

Project Year	Building	Recommendation	System	Priority Category	Deficiency Category	Risk Category	Anticipated Cost	Description			
2024	Brevard Elementary	Replace natural gas fired boiler along with the pumps, valves, and accessories.	Mechanical	II	CR	Medium	\$108,350				
2024	Brevard Elementary	Replace built-up roof with TPO system.	Roofing Systems	II	DM	High	\$1,712,500		Color Key		
2024	Brevard Elementary	Repaint all exterior painted elements including profiled metal sheeting, lintels, doors and handrails where provided - Cycle 1.	Exterior Elements	III	DM	Medium	\$30,870		\$1,503,830	Remove altogether	
2024	Brevard Elementary	Replace exterior sealants.	Exterior Elements	III	DM	Medium	\$23,000	Move to FY26	\$3,298,090	Not a priority, move to different FY	
2024	Brevard Elementary	Upgrade fire alarm control panel and as needed devices.	Fire & Life Safety	III	CR	Medium	\$20,000	Move to FY26 want to lump them altogether after roofs complete	\$25,653,670	Critical need, we added	
2024	Brevard Elementary	Complete life safety and code evaluation.	Fire & Life Safety	III	CI	Medium	\$10,000	Will be done by June	\$1,196,250	Grouping together projects to get better total (BHS left, RES right)	\$3,161,430
2024	Brevard Elementary	Replace stained and/or damaged ceiling tiles.	Interiors	III	DM	Low	\$16,000	We do this twice a year already	\$613,850	Need clarification - Can all shift to sales tax \$ if actually needed	
2024	Brevard Elementary	Install new BMS system throughout building.	Mechanical	III	DM	Medium	\$204,920	Sales Tax FY25	\$1,924,413	Shifting to sales tax money	
2024	Brevard Elementary	Replace Reznor MUA unit.	Mechanical	III	CR	High	\$40,000	Will be done with HVAC renovation	\$6,124,950	Priority that matches their list	
2024	Brevard Elementary	Replace ICP R22 ICP complete cooling system.	Mechanical	III	CR	High	\$18,000	Will be done with HVAC renovation	\$43,476,483	Total	
2024	Brevard Elementary	Replace profiled metal covering along walkways.	Roofing Systems	III	DM	Low	\$126,000	Sales Tax FY25			
2024	Brevard Elementary	Repair sealants where disconnected and deteriorated.	Roofing Systems	III	DM	Medium	\$8,500	Sales Tax FY25	\$36,136,300	Total from bond	
2024	Brevard Elementary	Full-depth replacement of damaged localized sections of asphalt pavement.	Site Systems	III	DM	High	\$59,738	Sales Tax FY25	\$2,538,263	Total from sales tax	
2024	Brevard Elementary	Crack fill, seal coat and restripe asphalt surfaces - Cycle 1.	Site Systems	III	SM	Low	\$26,550	Sales Tax FY25	\$3,298,090	Shift to next year sales tax/some this year depending on estimates	
2024	Brevard Elementary	Replace localized sections of concrete sidewalks.	Site Systems	III	DM	Low	\$7,800	Sales Tax FY25	\$1,503,830	Removing	
2024	Brevard Elementary	Provide additional exit signage and egress lighting.	Fire & Life Safety	VI	DM	Medium	\$16,500	Sales Tax FY25	\$43,476,483	Total	
2024	Brevard High School	Cafeteria/Old gym replacement - if no state grant, air quality needs to be addressed at a minimum.		I		High	\$21,750,000	Sales Tax FY25			
2024	Brevard High School	Replace roof to Old Gym with new TPO membrane, including as needed roof decking replacements.	Roofing Systems	II	DM	High	\$540,000	Numbers based on DPI's website, could be higher	\$45,496,053	Total above factoring in the RES HVAC shortage with county estimates versus actual quotes	
2024	Brevard High School	Surface prep glulam beams and repaint the exposed exterior beams with a suitable exterior wood paint.	Exterior Elements	II	DM	High	\$54,000	Grouping together BHS old gym to get better total	\$38,155,870	Total from bond with RES shortage	
