



# Transylvania County Schools

Bond Project Update

03.08.21





## Project Goals



**Safety**-Our Schools are safe, we can make them safer

**Relationships**-Strengthen adjacencies to promote collaboration

**Options**-Provide a variety of 21<sup>st</sup> century learning environments

**Design**-Enhanced educational spaces to inspire creativity & discovery



## PROCESS

Advanced Planning

Building Programming

Schematic Design

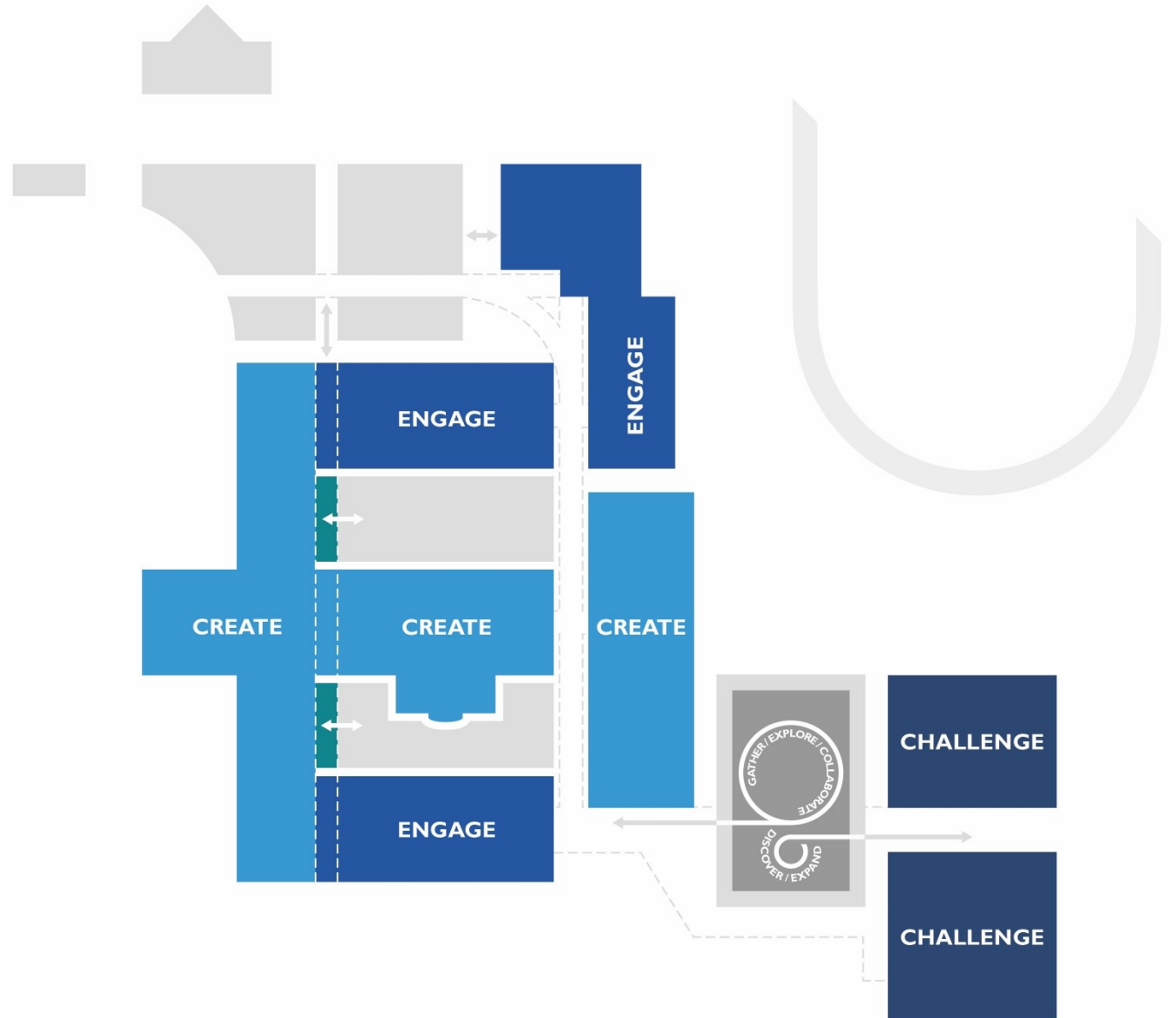
