SCHOOL CAPITAL FUND COMMISSION

Regular Meeting

September 28, 2026

AGENDA

- Call to Order
- Approval to Follow Agenda as Presented
- Approval of July 27, 2026, Meeting Minutes
- Public Comment
- Financial Update
- Asheville City Schools Project Updates
- Buncombe County Schools Project Updates
- Open Discussion
- Adjournment

PUBLIC COMMENT

FINANCIAL UPDATE

Revenues

Article 39 Sales Tax

Article 39 (50%) Sales Tax & School Capital Funding

- 50% of Article 39 Sales Tax is dedicated to school capital projects – The primary source of funding for this commission.
- As of July 1, 2025, revenues may also be used for school operating expenses for the next two years.

Average Revenue Growth Rate with FY26 Revenue

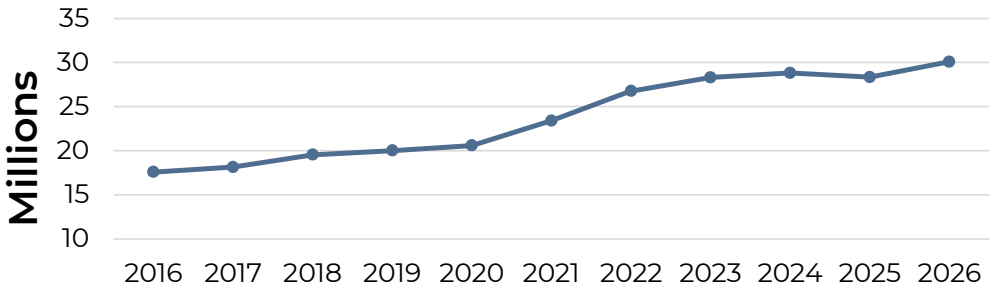
- Since 2021: **6.69%**
- Since 2023: **3.02%**

FY2026 Reallocation

- In FY26, ~$4.1M was reallocated from the School Capital Fund to the General Fund for school operating expenses, reducing **available projected sales tax revenue for the School Capital Fund Commission to $25,992,041**, an 8.33% decrease from last year.

*Revenue totals are shown on a modified-accrual basis (basis used for annual audit).

History of Article 39 Sales Tax (50%)



	50% of Article 39 Sales Tax*	% Change from Prior Year
2016	17,572,165	7.23%
2017	18,132,135	3.19%
2018	19,534,805	7.74%
2019	19,991,041	2.34%
2020	20,585,926	2.98%
2021	23,287,620	13.61%
2022	26,764,166	14.44%
2023	28,311,666	5.78%
2024	28,825,776	1.82%
2025	28,353,867	-1.64%
2026	**30,084,460**	**6.10%**

Expenditures

Existing Debt Service

School Capital Fund Debt Obligations

- The county regularly issues debt to maximize Article 39 revenue.
- The county has a AAA GO bond rating and AA+ LOB rating providing the lowest interest rates.
- Debt is typically issued every 2 years.
- Current SCFC debt obligations extend through 2046.
- 5-year debt snapshot shown below:

Fiscal Year	Principal	Interest	Total Debt Service
2027	17,103,520	9,071,454	**26,174,973**
2028	17,052,606	8,226,485	**25,279,091**
2029	17,004,926	7,489,754	**24,494,680**
2030	16,945,021	6,754,227	**23,699,248**
2031	15,436,223	6,020,454	**21,456,677**

Existing Projects

101 Active Projects

- Buncombe County Schools: 81 projects | $133.6M total budget
- Asheville City Schools: 20 projects | $42.4M total budget

Annual Project Spending

- Typical: ~$20M/year
- FY2026: ~$23M

Funding Mix

- Pay-Go Projects: $30.1M
- Debt Funded Projects: $145.9M

Debt Impact

- New $28M issuance to fund FY27 W.D Williams Renovations adds ~$2.1M in debt service possibly beginning in FY28.

ASHEVILLE CITY SCHOOLS PROJECT UPDATES

ACS PROJECTS UPDATE

Ronnie Lunsford

General Services

Current Projects

- Asheville High School Stadium Repairs
- Perimeter Security Project
- Asheville Middle School Track and Restroom
- Asheville High CTE Culinary Kitchen Renovation
- Hall Fletcher Elementary Campus Wide Renovation

Asheville High Stadium Repairs

- A design team has been selected, and a pre-proposal meeting was held.
- We are still awaiting the design proposal.

Perimeter Security Project

- A Request for Qualifications was posted on September 17, 2026.
  - Statement of Qualifications are due on October 7, 2026.
- A scoring committee will evaluate the statements and select a consultant and begin contracting/design for the project.

AMS Track and Restroom [1]



- Old surfacing has been removed and rough grading is complete.
- Concrete apron is 90% installed around the perimeter.
- Asphalt walkway for spectator access will be installed along with fencing.

AMS Track and Restroom 2



- One D-zone has been cut down to rough grade.
- Approximately 500 cubic yards of dirt will be removed during this project.
- Coordinating that removal with Solid Waste, when possible, to assist that department with their needs.

