# REPORT OF FACILITY CONDITION ASSESSMENT



## **Brevard High School**

Property Address: 609 N Country Club Rd Brevard, NC 28712

### Prepared For:

Transylvania County Board of Commissioners 101 South Broad Street Brevard, NC 28712

Prepared By: Axias Project No. GA23-017 February 26, 2024













BUI	XIOS LDING VALUE																				Building: GSF: Age: Address:	Brevard High 147095 1959 (64 years), 609 N Country Cl Brevard, NC 287:	plus varying age ao ub Rd	lditions	
Item No.	Condition	Recommendation	Priority Category	Deficiency Category	Impact of Failure	Condition Probability of Failure	Frequency of Failure	Risk Score	Risk Category	Estimated Useful Life	Remaining Useful Life	Quantity	Unit of Measure	Unit Cost	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Required
Accessibility Required	/													Year	1	2	3	4	5	6	7	8	9	10	
1	The main building was constructed before the implementation of the Americans with Disabilities Act (ADA). The trailer and link were added after the implementation of the ADA Modifications have been made to achieve compliance where possible. Future renovations will need to comply with applicable guidelines.	No anticipated capital expenditures.																							\$0
	Asphalt to the main access road and staff/visitor parking at the front of the building (porthwest) is worn. The apphalt	Mill and overlay asphalt to the access road areas and staff/visitor parking lot.		CR	5	3 4	5	17	Low	15	2	5,000	SY	\$15.00		\$75,000									\$75,000
	forming. Asphalt to the student/school bus parking lot is deteriorating and line striping is fading. Complete a crack fill seal coat and	Crack fil, seal coat, and restripe the student/school bus parking lot.		SM	5	3 4	5	17	Low	7	4	9,250	SY	\$2.00				\$18,500							\$18,500
3		Mill and overlay asphalt at the visitor gym/stadium parking.		DM	4	2 4	5	15	Medium	25	1	5,675	SY	\$15.00	\$85,125										\$85,125
4	The asphalt loop around the football field and in front of the concession stand was in	Mill and overlay asphalt at the visitor gym/stadium parking.	ш	CR	5	3 4	5	17	Low	25	3	5,650	SY	\$15.00			\$84,750								\$84,750
5	street from the school was in boor condition	Mill and overlay asphalt at the parking lot across the street.		DM	5	3 3	3	14	Medium	25	2	6,200	SY	\$15.00		\$93,000									\$93,000
6	The pre-cast concrete bleachers at the football field appeared to in fair condition with some exposed and corroded repair noted. It is recommended to budget for full depth concrete repairs to the concrete bleachers.	Repair spalled pre-cast concrete. Clean and coat metal connector plates.	111	DM	3	3 4	4	14	Medium	1 25	1	500	SF	\$120.00	\$60,000										\$60,000
	The concrete bleachers at the football stadium appeared to be in fair condition. It was noted that aisles are typically not provided with handrails per code requirements. Handrails should be installed per code requirements. A continuous graspable hand rail was also not provided at the ramp serving the metal bleachers.		II	DM	2	3 3	3	11	High	25	1	720	LF	\$110.00	\$79,200										\$79,200
8		Repair clear chain link fencing and repair damaged sections at recreation field and stadium parking lot.	- III	DM	5	2 4	4	15	Medium	25	1	700	LF	\$25.00	\$17,500										\$17,500