2024	Brevard High School	Complete masonry restoration and repairs at the Old Gym.	Exterior Elements	III	DM	High	\$356,250	Grouping together BHS old gym to get better total			
2024	Brevard High School	Replace high level windows at the Old Gym and Old Gym Locker Rooms.	Exterior Elements	III	DM	High	\$168,000	Grouping together BHS old gym to get better total			
2024	Brevard High School	Surface prep glulam beams and repaint the exposed exterior beams with a suitable exterior wood paint.	Exterior Elements	III	DM	High	\$18,000	Grouping together BHS old gym to get better total			
2024	Brevard High School	Repair spalled pre-cast concrete. Clean and coat metal connector plates.	Site Systems	III	DM	Medium	\$60,000	Grouping together BHS old gym to get better total			
2024	Brevard High School	Construct pre-engineered metal building for wrestling teams.	Interiors	II	CI	High	\$825,000	Remove altogether, new old gym can address this			
2024	Brevard High School	Remove failed sealant joints and replace.	Exterior Elements	II	DM	High	\$88,000	Move to FY26 want to lump them altogether after roofs complete			
2024	Brevard High School	Replace standing seam metal roof at the Math Wing.	Roofing Systems	II	DM	High	\$494,400	*Potentially significantly underbudget for all the roofs			
2024	Brevard High School	Replace standing seam metal roof at Media Center/Guidance wing.	Roofing Systems	II	DM	High	\$451,500				
2024	Brevard High School	Replace standing seam metal roof coverings.	Roofing Systems	II	DM	High	\$310,000				
2024	Brevard High School	Replace the metal roof at the Boiler Room.	Roofing Systems	II	DM	High	\$72,000				
2024	Brevard High School	Replace roof at EC wing with TPO membrane.	Roofing Systems	II	DM	High	\$69,300				
2024	Brevard High School	Replace roof at Science Building Foyer with TPO membrane.	Roofing Systems	II	DM	High	\$9,900				
2025	Brevard High School	Construct vestibules per Physical Security Assessment.	Interiors	II	CI	High	\$220,642				
2024	Brevard High School	Install handrails at aisles and metal ramps.	Site Systems	II	DM	High	\$79,200	FY27			
2024	Brevard High School	Excavate externally and replace failed waterproofing membrane. Remove damaged plaster internally and repaint.	Structural Systems	II	DM	Medium	\$112,500	Need clarification			
2024	Brevard High School	Install floor drain system in the main boiler room.	Electrical	III	DM	Medium	\$10,000	Sales Tax FY25			

2024	Brevard High School	Replace windows at the English Wing and Office Area.	Exterior Elements	III	DM	High	\$264,000	FY27			
2024	Brevard High School	Complete exterior restoration project to the building exteriors. Cycle One.	Exterior Elements	III	DM	High	\$200,000	FY27			
2024	Brevard High School	Repoint brickwork on gable elevation at junction with lower roof and replace metal flashing. Repoint brickwork on southern elevation where cracked.	Exterior Elements	III	DM	High	\$80,750	Need clarification, might already be done			
2024	Brevard High School	Replace windows at the Media Center/Guidance Wing.	Exterior Elements	III	DM	High	\$55,000	Sales Tax FY25			
2024	Brevard High School	Replace windows at the Home Economics Wing.	Exterior Elements	III	DM	High	\$33,000	Sales Tax FY25			
2024	Brevard High School	Replace high level window panes at each side of the gable wall.	Exterior Elements	III	DM	Medium	\$31,500	Sales Tax FY25			
2024	Brevard High School	Complete life safety and code evaluation.	Fire & Life Safety	III	CI	Medium	\$15,000	We do this twice a year already			
2024	Brevard High School	Replace stained and/or damaged ceiling tiles.	Interiors	III	DM	Low	\$20,000	Sales Tax FY25			
2024	Brevard High School	Remove damaged plaster, install new plaster, and repaint.	Interiors	III	DM	Low	\$8,750	Need clarification			