AMS Track and Restroom 3



- Second D-zone being graded.
- A good visual for material being removed.

AMS Track and Restroom 4



- Wiring was discovered close to surface.
- Irrigation system for the old natural surface field.

AMS Track and Restroom



- Slot drains being excavated and sat around the perimeter of the field.
- Coordinating access to the field for athletics and school use.
- School administration has been heavily involved and a big asset.

AMS Track and Restroom



- Close up of the slot drain system.
- Important part for drainage to ensure longevity of the track surface.
- Will tie into existing storm water to mitigate issues .

AMS Track and Restroom 7

- Asphalt will be installed next month.
- Track surfacing will be installed in Spring 2027 as soon as weather permits.
- Restroom facility will begin in early 2027.

Asheville High CTE Culinary 1



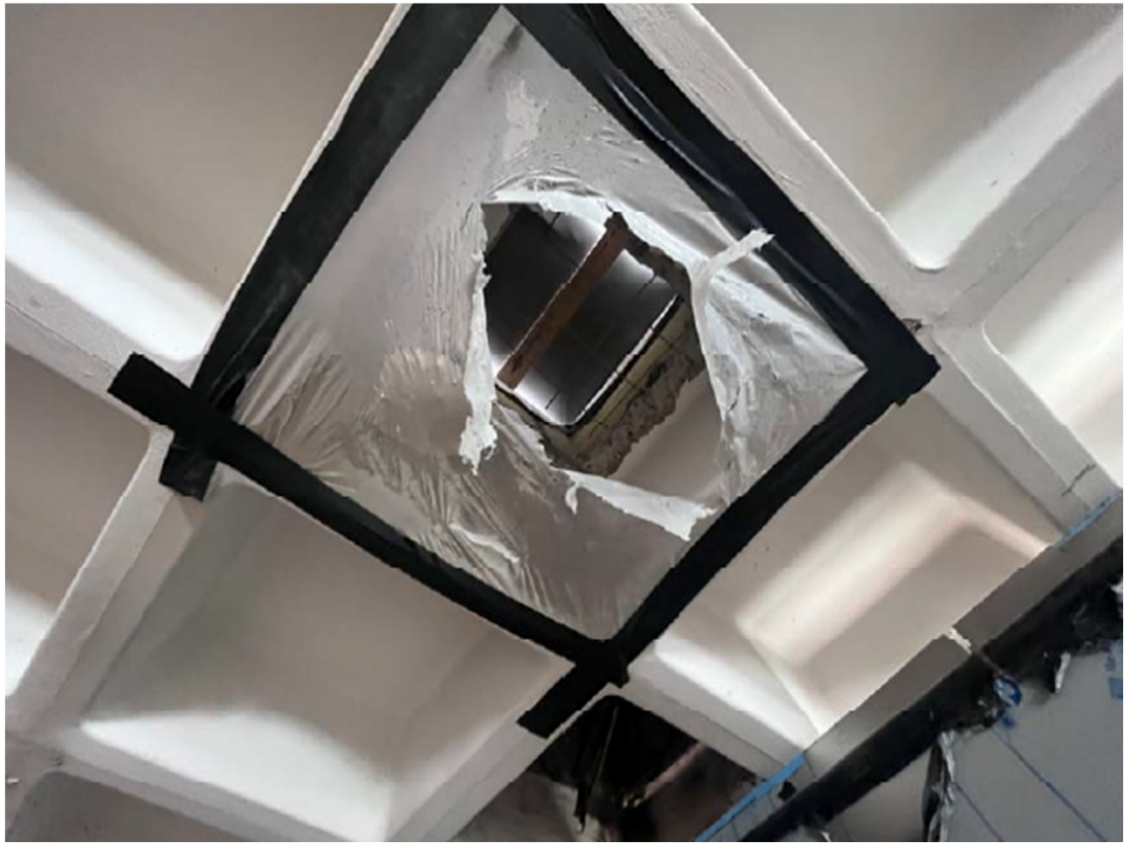
- All equipment removed and slab cut to rework plumbing.
- Pizza oven stayed in the space and was protected due to weight and brick liner.