Design Development

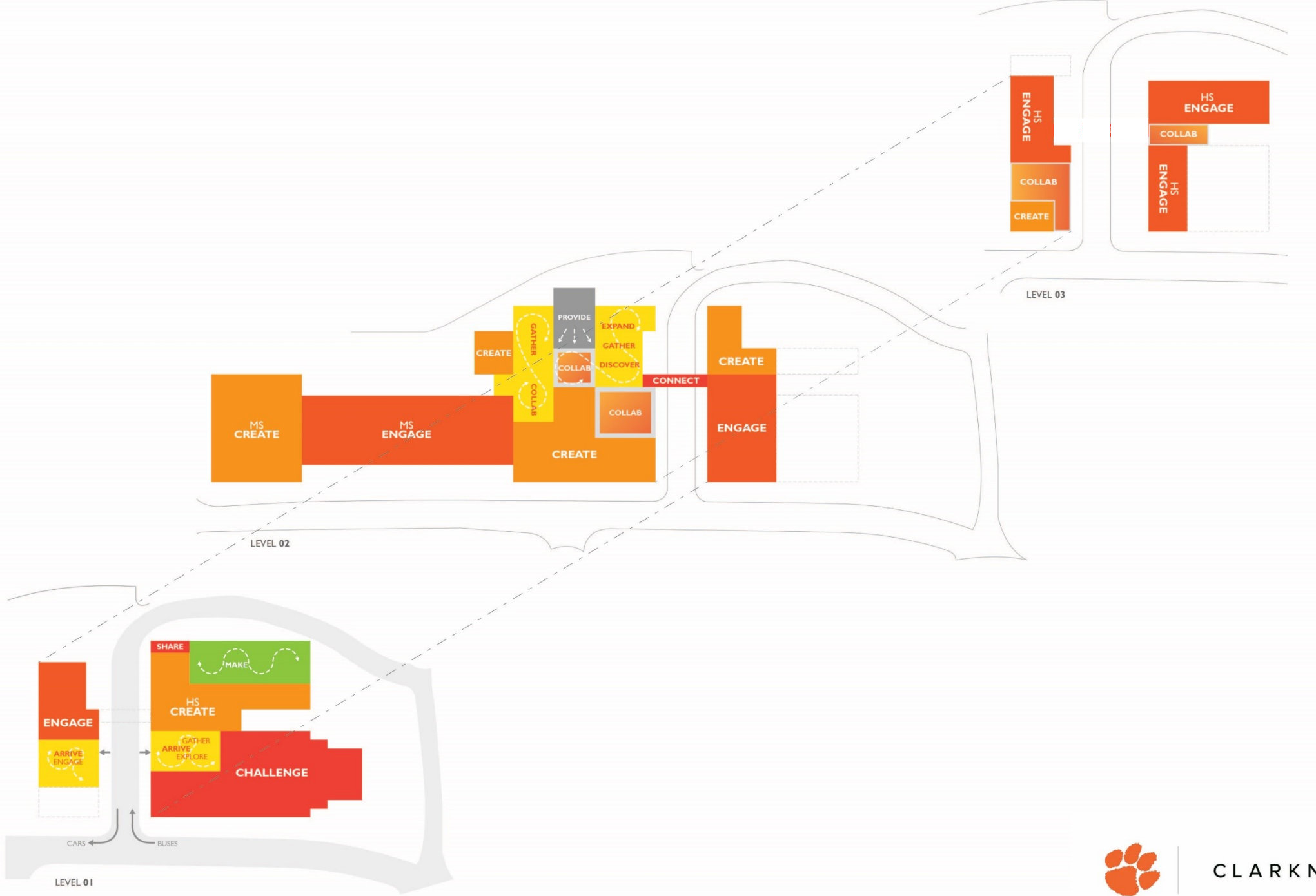
**Construction Documents**

Bidding

Construction

Project Completion







EXTERIOR AT FRONT ENTRY

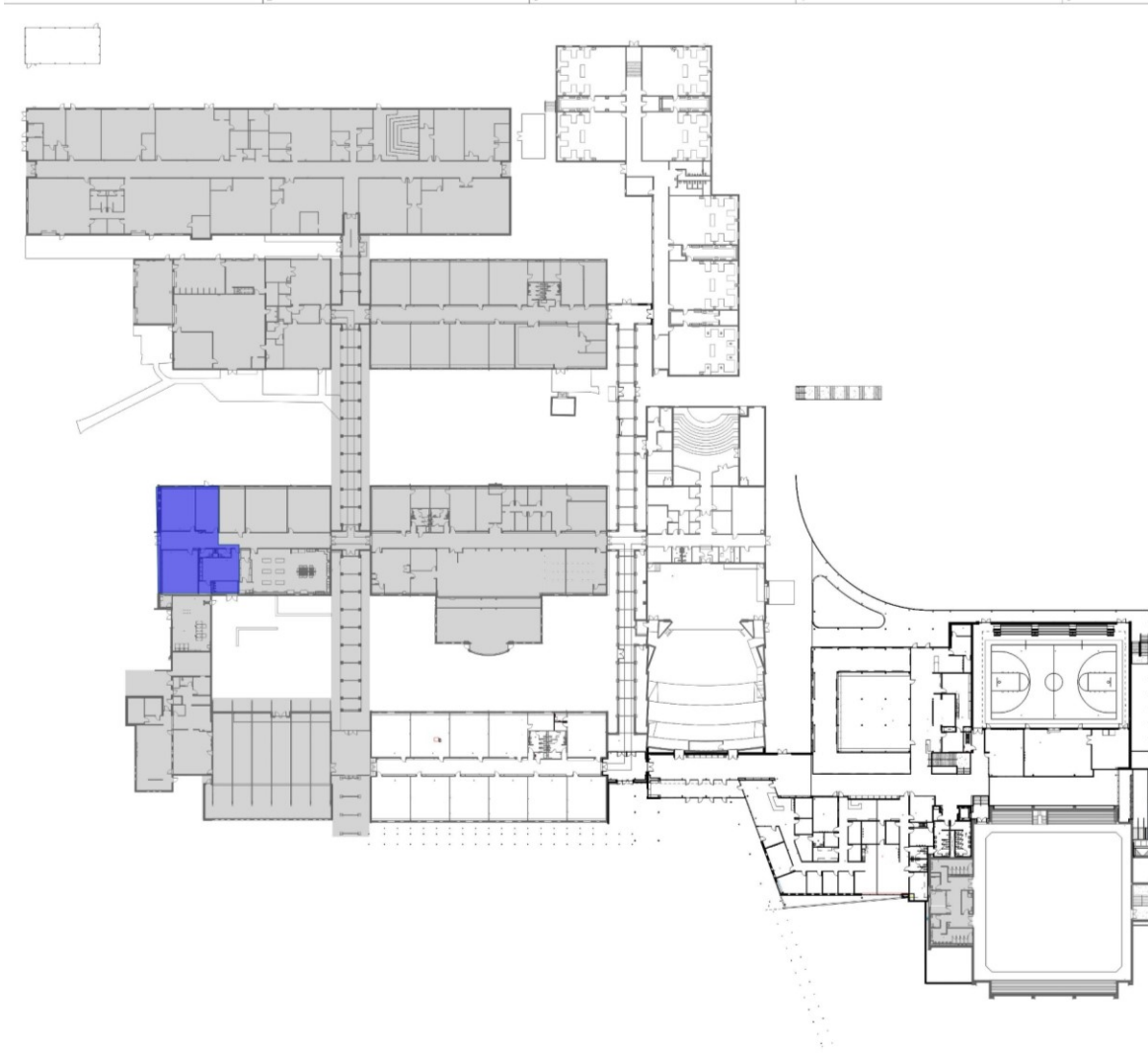


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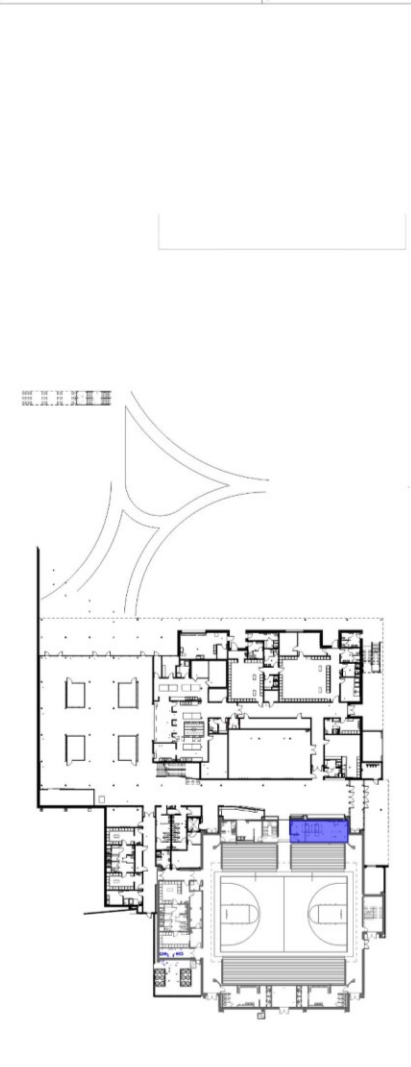


# PREWORK PHASE

- ADMINISTRATION MOVES
- ELECTRICAL WORK IN MAIN GYM
- DEMO OF AUXILLARY GYM



©1 PHASE 1 - LEVEL 1 OVERALL FLOOR PLAN  
A101.1 1" = 30'0"

