

# 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







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	
																Year	1	2	3	4	5	6	7	8	9		10
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 roof repairs are undertaken.	Replace roof to Old Gym with new TPO membrane, including as needed roof decking replacements.	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 connected to the Old Gym structure, works should only be completed if the gym is decided to be kept in use.	Replace standing seam metal roof 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 EPDM 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	Medium	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 roof 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	Medium	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 the roof covering and replacing with a new standing seam metal roof covering.	Replace standing seam metal roof at the Math Wing.	II	DM	3	2	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.	IV	CR	5	3	4	5	17	Low	25	7	17,685	SF	\$40.00							\$707,400				\$707,400	



















Building: **Brevard High School**  
 GSF: 147095  
 Age: 1959 (64 years), plus varying age additions  
 Address: 609 N Country Club Rd  
 Brevard, NC 28712

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<b>Fire &amp; Life Safety</b>																											
<b>Required</b>																											
1	The building is monitored by a Notifier NFS2-3030 alarm panel. At the time of the site visit, a trouble notification was noted which should be investigated and repaired. Fire alarm control panels typically have a 15 year service life due to obsolescence. It is recommended to budget for the replacement of the fire alarm control panel.	Replace fire alarm control panel and as needed devices.	IV	CR	3	4	5	5	17	Low	15	8	1	EA	\$75,000											\$75,000	\$75,000
2	Existing drawings detailing to which codes the school was designed in accordance with were not available for review. The school is not provided with a fire-sprinkler system. Buildings of this size typically are required to either have a sprinkler system or an approved rated assembly to protect structural elements. It is recommended to complete a more detailed fire and life safety assessment to review the code enforced at construction and the last renovation along with any details on how these ratings were achieved.	Complete life safety and code evaluation.	III	CI	3	3	4	4	14	Medium		1	1	EA	\$15,000	\$15,000											\$15,000
<b>Conveyance Systems</b>																											
<b>Required</b>																											
1	No conveyance systems installed at the building.																										\$0

Deficiency	Definition
SM	Scheduled Maintenance
DM	Deferred Maintenance
CR	Capital Renewal
EN	Energy & Sustainability
CI	Capital Improvement

Priority	Definition
I	Currently Critical
II	Potentially Critical
III	Necessary / Not yet Critical
IV	Recommended
V	Appearance
VI	Does Not Meet Codes / Standards

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

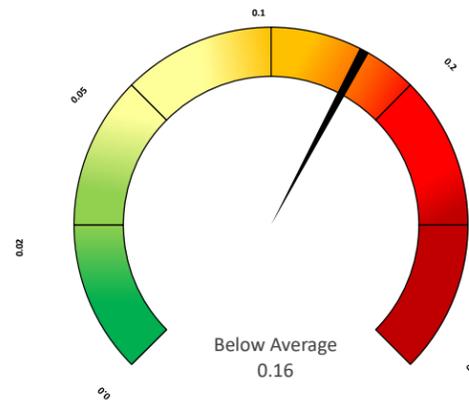
Required Cost (2023 US-Dollars)	\$7,503,385	\$5,187,773	\$4,400,515	\$3,170,500	\$3,975,880	\$2,942,000	\$1,042,400	\$709,000	\$149,380	\$816,000	\$29,896,833
Required Cost (Inflated @ 8% for 1st 3 years then 3% Per Yr.)	\$8,103,656	\$6,051,018	\$5,543,382	\$3,568,426	\$4,609,135	\$3,512,902	\$1,282,021	\$898,140	\$194,907	\$1,096,636	\$34,860,221
Total Cost (2023 \$/ SF/ Yr.)	\$51.01	\$35.27	\$29.92	\$21.55	\$27.03	\$20.00	\$7.09	\$4.82	\$1.02	\$5.55	\$203.25



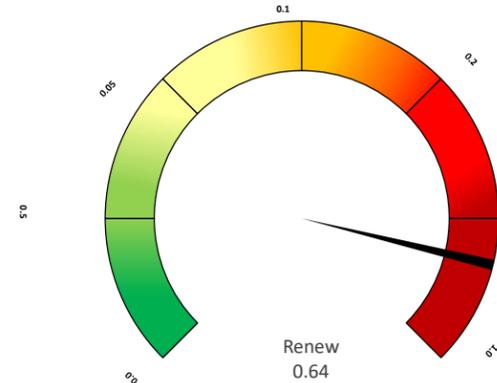
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## Financial Summary