2024	Brevard High School	Allowance for replacement of corroded piping, valves, and damaged insulation.	Mechanical	III	DM	Medium	\$132,000	Remove and address as needed			
2024	Brevard High School	Replace 10-ton split system units at the Media Center and New Gym.	Mechanical	III	DM	High	\$84,000	Sales Tax FY25			
2024	Brevard High School	Mill and overlay asphalt at the visitor gym/stadium parking.	Site Systems	III	DM	Medium	\$85,125	Sales Tax FY25			
2024	Brevard High School	Provide waterproofing membrane at concrete masonry unit walls of the dugouts.	Site Systems	III	DM	Medium	\$36,000	FY27			
2024	Brevard High School	Repair clear chain link fencing and repair damaged sections at recreation field and stadium parking lot.	Site Systems	III	DM	Medium	\$17,500	FY27			
2025	Brevard Middle	Replace heating hot water boiler.	Mechanical	III	CR	Medium	\$420,200	**Potentially a lot more, pulled from their estiamte from a different year.			
2024	Brevard Middle School	Allowance for correcting potential air quality issues in the band and choir room.	Interiors	II	DM	High	\$50,000	Sales Tax FY25			
2024	Brevard Middle School	Complete indoor air quality testing in the band and choir room.	Interiors	II	DM	High	\$5,000	Already done			
2024	Brevard Middle School	Replace built-up roof with a TPO roof.	Roofing Systems	II	DM	High	\$1,820,170	FY27			
2024	Brevard Middle School	Replace fogged IGU's where necessary.	Exterior Elements	III	DM	Medium	\$80,000	Can be addressed with capital repair line as needed			
2024	Brevard Middle School	Remove aged and defective sealant joints and replace. Coordinate works with painting project.	Exterior Elements	III	DM	Medium	\$24,660	Move to FY26 want to lump them altogether after roofs complete			
2024	Brevard Middle School	Complete life safety and code evaluation.	Fire & Life Safety	III	CI	Medium	\$10,000	We do this twice a year already			
2024	Brevard Middle School	Replace stained and/or damaged ceiling tiles.	Interiors	III	DM	Low	\$16,000	Sales Tax FY25			
2024	Brevard Middle School	Repair concrete sidewalks, retaining walls, and planters.	Site Systems	III	CR	Medium	\$7,000	Sales Tax FY25			
2024	Brevard Middle School	Crack fill, seal coat and re-stripe asphalt pavement at the north lot.	Site Systems	III	DM	Medium	\$6,800	Sales Tax FY25			
2024	Brevard Middle School	Allowance for repairs to site brick planters and retaining walls.	Site Systems	III	DM	Low	\$6,000	Can be addressed with capital repair line as needed			
2024	Brevard Middle School	Create an ADA-compliant ramp from the lower parking lot/playground level up to the main school level.	Accessibility	VI	CI	Medium	\$50,000	FY27 (it is current ADA compliance)			
2024	Brevard Middle School	Break out raised concrete at canopy, separating direct route from parking spaces to entrance, to provide level access route to main entrance.	Accessibility	VI	CI	Medium	\$7,500	Need clarification			
2024	Davidson River School	Replace exterior handrails and guardrails	Site Systems	II	DM	High	\$10,450	FY27			
2024	Davidson River School	Excavate external perimeter of affected rooms and install French drain.	Interiors	III	DM	High	\$18,000	Need clarification			
2024	Davidson River School	Replace VCT flooring following water remediation work.	Interiors	III	DM	High	\$5,400	FY27			
2024	Davidson River School	Replace 3-ton split system unit.	Mechanical	III	CR	High	\$8,400	Just completed			
2024	Morris Education Center	Install new metal guardrail at the southern exterior wall at the yard area.	Site Systems	II	DM	High	\$15,000	FY27			
2024	Morris Education Center	Complete repairs to entrance steps on north-facing elevation.	Site Systems	II	DM	High	\$6,500	Sales Tax FY25			
