REPORT OF FACILITY CONDITION ASSESSMENT



PLANT OPERATIONS

Property Address: 749 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













Building: P GSF: 10 Age: 19 Address: 74

Plant Operations 10,233 1969 - 54 years 749 Country Club Road Brevard, NC 28712

| Item No. | Condition | Recommendation | 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 | У | | | | | | | | | | | | | | Year | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | |
| 1 | The building was constructed before the implementation of the Americans with Disabilities Act. Minor modifications have been made to achieve compliance where possible. Should a disabled individual be employed at this location, then reasonable accommodations will need to be provided. | No anticipated capital expenditures. | | | | | | | | | | | | | | | | | | | | | | | | \$0 |
| Site System Required | S | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | An asphalt paved drive lane and parking area is provided at the Property. The asphal pavement appeared to be in fair condition with areas of significant cracking noted. It is recommended to crack fill, seal coat, and restripe the asphalt along with full depth replacement of areas of "alligator cracking" | Mill and repave the asphalt drive line and parking lot. Complete full depth replacement of "alligator cracking" | | SM | 5 | 3 | 4 | 5 | 17 | Low | 10 | 3 | 2,500 | SY | \$8.00 | | | \$20,000 | | | | | | | | \$20,000 |
| 2 | A concrete paved area is provided at the entrances and exits of the service/maintenance shop of the building. The concrete pavement is in fair condition with cracking and settlement noted. It is recommended to replace the damaged concrete paved panels. | Replace damaged concrete paved panels. Replacement concrete should be able to thick enough to support the weight of the busses and equipment. | l | CR | 5 | 3 | 4 | 5 | 17 | Low | 20 | 5 | 2,500 | SF | \$14.00 | | | | | \$35,000 | | | | | | \$35,000 |
| 3 | The property is provided with two above ground diesel fuel storage tanks. These types of installations are required to comply with various codes and standards as it relates to containment, safety features, labeling, etc. It is recommended to have the fuel storage area evaluated by a licensed professional to determine any potential upgrades required to comply with current codes and standard. | Complete evaluation of the diesel fuel | | SM | 1 | 3 | 4 | 5 | 13 | High | 30 | 1 | 1 | ALLOV | √ \$8,500 | \$8,500 | | | | | | | | | | \$8,500 |
| 4 | Based on the results from the diesel fuel storage area assessment, complete required repairs and upgrades. | Allowance for potential repairs and upgrades to the diesel fuel storage area. | | SM | 1 | 3 | 4 | 5 | 13 | High | 30 | 1 | 1 | ALLOV | N \$20,000 | \$20,000 | | | | | | | | | | \$20,000 |
| 5 | A gravel paved parking area is provided at the property for parking of school busses and other equipment. It is recommended to refresh the gravel during the study period. | Refresh gravel paved areas | I | SM | 4 | 4 | 5 | 5 | 18 | Low | 15 | 4 | 4,800 | SY | \$5.00 | | | | \$24,000 | | | | | | | \$24,000 |











Building: Plant Operations
GSF: 10,233
Age: 1969 - 54 years
Address: 749 Country Club Road
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 | Year Year | 2024 | 2025 | س 2026 | 4 2027 | 5028 | 2029 | 7 | ∞ 2031 | ь 2032 | 5033 | Required |
|---------------|---|----------------------|------------------------|----------------------|-----------|---------------------------|----------------------|------------|---------------|--------------------------|--------------------------|----------|--------------------|-----------|----------|----------|--------|--------|------|-----------|---|--------|--------|------|-----------|
| Structural S | ystems | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | The building structural systems appeared to be in good condition and should continued to be monitored. No anticipated capital expenditures. | | | | | | | | | | | | | | | | | | | | | | | | \$0 |
| Roofing Syst | tems | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | The main building is provided with a built-up roofing system with a granular cap sheet that appears to have previously ben coated. The system is placed over pre-cast double-t decking. The age of the roof is unknown but appears to be over 20-years in age. It is recommended to budget for the replacement of the roof in the mid-to late-term of the study period. Replace built-up roofing system down to the decking. Consideration over installing a TPO roof system should be reviewed. | III | CR | 4 | 3 | 5 | 5 1 | 17 L | Low | 25 | 6 | 11,000 | SF | \$18.00 | | | | | | \$198,000 | | | | | \$198,000 |
| 2 | A standing seam metal roof is provided at the south addition which houses the cold and dry storage area. The roof is original to the construction of the building and appears to have had numerous repairs. Given the age of the roof, repairs, and potential impact to the spaces below, it is recommended to budget for providing a life extension coating over the roof | III | CR | 3 | 3 | 4 | 5 1 | L5 Me | edium | 20 | 2 | 2,000 | SF | \$6.00 | | \$12,000 | | | | | | | | | \$12,000 |
| Exterior Elei | ments | | | | | | | | | | | | | | | | | | | | | | | | |
| Required | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | Exterior windows consist of single pane aluminum framed windows installed at the time of construction. The windows are a combination of operable and inoperable. The windows appeared to be in good condition; however, the perimeter window sealants appeared to be in poor condition with loss of adhesion and cracking. It is recommended to replace the sealants in the near-term. Given the age of the building, the sealants should be tested for potential hazardous materials. | П | DM | 5 | 3 | 4 | 5 1 | L17 L | Low | 30 | 1 | 340 | LF | \$14 | \$4,760 | | | | | | | | | | \$4,760 |
| 2 | Painted metal doors are provided at the roof level and at the second floor leading to the exterior ramp. The doors are in poor condition and require replacement. | II | DM | 4 | 3 | 4 | 4 1 | ı5 Me | edium | 20 | 1 | 4 | EA | \$8,500 | \$34,000 | | | | | | | | | | \$34,000 |











