

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: 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	Unit Cost	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Required
															Year	1	2	3	4	5	6	7	8	9	10	
Fire & Life Safety																										
Required																										
1	A fire detection and alarm system is provided within the building. The system was manufactured by Notifier and installed in 2023. Based on the age of the system, we anticipate that the fire alarm system will remain serviceable for the next 10 years..	No anticipated capital expenditures.																								\$0
Conveyance Systems																										
Required																										
1	No conveyance systems at the property																									\$0

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

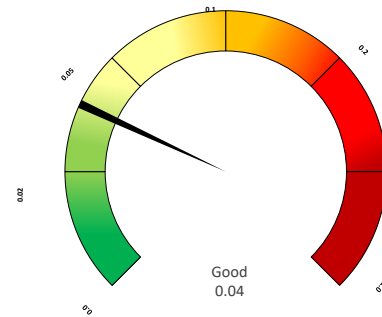
Priority	Definition
I	Currently Critical
II	Potentially Critical
III	Necessary / Not yet Critical
IV	Recommended
V	Appearance
VI	Does Not Meet Codes / Standards

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

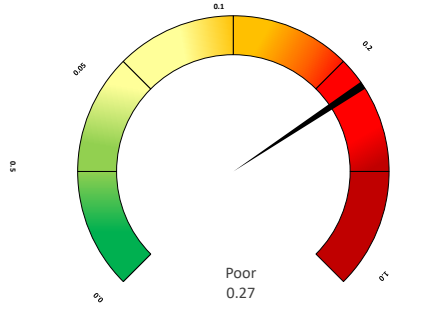
Required Cost (2023 US-Dollars)	\$72,860	\$134,796	\$20,000	\$24,000	\$35,000	\$231,000	\$0	\$26,250	\$0	\$0	\$543,906
Required Cost (Inflated @ 8% for 1st 3 years then 3% Per Yr.)	\$78,689	\$157,226	\$25,194	\$27,012	\$40,575	\$275,826	\$0	\$33,253	\$0	\$0	\$637,775
Total Cost (2023 \$/ SF/ Yr.)	\$7.12	\$13.17	\$1.95	\$2.35	\$3.42	\$22.57	\$0.00	\$2.57	\$0.00	\$0.00	\$53.15

Financial Summary

Facility Condition Index



10 Year Facility Condition Index

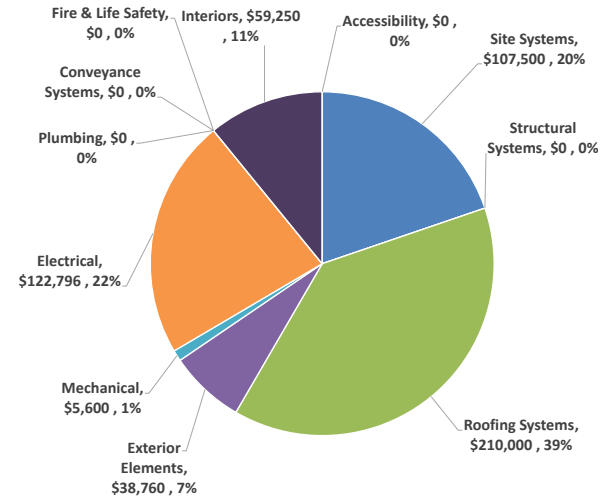


FCI Range	Condition Description
0.00 – 0.02	Excellent condition, typically new construction
0.02 – 0.05	Good Condition, renovations occur on schedule
0.05 – 0.1	Fair Condition, in need of normal renovation
0.1 – 0.2	Below average condition, major renovation required
0.2 – 0.5	Poor condition, total renovation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

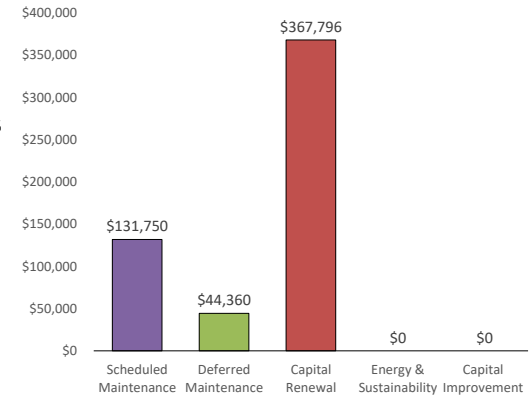
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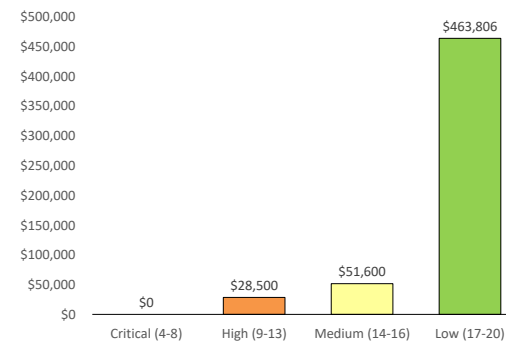
Summary by System