Asheville High CTE Culinary 2



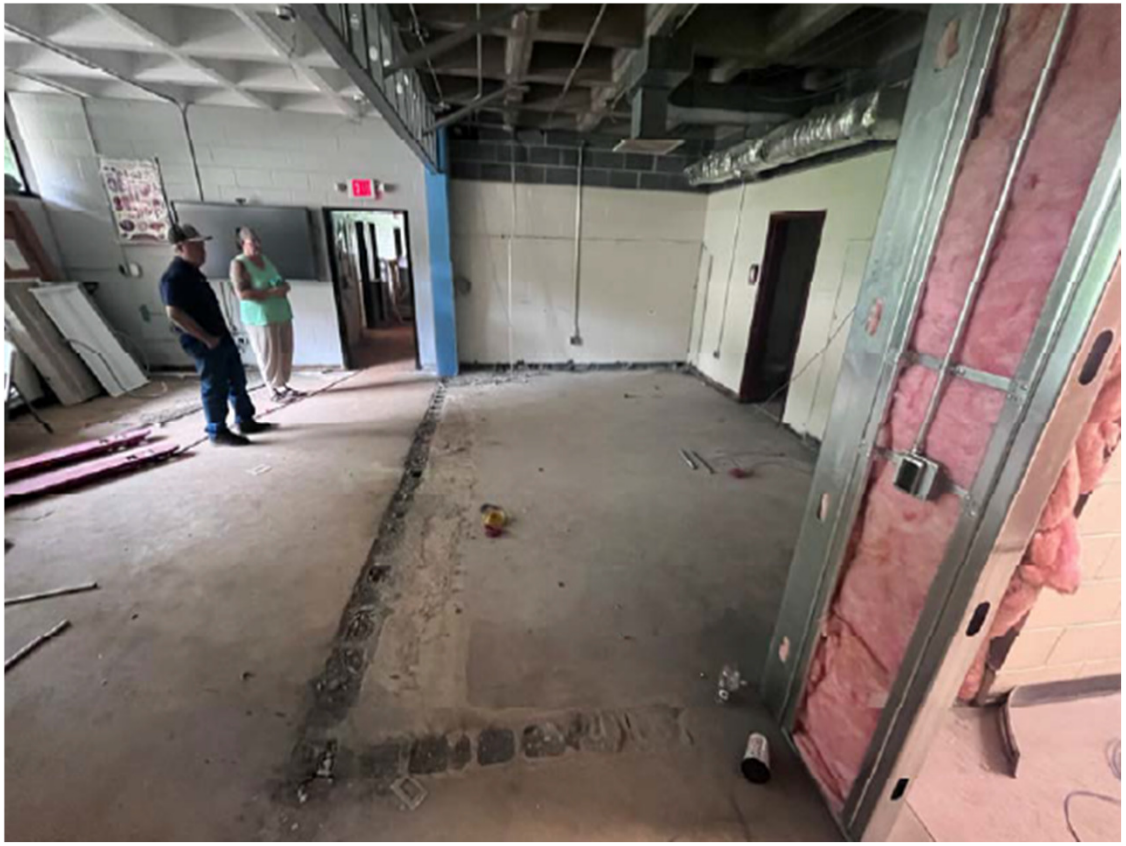
- Under slab new pluming being installed.
- Proper grease trap that meets MSD specifications.

Asheville High CTE Culinary 3



- New roof penetrations will allow for proper venting of the cooking equipment.

Asheville High CTE Culinary 4



- Classroom expansion portion of the project.
- A much larger classroom was needed since the program is so popular.
- ACS picked up this portion of the project with their funding.

Asheville High CTE Culinary



- New tile flooring installed.
- Equipment back in place and new hood installed.
- Stainless backsplash from previous slide is complete.

Asheville High CTE Culinary



- Expanded classroom complete.

Asheville High CTE Culinary 7



- Permitting issue around egress.
- New egress opening installed.

Asheville High CTE Culinary 8

- Egress door is the last step for completion.
  - Expected use to begin next month.

Hall Fletcher Elementary [1]



- New windows being installed over the summer.

Hall Fletcher Elementary 2



- New windows on upper floor installed.
- Note the difference in color of glass.
- Low-Emissivity (low-e) glass blocks UV and solar heat and makes a more efficient envelope.

Hall Fletcher Elementary 3



- New air-handler in place.
- Note the green wall in the background. A hole had to be created in the exterior to allow installation.

Hall Fletcher Elementary 4



- New HVAC pumps being installed.
- All installed with variable frequency drives to increase efficiency.

Hall Fletcher Elementary 5



- New elevator shaft beginning.
- Replaces the small elevator internal to the building.

Hall Fletcher Elementary 6



- New elevator shaft to roof level.

Hall Fletcher Elementary 7



- New elevator shaft placement on building.
- Fit very well with the building and finishes will match when complete.

Hall Fletcher Elementary 8



- Permitting issue for emergency egress.
- Sidewalk was required to allow access to the designated assembly area.

Hall Fletcher Elementary 10

- Elevator shaft work will continue this school year.
- Phased approach to classroom work is ongoing throughout the school year.
- Next summer work will include the secure vestibule, elevator completion, cafeteria work, and mechanical completion.

Questions??

BUNCOMBE COUNTY SCHOOLS PROJECT UPDATES



SCHOOL CAPITAL FUND COMMISSION
MAJOR PROJECT UPDATES

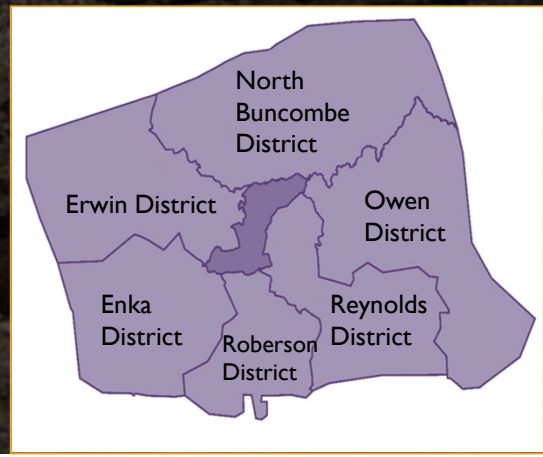
September 28, 2026

New Heights

Elevating
Minds, Voices, & Possibilities

Buncombe County Schools: A Snapshot

- 15th largest school system (out of 115) in North Carolina based on student enrollment.
- Approximately 22,052 students and 3,371 employees.
- Consists of 44 school campus sites
- 1,310 Acres of Property
- 13,500,000 Square Ft. of Paved Roads & Parking
- 107 Acres/4,665,679 CFA Sq. Ft. of Buildings
- 102 Acres/4,500,000 Square Ft. of Roofs



