

Transylvania County Schools
Focus Projects
2024-2031

Project Year	Building	Recommendation	System	Priority Category	Deficiency Category	Risk Category	Anticipated Cost
2024	Brevard Elementary	Repaint all exterior painted elements including profiled metal sheeting, lintels, doors and handrails where provided - Cycle 1.	Exterior Elements	III	DM	Medium	\$30,870.
2024	Brevard Elementary	Replace exterior sealants.	Exterior Elements	III	DM	Medium	\$23,000.
2024	Brevard Elementary	Upgrade fire alarm control panel and as needed devices.	Fire & Life Safety	III	CR	Medium	\$20,000.
2024	Brevard Elementary	Provide additional exit signage and egress lighting.	Fire & Life Safety	VI	DM	Medium	\$16,500.
2024	Brevard Elementary	Complete life safety and code evaluation.	Fire & Life Safety	III	CI	Medium	\$10,000.
2024	Brevard Elementary	Replace stained and/or damaged ceiling tiles.	Interiors	III	DM	Low	\$16,000.
2024	Brevard Elementary	Install new BMS system throughout building.	Mechanical	III	DM	Medium	\$204,920.
2024	Brevard Elementary	Replace natural gas fired boiler along with the pumps, valves, and accessories..	Mechanical	II	CR	Medium	\$108,350.
2024	Brevard Elementary	Replace Reznor MUA unit.	Mechanical	III	CR	High	\$40,000.
2024	Brevard Elementary	Replace ICP R22 ICP complete cooling system.	Mechanical	III	CR	High	\$18,000.
2024	Brevard Elementary	Replace built-up roof with TPO system.	Roofing Systems	II	DM	High	\$1,712,500.
2024	Brevard Elementary	Replace profiled metal covering along walkways.	Roofing Systems	III	DM	Low	\$126,000.
2024	Brevard Elementary	Repair sealants where disconnected and deteriorated.	Roofing Systems	III	DM	Medium	\$8,500.
2024	Brevard Elementary	Full-depth replacement of damaged localized sections of asphalt pavement.	Site Systems	III	DM	High	\$59,738.
2024	Brevard Elementary	Crack fill, seal coat and restripe asphalt surfaces - Cycle 1.	Site Systems	III	SM	Low	\$26,550.
2024	Brevard Elementary	Replace localized sections of concrete sidewalks.	Site Systems	III	DM	Low	\$7,800.
2025	Brevard Elementary	Allowance to improve school security systems and school safety.	Electrical	II	CI	High	\$283,400.
2025	Brevard Elementary	Construct vestibules per Physical Security Assessment.	Interiors	II	CI	High	\$174,400.
2025	Brevard Elementary	Remove underground storage tank and install new above ground code/regulation compliant storage tank.	Plumbing	II	CR	High	\$175,000.
2025	Brevard Elementary	Install additional site fencing.	Site Systems	III	CI	Medium	\$36,000.
2026	Brevard Elementary	Replace 2001 Burnham Boiler along with the pumps, valves, and accessories..	Mechanical	III	CR	Medium	\$304,640.
2028	Brevard Elementary	Replace original GE electrical equipment.	Electrical	III	CR	High	\$523,200.
2028	Brevard Elementary	Replace air handling units throughout the building.	Mechanical	III	CR	Medium	\$315,000.
2030	Brevard Elementary	Replace AO Smith commercial water heaters.	Plumbing	IV	CR	Low	\$90,000.
2030	Brevard Elementary	Replace playground equipment.	Site Systems	IV	CR	Low	\$300,000.
2031	Brevard Elementary	Repaint all exterior painted elements including profiled metal sheeting, lintels, doors and handrails where provided - Cycle 2.	Exterior Elements	IV	SM	Medium	\$30,870.
2031	Brevard Elementary	Crack fill, seal coat and restripe asphalt surfaces - Cycle 2.	Site Systems	III	SM	Low	\$26,550.
							\$4,687,788.