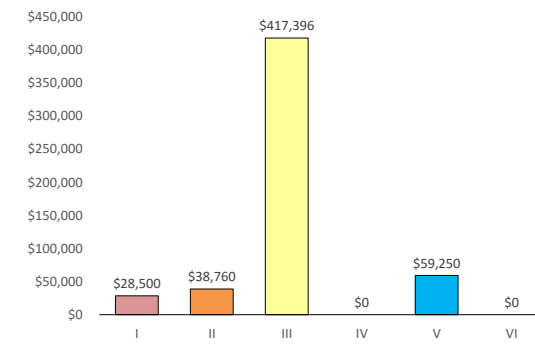
Expenditures by Deficiency Category



Expenditures by Risk



Expenditures by Priority Category



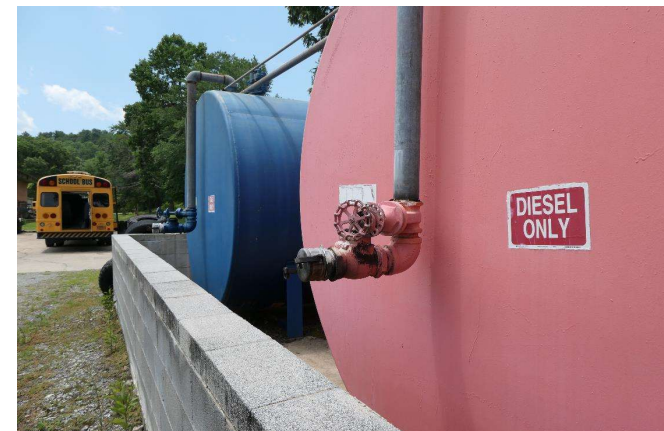
Representative Photos



Access road and paved areas



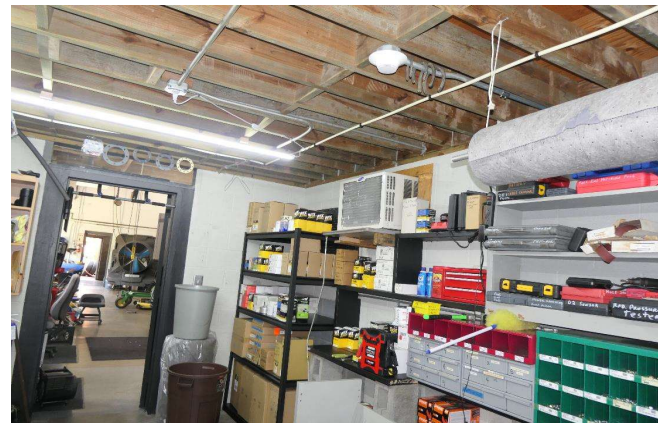
Covered vehicle structure



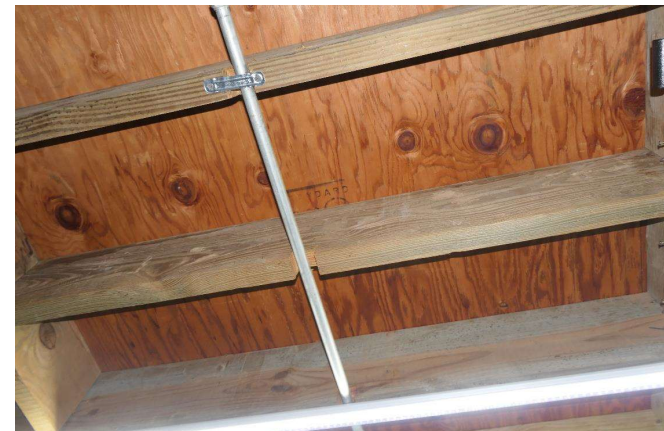
Fuel storage tanks



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