	LDING VALUE	TOTAL .										III									Building: GSF: Age: Address:	<b>Brevard Hig</b> 147095 1959 (64 years 609 N Country Brevard, NC 28	, plus varying age Club Rd	additions	
Item No.	Condition	Recommendation	Priority Category	Deficiency Category	Impact of Failure	Condition	Failure	Frequency of Failure Risk Score	Risk Category	Estimated Useful Life	Remaining Useful Life	Quantity	Unit of Measure	Toost Curit Cost Year	2024	2025	۲ 2026 ٤	4 2027	2028	o 2029	5030	8 2031	ы 2032	е е е е е е е	Required
9	The football field consists of an artificial turf field. These types of field typically have a service life of 10-12 years depending on use and maintenance. The turf was replaced in 2023. It is recommended to budget for the replacement of the turf field during the study period.	Replace artificial turf field.	IV	CR	4	3	4	4 15	Mediur	n 10	10	74,000	SF	\$8.00			5	4	3			0		\$592,000	\$592,000
10	The softball field is provided with field lighting mounted on treated wood poles. The lighting appeared to be in poor to fair condition with deterioration noted. It is recommended to replace the softball field lighting.	Replace softball field lighting.	111	CR	4	3	4	4 15	Mediur	n 25	2	4	EA	\$30,000		\$120,000									\$120,000
11	Select dugouts are constructed into the side of the adjacent grade with the majority of the concrete masonry unit walls being below grade. Evidence of water infiltration through the walls was noted. Overtime this can lead to deterioration of the mortar joints and concrete masonry units. It is recommended to excavate behind the dugout walls and apply a waterproofing membrane to prevent further water infiltration. A stone backfill should also be provided along with the installation of a foundation drain pipe to direct water away from the dugout.	Provide waterproofing membrane at concrete masonry unit walls of the dugouts.	111	DM	3	3	4	4 14	Mediur	n 25	1	3	EA	\$12,000	\$36,000										\$36,000
Structural S	ystems																								
Required 1			п	DM	4	2	4	4 14	Mediur	n 20	1	750	SF	\$150.00	\$112,500										\$112,500
Roofing Sys Required																									
1	The standing seam metal roof above the Media Center/Guidance is original to the building and is in poor condition, with water	Replace standing seam metal roof at Media Center/Guidance wing.	п	DM	3	2	2	3 10	High	25	1	12,900	SF	\$35.00	\$451,500										\$451,500
2	The low slope roof at the EC Wing (lower roof) was noted to be in very poor condition. The roof membrane is severely deteriorated and large areas of debris and standing water were noted.	Replace roof at EC wing with TPO membrane.	11	DM	3	1	2	3 9	High	20	1	3,150	SF	\$22.00	\$69,300										\$69,300
3	The small section of TPO low-slope roof at the Science Building Foyer is in poor condition and reportedly leaks often. The roof has been coated and repaired several times, but continues to leak.	Replace roof at Science Building Foyer with TPO membrane.	П	DM	4	2	3	3 12	High	20	1	450	SF	\$22.00	\$9,900										\$9,900











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4	The Old Gym roof is in a state of failure. The TPO covering is at the end of its life and several areas of the wood tongue and groove wood roof deck have rotted away. At several locations, the deck has fallen to the ground or been removed. Other areas of the deck still in place appear to be saturated and are in a poor condition. Costs for this item could fluctuate deepening on actual conditions of the roof deck once root repairs are undertaken.	Replace roof to Old Gym with new TPO membrane, including as needed roof decking replacements. s	II DM	3	2 2	3 10	High	20	1	13,500	SF	\$40.00	\$540,000				-						\$540,000
5	The standing seam metal roofs to the Gym Foyer and Old Gym Locker Rooms (including outside restrooms) are original to the building and at the end of their useful life. As these areas of the building are connecte to the Old Gym structure, works should onl be completed if the gym is decided to be kept in use.	Replace standing seam metal roof d coverings.	II DM	3	2 2	3 10	High	25	1	7,750	SF	\$40.00	\$310,000										\$310,000
6	The roof at the Band Room and Band/Drama Rooms consists of a standing seam metal roof, and two lower roofs with an EDPM membrane and integral box gutters. The standing seam metal roof is original to the building and is in a poor to fair condition. When the roof is replaced, if possible, the box gutters should be framed out, so the roof is level and drains to interior leaders, simplifying the roof design.	Replace EPDM and standing seam metal roofs at the Band/Drama Rooms	III CR	4	3 3	4 14	Mediur	m 25	2	4,500	SF	\$40.00		\$180,000									\$180,000
7	The roof at the Vocational Wing and CTE Welding/Masonry building consist of modified bitumen roofs which were in a poor to fair condition. The roofs are at the end of their life and joints have been recoated/resealed at various points across the roofs. Recommend that the existing roo coverings are fully stripped off and a new TPO roof system is installed.	Replace the roof at the Vocational Wing and CTE Welding/Masonry	III CR	4	3 4	4 15	Mediu	n 20	3	32,800	SF	\$22.00			\$721,600								\$721,600
8	The standing seam metal roof above the Math Wing is original to the building and in a poor condition. Recommend removing th roof covering and replacing with a new standing seam metal roof covering.	e Replace standing seam metal roof at the Math Wing.	ii dm	3	2	3 10	High	25	1	12,360	SF	\$40.00	\$494,400										\$494,400
9	The standing seam metal roof above the English Wing and Office Area are original to the building and in a fair condition, but approaching the end of their life. Recommend removing the roof coverings and replacing with a new standing seam metal roof covering.	Replace standing seam metal roof at the English Wing and Office Area.	e IV CR	5	3 4	5 17	Low	25	7	17,685	SF	\$40.00							\$707,400				\$707,400