2024	Morris Education Center	Repoint areas of cracked mortar across the exterior façades.	Exterior Elements	III	DM	Medium	\$11,250	Repairing now			

2024	Morris Education Center	Replace tile floor finishes to room and monitor exterior drains at outside stairwells.	Interiors	III	DM	Low	\$8,450	Sales Tax FY25		
2024	Morris Education Center	Crack fill, seal coat, and restripe the asphalt at the parking lot and driving lanes.	Site Systems	III	SM	Low	\$7,290	FY27		
2024	Morris Education Center	Undertake repairs and repainting of metal site handrails.	Site Systems	III	SM	Low	\$5,000	FY27		
2024	Morris Education Center	Prepare metalwork to lintels and woodwork, and repaint/re-stain as necessary.	Exterior Elements	IV	SM	Low	\$3,800	FY27		
2024	Morris Education Center	Complete minor updates and reconfigurations to bathrooms to achieve ADA compliance where possible.	Accessibility	VI	DM	Low	\$7,500	Sales Tax FY25		
2025	Pisgah Forest Elementary	Replace McQuay air handling units.	Mechanical	III	CR	Medium	\$880,000	Critical needs for next year, but were labeled for a different FY in report.		
2027	Pisgah Forest Elementary	Replace heating hot water boilers.	Mechanical	III	CR	Medium	\$298,760	Critical needs for next year, but were labeled for a different FY in report.		
2024	Pisgah Forest Elementary	Replace localized sections of concrete sidewalks.	Site Systems	III	DM	Medium	\$5,625	Critical needs for next year, but were labeled for a different FY in report.		
2024	Pisgah Forest Elementary	Replace failed IGU's where necessary.	Exterior Elements	III	DM	Low	\$37,500	Can be addressed with capital repair line as needed		
2024	Pisgah Forest Elementary	Repaint exterior painted surfaces.	Exterior Elements	III	DM	Medium	\$30,500	FY27		
2024	Pisgah Forest Elementary	Replace exterior sealants.	Exterior Elements	III	DM	Medium	\$11,000	Move to FY26 want to lump them altogether after roofs complete		
2024	Pisgah Forest Elementary	Complete life safety and code evaluation.	Fire & Life Safety	III	CI	Medium	\$10,000	We do this twice a year already		
2024	Pisgah Forest Elementary	Replace stained and/or damaged ceiling tiles.	Interiors	III	DM	Low	\$8,000	Sales Tax FY25		
2024	Pisgah Forest Elementary	Allowance for inspection and repair of asphalt shingle roof.	Roofing Systems	III	DM	Medium	\$10,000	Can be addressed with capital repair line as needed		
2024	Pisgah Forest Elementary	Allowance for rainwater gutter repairs and modifications.	Roofing Systems	III	DM	Medium	\$5,000	Sales Tax FY25		
2024	Pisgah Forest Elementary	Mill and overlay asphalt pavement - Phase 1	Site Systems	III	DM	Medium	\$45,000	Sales Tax FY25		
2024	Pisgah Forest Elementary	Complete full depth repair and repavement of the dumpster and kitchen loading areas.	Site Systems	III	DM	Medium	\$28,000	FY26		
2024	Pisgah Forest Elementary	Replace localized sections of concrete sidewalks.	Site Systems	III	DM	Medium	\$5,625	**Potentially under budget, Sales Tax FY25		
2024	Plant Operations	Replace painted metal doors and frames.	Exterior Elements	II	DM	Medium	\$34,000	Recurring item next year		
2024	Plant Operations	Replace perimeter window and door sealants.	Exterior Elements	II	DM	Low	\$4,760	Can be addressed with capital repair line as needed		
2024	Plant Operations	Replace split system unit.	Mechanical	III	DM	Medium	\$5,600	**Potentially under budget, Sales Tax FY25		
2024	Rosman Elementary	Replace exterior sealant joints.	Exterior Elements	II	DM	High	\$14,000	Move to FY26 want to lump them altogether after roofs complete		
2024	Rosman Elementary	Replace flooring in PreK and K classrooms					\$140,000	Critical need not identified by report anywhere move to sales tax.		
