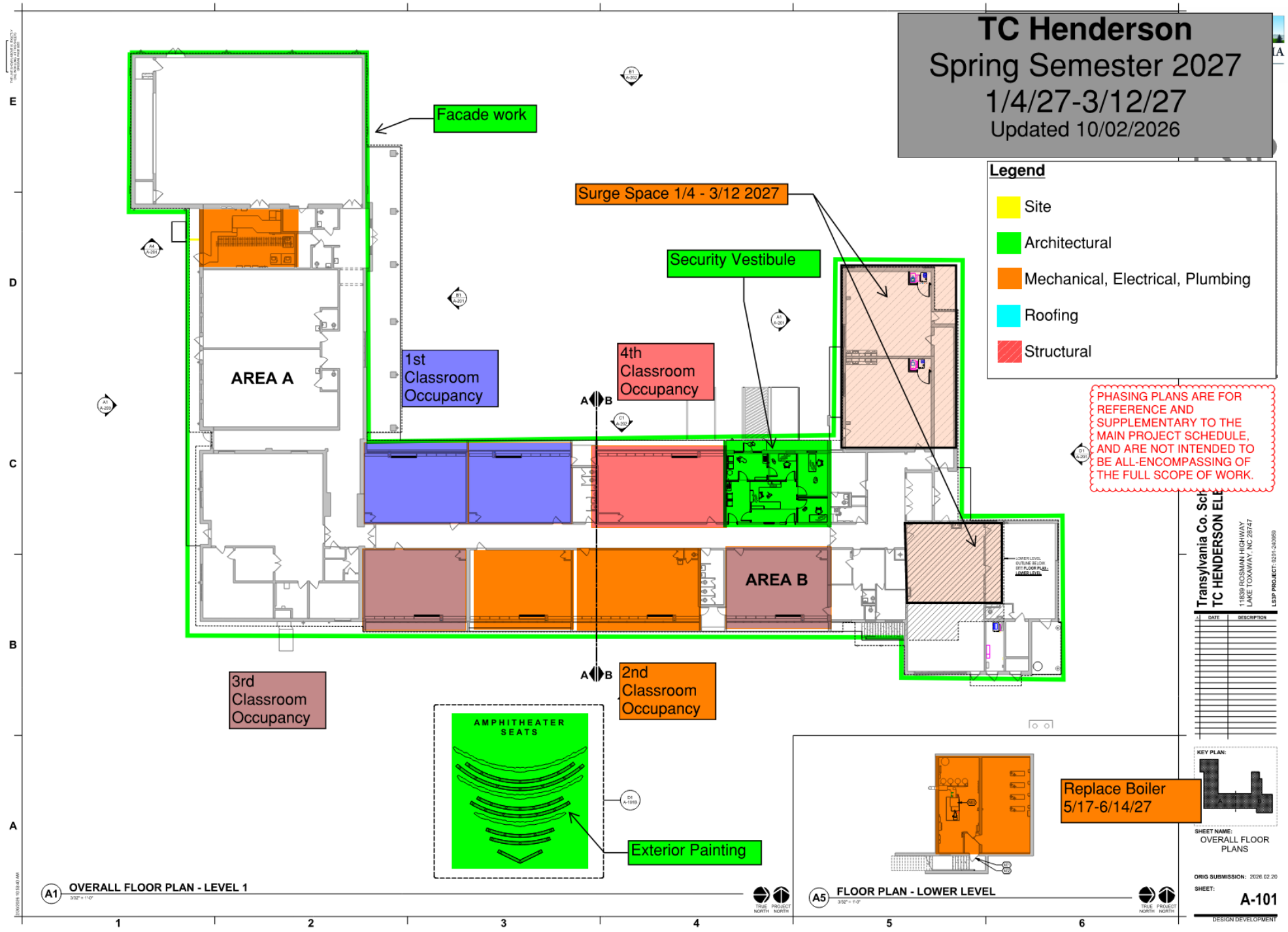
ORIG SUBMISSION: 2026.02.20

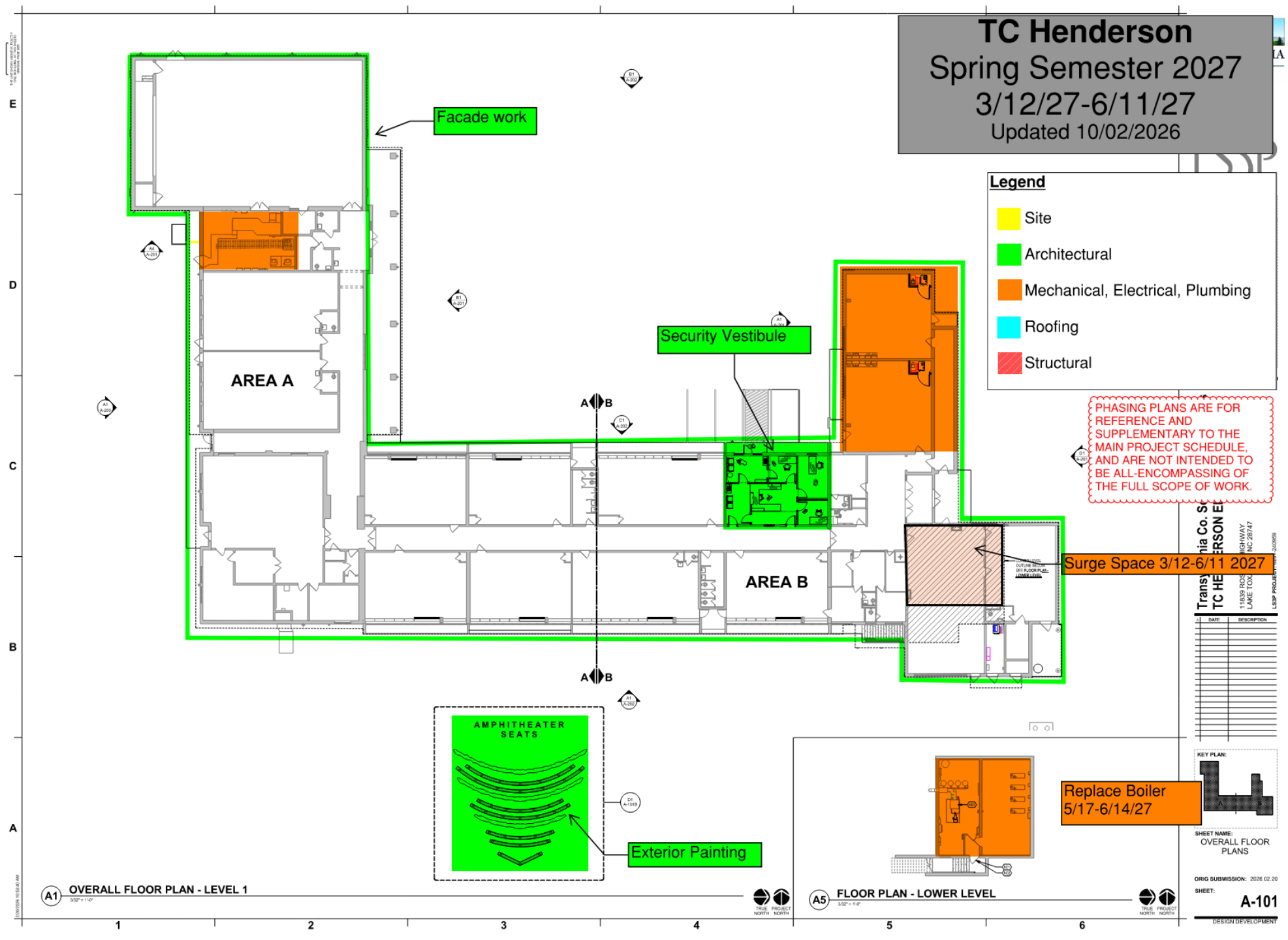
SHEET:
AD-104

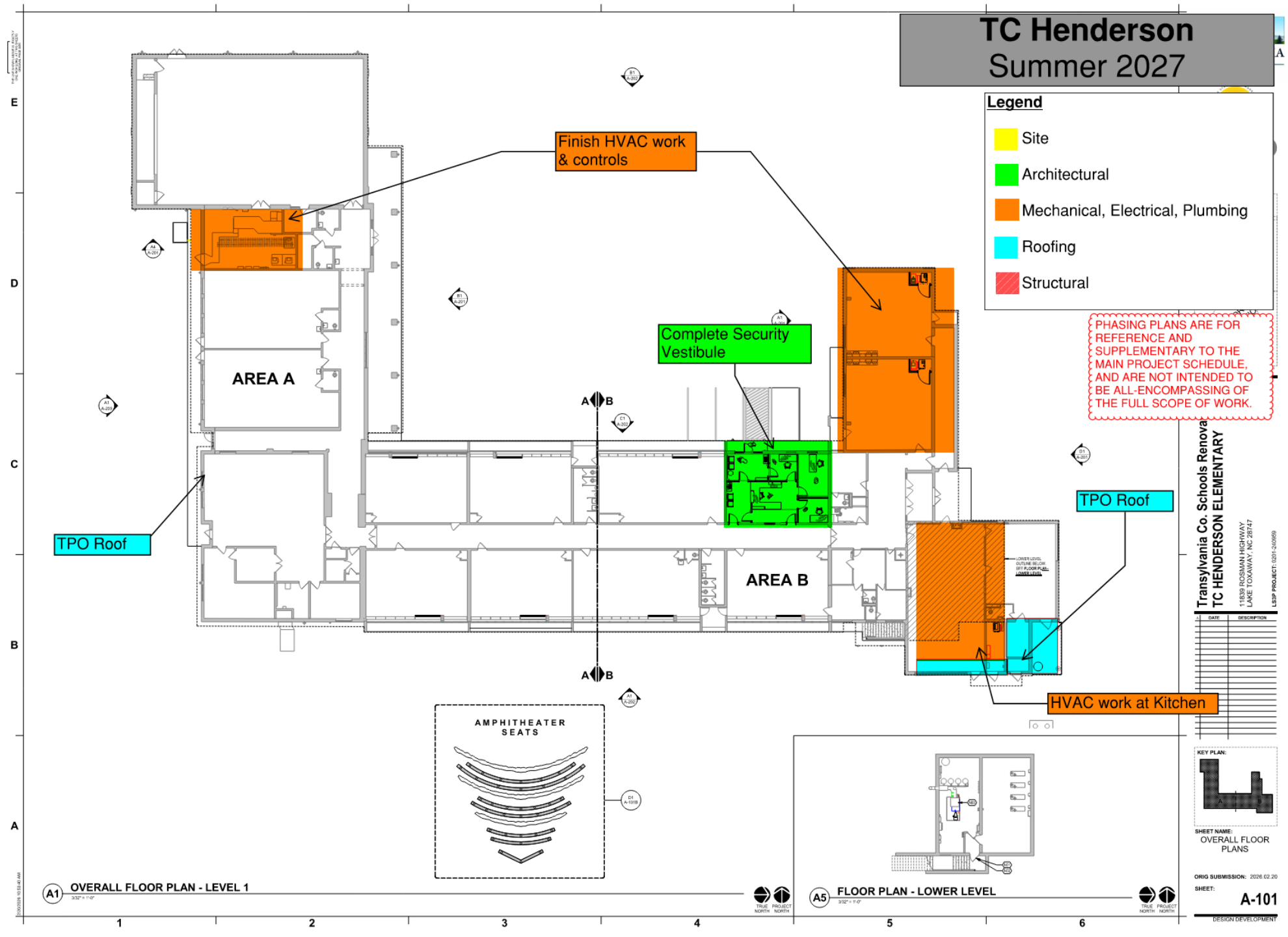
DESIGN DEVELOPMENT

TC Henderson
Fall Semester 2026
(November/December 2026)




TC Henderson
Spring Semester 2027
1/4/27-3/12/27
Updated 10/02/2026
Legend
Site
Architectural
Mechanical, Electrical, Plumbing
Roofing
Structural
Facade work
Surge Space 1/4 - 3/12 2027
Security Vestibule
AREA A
1st Classroom Occupancy
4th Classroom Occupancy
AREA B
3rd Classroom Occupancy
2nd Classroom Occupancy
AMPHITHEATER SEATS
Exterior Painting
Replace Boiler 5/17-6/14/27
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.
A1 OVERALL FLOOR PLAN - LEVEL 1
A5 FLOOR PLAN - LOWER LEVEL
Transylvania Co. Sch
TC HENDERSON ELE
11830 ROSMAN HIGHWAY
LAKE TOXAWAY, NC 28747
LS3P PROJECT: 0291-240959
DATE
DESCRIPTION
KEY PLAN:
SHEET NAME:
OVERALL FLOOR PLANS
ORIG SUBMISSION: 2026.02.20
SHEET:
A-101
DESIGN DEVELOPMENT


