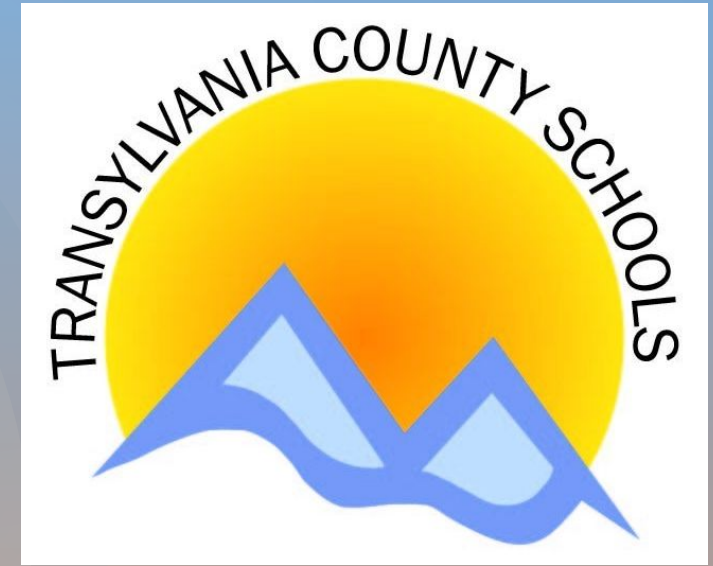




SCHOOL BOND PROJECT SUBCOMMITTEE

May 28, 2026



APPROVAL OF THE AGENDA

- I. Welcome, Pledge and Introductions- Dr. Lisa Fletcher
- II. Approval of Agenda
- III. Approval of Minutes
- IV. Old Business
 - a. Project Updates- Beecher Allison
- V. New Business
 - a. Review of Proposed GMP 2 Scope Changes & Schematic Pricing
- VI. Next Meeting
- VII. Adjournment

APPROVAL OF MINUTES

August and December 2025

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OLD BUSINESS

PROJECT UPDATE

- Summer work is scheduled to begin as soon as students are released for Summer
- Ongoing coordination about the next phase of work with staff on school sites
- 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
<i>School Calendar</i>																											
Buildings	Additional Notes																										
<u>Rosman Elementary</u> Geofoam Repairs Paint, Touch up, & Clean up																											
<u>Brevard High</u> Roofing Scope Brick Repairs	<p>Prioritizing Math, Media Center / Guidance, and Science foyer prior to Auditorium, Band, and Drama</p>																										
<u>Brevard Middle</u> Roofing Scope	<p>Sequencing of the roofing areas to be discussed in more detail with the school to mitigate disruption during school year</p>																										

Recommended Action:

Approve report presented by the Project Manager

Education Capital Project Updates

Date: 5/29/2026

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. Work to start 6/15. 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 left over 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. GMP2 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 in final reconciliation for project close out; GMP1 for Summer 2026 work approved by subcommittee 2/5 Timeline Logistics approved with TCS and work to start 6/8. Roof replacement work will go into Fall Semester at BHS and on track with GMP1 approval, GMP2 expected to be ready for finalization this summer now 8/28 with GMP2 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 GMP2 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	GMP1 for Summer 2026 work approved by subcommittee 2/5 timeline logistics approved with TCS. GMP1 Work to start 6/8 at RES for stair step crack wall repairs. GMP2 expected to be ready for finalization this summer now 8/28 with GMP2 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 GMP2 ready for consideration this summer.	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 for approval and GMP1 approval on track with roof work to start 6/8 and go into Fall Semester at BMS. GMP2 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. Will be considered by subcommittee to be moved into GMP2 on 5/29.	6/23/2025 - TCS request ed to be managed by project manager	Included in pricing and factoring into Design Development Drawings as part of GMP2. Timeline logistics being coordinated with other parts of GMP2 deliverable now 8/28.	May need budget and scope revision in GMP2
BHS Softball Lighting	All field work complete / Project in Close out	10/20/2025 - TCS request ed Management by County	Project closed out	In Budget
CTE Grant Project	Programming meetings and investigation walks at BHS with Design Team.		Goal is to have construction documents completed by Summer 2027 - Be able to start early site package work summer 2027	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			

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NEW BUSINESS

REVIEW OF PROPOSED GMP 2 SCOPE CHANGES & SCHEMATIC PRICING

This item will involve several steps including:

- Approve scope additions and deductions as recommended by the design team- Beecher Allison
- Approve adding the new vestibule prototype to the scopes and recommend the two governing boards amend the budgets to allow that- Dr. Lisa Fletcher
- Recommend the two governing boards approve the amendments to project scopes as presented by staff- Jaime Laughter
- Approve revised timeline showing each scope bid and start date staggering beginning with Rosman Area remaining work to start this fall- Beecher Allison
- Key Recommendation is to use savings on the original scopes to do more improvements including an expanded solution for secure vestibules

SCOPE ADDITIONS AND DEDUCTIONS

Scope Changes Recommended by Design Team- Non vestibule

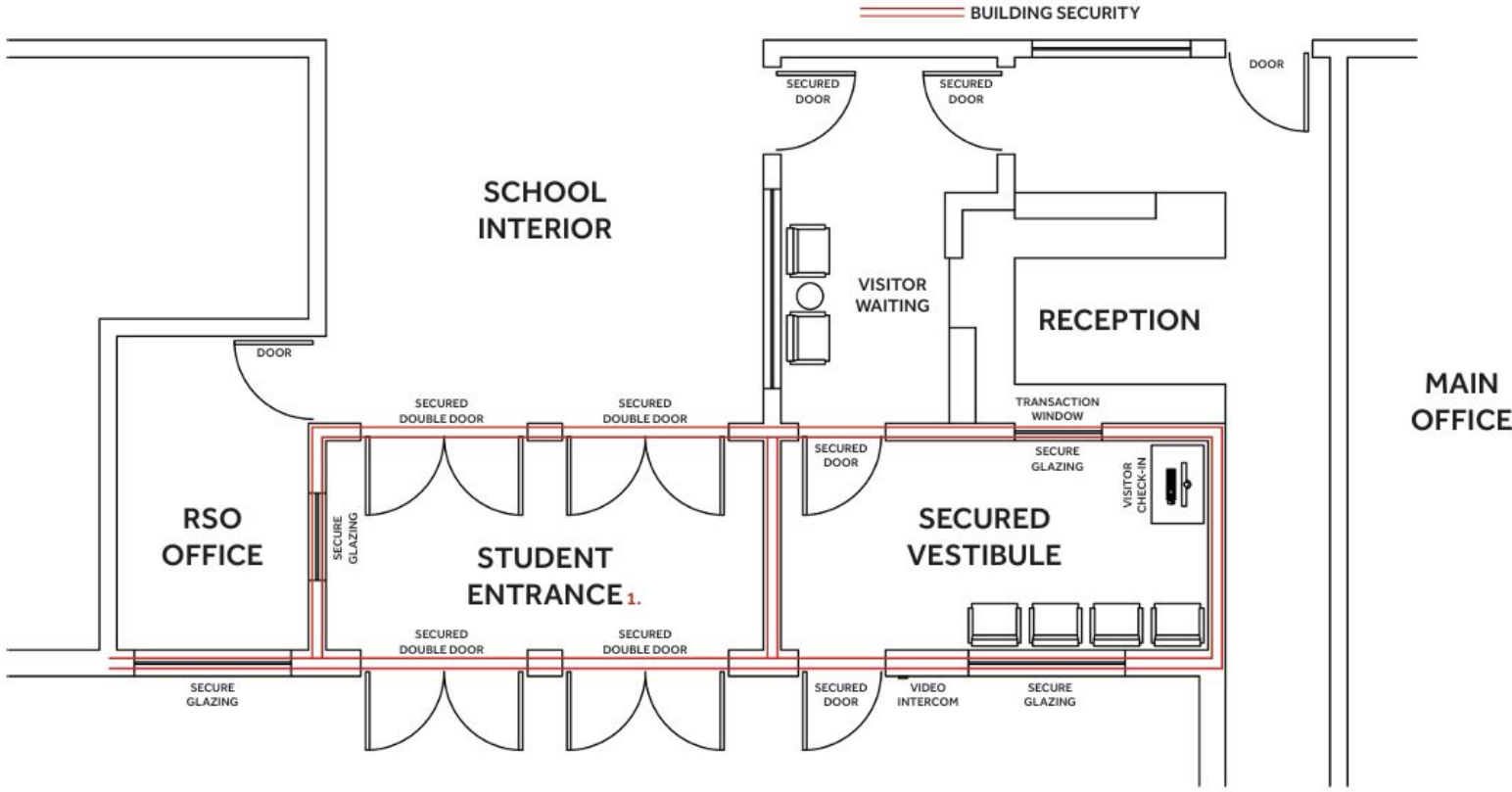
School site	deduct or add	Description
Plant Ops	\$ 195,000	Replace roof instead of original life extension coating
BHS	\$ (330,750)	Removed after grant approval
BHS	\$ (90,000)	Removed after grant approval
BHS	\$ (127,390)	Removed after grant approval
BHS	\$ (252,665)	Removed after grant approval
BHS	\$ (224,000)	Cafeteria Roof issue was addressed during mold investigation
TCH	\$ 23,594	Added more extensive painting
RHS	\$ 540,319	Retaining Wall
RHS	\$ 2,396,353	Added more air handling units (limited prior drawing availability resulted in more units than known)
RES/RHS	\$ 199,946	Stair step cracking repair at RES and RHS shoring issues that presented after the Axias Reports
DRS	\$ (295,422)	Defer due to grant and future of building unknown
Net	\$ 2,034,985	More additional costs then what was deducted

