

**Minutes  
Transylvania County Board of Education  
December 7, 2021**

INVOCATION/PLEDGE OF ALLEGIANCE

CALL TO ORDER/WELCOME

BUSINESS ITEMS (including amendments and rescissions):

1. Approval of Agenda
2. Options for School Bond Projects
3. Public Comment (*change*)

The Transylvania County Board of Education met in special session at 5:30 p.m. on Tuesday, December 7, 2021 at the Morris Education Center. The purpose of the meeting was to discuss and potentially take action on school bond construction options as presented by the board's architects. Ron Kiviniemi led in a moment of silence and Marty Griffin led the Pledge of Allegiance. Chairman McCoy welcomed everyone and called the meeting to order. She announced that public comment would be limited specifically to the school bond construction projects. In addition to approximately eight guests, the following individuals were in attendance.

BOARD MEMBERS:

Tawny McCoy, Chair  
Ron Kiviniemi, Vice Chair  
Courtney Domokur  
Marty Griffin  
Kimsey Jackson

STAFF:

Dr. Jeff McDaris, Superintendent  
Jenny Hunter, Administrative Assistant  
Dr. Brian Weaver, Assistant Superintendent  
Jen Heatherly, Public Information Officer  
Chris Whitlock, Director, Technology Services  
Chris Lambert, Technology Specialist  
Scott Strickler, RMS Principal  
Jayson Rogers, School Resource Officer  
Scott Thomas, School Resource Officer

BOARD ATTORNEY:

Chris Campbell, Campbell-Shatley

MEDIA:

Jordon Morgan, Transylvania Times  
Dan DeWitt, Brevard NewsBeat

ARCHITECT AND CMAR:

Chad Roberson, Clark Nexsen  
Brian Walker, Vannoy Construction

**1. Approval of Agenda**

CHAIRMAN MCCOY MADE A MOTION to move Public Comment after Options for School Bond Projects. MR. GRIFFIN SECONDED, and the motion passed unanimously. ON A MOTION BY MR. KIVINIEMI, SECONDED BY MRS. DOMOKUR, the agenda as modified was unanimously approved.

**2. Options for School Bond Projects**

Chad Roberson presented options for modifications to the school bond construction plans that were necessitated by the unforeseen and unpredictable effects of the global COVID-19 pandemic and supply chain shortages. He summarized the history of the project:

November 2018 - Bond was passed.  
January 2020 - Contract signed by both boards (12-month delay)  
March 2020 - Global pandemic starts  
December 2020 - Projects in budget  
December 2020 - Comparable project BRCC bid \$251/sft  
2020 - Global pandemic results in 15% increase of construction costs

June 2021 - Projects bid 17.5% over budget due to effects of global pandemic  
Current - Construction costs continue to escalate in unprecedented ways. There has been a 26% increase in costs since last year. Clark Nexsen is recommending to clients a 10% contingency for inflation.

Mr. Roberson reported that the modified plans would continue to meet the overall goals of safety, relationships, modern learning environments, and design for Rosman and Brevard while accounting for the increase in costs. He presented Option 1 and Option 2 for each campus and reviewed the pros and cons.

**Option 1 RHS - Build new construction as designed**

- 3-story high school CTE, classrooms and new lockers and concessions
- 3-story middle school administration, band room and health lab
- 2<sup>nd</sup> floor bridge connection
- Renovate high school administration, boiler room, visitor lockers, bridge connection and media center (minimal)
- Provides single point of entry (safety goal)
- Start construction in Spring 2022
- Duration of construction - 16 months

**Option 2 RHS - Two-story MS addition + three-story band room addition**

- 2-story middle school CTE and classrooms
- 3-story middle school administration, band room and health lab
- 2<sup>nd</sup> floor bridge connection
- New boiler room
- New vestibule
- Renovate high school administration, boiler room, bridge connection and media center, particle existing high school
- Start construction after redesign (12 month)
- Duration of construction - minimum 28 months due to phasing