TC Henderson
Spring Semester 2027
3/12/27-6/11/27
Updated 10/02/2026
Legend
Site
Architectural
Mechanical, Electrical, Plumbing
Roofing
Structural
Facade work
Security Vestibule
AREA A
AREA B
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
AMPHITHEATER SEATS
Exterior Painting
Replace Boiler
5/17-6/14/27
A1 OVERALL FLOOR PLAN - LEVEL 1
A5 FLOOR PLAN - LOWER LEVEL
SHEET NAME: OVERALL FLOOR PLANS
SHEET: A-101
DESIGN DEVELOPMENT


TC Henderson
Summer 2027
Legend
Site
Architectural
Mechanical, Electrical, Plumbing
Roofing
Structural
Finish HVAC work & controls
Complete Security Vestibule
TPO Roof
TPO Roof
HVAC work at Kitchen
AREA A
AREA B
AMPHITHEATER SEATS
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 Renova
TC HENDERSON ELEMENTARY
11839 ROSMAN HIGHWAY
LAKE TOXAWAY, NC 28747
DATE
DESCRIPTION
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
TRUE NORTH
PROJECT NORTH

Rosman Elementary
Summer 2027

Legend

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

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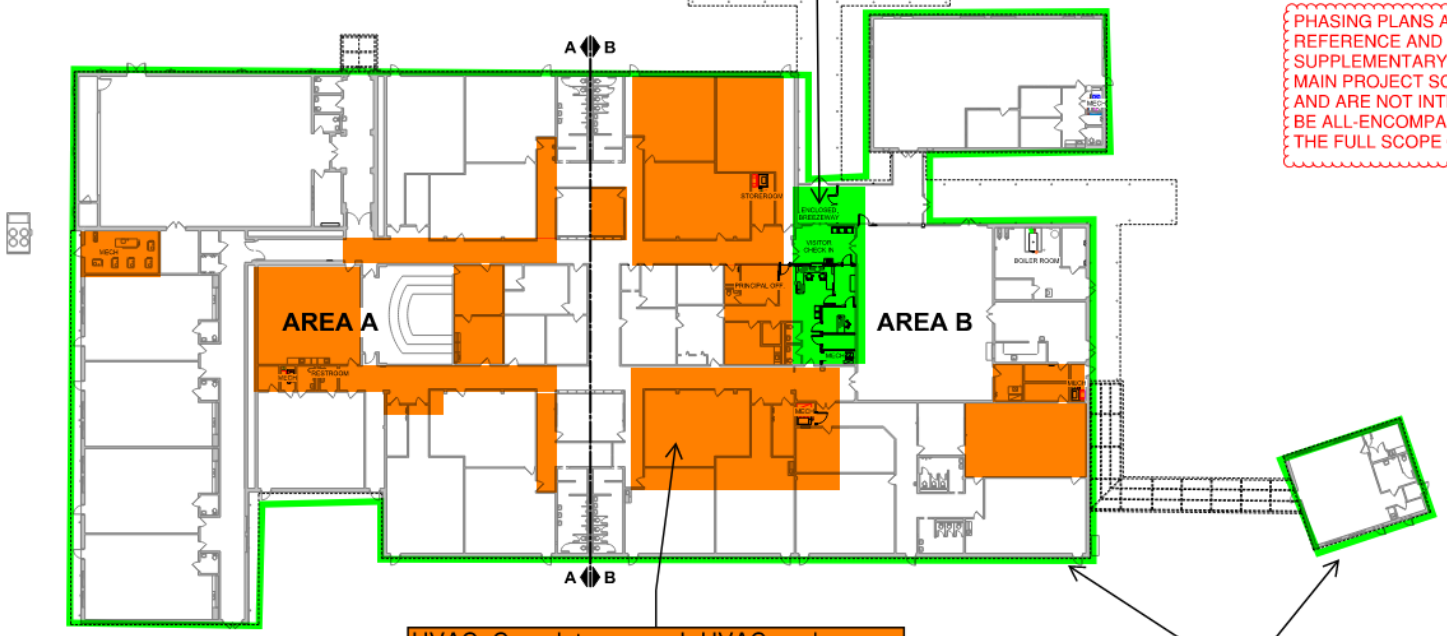

Security Vestibule / Art Room / Back Entrance

HVAC: Complete as much HVAC work as possible, prioritizing areas that would be the most disruptive

Electrical: Replace panels

Facade updates

A1 OVERALL FLOOR PLAN

TRANSYLVANIA COUNTY
NORTH CAROLINA

Transylvania County Schools

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Transylvania Co. Schools Renovations
ROSMAN ELEMENTARY SCHOOL
157 ROSMAN SCHOOL ROAD
ROSMAN, NC 28772
LS3P PROJECT: 0201.240959