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2024	Brevard High School	Install floor drain system in the main boiler room.	Electrical	III	DM	Medium	\$10,000.
2024	Brevard High School	Complete masonry restoration and repairs at the Old Gym.	Exterior Elements	III	DM	High	\$356,250.
2024	Brevard High School	Replace windows at the English Wing and Office Area.	Exterior Elements	III	DM	High	\$264,000.
2024	Brevard High School	Complete exterior restoration project to the building exteriors. Cycle One.	Exterior Elements	III	DM	High	\$200,000.
2024	Brevard High School	Replace high level windows at the Old Gym and Old Gym Locker Rooms.	Exterior Elements	III	DM	High	\$168,000.
2024	Brevard High School	Remove failed sealant joints and replace.	Exterior Elements	II	DM	High	\$88,000.
2024	Brevard High School	Repoint brickwork on gable elevation at junction with lower roof and replace metal flashing. Repoint brickwork on southern elevation where cracked.	Exterior Elements	III	DM	High	\$80,750.
2024	Brevard High School	Replace windows at the Media Center/Guidance Wing.	Exterior Elements	III	DM	High	\$55,000.
2024	Brevard High School	Surface prep glulam beams and repaint the exposed exterior beams with a suitable exterior wood paint.	Exterior Elements	II	DM	High	\$54,000.
2024	Brevard High School	Replace windows at the Home Economics Wing.	Exterior Elements	III	DM	High	\$33,000.
2024	Brevard High School	Replace high level window panes at each side of the gable wall.	Exterior Elements	III	DM	Medium	\$31,500.
2024	Brevard High School	Surface prep glulam beams and repaint the exposed exterior beams with a suitable exterior wood paint.	Exterior Elements	III	DM	High	\$18,000.
2024	Brevard High School	Complete life safety and code evaluation.	Fire & Life Safety	III	CI	Medium	\$15,000.
2024	Brevard High School	Construct pre-engineered metal building for wrestling teams.	Interiors	II	CI	High	\$825,000.
2024	Brevard High School	Replace stained and/or damaged ceiling tiles.	Interiors	III	DM	Low	\$20,000.
2024	Brevard High School	Remove damaged plaster, install new plaster, and repaint.	Interiors	III	DM	Low	\$8,750.
2024	Brevard High School	Allowance for replacement of corroded piping, valves, and damaged insulation.	Mechanical	III	DM	Medium	\$132,000.
2024	Brevard High School	Replace 10-ton split system units at the Media Center and New Gym.	Mechanical	III	DM	High	\$84,000.
2024	Brevard High School	Replace roof to Old Gym with new TPO membrane, including as needed roof decking replacements.	Roofing Systems	II	DM	High	\$540,000.
2024	Brevard High School	Replace standing seam metal roof at the Math Wing.	Roofing Systems	II	DM	High	\$494,400.
2024	Brevard High School	Replace standing seam metal roof at Media Center/Guidance wing.	Roofing Systems	II	DM	High	\$451,500.
2024	Brevard High School	Replace standing seam metal roof coverings.	Roofing Systems	II	DM	High	\$310,000.
2024	Brevard High School	Replace the metal roof at the Boiler Room.	Roofing Systems	II	DM	High	\$72,000.
2024	Brevard High School	Replace roof at EC wing with TPO membrane.	Roofing Systems	II	DM	High	\$69,300.
2024	Brevard High School	Replace roof at Science Building Foyer with TPO membrane.	Roofing Systems	II	DM	High	\$9,900.
2024	Brevard High School	Mill and overlay asphalt at the visitor gym/stadium parking.	Site Systems	III	DM	Medium	\$85,125.
2024	Brevard High School	Install handrails at aisles and metal ramps.	Site Systems	II	DM	High	\$79,200.
2024	Brevard High School	Repair spalled pre-cast concrete. Clean and coat metal connector plates.	Site Systems	III	DM	Medium	\$60,000.

