

Project Processes- Slide from 12/14/25

- Base timeline with architect hired in April 2025 would have had CMAR start after Summer 2026
- Subcommittee approval of breaking out GMP with items that could complete design and ordering for summer work allowed more work to proceed and take advantage of summer break when students are out of the building. HVAC or other long-lead time ordering items could not be advanced into GMP 1

Project Processes

- Current Timeline for Step One Investments Projects (renovations)
 - The first scope and the EC Wing have proceeded under emergency statutes
 - The CMAR will provide pricing for the scope of work and schematic designs prepared by the architect
 - The architect is designing to current code and materials, but keeping with the closest cost efficient replacement. This is different from new construction because it has to consider existing systems that need to integrate into the current work.
 - The CMAR will finalize a Guaranteed Maximum Price (GMP) that pairs with a timeline for conducting the work. The CMAR will be factoring in subcontractor availability, lead time ordering and how to be most efficient to complete work and keep costs down while still completing the scope of work. This will include some contingency that will return to the owner if it goes unused.
 - Once the architect and CMAR are able to review the pricing and refine, it will be ready to go to the subcommittee to review any recommended scope changes.
 - Any changes that change the budget totals will have to go back to the governing boards to approve. Funds can't just move from project scope to project scope without approval.
 - Expecting to have a subcommittee meeting in January or February.
 - Establishing the GMP will give a clearer path on timeline to expect work to progress and design drawings will be moving forward quickly.
- This is just an overview, so please let me know if you'd like to meet with me to do a deeper dive! Jaime.laughter@transylvaniacounty.org

Sub-committee Update Slide 2-16-26

- GMP 1 was approved by the subcommittee 2/5/26 with CMAR bidding in March/April.
- Additional alternates were included in the bid process to provide the option of bringing in additional Summer 2026 work
- Design team reviewed GMP 1 final figures and will be able to do some additional roof work at BHS this summer instead of waiting until GMP2
- Rosman High School storage tank replacement will proceed, but remaining Rosman area tanks will have to be re-bid and completed after this summer. Replacement to current code is the goal for remaining tanks and there are no existing issues with the tanks based on testing.

Monthly Capital Update

Summer 2026 GMP 1 Summary

The Education Capital Subcommittee approved GMP on 2/5/26 with recommended scope changes totaling \$5 million. Remaining work, GMP 2, will be finalized this summer with expected start in Fall 2026.

- > *Rosman Area Schools: Storage Tank replacements to update to current environmental standards, RMS/RHS Old Gym shoring, RES Foundation injection to address stair step cracking*
- > *Brevard Area Schools: BMS Roof replacement*
- > *Brevard High School: Roof replacements*

> *The second GMP will be under consideration this summer when design is further along with expected start this fall.*

Working Timeline

02.06.2026	Issue Early Release Packages- GMP1 to move forward
02.20.2026	Issue Design Development pricing package
04.10.2026	Early Release Packages GMP 1 pricing & Design Development package pricing review
04.17.2026	Goal to receive Early Release Packages GMP 1 Approval / Notice to Proceed
05.29.2026	Issue Construction Documents package
06.08.2026	Proposed Early Release Packages mobilization / construction start (dependent upon 04.17.2026 GMP 1 Notice to Proceed)
07.31.2026	Final GMP 2 review
08.24.2026	'26-'27 school year first day of classes, GMP 1 expected to be complete by this date (Note- storage tank replacements not under CMAR)

All work targeted for completion by end of Summer 2028

Summer Work 2026

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	
<i>School Calendar</i>	[Calendar grid showing school days and breaks]																											
Buildings	Additional Notes																											
<u>Rosman Elementary</u> Geofoam Repairs Paint, Touch up, & Clean up	[Gantt chart showing work for Rosman Elementary: Geofoam Repairs (June 1-15), Paint, Touch up, & Clean up (July 6-20)]																											
<u>Brevard High</u> Roofing Scope Brick Repairs	[Gantt chart showing work for Brevard High: Roofing Scope (June 1-31), Brick Repairs (June 15-31)]																											
<u>Brevard Middle</u> Roofing Scope	[Gantt chart showing work for Brevard Middle: Roofing Scope (June 1-31)]																											
	<p>Prioritizing Math, Media Center / Guidance, and Science foyer prior to Auditorium, Band, and Drama</p> <p>Sequencing of the roofing areas to be discussed in more detail with the school to mitigate disruption during school year</p>																											