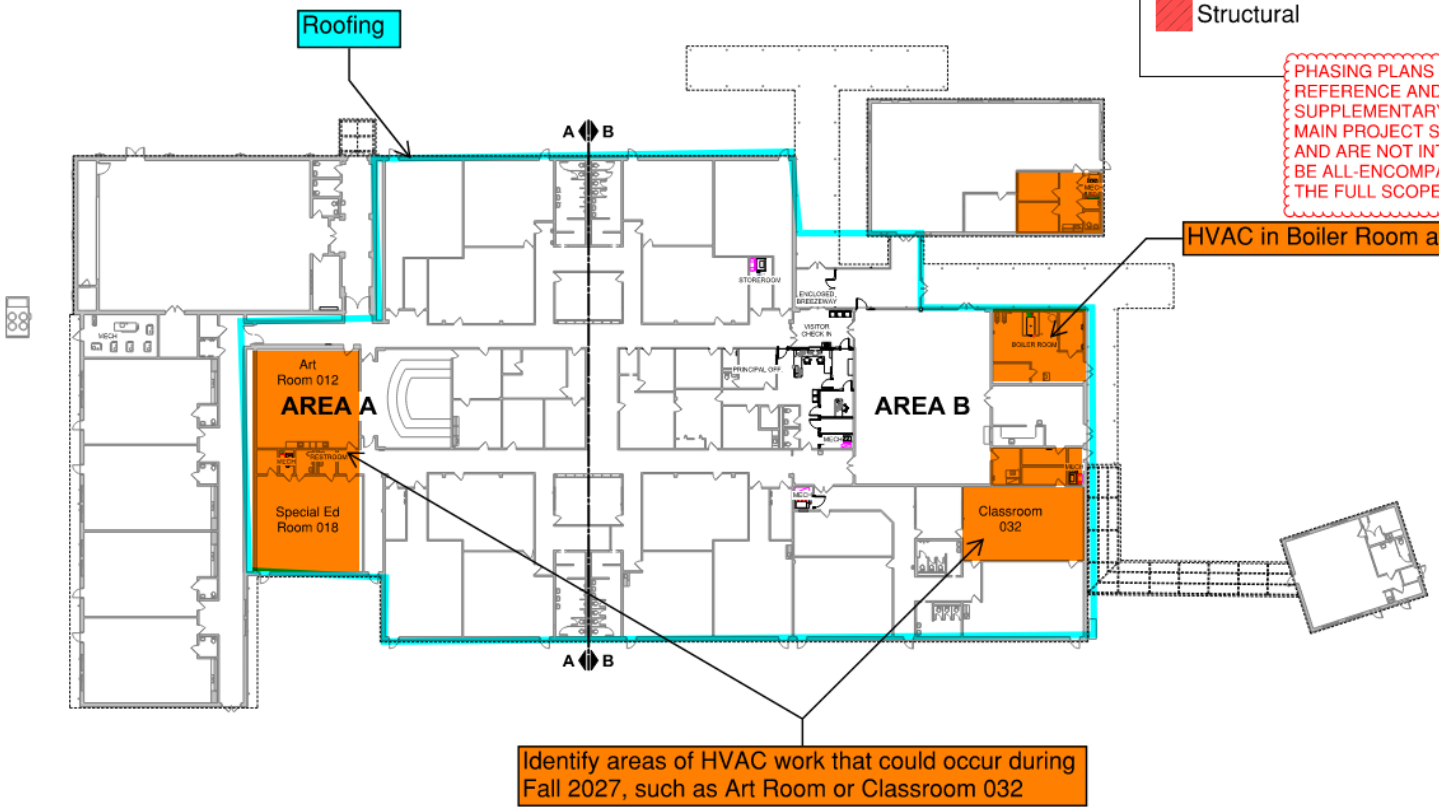
	DATE	DESCRIPTION

KEY PLAN:

SHEET NAME:
OVERALL FLOOR PLAN

ORIG SUBMISSION: 2026.02.20
SHEET: A-101
DESIGN DEVELOPMENT

Rosman Elementary
Fall 2027



A1 OVERALL FLOOR PLAN

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Transylvania Co. Schools Renovations
ROSMAN ELEMENTARY SCHOOL
167 ROSMAN SCHOOL ROAD
ROSMAN, NC 28772
LS3P PROJECT: 0201.240959

#	DATE	DESCRIPTION

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ORIG SUBMISSION: 2026.02.20
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