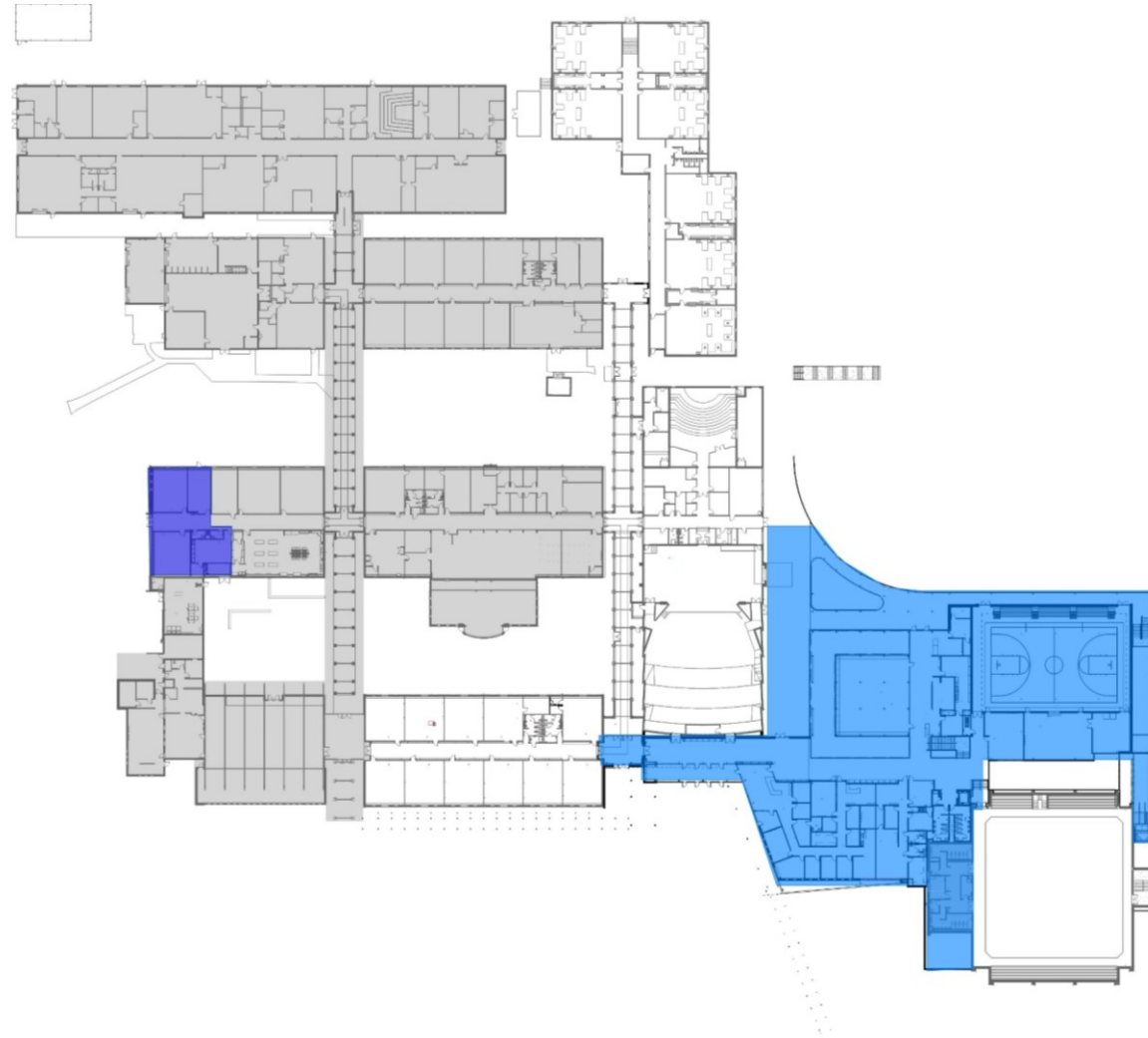


©5 PHASE 1 - LEVEL 0 OVERALL FLOOR PLAN  
A101.1 1" = 30'0"

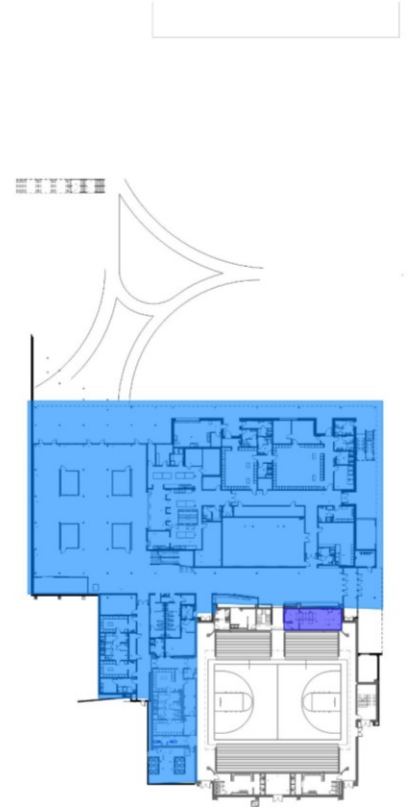


# PHASE 1 | LEVEL 1

- KITCHEN & CAFETERIA
- COLLABORATIVE SPACES
- MENS' TEAMS LOCKER ROOMS
- RENOVATED PE LOCKERS
- FIRE PROTECTION IN MAIN GYM
- AUXILLIARY GYM
- MEDIA CENTER / COLLABORATIVE SPACES
- ADMINISTRATION
- GUIDANCE



C1 PHASE 1 - LEVEL 1 OVERALL FLOOR PLAN  
REV 01.1 1" = 3/32"



C5 PHASE 1 - LEVEL 0 OVERALL FLOOR PLAN  
REV 01.1 1" = 3/32"

Complete Summer 2023



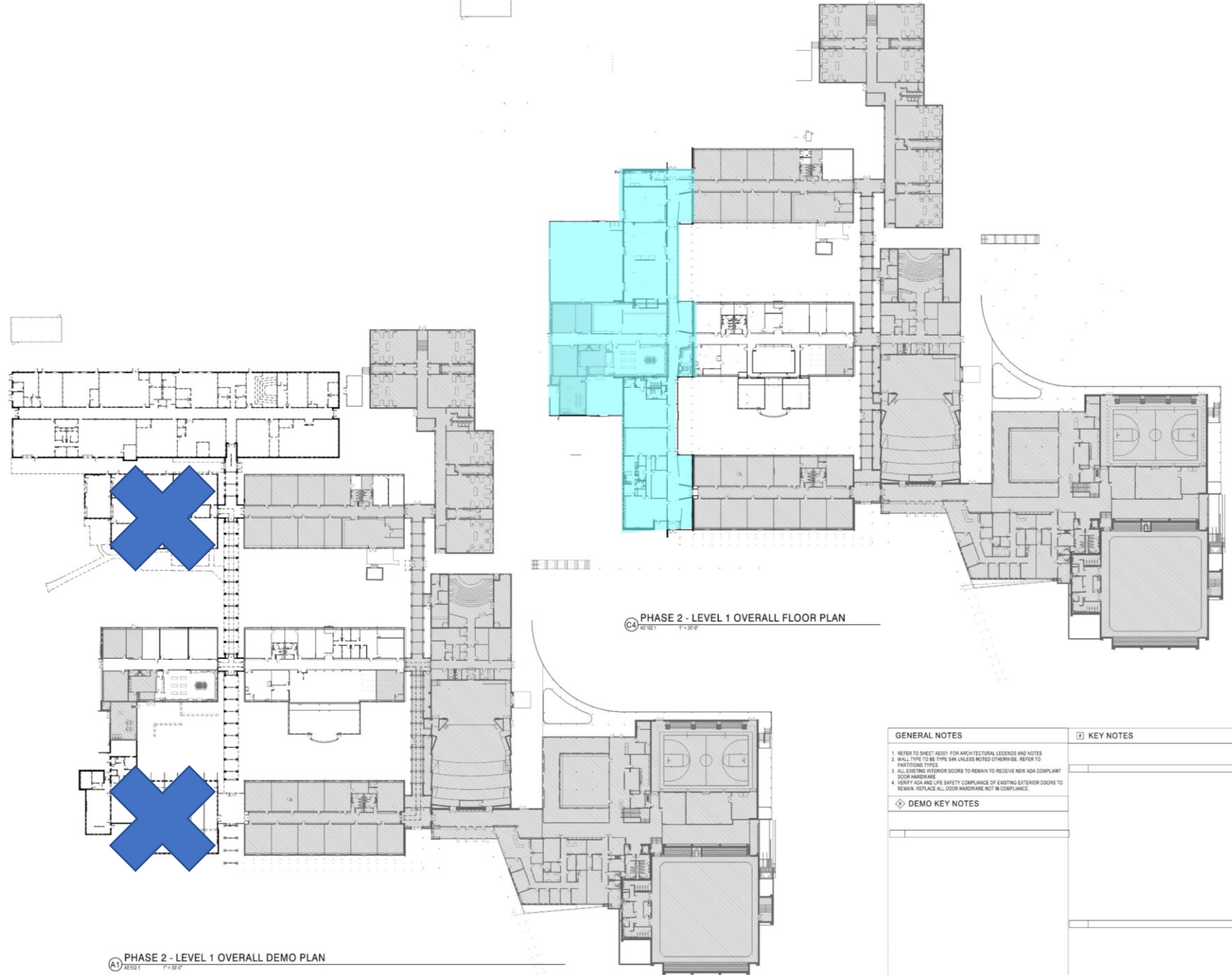
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# PHASE 2 | LEVEL 1