- Recommended deductions to the original scope take out any work performed after the assessment and remove items made irrelevant or deferrable due to the grant funded project
- Additions include issues identified post 2023 assessment such as RES stair step cracking and RMS/RHS Old Gym structural needs and related retaining wall repair. There was also more air handling units at RMS/RHS that were unknown at scoping due to historical plans not being made available that increase the cost of the line item
- The original scope is under budget. Items that are recommended to be added exceed the deductions, but there are project savings from the original scope that help offset about \$1.2 million of those costs. The retaining wall budget that was initially separate from these scopes is intended to be moved into these scopes as well as previously discussed by the committee.

SCOPE ADDITION- SECURITY VESTIBULE NEW STANDARD

- Original Scopes showed an allowance for improvements at some schools to their secure entry vestibule areas. This did not include all schools.
- School staff worked with the architect's design team to engage all principals at all TCS schools to review what a prototype standard would look like if it could be implemented.
- Principals met with the design team over three workshops to establish a recommended new secure vestibule standard that the design team has incorporated into all sites as part of the design plans.
- This expanded scope comes with additional cost, but staff has a funding plan to recommend that will cover those costs using some savings from the storage tank scope, TCS security scope and education capital fund balance. Total cost for the new prototype to be implemented above the scope allowance for some improvements is \$4.5 million (To be covered momentarily)
- Benefits of the new standard include:
 - The same approach at all schools with the same security features
 - Single point of entry that does not allow immediate access into the interior
 - Better visibility for staff of who enters before allowing entry
 - Increased access for SRO should the need arise
 - Additional security features built into the space at all schools

SCOPE ADDITION- SECURITY VESTIBULE NEW STANDARD



STUDENT **VISITOR**

1. STUDENT ENTRANCE TO BE UNLOCKED AT DROP-OFF AND PICK-UP ONLY. VISITOR ENTRANCE WILL BE USED OUTSIDE OF THOSE HOURS.

FUNDING PLAN- W/OUT VESTIBULE ADD

- If the original smaller scope allowance for security vestibule *improvements* at 5 schools is implemented the only additional funds needed would be related to scope additions and primarily only require funding to be moved from the previous standalone project approval for the retaining wall. \$896,182 would be needed. This is less than the \$2,034,985 shown on Beecher's slide because some of the items in the original scope are coming in underbudget.

Comparison Original Budget to Current with Deductions and Additions					
	Available Budget Start	Blum GMP 1 and RW Total	RW Alternates	Avail After changes w/out Vestibules reserve 4.4% conti	
BHS 2	\$8,852,214	\$4,362,722	\$210,994	\$4,623,945	
BAS	\$13,653,883	\$11,475,291	\$1,239,789	\$1,713,369	
RAS	\$15,618,620	\$23,105,268	\$1,461,054	-\$7,233,496	
Total	\$38,124,717	\$38,943,282	\$2,911,837	-\$896,182	Budget Remaining
				Note: Includes scope additions	

Additional Revenue Project Savings	
Brevard Storage Tanks	\$1,270,404
Rosman Storage	
Retaining wall prior budget	\$657,780
Total possible reallocation	\$1,928,184

FUNDING PLAN- W/VESTIBULE ADD

- If the recommendation to include the new standard vestibule upgrade at all schools is implemented, \$5.4 million is required in addition to the existing total project costs across all three scopes. \$3.2 million can come from reallocating from savings in the Brevard Storage tank project, remaining funds in the TCS security scope after the intercom project and moving the approved funding for the retaining wall leaving \$2,184,218 to be appropriated from fund balance in the Ed Cap Fund