GMP 2 remains on schedule

- GMP 2 preliminary pricing estimates from the CMAR are being reviewed.
- As presented in the 2/5/26 subcommittee meeting, the project team will be bringing forward an option for security vestibule improvements beyond the original scope for vestibule improvements that would create a standard safety entry at all schools. This will be reviewed by the subcommittee first under the interlocal agreement and proceed to the two governing boards if needed.
- Current projected completion for all work is by the end of 2028.
- Next step for GMP 2 is construction drawings (shown in timeline for May 29) with CMAR resulting review in July. That will finalize detailed construction timeline for the remainder of the scopes.

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Update from Finance

- Education Capital Fund Financial reports through March 31, 2026 have been provided to TCS Superintendent and Finance Officer 4/7/26. In addition, Education Capital financials will be included in the County Finance Director's Quarterly report for all county funds to the Commissioners on April 27, 2026.
- All construction pay apps have been paid for the EC Wing project and reconciliation of capital professional services payments will be completed soon. Pending no other invoices received or unforeseen circumstances, final project numbers should be available within 30 days.
- We are still waiting for final invoices on the BHS old gym roof project and will have final project numbers within approximately 30 days of receipt.
- All School Capital projects are within approved budgets.

Education Capital Project Updates

Date: 4/20/2026

Project	Project Status	Updates from Subcommittee Items	Timeline	Budget Notes
Storage Tank Project	Damaged Rosman Underground Storage Tank at RHS near new gym will be 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.		RHS damage tank will be done in summer of 2026 with tank replacements to current standards. TCH/RES/RHS old gym will not be done this summer and will have to be done after next heating season.	In Budget
BHS Scope #1	Staff working on closeout		Building Final Complete. Staff working on 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 2 will be ready for consideration this summer for targeted fall start for remaining scope. EC Wing Emergency Roof Replacement in closeout.	8/27/2025 - Selected Blum as CMAR; Summer 2026 scope approved by subcommittee 2/5/2026	EC Wing project is in closeout, GMP 1 for Summer 2026 work approved by subcommittee 2/5 Timeline Logistics in review with TCS. Roof replacement work will go into Fall Semester at BHS and BMS and on track for GMP 1 approval, GMP 2 expected to be ready for finalization this summer now 8/28 with GMP 2 work starting in fall 2026.	In Budget
Rosman Area Scope	GMP1 Summer 2026 work approved by subcommittee for scope changes within existing budgets. Design development drawings are underway and will have GMP 2 ready for consideration this summer for targeted fall start for remaining scope. Temporary Structural Shoring for Rosman old gym (part of GMP 1) is complete and building is returned to full use status.	8/27/2025 - Selected Blum as CMAR; Summer 2026 scope approved by subcommittee 2/5/2026	GMP 1 for Summer 2026 work approved by subcommittee 2/5 timeline logistics in review with TCS; GMP 2 expected to be ready for finalization this summer now 8/28 with GMP 2 work starting in fall 2026.	In Budget
Brevard Area Scope	GMP1 Summer 2026 work approved by subcommittee for scope changes within existing budgets. Design development drawings are underway and will have GMP 2 ready for consideration this summer for targeted fall start for remaining scope.	8/27/2025 - Selected Blum as CMAR; Summer 2026 scope approved by subcommittee 2/5/2026	GMP 1 for Summer 2026 work approved by subcommittee 2/5 Updated logistics submitted by Blum being coordinated with TCS and GMP 1 approval on track; GMP 2 expected to be ready for finalization this summer now 8/28	In Budget
RHS Retaining Wall	Included in pricing and factoring into Design Development Drawings	6/23/2025 - TCS requested to be managed by project manager	Included in pricing and factoring into Design Development Drawings as part of GMP 2. Timeline logistics being coordinated with other parts of GMP 2 deliverable now 8/28 at this time	May need budget and scope revision in GMP 2
BHS Softball Lighting	All field work complete / Project in Close out	10/20/2025 - TCS requested Management by County	Project in Closeout	In Budget
CTE Grant Project	Programming meetings with Design Team from TCS and TC			In Budget
BHS Infrastructure Grant Project	In design development		Goal to start by end of 2026	In Budget
	CMAR = Construction Manager At Risk			
	GMP = Guarantee Maximum Price			