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ltem No.	Condition	Recommendation	Priority Category Deficiency Category	Impact of Failure	Condition Probability of Failure	Frequency of Failure	Risk Score	Risk Category	Estimated Useful Life Remaining	Useful Life	Quantity	Unit of Measure	ts O Lin Year	2024	5025	۳ 2026 ۳	4 202	5	o 2029	5030	8 2031	e 2032	880 7	Required
	The standing seam metal roof above the Home Economics Wing are original to the building and in a fair condition, but approaching the end of their life. Recommend removing the roof covering and replacing with a new standing seam metal roof covering.	Replace standing seam metal roof at the Home Economics Wing	IV CR	5	3 4	5	17 L	.ow	25	8 7	7,550	SF	\$40.00								\$302,000			\$302,000
11	and approaching the end of their life.	Replace standing seam metal roof at the Auditorium and Auditorium Storage/Hall.	III CR	4	3 3	4	14 Me	edium	25	2 1	4,500	SF	\$40.00		\$580,000									\$580,000
12		Replace the standing seam metal roof at the Football Field House.	IV CR	4	3 5	5	17 L	.ow	25	8 8	8,300	SF	\$40.00								\$332,000			\$332,000
13	The metal roof at the Boiler Room is original to the building and in a poor to fair condition. Recommend replacement with a standing seam metal roof.	Replace the metal roof at the Boiler	II DM	4	2 3	3	12 +	ligh	25	1 1	1,800	SF	\$40.00	\$72,000										\$72,000
	The TPO roof at the Kitchen and Cafeteria was in fair condition. Some areas of staining were noted and the roof would benefit from cleaning. Based on age, replacement of the TPO roof on a like-for-like basis is anticipated.	Replace TPO roof at the Kitchen and Cafeteria.	IV CR	4	4 3	4	15 Me	edium	20 1	10 1	1,200	SF	\$20.00										\$224,000	\$224,000
Exterior Ele Required	ments																							
1	Brickwork to the Auditorium gable wall was stained and mortar joints were in poor condition. The flashing at the lower roof with the wall was in poor condition. Regular leaks at this area of the building were reported. Additional cracking in brickwork to the south-facing walls was also observed. Cost increased to include replacement of the flashing at the junction with the lower roof.	Repoint brickwork on gable elevation at junction with lower roof and replace metal flashing. Repoint brickwork on		3	2 2	2	9 F	ligh	25	1	850	SF	\$95.00	\$80,750										\$80,750
2	The windows at the high level of the cafeteria were in poor condition. Seals to the insulated glazed units (IGUs) have failed and moisture has fogged the panes.	Replace high level window panes at each side of the gable wall.	III DM	5	2 3	4	14 Me	edium	25	1	9	EA	\$3,500	\$31,500										\$31,500