Comparison Original Budget to Current with Deductions and Additions					
	Available Budget Start	Blum GMP 1 and RW Total	RW Alternates	Avail After changes w/Vestibules reserve 4.4% conting	
BHS 2	\$8,852,214	\$4,362,722	\$210,994	\$3,717,831	
BAS	\$13,653,883	\$11,475,291	\$1,239,789	\$378,136	
RAS	\$15,618,620	\$23,105,268	\$1,461,054	-\$9,508,369	
Total	\$38,124,717	\$38,943,282	\$2,911,837	-\$5,412,402	Budget Remaining
					Note: Includes scope additions

Additional Revenue Project Savings	
Brevard Storage Tanks	\$1,270,404
Rosman Storage	
Security Systems	\$1,300,000
Retaining wall prior budge	\$657,780
Total possible reallocation	\$3,228,184
Balance needed for vestib	\$2,184,218

FUNDING PLAN- BUDGET COMPARISON

- If none of the recommended additions were made, the budget total would be under budget by \$2.5 million.
- Recommended additions require additional funding beyond project savings, primarily due to the expanded security vestibule scope costing \$4.5 million total across all schools

Budget Status with all adds/deducts and original scope budget comparison						
	Original Scope Budget	Budget After Deduct Professional Fees and EC Wing	Budget After GMP1	Budget After Remaining Work	Budget after Remaining Work (incl rec adds, deducts) plus Alternates & Contingency	Budget on original scope items only
BHS2	\$10,415,473	\$8,852,214	\$8,687,306	\$4,489,492	\$3,717,831	\$4,623,945
BAS	\$14,673,792	\$13,653,883	\$12,705,599	\$2,178,592	\$378,136	\$1,908,369
RAS	\$16,707,282	\$15,618,620	\$13,650,124	-\$7,486,648	-\$9,508,369	-\$4,073,284
Total	\$41,796,547	\$38,124,717	\$35,043,028	-\$818,565	-\$5,412,402	\$2,459,030

FUNDING PLAN- W/VESTIBULE ADD

- The proposed funding plan would move savings from the BHS site to fund additional work in the Rosman Area Scopes
- The Superintendent and County Manager, if in agreement, would be able to move up to 5% between scopes if needed to avoid time delays.
- New Scope Budgets are recommended as follows:

Comparison Original Budget to Current with Deductions and Additions				
	Available Budget Start	Blum GMP 1 and RW Total	RW Alternates	New Budget
BHS 2	\$8,852,214	\$4,362,722	\$210,994	\$5,134,383
BAS	\$13,653,883	\$11,475,291	\$1,239,789	\$13,275,747
RAS	\$15,618,620	\$23,105,268	\$1,461,054	\$25,126,989
Total	\$38,124,717	\$38,943,282	\$2,911,837	\$43,537,120

TIMELINE UPDATE

- Design on the grant funded New CTE wing at BHS is well underway. In order to coordinate the remaining work at BHS, the recommendation is to incorporate that work to coincide with the new construction project.
- Bidding the Rosman Area Scope remaining work would commence this Summer and start on site this fall
- Bidding for the Brevard Area Scope remaining work would move forward with onsite work starting in early 2028
- Bidding for remaining BHS work would be determined with the CTE wing work beginning but is expected in early spring.

Transylvania County Schools Schedule and Phasing Plan - DD

	2026				2027				2028				2029		
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1		
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M
<i>School Calendar</i>	[Calendar grid with shaded school days]														
Buildings	Schedule Drivers & Assumptions														
Rosman Elementary				Jun 26 - Aug 26					Jun 27 - Jan 28						
Rosman Middle/High								Oct 26 - Aug 27							
TC Henderson Elementary								Dec 26 - Jun 27							
Brevard High				Jun 26 - Aug 26					Jun 27 - Feb 28						
Plant Operations										Mar - May 28					
Pisgah Forest Elementary												Apr 28 - Aug 28			
Brevard Elementary												Apr 28 - Aug 28			
Brevard Middle					Jun 26 - Nov 26								Jun 28 - Aug 28		

Recommended Action:

- Approve scope additions and deductions as recommended by the design team- Beecher Allison
- Approve adding the new vestibule prototype to the scopes and recommend the two governing boards amend the budgets to allow that- Dr. Lisa Fletcher
- Recommend the two governing boards approve the project budget amendments to project scopes as presented by staff
- Approve revised timeline showing each scope bid and start date staggering beginning with Rosman Area remaining work to start this fall.

NEXT MEETING

The Interlocal agreement requires the subcommittee to meet at least quarterly. Additionally, as design development drawings complete the subcommittee will be required to meet to consider any recommended scope changes and any recommendations that require governing board consideration by the Commissioners and Board of Education.

Requested Action

- Provide updates to co-chairs on travel plans so that a meeting may be scheduled as needed.

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ADJOURNMENT