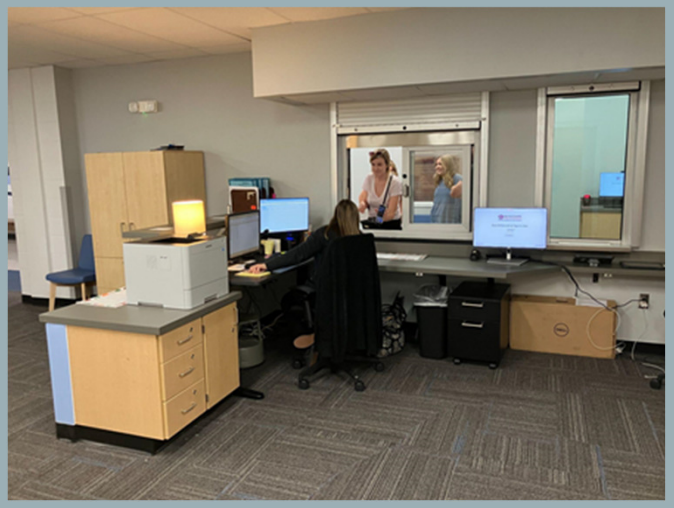

Lobby Security Renovations
New Heights
Elevating
Minds, Voices, & Possibilities





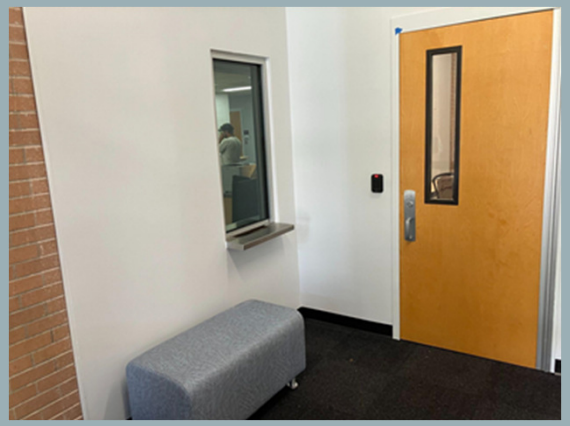


T.C. ROBERSON HIGH SCHOOL: LOBBY SECURITY RENOVATIONS



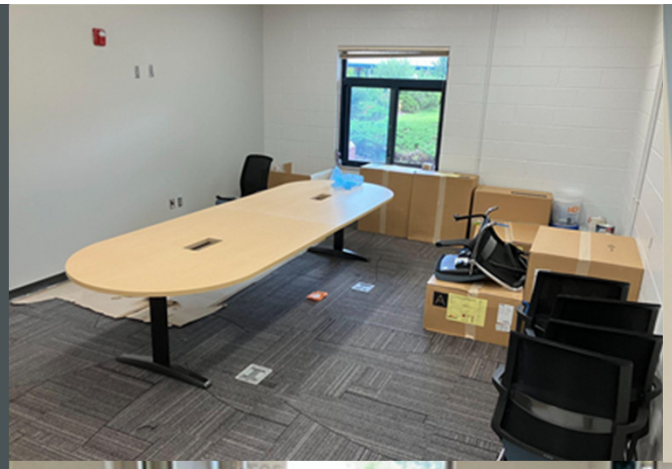


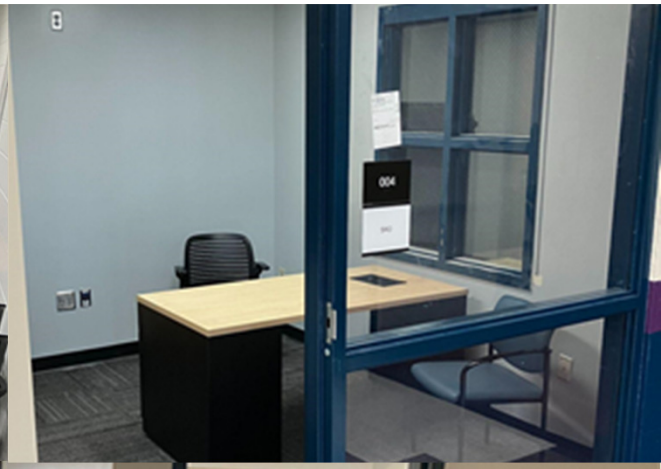
ENKA HIGH SCHOOL LOBBY SECURITY





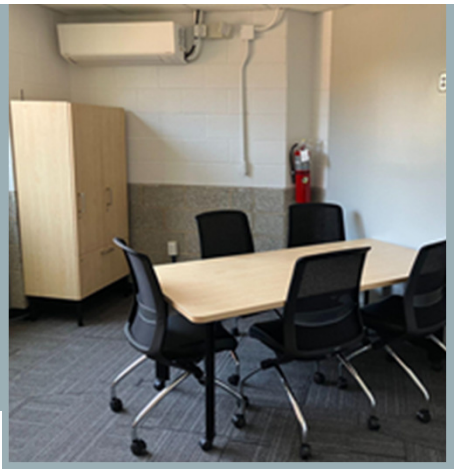
NORTH WINDY RIDGE INTERMEDIATE SCHOOL LOBBY SECURITY