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Item No.	Condition	Recommendation	Priority Category Deficiency	Lategory Impact of	Failure Condition	Probability of Failure Frequency of Failure	Risk Score	Risk Category	Estimated Useful Life	Remaining Useful Life	Quantity	Unit of Measure	Unit Cost	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Required
3	Deterioration to the exterior curved glulam wood beams at the Cafeteria have deteriorated. Structural repairs have been completed at the bases of the beams to strengthen the beams and works have been completed, per drawings and documents produced by Medlock Associates. However, paint finishes to the beams are in poor condition. Paint is flaking or missing across all beams, exposing the wood underneath which if left unaddressed will result in further deterioration to the wood beams. Costs for this item could fluctuate based on the condition of the wood beams once renovation works begin.	Surface prep glulam beams and repain the exposed exterior beams with a suitable exterior wood paint.		1 3	2	3 4	12	High	10	1	1,200	SF	Year \$15.00	\$18,000	2	3	4	5	6	7	8	9	10	\$18,000
4	High level windows at the Old Gym and Old Gym Locker Rooms are the original single- glazed metal framed windows. Windows were in poor condition. Sealant joints at the perimeters of the windows have perished and several of the panes are cracked. As detailed elsewhere in this cost table, works should only be completed once the long- term future of the building has been decided.	Replace high level windows at the Old Gym and Old Gym Locker Rooms.	III DN	1 4	2	2 3	11	High	25	1	1,400	SF	\$120.00	\$168,000										\$168,000
5	Deterioration to the exterior curved glulam wood beams at the Old Gym have deteriorated. Structural repairs have been completed at the bases of the beams to strengthen the beams and works have been completed, per drawings and documents produced by Medlock Associates. However, paint finishes to the beams are in poor condition. Paint is flaking or missing across all beams, exposing the wood underneath which if left unaddressed will result in further deterioration to the wood beams. Costs for this item could fluctuate based on the condition of the wood beams once renovation works begin.	Surface prep glulam beams and repain the exposed exterior beams with a suitable exterior wood paint.	II DN	1 3	2	3 4	12	High	10	1	3,600	SF	\$15.00	\$54,000										\$54,000
6	Brickwork to the Old Gym was stained, mortar joints were missing, and sealant joints at movement joints had perished. Recommend exterior masonry project to repair defective masonry including repointing, cleaning of stained brickwork, and replacement of failed sealant joints. As detailed elsewhere in this cost table, works should only be completed once the long- term future of the building has been decided.	Complete masonry restoration and repairs at the Old Gym.	III DN	1 3	2	3 3	11	High	20	1	3,750	SF	\$95	\$356,250										\$356,250

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Item No.	Condition	Recommendation	Priority Category	Deficiency Category	Failure Condition	Probability of Failure	Frequency of Failure	Risk Score	Risk Category	Estimated Useful Life	Remaining Useful Life	Quantity	Unit of Measure	Unit Cost	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Required
7	Windows at the Home Economics Wing were in poor condition. IGUs had failed and the windowpanes have fogged. Window frames are at the end of their useful life. Costs based on replacement with aluminum framed windows, approximate size 3' x 6'. Window sizes and quantities are an approximate budget inclusion only and should be accurately measured and counted prior to replacement.	Economics Wing.	111	DM	4 2	3	3	12	High	20	1	12	EA	Year \$2,750	\$33,000	2	3	4	5	6	7	8	9	10	\$33,000
8	Windows at the Media Center/Guidance Wing were in poor condition. IGUs had failed and the windowpanes have fogged. Window frames are at the end of their useful life. Costs based on replacement with aluminum framed windows, approximate size 3' x 6'. Window sizes and quantities are an approximate budget inclusion only and should be accurately measured and counted prior to replacement.	Center/Guidance Wing.	111	DM	4 2	3	3	12	High	20	1	20	EA	\$2,750	\$55,000										\$55,000
9	Windows at the English Wing and Office Area were in poor condition. IGUs had failed and the windowpanes have fogged. Window frames are at the end of their useful life. Costs based on replacement with aluminum framed windows, approximate size 3' x 6'. Window sizes and quantities are an approximate budget inclusion only and should be accurately measured and counted prior to replacement.	and Office Area.	111	DM	4 2	3	3	12	High	20	1	96	EA	\$2,750	\$264,000										\$264,000
10	were in noor condition. Where observed all	Remove failed sealant joints and replace.	11	DM	4 2	2	3	11	High	10	1	8,800	LF	\$10.00	\$88,000										\$88,000
11	Exterior breezeways were in fair condition, as were paint finishes, but future repainting is recommended to ensure metalwork is protected.	Repaint soffits and supporting structure of metal breezeways across the site.	111	SM	4 4	4	5	17	Low	10	5	19,500	SF	\$5.00					\$97,500						\$97,5 <b>0</b> 0
12		Complete exterior restoration project to the building exteriors. Cycle One.	) III	DM	3 2	4	3	12	High	10	1	1	ALLOW	\$200,000	\$200,000										\$200,000