- WORKFORCE DEVELOPMENT LABS AND SHOP SPACES
- SERVICE / MKT EDUCATION LABS
- EC CLASSROOMS



GENERAL NOTES	KEY NOTES
<p>1. REFER TO SHEET A601 FOR ARCHITECTURAL LEGENDS AND NOTES</p> <p>2. WALL TYPE TO BE TYPE A10 UNLESS NOTED OTHERWISE. REFER TO PARTITIONING TYPES.</p> <p>3. ALL EXISTING INTERIOR DOORS TO REMAIN TO RECEIVE NEW ADA COMPLIANT DOOR HARDWARE</p> <p>4. VERIFY ICA AND LIFE SAFETY COMPLIANCE OF EXISTING EXTERIOR DOORS TO REMAIN. REPLACE ALL DOOR HARDWARE NOT IN COMPLIANCE.</p>	
<p>◆ DEMO KEY NOTES</p>	

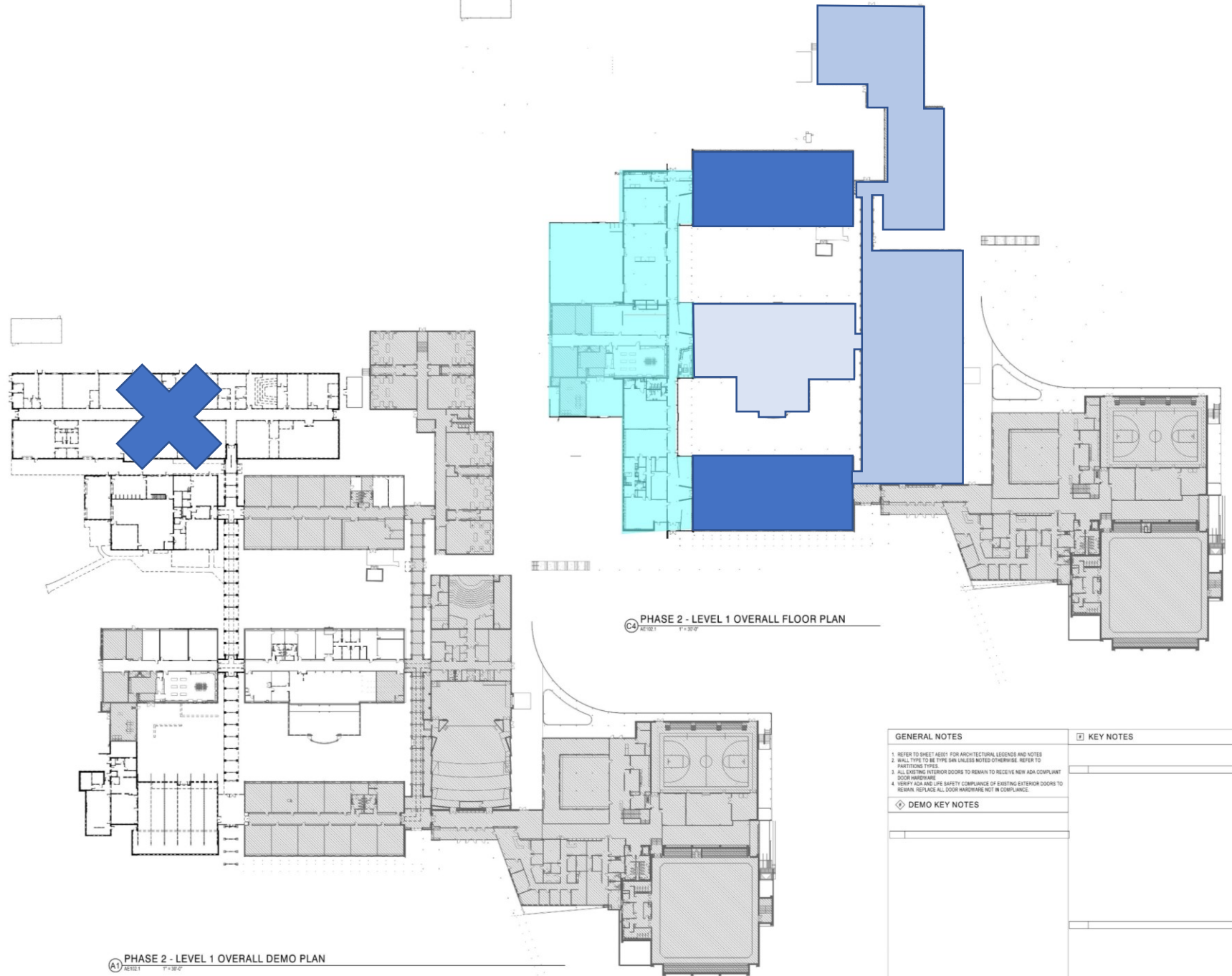
Complete August 2024

A1 PHASE 2 - LEVEL 1 OVERALL DEMO PLAN  
REVISED 11/20/24

C4 PHASE 2 - LEVEL 1 OVERALL FLOOR PLAN  
REVISED 11/20/24

# PHASE 2 | LEVEL 1

- WORKFORCE DEVELOPMENT LABS AND SHOP SPACES
- SERVICE / MKT EDUCATION LABS
- EC CLASSROOMS



GENERAL NOTES	KEY NOTES
<ol style="list-style-type: none"> <li>1. REFER TO SHEET A601 FOR ARCHITECTURAL LEGENDS AND NOTES</li> <li>2. WALL TYPE TO BE TYPE 5B UNLESS NOTED OTHERWISE. REFER TO PARTITIONING TYPES.</li> <li>3. ALL EXISTING EXTERIOR DOORS TO REMAIN TO RECEIVE NEW ADA COMPLIANT DOOR HARDWARE</li> <li>4. VERIFY ICA AND LIFE SAFETY COMPLIANCE OF EXISTING EXTERIOR DOORS TO REMAIN. REPLACE ALL DOOR HARDWARE NOT IN COMPLIANCE.</li> </ol>	
<b>DEMO KEY NOTES</b>	