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|------------------------|--|---|----------------------|------------------------|----------------------|-----------|---------------------------|----------------------|------------|---------------|--------------------------|--------------------------|----------|--------------------|-----------|---------|-----------|--------|--------|--------|----------|---|----------|--------|------|-----------|
| Interiors Required | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | | new finishes within kitchenet and eakroom/conference room areas. | V | SM | 5 | 3 | 4 | 5 | 17 | Low | 10 | 6 | 275 | SF | \$120.00 | | | | | | \$33,000 | | | | | \$33,000 |
| 2 | racoustical tile celling. The finishes appeared T | new finishes throughout the office eas. | ٧ | SM | 5 | 4 | 5 | 5 | 19 | Low | 20 | 8 | 350 | SF | \$75 | | | | | | | | \$26,250 | | | \$26,250 |
| Mechanical Required | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | Air conditioning for the office area is provided by a combination of a split system and window air conditioning units. The split system dates to 1976 and has surpassed its service life. The window units are anticipated to be replaced upon failure due to the minimal cost of replacement. | place split system unit | III | DM | 4 | 3 | 4 | 5 | 16 | Medium | 20 | 1 | 2 | TON | \$2,800 | \$5,600 | | | | | | | | | | \$5,600 |
| Electrical | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | | place Westinghouse electrical panels d other as needed components. | III | CR | 3 | 4 | 5 | 5 | 17 | Low | 30 | 2 | 10,233 | SF | \$12.00 | | \$122,796 | | | | | | | | | \$122,796 |
| Plumbing Required | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | The age of the domestic water distribution piping is unknown. Observed piping primarily appears to be copper piping and should remain serviceable. Hot water is provided by electric storage tank water heaters. It is anticipated that the water heaters will be replaced upon failure as part of routine operations given the minimal cost of replacement. | anticipated capital expenditures. | | | | | | | | | | | | | | | | | | | | | | | | \$0 |



