REPORT OF FACILITY CONDITION ASSESSMENT



Morris Education Center

Property Address: 225 Rosenwald Lane 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













Building: GSF: Age: Address:

Morris Education Center 14278 1949 (74 years old) 225 Rosenwald Lane Brevard, NC 28712

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	/												Year	1	2	3	4	5	6	7	8	9	10	
Required																								
	compliant ADA parking spaces.	achieve ADA compliance where	VI	DM	4 4	5	5 18	Low	20	1	2	ALLOW	\$3,750.00	\$7,500										\$7,500
Site System Required	S 																							
		Crack fill, seal coat, and restripe the asphalt at the parking lot and driving lanes.	III	SM	5 3	4	5 17	Low	7	1	2,430	SY	\$3.00	\$7,290										\$7,290
2	Site asphalt at the parking lot areas and driving lanes was in a poor to fair condition. Cracks were evident in the paved surface.	Mill and overlay the asphalt at the parking lot and driving lanes.	IV	CR	5 3	4	5 17	Low	15	8	2,430	SY	\$15.00								\$36,450			\$36,450
3	The concrete pad at the bottom of the entrance steps on the north-facing elevation was cracked and displaced. Additionally, there is a crack in one of the concrete step treads and the concrete coping to the brick step walls on the right hand side (as facing the building) was cracked and missing.	Complete repairs to entrance steps on north-facing elevation.	II	DM	3 2	3	4 12	High	25	1	1	ALLOW	\$6,500	\$6,500										\$6,500
4	On the southern elevation, there is a change in level between the grassed area and the street below. A former guardrail was installed in the ground, but has been removed (cut off at grade level). At present, there is a fall from height risk without the guardrail installed.	Install new metal guardrail at the southern exterior wall at the yard area.	II	DM	2 1	3	3 9	High	15	1	1	ALLOW	\$15,000	\$15,000										\$15,000
5	Metal handrails were in a good condition generally, but some repairs and painting works are required.	Undertake repairs and repainting of metal site handrails.	III	SM	5 3	5	5 18	Low	10	1	1	ALLOW	\$5,000	\$5,000										\$5,000
Structural S	ystems																							
Required 1	The building structural systems appeared to be in good condition and should continued to be monitored.																							\$0
Roofing Sys	tems																							
Required 1	The roof has been relatively recently replaced and is in good condition.	No anticipated capital expenditures.																						\$0











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Exterior Ele	ments												Year	1	2	3	4	5	6	,	8	9	10	
Required 1	Exterior walls were typically in a fair to good condition across the building, however some areas of non-structural cracking within the mortar joints was noted. In some places, to stop water ingress, cracks have been filled with a caulk/sealant which is an incorrect repair. Sealant/caulk should be removed and the mortar joints replaced with a suitable cement mortar.		Ш	DM	4 3	4	4 15	Medium	25	1	450	SF	\$25.00	\$11,250										\$11,250
2	Exterior windows were in a fair to good condition generally, although paint finishes to the metal lintels were noted to have deteriorated. Paint was flaking and some minor surface corrosion was evident to lintels. Exterior paint to wood soffits was in fair condition at the time of the assessment. Exterior wood doors were in a fair to good condition, but stain/varnish finishes were deteriorating due to weathering and high levels of sunlight on some elevations.		IV	SM	5 3	5	5 18	Low	10	1	3,800	SF	\$1	\$3,800										\$3,800
		Allowance for renewal of interior finishes. Timing and scope will vary based on future program needs.	V	CR	5 3	5	5 18	Low	10	10	14,278	SF	\$45.00										\$642,510	\$642,510
2	Some basement rooms were reported to suffer from occasional water ingress through the ground floor slab. The issue only reportedly occurs sporadically and in heavy rain events, and the rooms are not regularly used.	Replace tile floor finishes to room and monitor exterior drains at outside stairwells.	Ш	DM	5 3	4	5 17	Low	20	1	130	SY	\$65.00	\$8,450										\$8,450