**Option 1 BHS - New construction; minimal renovations and minimal redesign**

- New construction for administration, kitchen/cafeteria, media center, auxiliary gym and support, and fieldhouse. Provides 75% of new construction from original design.
- Provides single point of entry (safety goal)
- Renovation of existing gym locker rooms/support
- Start construction in Fall 2022
- Duration of construction approximately 20 months

**Option 2 BHS - New construction; renovations**

- New construction for administration, kitchen/cafeteria, auxiliary gym and support, and fieldhouse. Provides 70% of new construction from original design.
- Provides single point of entry (safety goal)
- Renovation of existing gym locker rooms/support
- Requires additional design time; pushes construction out
- Construction to start 20 months after redesign (early Summer 2023)
- Duration of construction approximately 20 months

Board members discussed the options at length. Mr. Jackson asked Brian Walker, VP for Vannoy, for an update on construction costs. Mr. Walker confirmed that costs are continuing to rise with no end in sight. He stated that the same thing is happening to organizations everywhere that are dealing with construction projects. Mr. Jackson asked if it would help to do the projects separately. Mr. Walker stated that it would not. Mr. Jackson asked about a list of items wanted by teachers at the schools. He questioned Mr. Roberson about removal of the set building at BHS. Mrs. McCoy explained that the board held a number of public input meetings and the architects and staff spent many hours with teachers and administrators getting their input. The original designs included as many of those items as possible. Mr. Kiviniemi stated that trying to cut approximately 17 million from the budget at this point in the process means we are not going to be able to meet everyone's wants. Chairman McCoy stated that although the board cannot do all that was promised, she hopes the public will trust that the board will give the most it can to our schools and students. Mr. Jackson asked for the list to be given to Mr. Roberson to see if any can be accommodated without destroying the budget. Mr. Roberson stated that his team would look at the list from a global viewpoint and evaluate.

Chairman McCoy noted that once the board decides on the options, the county will need to build a new bond timeline. MR. KIVINIEMI MADE A MOTION, SECONDED BY MR. GRIFFIN, to approve Option 1 for Rosman High School and Option 1 for Brevard High School. Mr. Campbell stated that if the motion passes, they will immediately begin work on the changes needed in the contracts. He estimated having the revisions ready in early January. THE VOTE WAS CALLED and the motion passed 4:1 (FOR: Domokur, Griffin, Kiviniemi, McCoy; AGAINST: Jackson). Mr. Jackson stated that he had voted no because he opposed putting both projects into one motion and because he wanted to make the motion. Mr. Campbell confirmed that the motion was appropriate as stated and properly made and seconded.

### 3. **Public Comment**

Chairman McCoy reviewed the guidelines for public comment and informed speakers they would have three minutes each.

**Larry Chapman** - I am not speaking for the board of commissioners but as a citizen. Are there any legal concerns? We asked for \$68 million based on a specific proposal. I am being asked by some if we have any options. I have grave concerns. We just raised taxes 22% on our citizens. Keep that in mind. I don't know where any money would come from to address other capital issues. Can you back down, take half the money? I would recommend that you set a joint meeting as soon as possible. There is a lot of concern as to whether we want to issue the bond. We are in dire straits here. We are three years in. We need to make sure our board is committed based on your plans and what our citizens want. I have major concerns about what I am hearing from citizens.

**Chris Wiener** - My intention was to ask for public comment prior to the vote. I echo Larry's concern. My kids are in Ag Sciences, masonry, and drama. This is all of interest to me. I hope the board continues to support the drama set building. Have we considered input from the students? My recommendation would be to reschedule the non-essential work at BHS and devote all the effort to RHS. I would like to see the elevation drawings. I find it hard to understand why the set building is being eliminated. I am concerned that we are three years in and not done yet.

There was no further business, and ON A MOTION BY MR. GRIFFIN, SECONDED BY MRS. DOMOKUR, the meeting was adjourned at 7:00 p.m.

December 7, 2021

4

Respectfully submitted,

---

Chairman

---

Secretary