Capital Improvement

VI

Does Not Meet Codes / Standards









\$1.95

\$13.17

\$2.35

\$3.42

\$22.57

\$0.00

\$2.57

\$0.00

\$0.00

\$53.15

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|---------------|--|------------|-------------------------------------|----------------------|--------------------------------------|----------------------|--|----------------------|------------|---------------|--------------------------|--------------------------|----------|--------------------|------------------------|----------|-----------|----------|----------|----------|-----------|------|----------|------|------|-----------|
| | | | | | | | | | | | | | | | Year | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | |
| Fire & Life S | Safety | | | | | | | | | | | | | | | | | | | | | | | | | |
| Required | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | A fire detection and alarm system is provided within the building. The system was manufactured by Notifier and inst in 2023. Based on the age of the system anticipate that the fire alarm system we remain serviceable for the next 10 years. | m, we vill | o anticipated capital expenditures. | | | | | | | | | | | | | | | | | | | | | | | \$0 |
| Conveyance | e Systems | | | | | | | | | | | | | | | | | | | | | | | | | |
| Required | | | | | | | | | | | | | | | | | 1 | | | | | | | | | |
| 1 | No conveyance systems at the propert | ty | | | | | | | | | | | | | | | | | | | | | | | | \$0 |
| | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Deficier | ncy Definition | Priority | Definition | Risk | Defin | nition | | | | | | | | | red Cost S-Dollars) | \$72,860 | \$134,796 | \$20,000 | \$24,000 | \$35,000 | \$231,000 | \$0 | \$26,250 | \$0 | \$0 | \$543,906 |
| SM | Scheduled Maintenance | 1 | Currently Critical | Critical | Critic | al (4-8) | | | | | | | | (2023 0. | 3-Dollars) | | | | | | | | | | | |
| DM | Deferred Maintenance | Ш | Potentially Critical | High | High | (9-13) | | | | | | | | Requir | ed Cost | | | | | | | | | | | |
| CR | Capital Renewal | III | Necessary / Not yet Critical | Medium | Medi | ium (14-: | L6) | | | | | | | (Inflated @ 8% | | \$78,689 | \$157,226 | \$25,194 | \$27,012 | \$40,575 | \$275,826 | \$0 | \$33,253 | \$0 | \$0 | \$637,775 |
| EN | Energy & Sustainability | IV | Recommended | Low | Low | (17-20) | | | | | | | | then 5% | , | | | | | | | | | | | |
| | 97 | V | Appearance | | | | | | | | | | | 1 | | | 1 | | | | 1 | | 1 | | | |

Total Cost (2023 \$/ SF/ Yr.)

\$7.12



800

Plant Operations

Expenditures by Deficiency Category

\$400,000

Roofing Systems, \$210,000,39%

1969 - 54 years 749 Country Club Road Brevard, NC 28712

\$367,796

Financial Summary

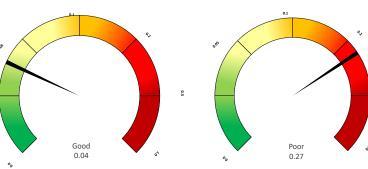
Mechanical,

\$5,600,1%

Exterior Elements. \$38,760,7%



10 Year Facility Condition Index

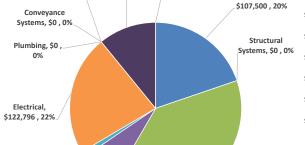


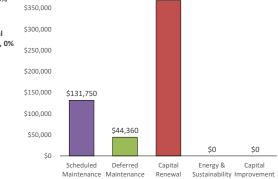
| FCI Range | Condition Description |
|-------------|---|
| 0.00 - 0.02 | Excellent condition, typically new construction |
| 0.02 - 0.05 | Good Condition, renovations occur on schedule |
| 0.05 - 0.1 | Fair Condition, in need of normal renovation |
| 0.1-0.2 | Below average condition, major renovationrequired |
| 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) |

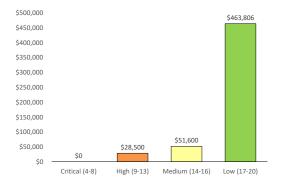
| Priority | Definition |
|----------|---------------------------------|
| 1 | Currently Critical |
| Ш | Potentially Critical |
| Ш | Necessary / Not yet Critical |
| IV | Recommended |
| V | Appearance |
| VI | Does Not Meet Codes / Standards |

Summary by System Fire & Life Safety, Interiors, \$59,250 Accessibility, \$0, \$0,0% Site Systems,

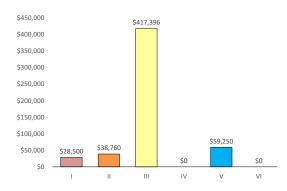




Expenditures by Risk



Expenditures by Priority Category





uilding: Plant Operations

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Representative Photos



Access road and paved areas



Covered vehicle structure



Fuel storage tanks



Interior ceiling at vehicle repair bay



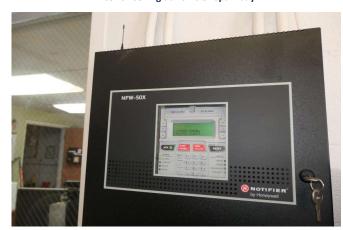
Interiors of vehicle repair bay



Typical wood decking for mezzanine storage



Interior bathroom finishes



Fire alarm control panel



Building exteriors



Exterior wall and window systems



Typical panelboard



Break room/rest area