Complete August 2024



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ROSMAN HIGH/ MIDDLE SCHOOL



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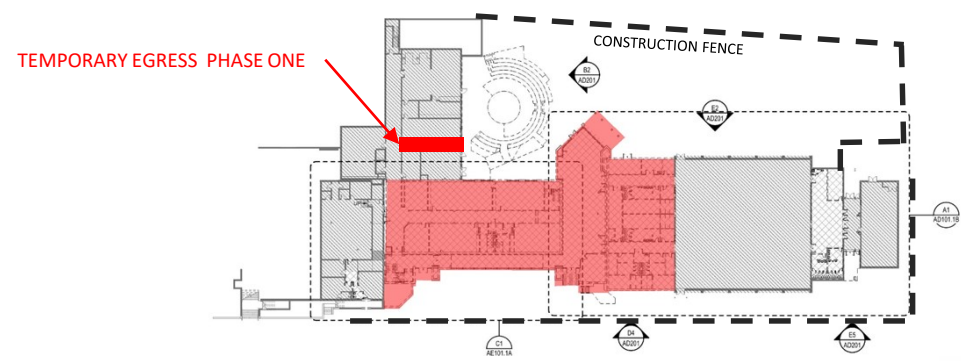
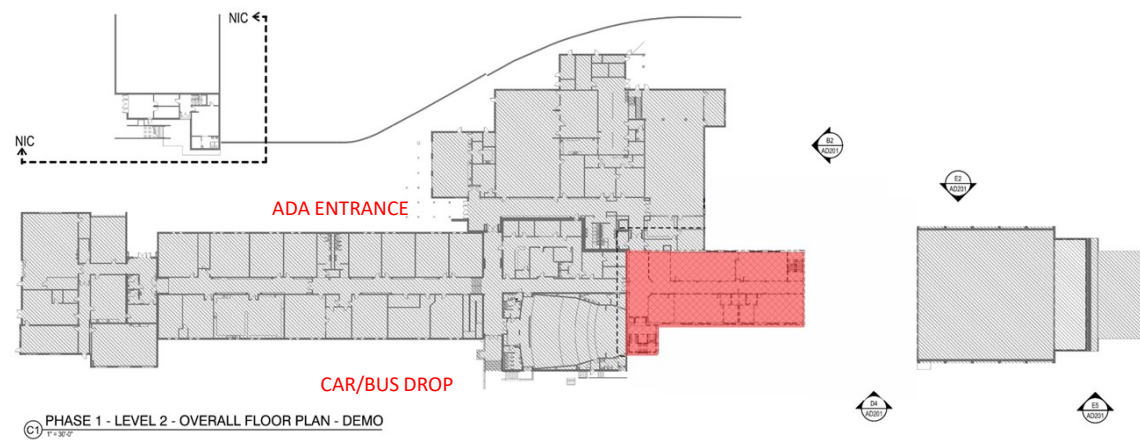
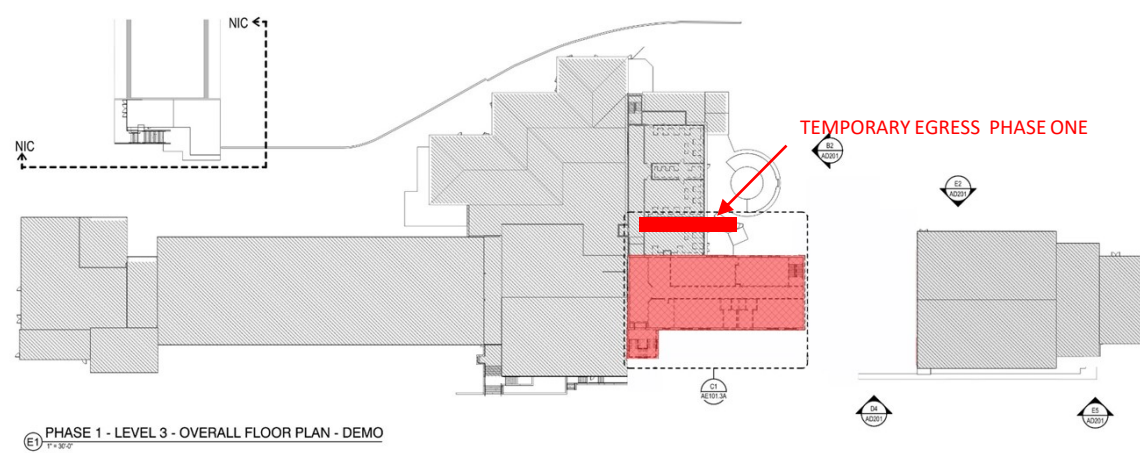


# PHASE 1



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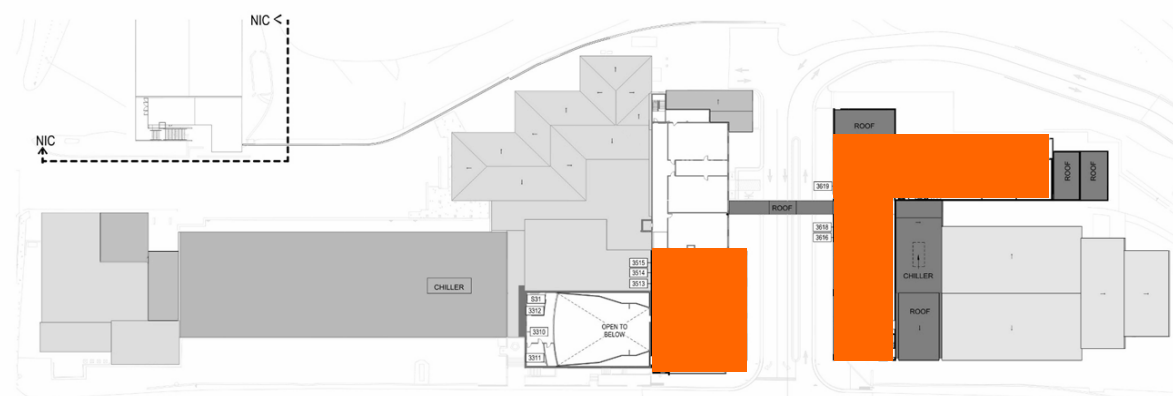
**ROSMAN HS & MS**  
**PHASE 1 - DEMOLITION**