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2024	Brevard High School	Provide waterproofing membrane at concrete masonry unit walls of the dugouts.	Site Systems	III	DM	Medium	\$36,000.
2024	Brevard High School	Repair clear chain link fencing and repair damaged sections at recreation field and stadium parking lot.	Site Systems	III	DM	Medium	\$17,500.
2024	Brevard High School	Excavate externally and replace failed waterproofing membrane. Remove damaged plaster internally and repaint.	Structural Systems	II	DM	Medium	\$112,500.
2025	Brevard High School	Allowance to improve school security systems and school safety.	Electrical	II	CI	High	\$588,380.
2025	Brevard High School	Construct vestibules per Physical Security Assessment.	Interiors	II	CI	High	\$220,642.
2025	Brevard High School	Application of auxiliary systems (4 areas) to control humidity should be engineered by a qualified mechanical engineer.	Mechanical	III	CR	Medium	\$3,000,000.
2025	Brevard High School	Replace air handling units and unit ventilators.	Mechanical	III	DM	High	\$2,647,710.
2025	Brevard High School	Upgrade building management system (BMS) and main controllers.	Mechanical	III	CR	Medium	\$330,750.
2025	Brevard High School	Replace standing seam metal roof at the Auditorium and Auditorium Storage/Hall.	Roofing Systems	III	CR	Medium	\$580,000.
2025	Brevard High School	Replace EPDM and standing seam metal roofs at the Band/Drama Rooms	Roofing Systems	III	CR	Medium	\$180,000.
2025	Brevard High School	Replace softball field lighting.	Site Systems	III	CR	Medium	\$120,000.
2025	Brevard High School	Mill and overlay asphalt at the parking lot across the street.	Site Systems	III	DM	Medium	\$93,000.
2025	Brevard High School	Mill and overlay asphalt to the access road areas and staff/visitor parking lot.	Site Systems	III	CR	Low	\$75,000.
2026	Brevard High School	Upgrade antiquated electrical panels throughout the building.	Electrical	III	CR	High	\$660,000.
2026	Brevard High School	Complete exterior restoration project to the building exteriors. Cycle Two.	Exterior Elements	III	SM	High	\$200,000.
2026	Brevard High School	Overhaul Boiler #1, #2, & #5 in the vocational wing	Mechanical	III	SM	Medium	\$252,665.
2026	Brevard High School	Remove underground storage tanks and install new above ground code/regulation compliant storage tank.	Plumbing	III	CR	High	\$275,000.
2026	Brevard High School	Replace the roof at the Vocational Wing and CTE Welding/Masonry	Roofing Systems	III	CR	Medium	\$721,600.
2026	Brevard High School	Mill and overlay asphalt at the visitor gym/stadium parking.	Site Systems	III	CR	Low	\$84,750.
2027	Brevard High School	Replace heating hot water pump packages and valve assemblies.	Mechanical	III	CR	Medium	\$120,000.
2027	Brevard High School	Replace chilled water pump packages and valve assemblies.	Mechanical	III	CR	Medium	\$90,000.
2027	Brevard High School	Crack fil, seal coat, and restripe the student/school bus parking lot.	Site Systems	III	SM	Low	\$18,500.
2028	Brevard High School	Complete exterior restoration project to the building exteriors. Cycle Three.	Exterior Elements	III	SM	Medium	\$200,000.
2028	Brevard High School	Repaint soffits and supporting structure of metal breezeways across the site.	Exterior Elements	III	SM	Low	\$97,500.
2028	Brevard High School	Replace roof mounted chillers serving the Vocational wing.	Mechanical	III	CR	Medium	\$315,000.
2028	Brevard High School	Replace pad mounted Chiller #2 at the north wing.	Mechanical	III	CR	Medium	\$294,000.
2028	Brevard High School	Replace Boiler #1 and #2 along with associated controls, valves, etc.	Mechanical	III	CR	Medium	\$127,390.

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2030	Brevard High School	Complete exterior restoration project to the building exteriors. Cycle Four.	Exterior Elements	IV	SM	Medium	\$200,000.
2030	Brevard High School	Replace PVI natural gas fired water heaters.	Plumbing	IV	CR	Medium	\$135,000.
2030	Brevard High School	Replace standing seam metal roof at the English Wing and Office Area.	Roofing Systems	IV	CR	Low	\$707,400.
2031	Brevard High School	Replace fire alarm control panel and as needed devices.	Fire & Life Safety	IV	CR	Low	\$75,000.
2031	Brevard High School	Replace the standing seam metal roof at the Football Field House.	Roofing Systems	IV	CR	Low	\$332,000.
2031	Brevard High School	Replace standing seam metal roof at the Home Economics Wing	Roofing Systems	IV	CR	Low	\$302,000.
							\$17,823,962.