JOHNSTON ELEMENTARY SCHOOL LOBBY SECURITY








Capital Additions & Renovations
New Heights
Elevating
Minds, Voices, & Possibilities









PROGRESSIVE EDUCATION PROGRAM
ADDITIONS & RENOVATIONS

AQUATICS CENTER
POOL LIGHTING





ERWIN MIDDLE SCHOOL ADA & EGRESS RENOVATIONS









ERWIN HIGH SCHOOL WINDOW WALL REPLACEMENT

















WILLIAMS ELEMENTARY SCHOOL RENOVATIONS: PHASE I









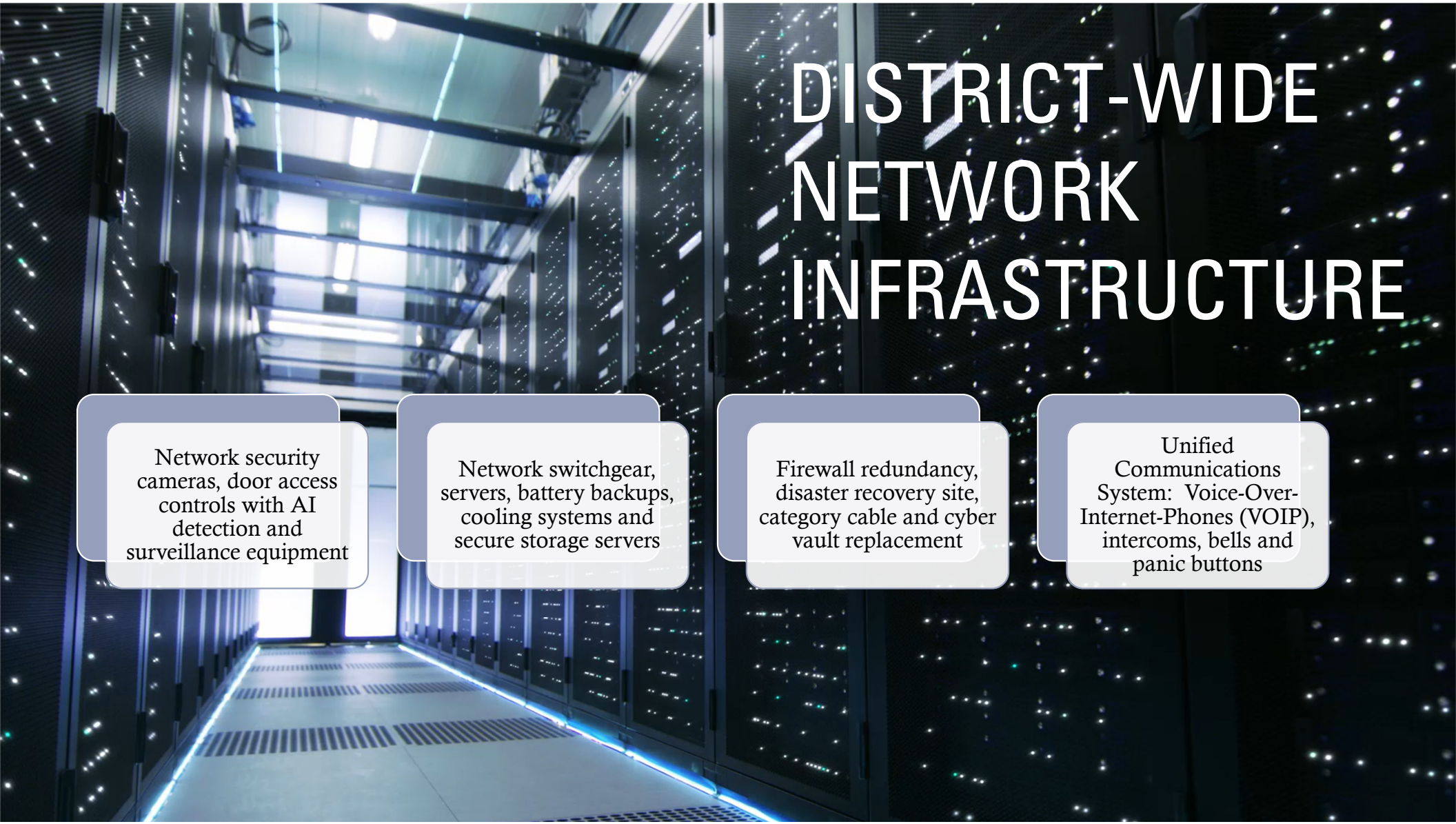




North Buncombe Elementary School
GROWING • LEARNING • SUCCEEDING

Warriors

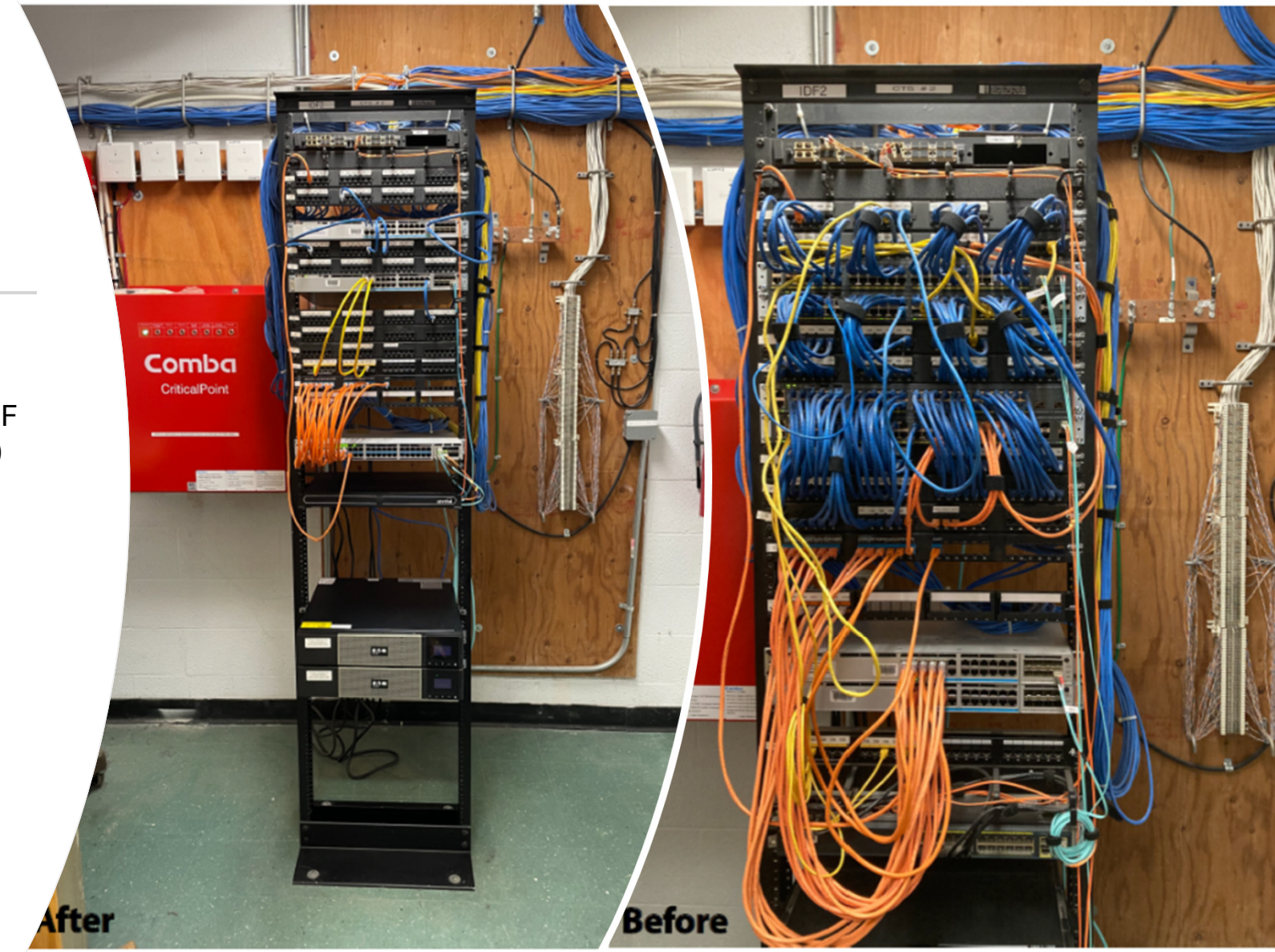
QUEUEING: NORTH BUNCOMBE ELEMENTARY & ERWIN MIDDLE



DISTRICT-WIDE NETWORK INFRASTRUCTURE

- Network security cameras, door access controls with AI detection and surveillance equipment
- Network switchgear, servers, battery backups, cooling systems and secure storage servers
- Firewall redundancy, disaster recovery site, category cable and cyber vault replacement
- Unified Communications System: Voice-Over-Internet-Phones (VOIP), intercoms, bells and panic buttons

- Network Switchgear
- IDF (Intermediate Distribution Frame) & MDF (Main Distribution Frame) Replace network switchgear including organize/test/label/
- terminate and verify all network drops.