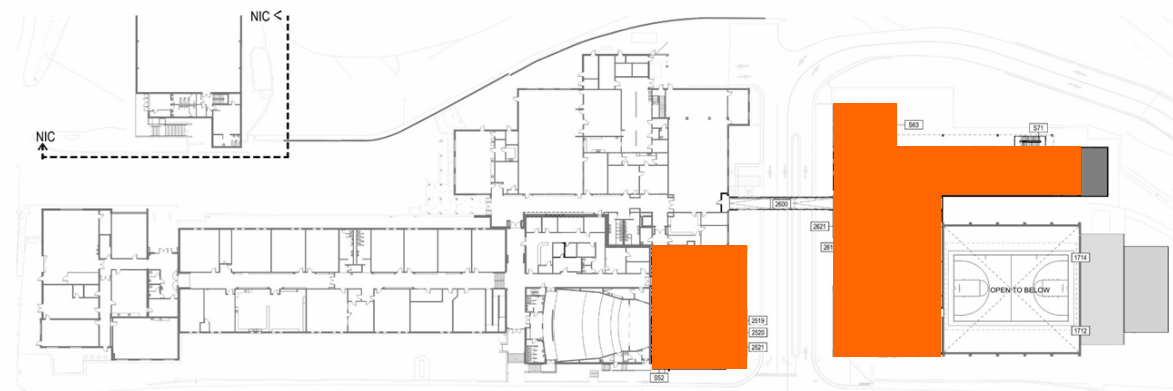
Complete Summer 2023

ROSMAN HS & MS

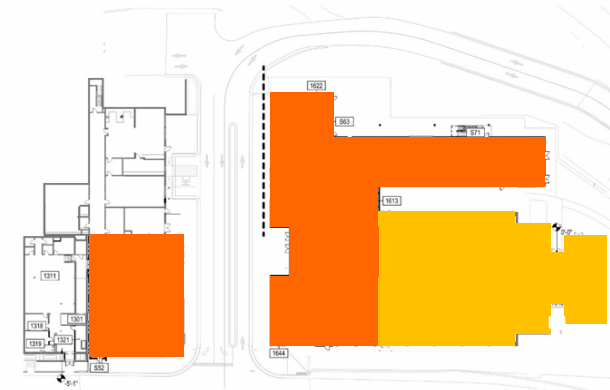
# PHASE 1 - NEW WORK



PHASE 1 - LEVEL 3 - FLOOR PLAN OVERALL



PHASE 1 - LEVEL 2 - FLOOR PLAN OVERALL



PHASE 1 - LEVEL 1 - FLOOR PLAN OVERALL

## 3<sup>RD</sup> FLOOR

- HEALTH LABS
- BAND STORAGE ROOMS
- TEACHERS LOUNGE
- FOOD LAB
- HS CLASSROOMS
- BUSINESS TECH/OFFICE ED/MARKETING
- COLLABORATION SPACES

## 2<sup>ND</sup> FLOOR

- BAND ROOM
- BAND PRACTICE ROOM
- COLLABORATION SPACES
- OCs
- CTE ENGLISH
- HS CLASSROOMS
- SRO

## 1<sup>ST</sup> FLOOR

- LOBBY/GALLERY/SRO/CTE STORE
- MS ADMINISTRATION
- LOCKERS
- WEIGHT ROOM
- CONCESSIONS
- CTE WORKSHOPS & CLASSROOM
- FOOD PROCESSING



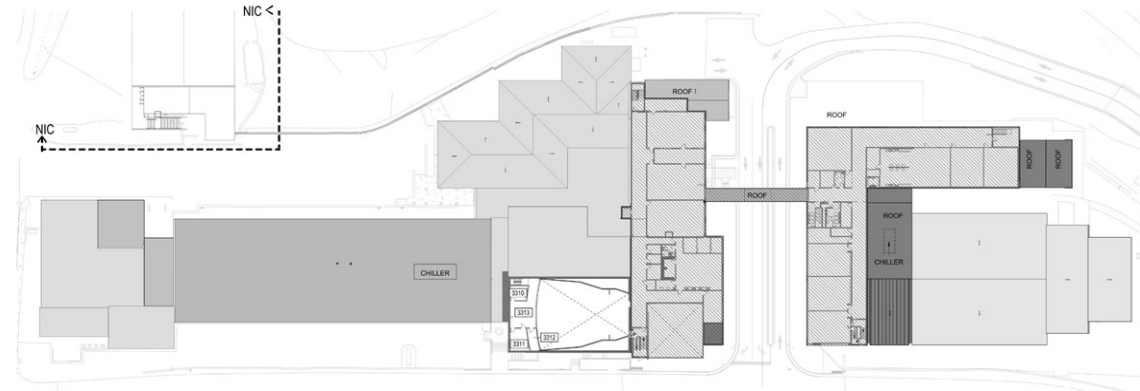
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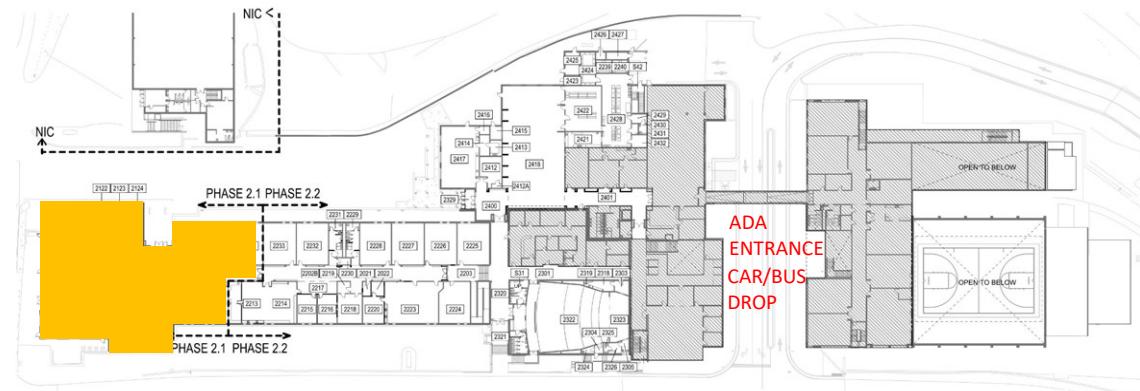
# PHASE 2







③ PHASE 2 - LEVEL 3 - OVERALL FLOOR PLAN NEW WORK  
1" = 3/8"



② PHASE 2 - LEVEL 2 - OVERALL FLOOR PLAN NEW WORK  
1" = 3/8"