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2024	Brevard Middle School	Create an ADA-compliant ramp from the lower parking lot/playground level up to the main school level.	Accessibility	VI	CI	Medium	\$50,000.
2024	Brevard Middle School	Break out raised concrete at canopy, separating direct route from parking spaces to entrance, to provide level access route to main entrance.	Accessibility	VI	CI	Medium	\$7,500.
2024	Brevard Middle School	Upgrade vintage GE electrical components throughout the school and replace 30-Kw emergency power generator.	Electrical	III	DM	High	\$750,880.
2024	Brevard Middle School	Replace fogged IGU's where necessary.	Exterior Elements	III	DM	Medium	\$80,000.
2024	Brevard Middle School	Remove aged and defective sealant joints and replace. Coordinate works with painting project.	Exterior Elements	III	DM	Medium	\$24,660.
2024	Brevard Middle School	Complete life safety and code evaluation.	Fire & Life Safety	III	CI	Medium	\$10,000.
2024	Brevard Middle School	Allowance for correcting potential air quality issues in the band and choir room.	Interiors	II	DM	High	\$50,000.
2024	Brevard Middle School	Replace stained and/or damaged ceiling tiles.	Interiors	III	DM	Low	\$16,000.
2024	Brevard Middle School	Complete indoor air quality testing in the band and choir room.	Interiors	II	DM	High	\$5,000.
2024	Brevard Middle School	Replace built-up roof with a TPO roof.	Roofing Systems	II	DM	High	\$1,820,170.
2024	Brevard Middle School	Repair concrete sidewalks, retaining walls, and planters.	Site Systems	III	CR	Medium	\$7,000.
2024	Brevard Middle School	Crack fill, seal coat and re-stripe asphalt pavement at the north lot.	Site Systems	III	DM	Medium	\$6,800.
2024	Brevard Middle School	Allowance for repairs to site brick planters and retaining walls.	Site Systems	III	DM	Low	\$6,000.
2025	Brevard Middle School	Allowance to improve school security systems and school safety.	Electrical	II	CI	High	\$328,510.
2025	Brevard Middle School	Replace the main fire alarm control panel along with the dialer, annunciator and as needed devices.	Fire & Life Safety	III	CR	High	\$50,000.
2025	Brevard Middle School	Construct vestibules per Physical Security Assessment.	Interiors	II	CI	High	\$187,720.
2025	Brevard Middle School	Replace heating hot water boiler.	Mechanical	III	CR	Medium	\$420,200.
2025	Brevard Middle School	Replace 1995 McQuay air handling unit.	Mechanical	III	CR	Medium	\$50,000.
2025	Brevard Middle School	Remove underground storage tank and install new above ground code/regulation compliant storage tank.	Plumbing	II	CR	High	\$175,000.
2025	Brevard Middle School	Install additional site fencing.	Site Systems	III	CI	Medium	\$36,000.
2027	Brevard Middle School	Replace 2009 PVI water heater.	Plumbing	III	CR	Medium	\$45,000.
2028	Brevard Middle School	Repaint all exterior painted elements including profiled metal panels and lintels .	Exterior Elements	III	SM	Medium	\$44,388.
2029	Brevard Middle School	Crack fill, seal coat and re-stripe asphalt, including ADA parking spaces and playground markings.	Site Systems	IV	SM	Low	\$24,220.
2031	Brevard Middle School	Replace asphalt shingle roofs.	Roofing Systems	IV	CR	Medium	\$69,582.
2031	Brevard Middle School	Mill and overlay the north parking lot.	Site Systems	IV	CR	Medium	\$74,800.
							\$4,339,430.

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Project Year	Building	Recommendation	System	Priority Category	Deficiency Category	Risk Category	Anticipated Cost
2024	Davidson River School	Excavate external perimeter of affected rooms and install French drain.	Interiors	III	DM	High	\$18,000.
2024	Davidson River School	Replace VCT flooring following water remediation work.	Interiors	III	DM	High	\$5,400.
2024	Davidson River School	Replace 3-ton split system unit.	Mechanical	III	CR	High	\$8,400.
2024	Davidson River School	Replace exterior handrails and guardrails	Site Systems	II	DM	High	\$10,450.
2025	Davidson River School	Allowance to improve school security systems and school safety.	Electrical	II	CI	High	\$81,936.
2025	Davidson River School	Repaint and repair all exterior painted elements.	Exterior Elements	III	SM	Medium	\$38,214.
2025	Davidson River School	Remove aged and defective sealant joints and replace. Coordinate with painting project.	Exterior Elements	III	SM	Medium	\$15,480.
2025	Davidson River School	Remove damaged stucco and replace.	Exterior Elements	III	DM	Medium	\$9,000.
2025	Davidson River School	Upgrade the fire alarm control panel and as needed devices	Fire & Life Safety	III	CR	High	\$15,000.
2025	Davidson River School	Construct vestibules per Physical Security Assessment.	Interiors	II	CI	High	\$54,624.
2025	Davidson River School	Replace VTAC unit with mini split system.	Mechanical	III	CR	Medium	\$7,500.
2025	Davidson River School	Install additional site fencing.	Site Systems	III	CI	Medium	\$36,000.
2025	Davidson River School	Mill and overlay asphalt paved sections due to surface deterioration	Site Systems	III	DM	Medium	\$21,000.
2025	Davidson River School	Allowance for site wide concrete and masonry repairs to site features, including steps.	Site Systems	III	DM	Medium	\$20,000.
2026	Davidson River School	Re-pave and restripe parking/ play area paint.	Site Systems	III	DM	Medium	\$9,280.
2030	Davidson River School	Replace asphalt shingle roof along with the gutters and downspouts.	Roofing Systems	IV	CR	Medium	\$90,000.
2025	Davidson River School	Remove underground storage tank and install new above ground code/regulation compliant storage tank.	Plumbing	III	CR	High	\$155,000.
2031	Davidson River School	Replace split system Carrier units.	Mechanical	III	CR	Medium	\$121,800.
							\$717,084.