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13	Exterior walls had defects across all elevations including missing pointing, staining to brickwork, paint finishes in poor condition etc. Recommend carrying a cost for exterior renovations and stabilization on a two-yearly basis. Cost will cover generic exterior works including repointing, cleaning of brickwork, painting, and other small exterior work projects. Cycle Two.	Complete exterior restaration preject	<sup>10</sup> III SM	3	2 4	. 3	.2 High	10	3	1	ALLOW	Year \$200,000	1	2	3 \$200,000	4 5		6 7	8	9	10	\$200,000
14		Complete exterior restoration project	<sup>to</sup> III SM	3	3 4	4	.4 Mediur	n 10	5	1	ALLOW	\$200,000				\$200,00	0					\$200,000
15 Interiors	Exterior walls had defects across all elevations including missing pointing, staining to brickwork, paint finishes in poor condition etc. Recommend carrying a cost for exterior renovations and stabilization on a two-yearly basis. Cost will cover generic exterior works including repointing, cleaning of brickwork, painting, and other small exterior work projects. Cycle Four.	Complete exterior restoration project	<sup>to</sup> IV SM	3	3 4	4	.4 Mediur	n 10	7	1	ALLOW	\$200,000						\$200,000				\$200,000
Required		Construct pre-engineered metal buildi for wrestling teams	<sup>ng</sup> II CI	3	3 3	3	.2 High	30	1	5,000	SF	\$180	\$900,000									\$900,000
2	Ceiling tiles were noted to be in general good condition. We did note numerous stained ceiling tiles throughout. It is recommended to budget for the replacement of the stained ceiling tiles in the near-term. Some ceiling tiles could protentially be fire rated and would need to be replaced with the same type of rated material.	Replace stained and/or damaged ceilir tiles.	<sup>ig</sup> III DM	5	3 4	5	L7 Low		1	2,500	SF	\$8.00	\$20,000									\$20,000
3		Allowance for renewal of interior finishes. Timing and scope will vary based on future program peeds. Cycle	V SM	5	3 5	5	.8 Low	10	3	36,775	SF	\$60.00			\$2,206,500							\$2,206,500









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Item No.	Condition Recommendation	Priority Category	Deficiency Category	Impact of Failure	Condition Probability of	Failure Frequency of	Risk Score	Risk Category	Estimated Useful Life	Remaining Useful Life	Quantity	Unit of Measure	Unit Cost	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Required
4	Interiors appeared to be typical finishes and fair condition for an educational establishment. Allowance only includes renewal of interior finishes and minor renovations of restrooms. Does not include reconfiguration of space or address items related to educational adequacy.	v	SM	5	3	5 5	18	Low	10	4	36,775	SF	Year \$80.00	1	2	3	4	5	6	7	8	9	10	\$2,942,000
5	Interiors appeared to be typical finishes and fair condition for an educational establishment. Allowance only includes renewal of interior finishes and minor renovations of restrooms. Does not include reconfiguration of space or address items related to educational adequacy.	v	SM	5	3	5 5	18	Low	10	5	36,775	SF	\$80.00					\$2,942,000						\$2,942,000
6	Interiors appeared to be typical finishes and fair condition for an educational establishment. Allowance only includes renewal of interior finishes and minor renovations of restrooms. Does not include reconfiguration of space or address items related to educational adequacy.	v	SM	5	3	5 5	18	Low	10	6	36,775	SF	\$80.00						\$2,942,000					\$2,942,00
7	Dampness and damage to plaster finishes in the Auditorium stage area which is understood to be as a result of leaking HVAC fan coil units which are currently out of service and awaiting repair.	111	DM	5	2	5 5	17	Low	20	1	250	SF	\$35.00	\$8,750										\$8,750
8	A physical security assessment was provided by Safe Havens International. As part of their assessment, they identified areas within the school which should be provided with a vestibule to limit continued access throughout the school. Based on this recommendation, it is recommended to budget for the installation of vestibules to limit access throughout the school.	11	CI	3	3	3 3	12	High		2	147,095	SF	\$1.50		\$220,643									\$220,643
Mechanical Required																								
1	Unit ventilators in the Vocational, Social Studies, and Office wings of the building are becoming problematic and difficult to repair. Water-cooled AHUs in the Auditorium, Band and Math wings of the building are becoming problematic and difficult to repair. Three AHUs in the Auditorium were not operating at the time of the site visit. The majority of AHUs have reached the end of their recommended useful life and the rest will do so within the study period. It is recommended to budget for the replacement of the unit ventilators and AHUs during the term.	111	DM	4	3	3 3	13	High	20	1	147,095	SF	\$18	\$2,647,710										\$2,647,71(