3<sup>RD</sup> FLOOR  
NO WORK PHASE 2.1

2<sup>ND</sup> FLOOR  
MS CTE  
MS CLASSROOM  
MS SCIENCE ROOMS

1<sup>ST</sup> FLOOR  
NO WORK PHASE 2.1

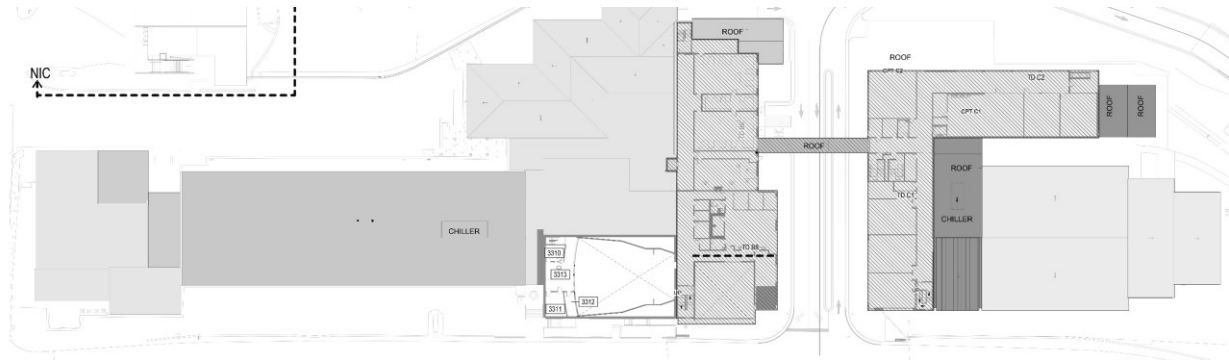
ROSMAN HS & MS

PHASE 2.1 - RENOVATION



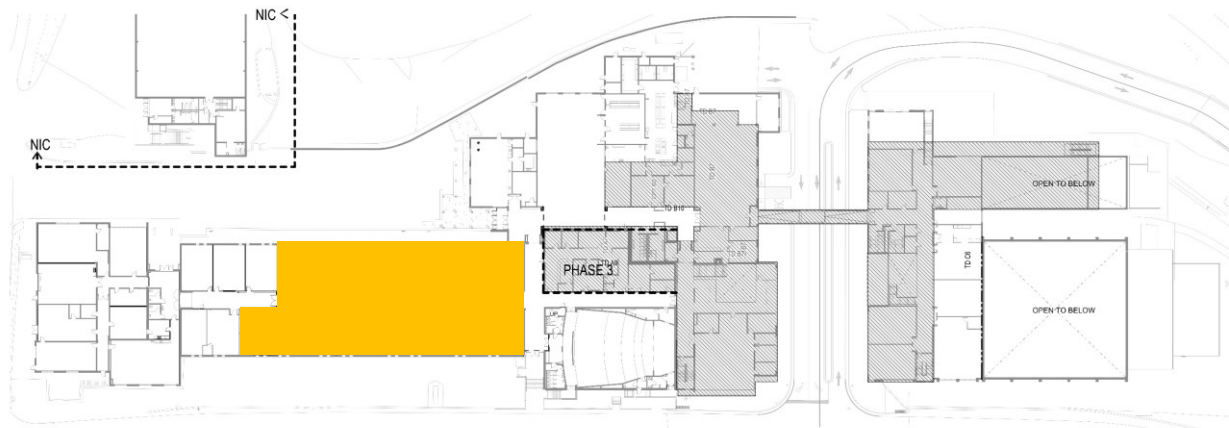
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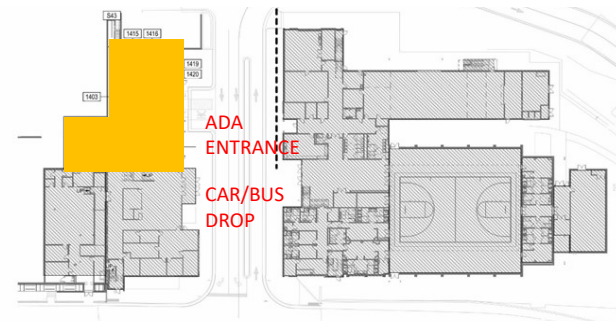
3<sup>RD</sup> FLOOR  
NO WORK

③ PHASE 2 -LEVEL 3 - OVERALL FLOOR PLAN NEW WORK  
1"=30"



2<sup>ND</sup> FLOOR  
MS CTE  
MS CLASSROOM  
MS SCIENCE ROOMS

② PHASE 2 -LEVEL 2 - OVERALL FLOOR PLAN NEW WORK  
1"=30"



1<sup>ST</sup> FLOOR  
HS ADMINISTRATION

① PHASE 2 -LEVEL 1 - OVERALL FLOOR PLAN  
1"=30"

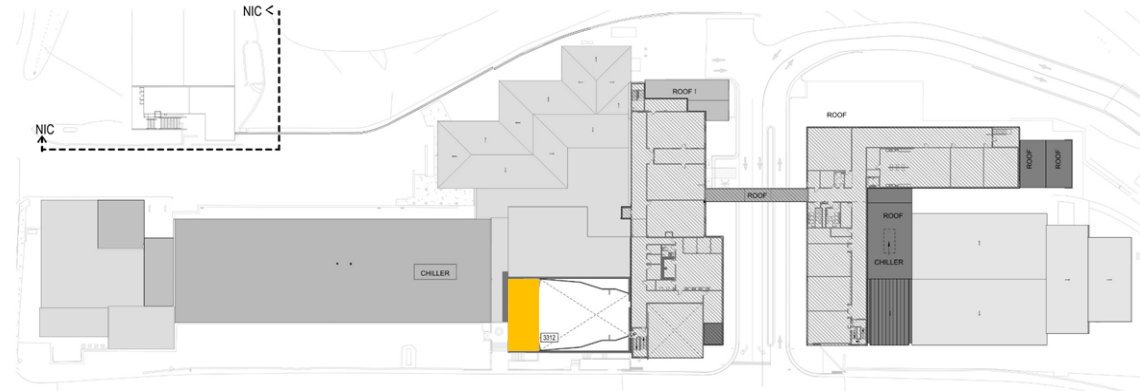
ROSMAN HS & MS

PHASE 2.2 - RENOVATION

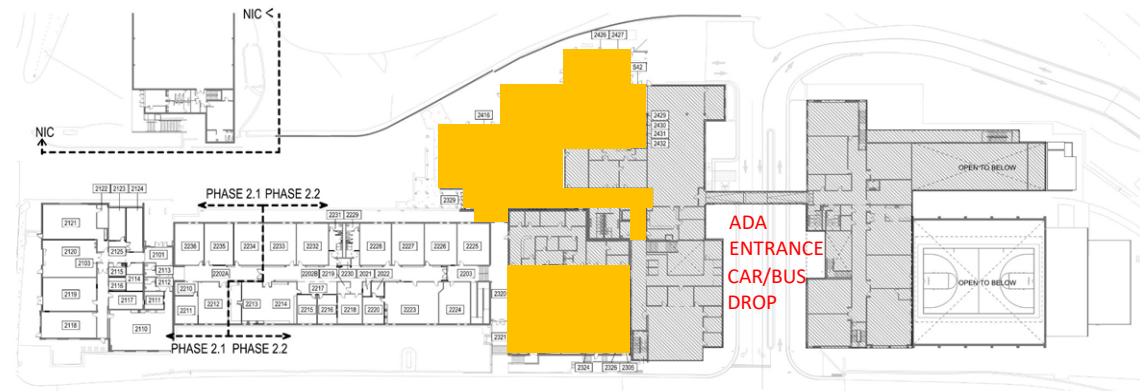


CLARK NEXSEN





③ PHASE 2 -LEVEL 3 - OVERALL FLOOR PLAN NEW WORK  
7'-3/8"



② PHASE 2 -LEVEL 2 - OVERALL FLOOR PLAN NEW WORK  
7'-3/8"

3<sup>RD</sup> FLOOR  
AUDITORIUM BALCONY

2<sup>ND</sup> FLOOR  
ART ROOM  
CAFETERIA COLLABORATION  
AUDITORIUM ( ALTERANTE #1)