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Project Year	Building	Recommendation	System	Priority Category	Deficiency Category	Risk Category	Anticipated Cost
2024	Morris Education Center	Complete minor updates and reconfigurations to bathrooms to achieve ADA compliance where possible.	Accessibility	VI	DM	Low	\$7,500.
2024	Morris Education Center	Repoint areas of cracked mortar across the exterior façades.	Exterior Elements	III	DM	Medium	\$11,250.
2024	Morris Education Center	Prepare metalwork to lintels and woodwork, and repaint/re-stain as necessary.	Exterior Elements	IV	SM	Low	\$3,800.
2024	Morris Education Center	Replace tile floor finishes to room and monitor exterior drains at outside stairwells.	Interiors	III	DM	Low	\$8,450.
2024	Morris Education Center	Install new metal guardrail at the southern exterior wall at the yard area.	Site Systems	II	DM	High	\$15,000.
2024	Morris Education Center	Crack fill, seal coat, and restripe the asphalt at the parking lot and driving lanes.	Site Systems	III	SM	Low	\$7,290.
2024	Morris Education Center	Complete repairs to entrance steps on north-facing elevation.	Site Systems	II	DM	High	\$6,500.
2024	Morris Education Center	Undertake repairs and repainting of metal site handrails.	Site Systems	III	SM	Low	\$5,000.
2025	Morris Education Center	Allowance to improve school security systems and school safety.	Electrical	II	CI	High	\$77,000.
2031	Morris Education Center	Mill and overlay the asphalt at the parking lot and driving lanes.	Site Systems	IV	CR	Low	\$36,450.
							\$178,240.

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2024	Pisgah Forest Elementary	Replace failed IGU's where necessary.	Exterior Elements	III	DM	Low	\$37,500.
2024	Pisgah Forest Elementary	Repaint exterior painted surfaces.	Exterior Elements	III	DM	Medium	\$30,500.
2024	Pisgah Forest Elementary	Replace exterior sealants.	Exterior Elements	III	DM	Medium	\$11,000.
2024	Pisgah Forest Elementary	Complete life safety and code evaluation.	Fire & Life Safety	III	CI	Medium	\$10,000.
2024	Pisgah Forest Elementary	Replace stained and/or damaged ceiling tiles.	Interiors	III	DM	Low	\$8,000.
2024	Pisgah Forest Elementary	Allowance for inspection and repair of asphalt shingle roof.	Roofing Systems	III	DM	Medium	\$10,000.
2024	Pisgah Forest Elementary	Allowance for rainwater gutter repairs and modifications.	Roofing Systems	III	DM	Medium	\$5,000.
2024	Pisgah Forest Elementary	Mill and overlay asphalt pavement - Phase 1	Site Systems	III	DM	Medium	\$45,000.
2024	Pisgah Forest Elementary	Complete full depth repair and repavement of the dumpster and kitchen loading areas.	Site Systems	III	DM	Medium	\$28,000.
2024	Pisgah Forest Elementary	Replace localized sections of concrete sidewalks.	Site Systems	III	DM	Medium	\$5,625.
2025	Pisgah Forest Elementary	Upgrade the fire alarm control panel, annunciator panel, and as needed devices.	Fire & Life Safety	II	CR	Medium	\$25,000.
2025	Pisgah Forest Elementary	Replace McQuay air handling units.	Mechanical	III	CR	Medium	\$880,000.
2025	Pisgah Forest Elementary	Replace HVAC control system, including BMS upgrades.	Mechanical	III	CR	Medium	\$227,169.
2025	Pisgah Forest Elementary	Replace domestic water heater (125 gallon, 399,000 BTU/Hr.).	Plumbing	III	CR	Low	\$40,000.
2025	Pisgah Forest Elementary	Mill and overlay asphalt pavement - Phase 2	Site Systems	III	CR	Medium	\$45,000.
2025	Pisgah Forest Elementary	Install additional site fencing.	Site Systems	III	CI	Medium	\$36,000.
2026	Pisgah Forest Elementary	Allowance to improve school security systems and school safety.	Electrical	III	CI	Medium	\$321,419.
2026	Pisgah Forest Elementary	Replace emergency generator and associated ATS.	Electrical	III	CR	Medium	\$15,000.
2026	Pisgah Forest Elementary	Mill and overlay asphalt pavement - Phase 3	Site Systems	III	CR	Medium	\$45,000.
2027	Pisgah Forest Elementary	Replace platform lift.	Conveyance Systems	III	CR	Low	\$20,000.
2027	Pisgah Forest Elementary	Replace heating hot water boilers.	Mechanical	III	CR	Medium	\$298,760.
2028	Pisgah Forest Elementary	Replace playground equipment.	Site Systems	III	CR	Low	\$450,000.
2029	Pisgah Forest Elementary	Replace air-cooled chiller.	Mechanical	III	CR	Medium	\$240,000.
2030	Pisgah Forest Elementary	Remove underground storage tank and install new above ground code/regulation compliant storage tank.	Plumbing	IV	CR	Medium	\$175,000.
2030	Pisgah Forest Elementary	Crack fill, seal coat and restripe asphalt surfaces - Cycle 1	Site Systems	IV	SM	Low	\$16,860.
							\$3,025,833.