**Facility Condition Index**



**10 Year Facility Condition Index**

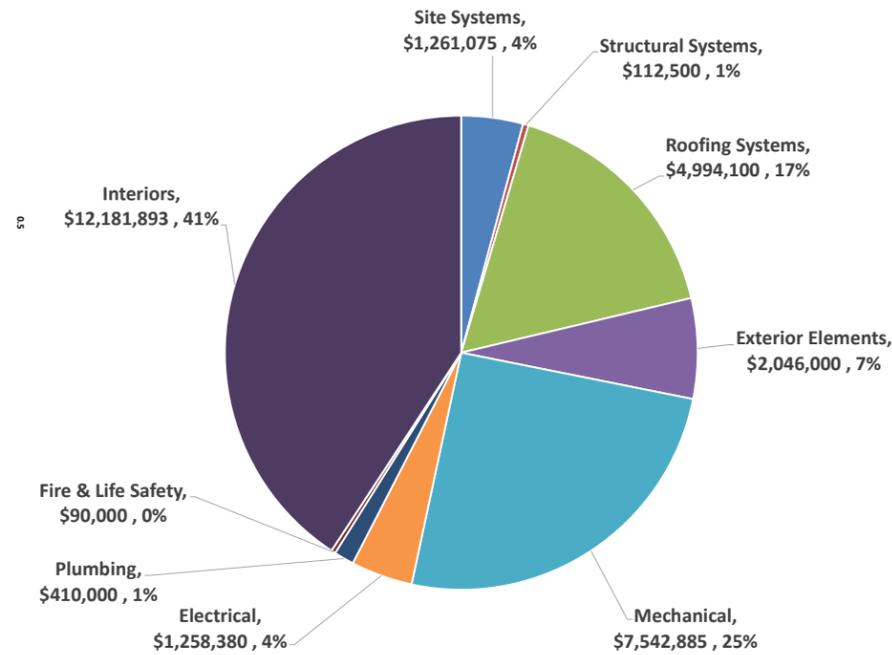


FCI Range	Condition Description
0.00 – 0.02	Excellent condition, typically new construction
0.02 – 0.05	Good Condition, renovations occur on schedule
0.05 – 0.1	Fair Condition, in need of normal renovation
0.1 – 0.2	Below average condition, major renovation required
0.2 – 0.5	Poor condition, total renovation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

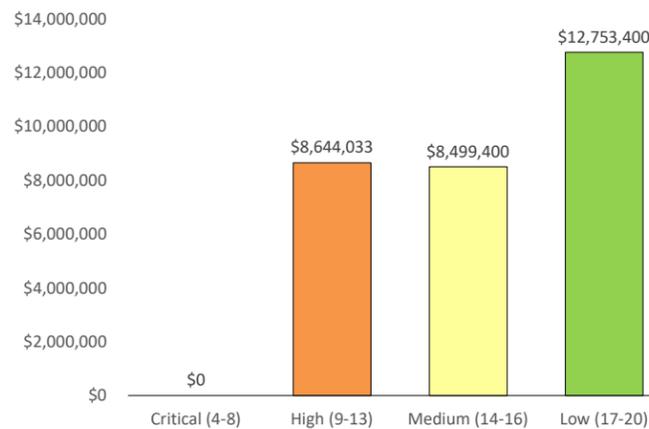
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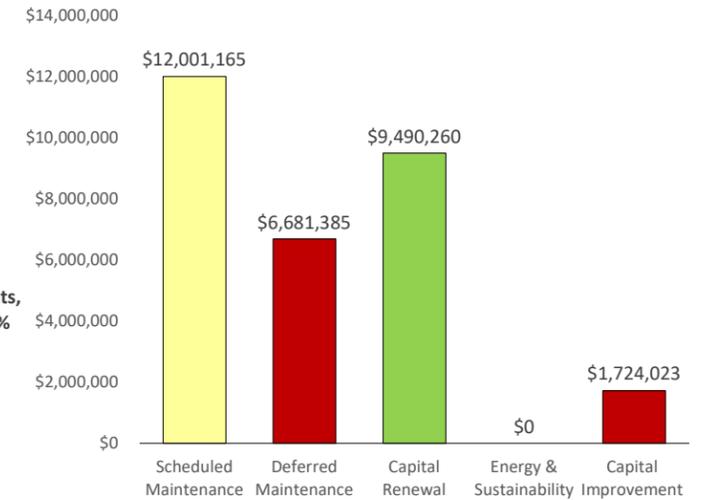
**Summary by System**



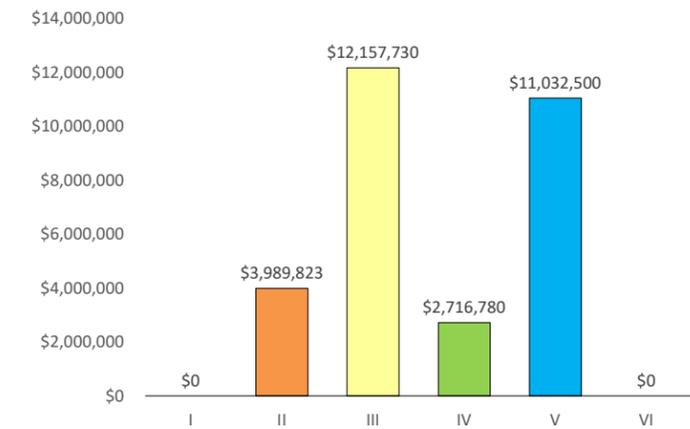
**Expenditures by Risk**



**Expenditures by Deficiency Category**



**Expenditures by Priority Category**



## Representative Photos



Area of water ingress at Auditorium



Original standing seam metal roofs



Poor drainage detailing and area of persistent water ingress



Roof covering at EC Wing in poor condition



Deteriorated paint finishes at glulam beams at Old Gym



Failed and missing roof deck at Old Gym



Fogged glazing at Cafeteria roof



Sealant joints in brickwork in poor condition



Pad mounted chiller



Older electrical equipment



Domestic water heaters



Fire alarm control panel