2024	Rosman Elementary	Replace athletic field bleachers.	Site Systems	III	DM	Low	\$13,500	Need clarification		
2024	Rosman Elementary	Refurbish athletic field structures.	Site Systems	III	DM	Low	\$10,000	Need clarification		
2024	Rosman Elementary	Upgrade fire alarm control panel, annunciator, and as needed devices.	Fire & Life Safety	II	CR	High	\$25,000	Already done		
2025	Rosman Elementary	Install fire sprinkler system.	Fire & Life Safety	VI	CI	High	\$424,000	Grouping together RES HVAC/roof/sprinkler to get better total	\$3,080,430.00	County's estimate
2025	Rosman Elementary	Construct vestibules per Physical Security Assessment.	Interiors	II	CI	High	\$106,000	Grouping together RES HVAC/roof/sprinkler to get better total		
2025	Rosman Elementary	Replace air handling units and associated ductwork.	Mechanical	III	CR	Medium	\$720,000	Grouping together RES HVAC/roof/sprinkler to get better total	\$3,700,000.00	HVAC quote w/o roof and geothermal
2025	Rosman Elementary	Replace heating hot water boiler.	Mechanical	III	CR	Medium	\$247,280	Grouping together RES HVAC/roof/sprinkler to get better total	\$1,400,000.00	Roof quote
2025	Rosman Elementary	Upgrade BMS system.	Mechanical	III	CR	Medium	\$172,250	Grouping together RES HVAC/roof/sprinkler to get better total	\$5,100,000.00	Our actual quotes
2030	Rosman Elementary	Replace rooftop air-cooled chillers.	Mechanical	III	CR	Medium	\$468,000	Grouping together RES HVAC/roof/sprinkler to get better total		
2026	Rosman Elementary	Remove underground storage tank and install new above ground code/regulation compliant storage tank.	Plumbing	III	CR	Medium	\$175,000	Grouping together RES HVAC/roof/sprinkler to get better total	\$2,019,570.00	County's estimates short
2031	Rosman Elementary	Replace 2017 PVI water heater.	Plumbing	IV	CR	Medium	\$45,000	Grouping together RES HVAC/roof/sprinkler to get better total		
2024	Rosman Elementary	Fully strip off and replace the modified bitumen roof with a TPO membrane.	Roofing Systems	II	DM	High	\$740,000	Grouping together RES HVAC/roof/sprinkler to get better total		
2024	Rosman Elementary	Clean existing roof and paint with a suitable metal paint.	Roofing Systems	III	SM	Low	\$18,900	Grouping together RES HVAC/roof/sprinkler to get better total		
2028	Rosman Elementary	Replace the asphalt roof shingles on a like-for-like basis.	Roofing Systems	III	CR	Medium	\$45,000	Grouping together RES HVAC/roof/sprinkler to get better total		

2025	Rosman Middle & High	Complete study, design, and construction of a stormwater management system at the football field.	Site Systems	III	CI	Medium	\$1,925,000	Critical needs for next year, but were labeled for a different FY in report.		