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2024	Plant Operations	Replace painted metal doors and frames.	Exterior Elements	II	DM	Medium	\$34,000.
2024	Plant Operations	Replace perimeter window and door sealants.	Exterior Elements	II	DM	Low	\$4,760.
2024	Plant Operations	Replace split system unit.	Mechanical	III	DM	Medium	\$5,600.
2025	Plant Operations	Replace Westinghouse electrical panels and other as needed components.	Electrical	III	CR	Low	\$122,796.
2025	Plant Operations	Provide life extension coating for the standing seam roof.	Roofing Systems	III	CR	Medium	\$12,000.
2027	Plant Operations	Refresh gravel paved areas	Site Systems	III	SM	Low	\$24,000.
2029	Plant Operations	Replace built-up roofing system down to the decking. Consideration over installing a TPO roof system should be reviewed.	Roofing Systems	III	CR	Low	\$198,000.
							\$401,156.

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2024	Rosman Elementary	Replace exterior sealant joints.	Exterior Elements	II	DM	High	\$14,000.
2024	Rosman Elementary	Upgrade fire alarm control panel, annunciator, and as needed devices.	Fire & Life Safety	II	CR	High	\$25,000.
2026	Rosman Elementary	Remove underground storage tank and install new above ground code/regulation compliant storage tank.	Plumbing	III	CR	Medium	\$175,000.
2024	Rosman Elementary	Fully strip off and replace the modified bitumen roof with a TPO membrane.	Roofing Systems	II	DM	High	\$740,000.
2024	Rosman Elementary	Clean existing roof and paint with a suitable metal paint.	Roofing Systems	III	SM	Low	\$18,900.
2024	Rosman Elementary	Replace athletic field bleachers.	Site Systems	III	DM	Low	\$13,500.
2024	Rosman Elementary	Refurbish athletic field structures.	Site Systems	III	DM	Low	\$10,000.
2025	Rosman Elementary	Upgrade 1974 vintage GE electrical panels.	Electrical	III	CR	Medium	\$424,000.
2025	Rosman Elementary	Allowance to improve school security systems and school safety.	Electrical	II	CI	High	\$225,250.
2025	Rosman Elementary	Install fire sprinkler system.	Fire & Life Safety	VI	CI	High	\$424,000.
2025	Rosman Elementary	Construct vestibules per Physical Security Assessment.	Interiors	II	CI	High	\$106,000.
2025	Rosman Elementary	Replace air handling units and associated ductwork.	Mechanical	III	CR	Medium	\$720,000.
2025	Rosman Elementary	Replace heating hot water boiler.	Mechanical	III	CR	Medium	\$247,280.
2025	Rosman Elementary	Upgrade BMS system.	Mechanical	III	CR	Medium	\$172,250.
2025	Rosman Elementary	Install additional site fencing.	Site Systems	III	CI	Medium	\$36,000.
2026	Rosman Elementary	Crack fill, seal coat, and restripe the parking lot and roadway areas.	Site Systems	III	SM	Low	\$18,330.
2026	Rosman Elementary	Crack fill and seal coat the path/walkway areas.	Site Systems	III	SM	Low	\$6,300.
2028	Rosman Elementary	Replace perimeter window sealant joints.	Exterior Elements	III	SM	Low	\$18,500.
2028	Rosman Elementary	Replace the asphalt roof shingles on a like-for-like basis.	Roofing Systems	III	CR	Medium	\$45,000.
2030	Rosman Elementary	Replace rooftop air-cooled chillers.	Mechanical	III	CR	Medium	\$468,000.
2031	Rosman Elementary	Replace 2017 PVI water heater.	Plumbing	IV	CR	Medium	\$45,000.
2031	Rosman Elementary	Replace playground equipment and swing set.	Site Systems	IV	CR	Low	\$500,000.
							\$4,452,310.