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														Year	1	2	3	4	5	6	7	8	9	10	
Mechanica Required																								_	
1	Heating and cooling systems throughout the building were fully renewed in 2015 and were in a fair to good condition.	No anticipated capital expenditures.																							\$0
Electrical Required																									
1	The building electrical systems appeared to be in fair condition and should remain operational through the term.	No anticipated capital expenditures.																							\$0
2		Replace fluorescent light fittings with LED fittings.	III	EN	5	3 4	4 5	17	Low	20	1	14,000	SF	\$2.00	\$28,000										\$28,000
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.	systems and school safety.	II	CI	2 3	3 3	3 4	12	High	20	2	14,000	SF	\$5.50		\$77,000									\$77,000
Plumbing																									
Required																									
1	The building plumbing systems appeared to be in fair condition and should remain operational through the term.	No anticipated capital expenditures.																							\$0
Fire & Life S	Safety																								
Required 1	A hardwired fire alarm system was not installed at the building. Smoke detection and alarm is reliant on hardwired smoke detectors/alarms with battery backup.	Install new fully addressable fire alarm system throughout building.																							\$0
Conveyance	e Systems																								
Required 1	Conveyance systems are not installed at the building.	No recommendations.																							\$0
Deficie	7 2 3	ority Definition	Risk											uired Cost US-Dollars)	\$92,790	\$77,000	\$0	\$0	\$0	\$0	\$0	\$36,450	\$0	\$642,510	\$848,750
SM	Scheduled Maintenance	I Currently Critical II Potentially Critical	Critical		al (4-8)																				
DM	Deferred Maintenance	III Necessary / Not yet Critical	High		(9-13)									uired Cost 6 for 1st 3 years then	\$100.212	\$90 912	\$0	\$0	ćn	\$0	\$0	\$46 174	ćo	\$962.400	\$1,000,670
CR	Capital Renewal	IV Recommended	Mediun		um (14-1	6)								6 Per Yr.)	\$100,213	\$89,813	٥	٥	\$0	, şu	30	\$46,174	\$0	\$863,480	\$1,099,679
EN	Energy & Sustainability	V Appearance	Low	Low (17-20)							ŀ	1											+	
CI	Capital Improvement	VI Does Not Meet Codes / Standards												otal Cost 3 \$/ SF/ Yr.)	\$6.50	\$5.39	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2.55	\$0.00	\$45.00	\$59.44



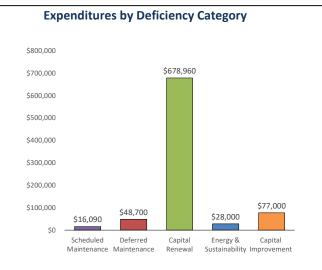
Building GSF: Age: **Morris Education Center**

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Financial Summary



Sumi	mary by System
Site Systems, \$70,240 , 8%	Roofing Structural Exterior Systems, \$0, Systems, \$0, Elements, 0% 0% \$15,050, 2%
Accessibility, \$7,500,1%	0% \$15,050 , 2% Mechanical, \$0 , 0%
	Electrical, \$105,000 , 12%
	Plumbing, \$0 , 0% Conveyance Systems, \$0 , 0%
Interiors, \$650,960 , 77%_	Fire & Life



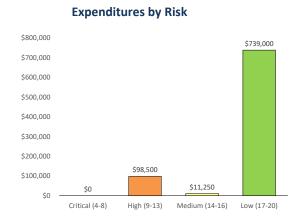
FCI Range	Condition Description
0.00 - 0.02	Excellent condition, typically new construction
0.02 - 0.05	Good Condition, renovations occur on schedule
0.05 - 0.1	Fair Condition, in need of normal renovation
0.1 – 0.2	Below average condition, major renovation required
0.2 – 0.5	Poor condition, total renovation needed
0.5 – 1	Complete facility replacement indicated

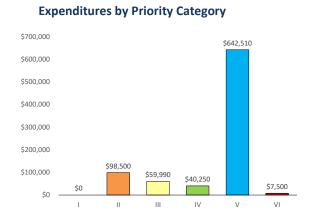
Risk	Definition
Critical	Critical (4-8)
High	High (9-13)
Medium	Medium (14-16)
Low	Low (17-20)

0.02

Priority	Definition
1	Currently Critical
П	Potentially Critical
111	Necessary / Not yet Critical
IV	Recommended
V	Appearance
VI	Does Not Meet Codes / Standards

Poor 0.21







uilding: Morris Education Center

14278

ge: 1949 (74 years old)

Brevard, NC 28712

Representative Photos



Asphalt parking lot and exterior elevations



Cracking and deterioration to mortar joints



Domestic water heater in closet space



Missing handrails (right and left of steps) at change in level



Exterior condensing units mounted at grade



Handheld fire extinguisher



Damage to exterior steps at entrance



Furnace with in basement area



Typical interior finishes



Overview of asphalt roof shingles



Electrical panelboard in basement area



Bathroom with accessibility upgrades