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2	Pad-mounted Chiller #2 located at the north wing and serving the Auditorium, Cafeteria, Office, History, Social Studies, and Band wing, was in fair condition. The chiller serves a large portion of the building and remains operational but will soon reach the end of its recommended useful life.	Replace pad mounted Chiller #2 at the north wing.	111	CR	3	3	4 4	14	Mediun	n 25	5	70	TON	Year \$4,200	1	2	3	4	\$294,000	6	7	8	9	10	\$294,000
3	The roof-mounted chillers serving the Vocational wing were in fair condition. The north-zone chiller was noted with active alarms at the control panel interface and was not running at the time of the site visit.	Replace roof mounted chillers serving the Vocational wing.	111	CR	3	3	4 4	14	Mediun	n 25	5	70	TON	\$4,500					\$315,000						\$315,000
4	Boilers #1 and #2 at the south corner of the Science wing and Boiler #4 at the south corner of the New Gym is in fair to good condition. The boilers have exceeded their recommended useful life and should be budgeted for replacement during the term.	Replace Boiler #1 and #2 along with associated controls, valves, etc.	111	CR	3	4	4 5	16	Mediun	n 30	5	1,158	МВН	\$110					\$127,380						\$127,380
5	Boilers #1 and #2 at the south corner of the Science wing and Boiler #4 at the south corner of the New Gym is in fair to good condition. The boilers have exceeded their recommended useful life and may remain serviceable with an effective overhaul.	Replace Boiler #4 and associated controls, valves, etc.	IV	CR	3	4	4 5	16	Mediun	n 30	9	1,358	МВН	\$110									\$149,380		\$149,380
6	Boiler #5 at the north end of the vocational wing is in good to fair condition with no major deficiencies noted. Boilers #1 and #2 serving the cafeteria and north corner of the building are in good condition with no major deficiencies noted. The boilers should be overhauled to extend the service life. This should include replacement of burners and controls along with other as needed maintenance items.	Overhaul Boiler #1, #2, & #5 in the vocational wing	111	SM	3	4	4 5	16	Mediun	n 10	3	7,219	МВН	\$35			\$252,665								\$252,665
7	Two 10-ton split systems serving areas in the Media Center and at the New Gym were in poor condition and not operating at the time of the site visit.			DM	4	2	3 4	13	High	15	1	20	TON	\$4,200	\$84,000										\$84,000
8		Replace heating hot water pump packages and valve assemblies.		CR	3	3	4 4	14	Mediun	n 20	4	8	EA	\$15,000				\$120,000							\$120,000

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9	Mechanical heating and cooling systems in the building utilize various pumps packages with motors ranging from 3-30-hp. Pumps should be replaced before they fail, and costs have been included as two occurrences within the study period.	Replace chilled water pump packages and valve assemblies.	111	CR	3	3	4 4	14	Mediun	n 20	4	6	EA	Year \$15,000	1	2	3	4 \$90,000	5	6	7	8	9	10	\$90,000
10	Sections of mechanical piping and valves for the heating and cooling systems throughout the building noted with localized accumulations of rust and areas with damaged or missing insulation, particularly in boiler rooms. We recommend that deteriorated valves and sections of pipe be replaced to prevent leaks. Areas where piping insulation is damaged or missing should be properly insulated to prevent condensation and further deterioration.	Allowance for replacement of corroded piping, valves, and damaged insulation.		DM	3	3	4 4	4 14	Mediun	n 10	1	600	LF	\$220	\$132,000										\$132,000
11				CR	4	3	4 3	3 14	Mediun	n 15	2	4	EA	\$750,000		\$3,000,000									\$3,000,000
12	The building management system (BMS) is built on the Niagara framework with Johnson Controls Metasys control hardware installed in 1999. The BMS gives a broad overview of the Property with select items controlled via the web-based interface. The system is limited but remains operational. Resources and supplies for older BMS versions are difficult to obtain, so we recommend upgrading the control systems throughout the school. We recommend completing this project at the same time as other any other BMS upgrades within the school system.	Upgrade building management system (BMS) and main controllers.		CR	4	3	4 4	¥ 15	Mediun	n 15	2	147,000	SF	\$2.25		\$330,750									\$330,750









