

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

Axias
BUILDING VALUE



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	
Mechanical 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	Lighting at the building typically consisted of ceiling mounted and fluorescent light fittings hung from the ceilings above.	Replace fluorescent light fittings with LED fittings.	III	EN	5	3	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.	Allowance to improve school security systems and school safety.	II	CI	2	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 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 Systems Required																											
1	Conveyance systems are not installed at the building.	No recommendations.																								\$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)

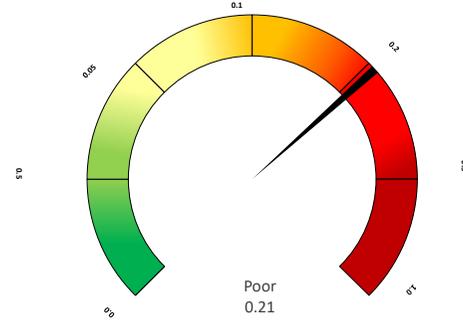
Required Cost (2023 US-Dollars)	\$92,790	\$77,000	\$0	\$0	\$0	\$0	\$0	\$0	\$36,450	\$0	\$642,510	\$848,750
Required Cost (Inflated @ 8% for 1st 3 years then 3% Per Yr.)	\$100,213	\$89,813	\$0	\$0	\$0	\$0	\$0	\$0	\$46,174	\$0	\$863,480	\$1,099,679
Total Cost (2023 \$/ SF/ Yr.)	\$6.50	\$5.39	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2.55	\$0.00	\$45.00	\$59.44

Financial Summary

Facility Condition Index



10 Year Facility Condition Index

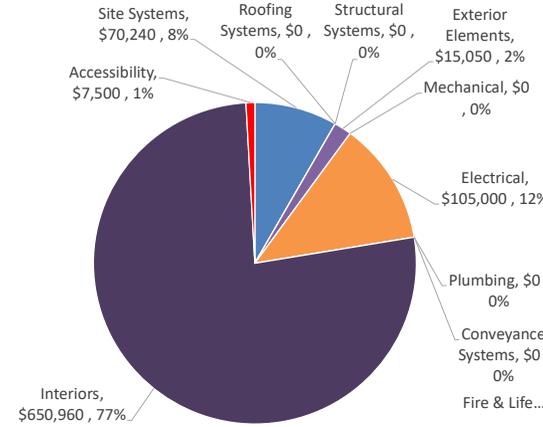


FCI Range	Condition Description
0.00 – 0.02	Excellent condition, typically new construction
0.02 – 0.05	Good Condition, renovations occur on schedule
0.05 – 0.1	Fair Condition, in need of normal renovation
0.1 – 0.2	Below average condition, major renovation required
0.2 – 0.5	Poor condition, total renovation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

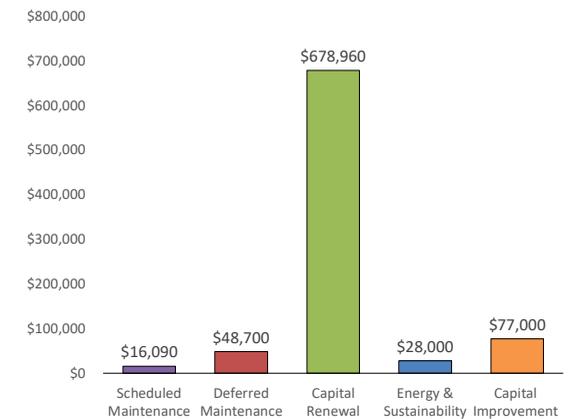
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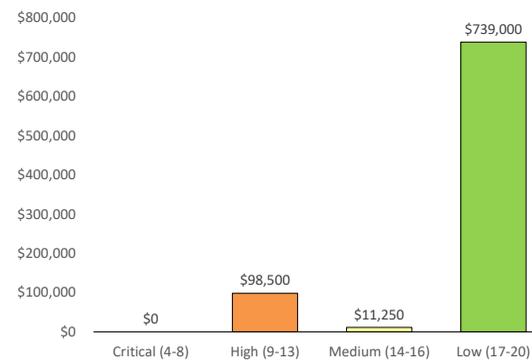
Summary by System



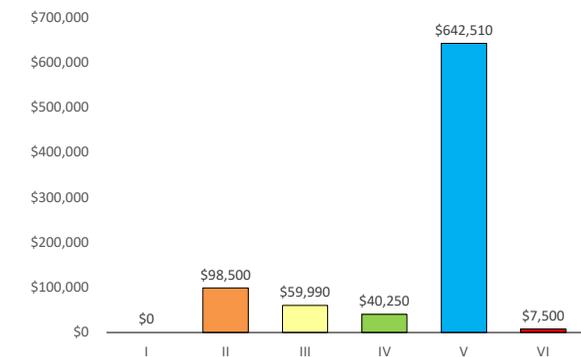
Expenditures by Deficiency Category



Expenditures by Risk



Expenditures by Priority Category



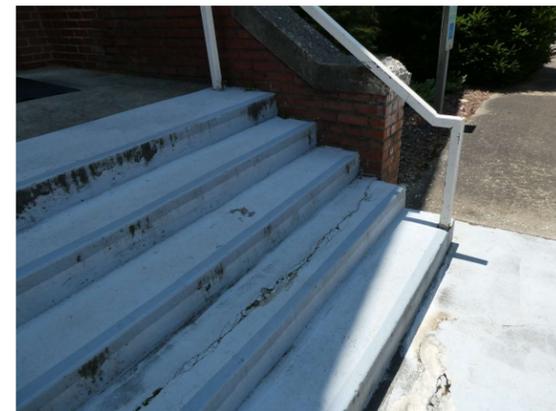
Representative Photos



Asphalt parking lot and exterior elevations



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



Damage to exterior steps at entrance



Overview of asphalt roof shingles



Cracking and deterioration to mortar joints



Exterior condensing units mounted at grade



Furnace with in basement area



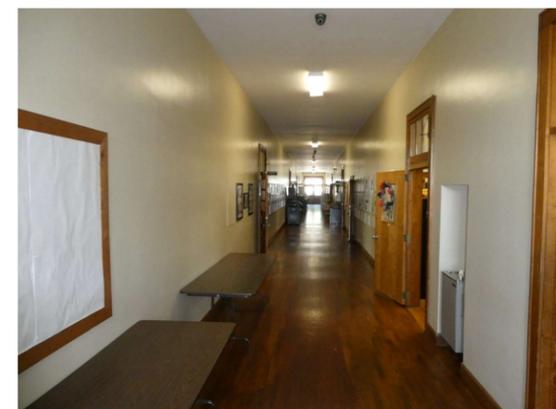
Electrical panelboard in basement area



Domestic water heater in closet space



Handheld fire extinguisher



Typical interior finishes



Bathroom with accessibility upgrades