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2024	Rosman Middle & High	Replace failed glazing units.	Exterior Elements	III	DM	Medium	\$110,000.
2024	Rosman Middle & High	Clean and recoat the EIFS. Includes allowance for repairs to the EIFS due to potential moisture damage.	Exterior Elements	III	DM	Medium	\$87,850.
2024	Rosman Middle & High	Replace elastomeric sealant joints across building exteriors.	Exterior Elements	III	DM	High	\$63,000.
2024	Rosman Middle & High	Complete life safety and code evaluation.	Fire & Life Safety	III	CI	Medium	\$15,000.
2024	Rosman Middle & High	Replace stained and/or damaged ceiling tiles.	Interiors	III	DM	Low	\$20,000.
2024	Rosman Middle & High	Phased replacement of air handling units.	Mechanical	III	CR	Medium	\$1,120,000.
2024	Rosman Middle & High	Phased replacement of unit ventilators.	Mechanical	III	CR	Medium	\$600,000.
2024	Rosman Middle & High	Replace air-cooled chiller outside the Cafeteria.	Mechanical	III	CR	High	\$462,000.
2024	Rosman Middle & High	Replace modified bitumen roof with new TPO roof at the High School.	Roofing Systems	II	DM	High	\$710,000.
2024	Rosman Middle & High	Replace modified bitumen with new TPO roof at the Middle School.	Roofing Systems	II	DM	High	\$264,000.
2024	Rosman Middle & High	Replace modified bitumen with new TPO roof at the Old Gym.	Roofing Systems	II	DM	High	\$228,000.
2024	Rosman Middle & High	Allowance for the evaluation and follow up repairs of the segmental retaining wall.	Site Systems	II	DM	High	\$715,000.
2024	Rosman Middle & High	The asphalt should be removed and full-depth asphalt repairs completed.	Site Systems	III	DM	Medium	\$59,500.
2024	Rosman Middle & High	Fully mill and overlay the asphalt behind the Old Gym and upper parking lot.	Site Systems	III	DM	Medium	\$49,500.
2024	Rosman Middle & High	Fully mill and overlay the asphalt behind the High School and below the Old Gym	Site Systems	III	DM	Medium	\$21,300.
2024	Rosman Middle & High	Replace damaged sections of chain link fencing.	Site Systems	III	DM	Medium	\$9,000.
2024	Rosman Middle & High	Further investigation by a Structural Engineer and provisional placeholder cost for repair works recommended.	Structural Systems	II	DM	High	\$165,000.
2025	Rosman Middle & High	Modernize hydraulic elevator.	Conveyance Systems	III	CR	Medium	\$200,000.
2025	Rosman Middle & High	Allowance to improve school security systems and school safety.	Electrical	II	CI	High	\$457,828.
2025	Rosman Middle & High	Complete exterior repairs. Cycle one.	Exterior Elements	III	SM	Medium	\$75,000.
2025	Rosman Middle & High	Replace Fieldhouse fire alarm control panel.	Fire & Life Safety	III	CR	Medium	\$20,000.
2025	Rosman Middle & High	Construct vestibules per Physical Security Assessment.	Interiors	II	CI	High	\$281,740.
2025	Rosman Middle & High	Allowance to complete a detailed indoor air quality study and provisional placeholder cost for repair works recommended.	Mechanical	III	CI	Medium	\$750,000.
2025	Rosman Middle & High	Upgrade BMS system.	Mechanical	III	CR	Medium	\$387,393.
2025	Rosman Middle & High	Complete study, design, and construction of a stormwater management system at the football field.	Site Systems	III	CI	Medium	\$1,925,000.
2025	Rosman Middle & High	Replace damaged concrete at the amphitheater.	Site Systems	III	CR	Low	\$7,000.
2026	Rosman Middle & High	Upgrade antiquated electrical panels throughout the building.	Electrical	III	CR	Medium	\$216,000.
2026	Rosman Middle & High	Refurbish Boiler #3 along with associated pumps, valves, and accessories.	Mechanical	III	SM	Medium	\$184,800.

Costs exclude design fees, permits, insurance, CM fees, etc.