	LDING VALUE										E								Building: GSF: Age: Address:	<b>Brevard High</b> 147095 1959 (64 years), 609 N Country C Brevard, NC 287:	plus varying age ac ub Rd	lditions	
Item No.	Condition	Recommendation	Priority Category Deficiency Category	Impact of Failure	Condition Probability of	Frequency of Failure Bick Score	Risk Category	Estimated Useful Life	Remaining Useful Life	Quantity	Unit of Measure	Unit Cost	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Required
Electrical												Year	1	2	3	4	5	6	7	8	9	10	
Required 1	closets throughout the building and	Upgrade antiquated electrical panels throughout the building.	III CR	2	3 4	4 1	3 High	30	3	3,000	АМР	\$220			\$660,000								\$660,000
2		Install floor drain system in the main boiler room.	III DM	3	3 4	4 1.	1 Mediun	n 20	1	1	ALLOW	\$10,000	\$10,000										\$10,000
3	Access control systems appeared to be limited to electronic card access systems. It is recommended to expand access control and security systems throughout the school.	Allowance to improve school security systems and school safety.	II CI	2	3 3	4 1	2 High	20	2 1	147,095	SF	\$4.00		\$588,380									\$588,380
Plumbing Required																							
	Ismall non commercial water neaters will	heaters.	IV CR	3	4 4	4 1	5 Mediun	n 18	7	3	EA	\$45,000							\$135,000				\$135,000
2		Remove underground storage tanks an install new above ground code/regulation compliant storage tanl	III CR	3	3 4	4 1.	1 Mediun	n 30	3	1	ALLOW	\$275,000			\$275,000								\$275,000









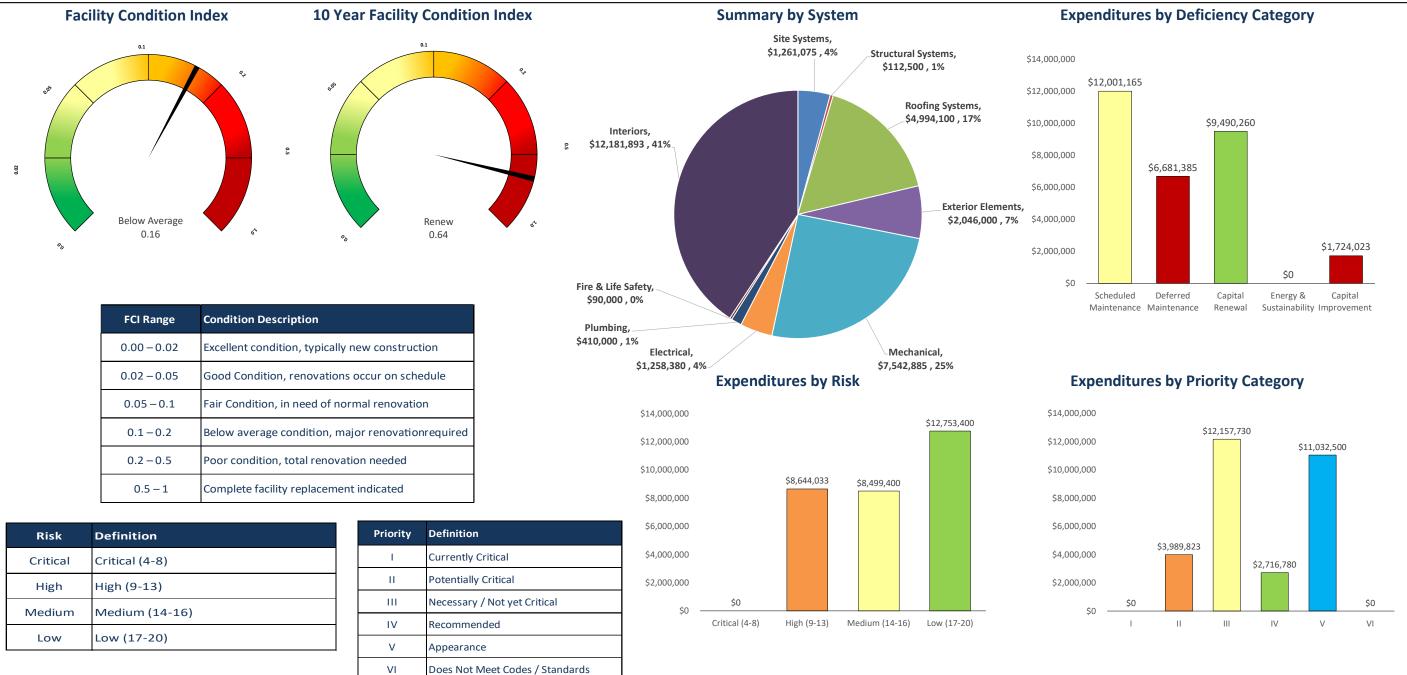
	LDING VALUE																				Building: GSF: Age: Address:	<b>Brevard High</b> 147095 1959 (64 years), 609 N Country Cl Brevard, NC 2871	plus varying age a ub Rd	lditions	
Item No.	Condition	Recommendation	Priority Category	Deficiency Category	Impact of Failure	Condition	Probability of Failure	Frequency of Failure Risk Score	Risk Category	Estimated Useful Life	Remaining Useful Life	Quantity	Unit of Measure	Unit Cost	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Required
Fire & Life S	Safety													Year	1	2	3	4	5	6	7	8	9	10	
Required	The building is monitored by a Notifier NFS2- 3030 alarm panel. At the time of the site visit, a trouble notification was noted which	Replace fire alarm control panel and as	IV	CR	3	4	5	5 17	Low	15	8	1	EA	\$75,000								\$75,000			\$75,000
2	approved rated assembly to protect	Complete life safety and code evaluation.	III	CI	3	3	4	4 14	Medium	ſ	1	1	EA	\$15,000	\$15,000										\$15,000
Conveyance Required																									
1	No conveyance systems installed at the building.																								\$0
Deficier SM DM CR	Scheduled Maintenance	II Potentially Critical II Necessary / Not yet Critical	Risk Critical High Aedium Low	Criti High Mec	inition cal (4-8 n (9-13) dium (14	4-16)							(2023 Req (Inflated @ 8% i	uired Cost : US-Dollars) uired Cost for 1st 3 years then 3% Per Yr.)		\$5,187,773 \$6,051,018		\$3,170,500 \$3,568,426				\$709,000 \$898,140	\$149,380 \$194,907	\$816,000 \$1,096,636	\$29,896,833 \$34,860,221
EN			2000	LOW	(17-20	·,							T( (202	otal Cost 3 \$/ SF/ Yr.)	\$51.01	\$35.27	\$29.92	\$21.55	\$27.03	\$20.00	\$7.09	\$4.82	\$1.02	\$5.55	\$203.25