1<sup>ST</sup> FLOOR  
NO WORK PHASE 2- UNOCCUPIED

ROSMAN HS & MS

PHASE 2 UNOCCUPIED - RENOVATION



CLARK NEXSEN

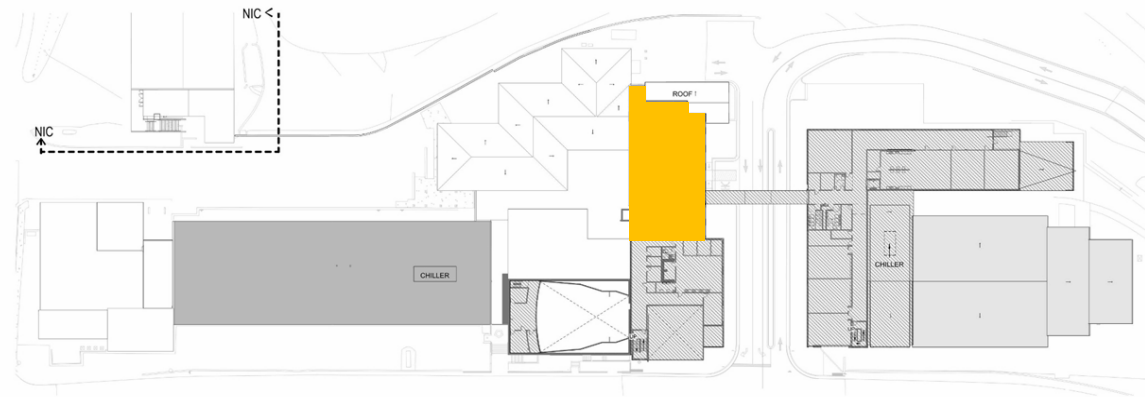


# PHASE 3

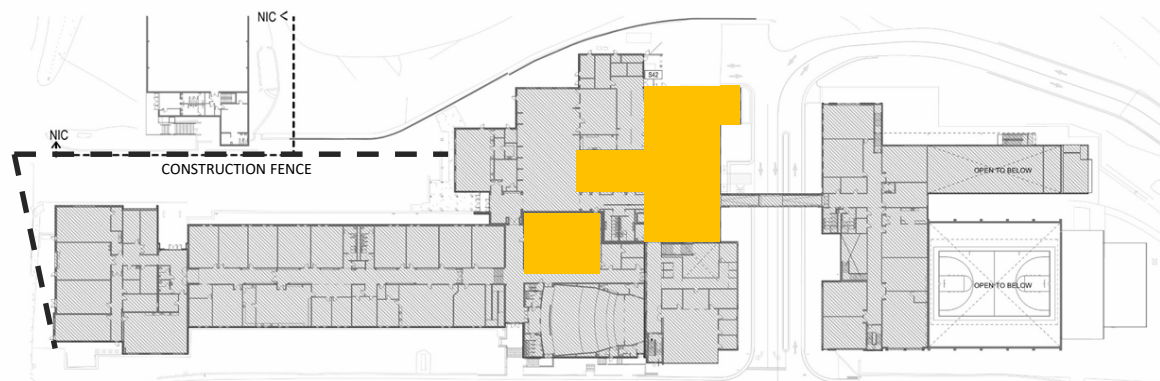


# ROSMAN HS & MS

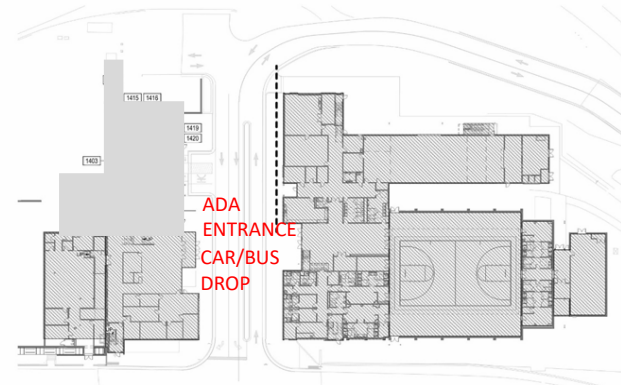
## PHASE 3 UNOCCUPIED - RENOVATION



(E) PHASE 3 - LEVEL 3 - OVERALL FLOOR PLAN



(C) PHASE 3 - LEVEL 2 - OVERALL FLOOR PLAN



(A) PHASE 3 - LEVEL 1 - OVERALL FLOOR PLAN

3<sup>RD</sup> FLOOR  
HS SCIENCE ROOMS

2<sup>ND</sup> FLOOR  
MEDIA CENTER  
HS ADMINISTRATION

1<sup>ST</sup> FLOOR  
NO WORK PHASE 3



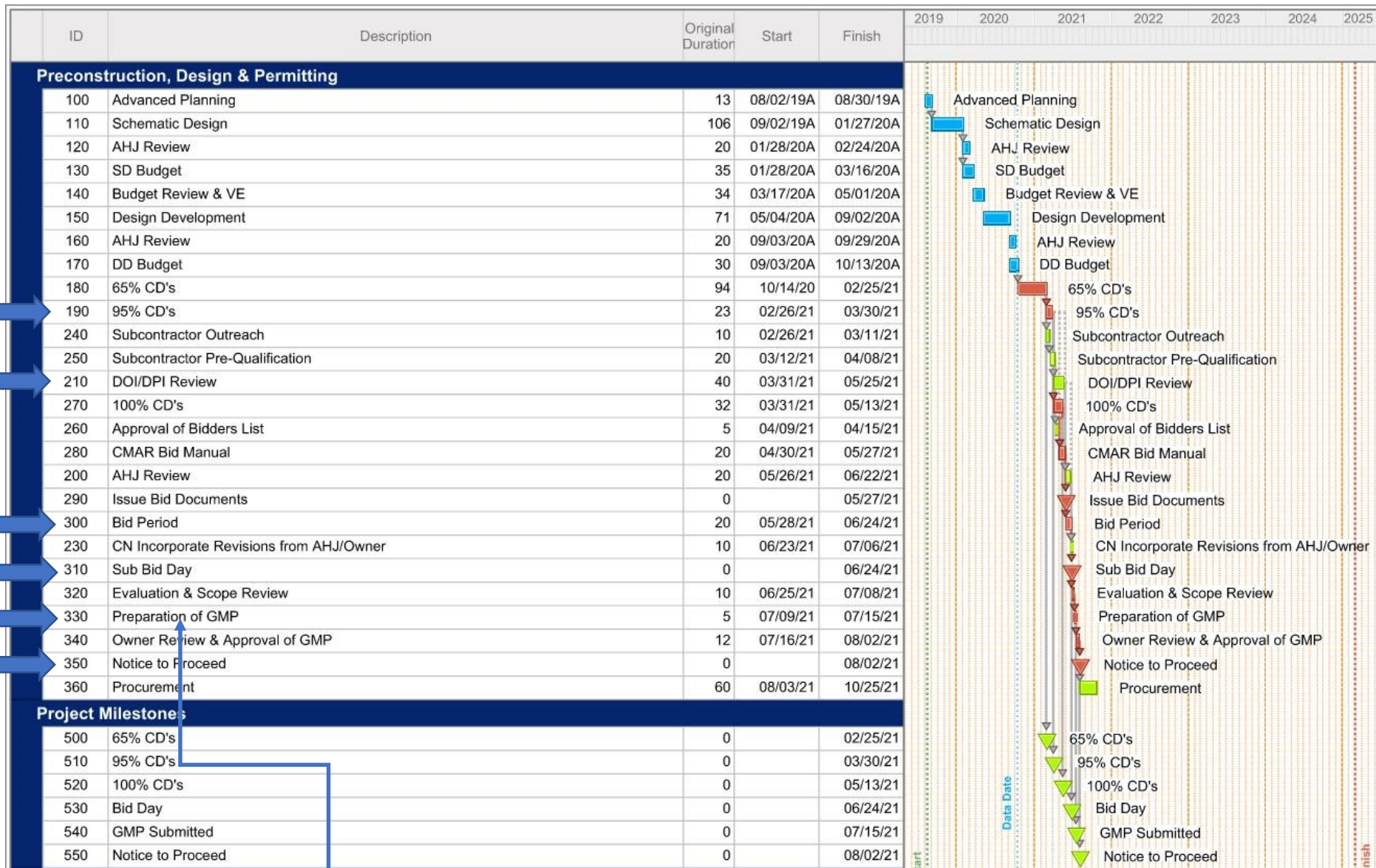
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## Project Schedule





Potential GMP 1 (if required for procurement of equipment)

TCS Executive Summary Budget			
Grand Total Construction costs (GMP)		\$	61,011,132
Owner Contingency		\$	1,744,410
Soft Costs		\$	4,594,458
Furniture Fixture Equipment		\$	425,000
Technology Equipment + Design		\$	225,000
<b>Total Project costs</b>		<b>\$</b>	<b>68,000,000</b>