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Project Year	Building	Recommendation	System	Priority Category	Deficiency Category	Risk Category	Anticipated Cost
2026	Rosman Middle & High	Replace Boiler #4 along with associated pumps, valves, and accessories.	Mechanical	III	CR	Medium	\$119,240.
2026	Rosman Middle & High	Replace PVI water heater #1 and #2	Plumbing	III	CR	Medium	\$110,000.
2026	Rosman Middle & High	Replace 250-gallon electric water heater.	Plumbing	III	CR	Medium	\$45,000.
2027	Rosman Middle & High	Remove underground storage tank and install new above ground code/regulation compliant storage tank.	Plumbing	III	CR	Medium	\$265,000.
2028	Rosman Middle & High	Replace Boiler #1 and #2 along with associated pumps, valves, and accessories.	Mechanical	III	CR	Medium	\$451,000.
2028	Rosman Middle & High	Crack fill, seal coat, and restripe asphalt (future cycle on asphalt which has been replaced).	Site Systems	IV	SM	Low	\$12,840.
2030	Rosman Middle & High	Complete exterior repairs. Cycle two.	Exterior Elements	IV	SM	Medium	\$50,000.
2031	Rosman Middle & High	Replace the Fieldhouse package units.	Mechanical	III	CR	Medium	\$80,000.
							\$10,336,991.

Costs exclude design fees, permits, insurance, CM fees, etc.

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Project Year	Building	Recommendation	System	Priority Category	Deficiency Category	Risk Category	Anticipated Cost
2024	TC Henderson Elementary	Replace air handling units.	Mechanical	III	CR	Medium	\$225,000.
2024	TC Henderson Elementary	Replace cabinet fan coil units.	Mechanical	III	CR	Medium	\$108,000.
2024	TC Henderson Elementary	Upgrade HVAC control system.	Mechanical	III	CR	Medium	\$91,000.
2024	TC Henderson Elementary	Replace 10-ton McQuay and 2-ton split systems.	Mechanical	III	CR	Medium	\$82,500.
2024	TC Henderson Elementary	Replace 5-ton ICS split system.	Mechanical	III	CR	Medium	\$18,750.
2024	TC Henderson Elementary	Mill and overlay asphalt paved sections.	Site Systems	II	DM	Medium	\$78,000.
2024	TC Henderson Elementary	Replace door, removable roof system, and paint exterior walls.	Site Systems	II	DM	High	\$12,000.
2024	TC Henderson Elementary	Allowance for repairs to the pedestrian bridge	Site Systems	III	DM	Medium	\$3,500.
2025	TC Henderson Elementary	Allowance to improve school security systems and school safety.	Electrical	II	CI	High	\$168,000.
2025	TC Henderson Elementary	Repaint all exterior painted elements including profiled metal sheeting, gutters, downpipes, lintels, and canopies.	Exterior Elements	III	SM	Medium	\$51,660.
2025	TC Henderson Elementary	Replace caulk seals to perimeter of windows and doors - Cycle 1.	Exterior Elements	III	DM	Medium	\$15,000.
2025	TC Henderson Elementary	Construct vestibules per Physical Security Assessment.	Interiors	II	CI	High	\$84,000.
2025	TC Henderson Elementary	Install additional site fencing.	Site Systems	III	CI	Medium	\$36,000.
2026	TC Henderson Elementary	Replace PVI water heater.	Plumbing	III	CR	Medium	\$40,000.
2026	TC Henderson Elementary	Remove underground storage tank and install new above ground code/regulation compliant storage tank.	Plumbing	III	CR	Medium	\$110,000.
2026	TC Henderson Elementary	Remove modified bitumen roof and replace with TPO roof covering.	Roofing Systems	III	CR	Medium	\$21,200.
2027	TC Henderson Elementary	Replace/upgrade the fire alarm control panel, annunciator panel, and as needed devices.	Fire & Life Safety	III	CR	Medium	\$20,000.
2028	TC Henderson Elementary	Replace heating hot water boiler.	Mechanical	III	CR	Medium	\$118,470.
2028	TC Henderson Elementary	Allowance for as needed well system replacements.	Plumbing	III	CR	Low	\$15,000.
2028	TC Henderson Elementary	Replace metal roof along with the gutters and downspouts.	Roofing Systems	III	CR	Medium	\$363,000.
2029	TC Henderson Elementary	Replace playground equipment.	Site Systems	III	CR	Low	\$200,000.
Total							\$1,861,080.

Costs exclude design fees, permits, insurance, CM fees, etc.