								Building: GSF: Age: Address:	<b>Brevard High</b> 147095 1959 (64 years), r 609 N Country Cli Brevard, NC 2871	olus varying age ac ub Rd	lditions	
Unit of Measure	Unit Cost	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Required
	Year	1	2	3	4	5	6	7	8	9	10	
EA	\$75,000								\$75,000			\$75,000
EA	\$15,000	\$15,000										\$15,000
												\$0
(2023	uired Cost US-Dollars) uired Cost	\$7,503,385	\$5,187,773	\$4,400,515	\$3,170,500	\$3,975,880	\$2,942,000	\$1,042,400	\$709,000	\$149,380	\$816,000	\$29,896,833
(Inflated @ 8% fo	or 1st 3 years then 3% er Yr.)	\$8,103,656	\$6,051,018	\$5,543,382	\$3,568,426	\$4,609,135	\$3,512,902	\$1,282,021	\$898,140	\$194,907	\$1,096,636	\$34,860,221
To (2023	tal Cost \$/ SF/ Yr.)	\$51.01	\$35.27	\$29.92	\$21.55	\$27.03	\$20.00	\$7.09	\$4.82	\$1.02	\$5.55	\$203.25





### **Financial Summary**







# **Representative Photos**



Area of water ingress at Auditorium



Deteriorated paint finishes at glulam beams at Old Gym



Pad mounted chiller



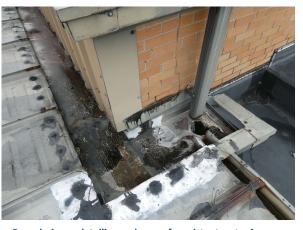
Original standing seam metal roofs



Failed and missing roof deck at Old Gym



Older electrical equipment



Poor drainage detailing and area of persistent water ingress



Fogged glazing at Cafeteria roof



Domestic water heaters

Building: GSF: Age: Address:



Roof covering at EC Wing in poor condition



Sealant joints in brickwork in poor condition



Fire alarm control panel