Roofing Phased Projects
New Heights
Elevating
Minds, Voices, & Possibilities

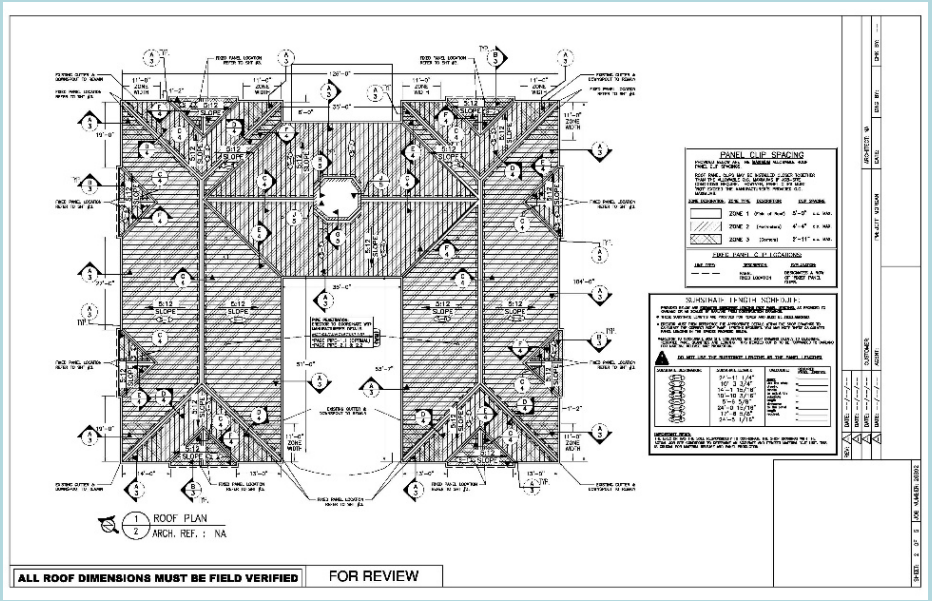


ROOFING

4.5 Million Sq Ft Roofing

Clyde A Erwin Middle School
Black Mountain Elementary
Avery's Creek Elementary













ERWIN MIDDLE SCHOOL ROOFING







BLACK MOUNTAIN ELEMENTARY SCHOOL ROOFING







AVERY'S CREEK ELEMENTARY SCHOOL ROOFING


Energy Management, Fire Alarms &
Building Automation Upgrades
New Heights
Elevating
Minds, Voices, & Possibilities

FIRE ALARMS:

ENKA MIDDLE SCHOOL

NORTH BUNCOMBE ELEMENTARY SCHOOL

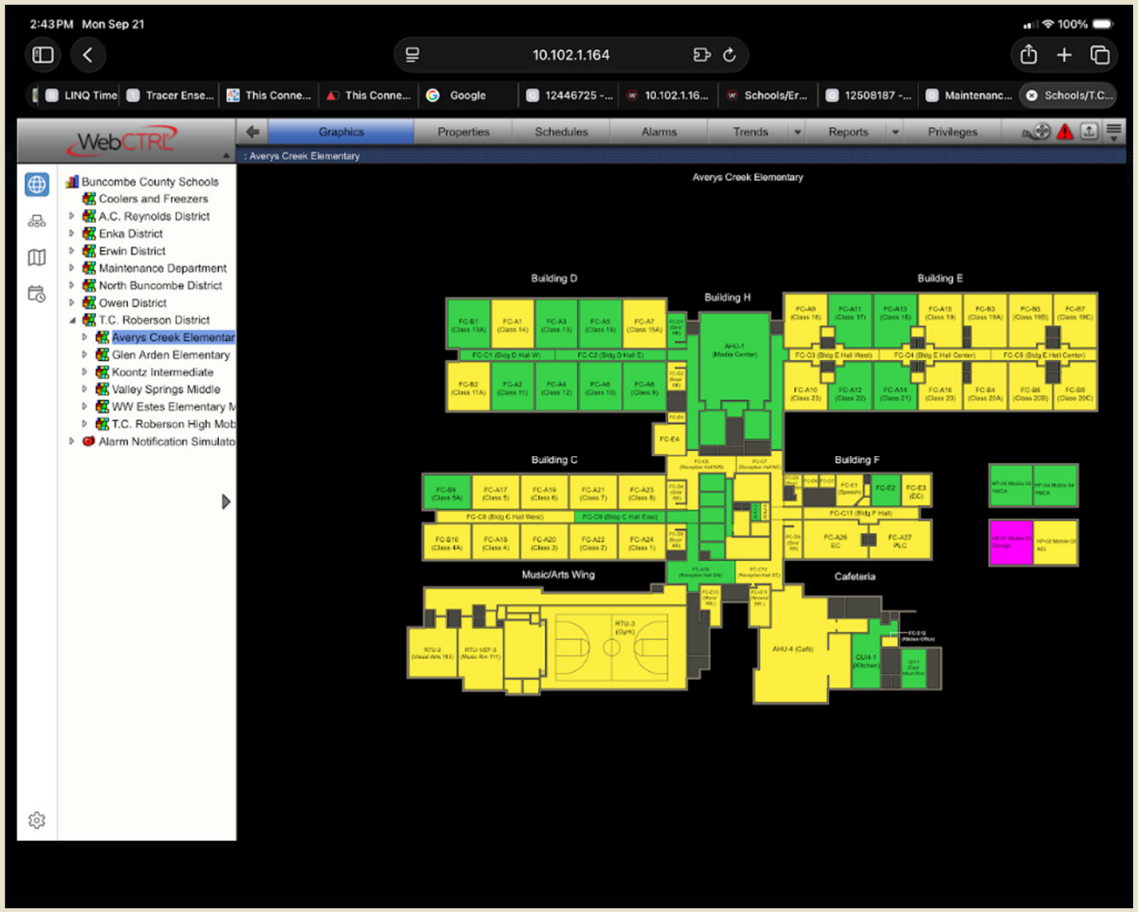






BUILDING AUTOMATION

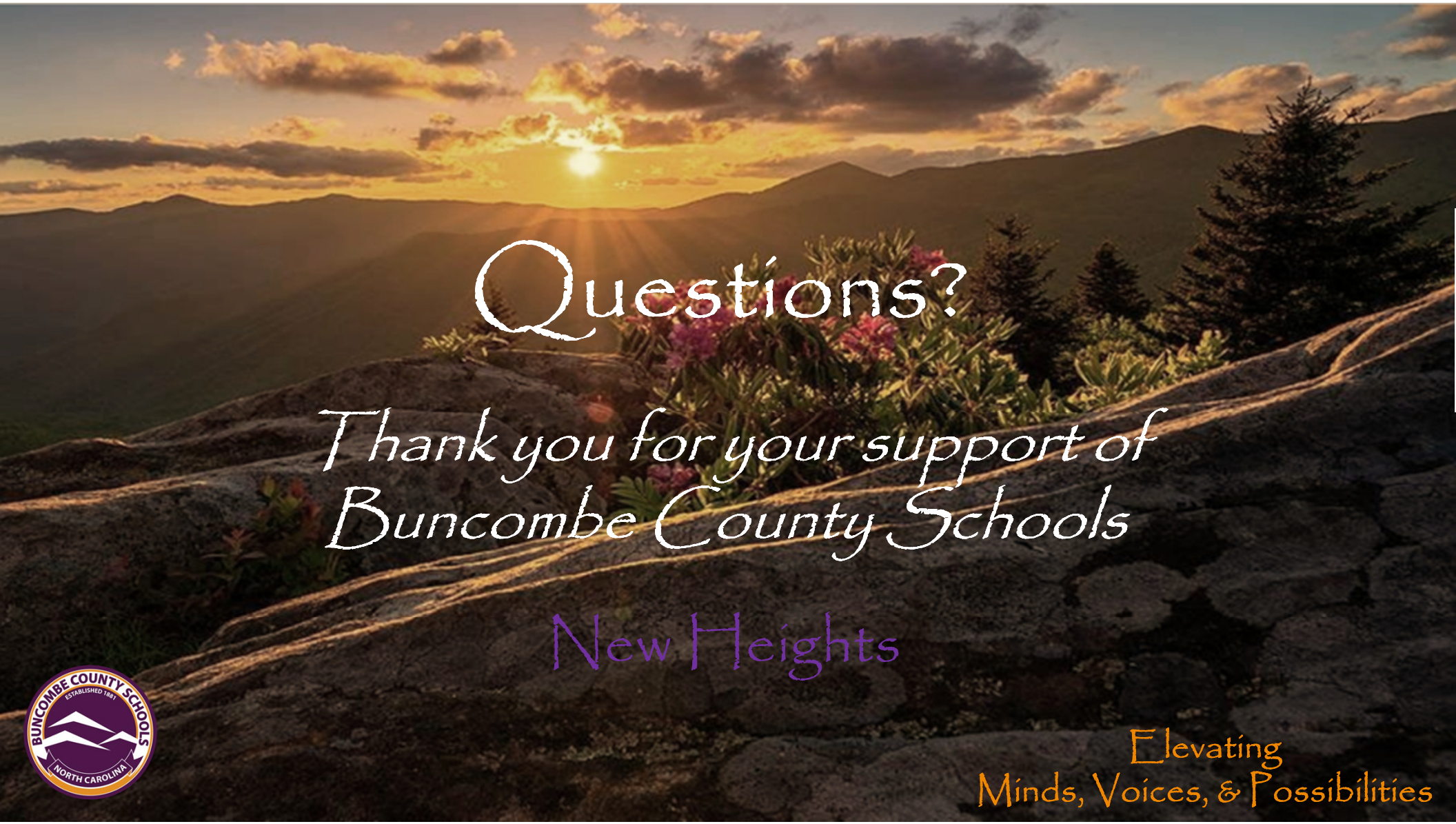
AVERY'S CREEK ELEMENTARY SCHOOL







NORTH BUNCOMBE HIGH SCHOOL HVAC UPGRADES & MECHANICAL SYSTEM UPGRADES


Questions?
Thank you for your support of
Buncombe County Schools
New Heights
BUNCOMBE COUNTY SCHOOLS
ESTABLISHED 1881
NORTH CAROLINA
Elevating
Minds, Voices, & Possibilities

OPEN DISCUSSION

NEXT MEETING
SEPTEMBER 28, 2026