2024	Rosman Middle & High	Allowance for the evaluation and follow up repairs of the segmental retaining wall.	Site Systems	II	DM	High	\$715,000			
2024	Rosman Middle & High	Further investigation by a Structural Engineer and provisional placeholder cost for repair works recommended.	Structural Systems	II	DM	High	\$165,000	Need clarification		
2026	Rosman Middle & High	Refurbish Boiler #3 along with associated pumps, valves, and accessories.	Mechanical	III	SM	Medium	\$184,800	Critical needs for next year, but were labeled for a different FY in report.		
2026	Rosman Middle & High	Replace Boiler #4 along with associated pumps, valves, and accessories.	Mechanical	III	CR	Medium	\$119,240	Critical needs for next year, but were labeled for a different FY in report.		
2024	Rosman Middle & High	Replace failed glazing units.	Exterior Elements	III	DM	Medium	\$110,000	Need clarification		
2024	Rosman Middle & High	Clean and recoat the EIFS. Includes allowance for repairs to the EIFS due to potential moisture damage.	Exterior Elements	III	DM	Medium	\$87,850	Need clarification		
2024	Rosman Middle & High	Replace elastomeric sealant joints across building exteriors.	Exterior Elements	III	DM	High	\$63,000	Sales Tax FY25		
2024	Rosman Middle & High	Complete life safety and code evaluation.	Fire & Life Safety	III	CI	Medium	\$15,000	We do this twice a year already		
2024	Rosman Middle & High	Replace stained and/or damaged ceiling tiles.	Interiors	III	DM	Low	\$20,000	Sales Tax FY25		
2025	Rosman Middle & High	Allowance to improve school security systems and school safety.	Electrical	II	CI	High	\$457,828			
2024	Rosman Middle & High	Phased replacement of air handling units.	Mechanical	III	CR	Medium	\$1,120,000			
2024	Rosman Middle & High	Phased replacement of unit ventilators.	Mechanical	III	CR	Medium	\$600,000			
2024	Rosman Middle & High	Replace air-cooled chiller outside the Cafeteria.	Mechanical	III	CR	High	\$462,000			
2024	Rosman Middle & High	The asphalt should be removed and full-depth asphalt repairs completed.	Site Systems	III	DM	Medium	\$59,500	Sales Tax FY25		
2024	Rosman Middle & High	Fully mill and overlay the asphalt behind the Old Gym and upper parking lot.	Site Systems	III	DM	Medium	\$49,500	Sales Tax FY25		
2024	Rosman Middle & High	Fully mill and overlay the asphalt behind the High School and below the Old Gym	Site Systems	III	DM	Medium	\$21,300	Sales Tax FY25		
2024	Rosman Middle & High	Replace damaged sections of chain link fencing.	Site Systems	III	DM	Medium	\$9,000	FY26		
2024	TC Henderson Elementary	Mill and overlay asphalt paved sections.	Site Systems	II	DM	Medium	\$78,000	**Potentially significantly higher, Sales Tax FY25		
2024	TC Henderson Elementary	Replace door, removable roof system, and paint exterior walls.	Site Systems	II	DM	High	\$12,000	Sales Tax FY25		
2024	TC Henderson Elementary	Replace air handling units.	Mechanical	III	CR	Medium	\$225,000	FY27		
2024	TC Henderson Elementary	Replace cabinet fan coil units.	Mechanical	III	CR	Medium	\$108,000	FY27		
2024	TC Henderson Elementary	Upgrade HVAC control system.	Mechanical	III	CR	Medium	\$91,000	FY27		
2024	TC Henderson Elementary	Replace 10-ton McQuay and 2-ton split systems.	Mechanical	III	CR	Medium	\$82,500	FY27		
2024	TC Henderson Elementary	Replace 5-ton ICS split system.	Mechanical	III	CR	Medium	\$18,750	FY27		
2024	TC Henderson Elementary	PreK and K flooring					\$100,000	Critical need not identified by report anywhere move to sales tax.		
2024	TC Henderson Elementary	Allowance for repairs to the pedestrian bridge	Site Systems	III	DM	Medium	\$3,500	Sales Tax FY25		
							\$43,476,483			