

FACILITY CONDITION ASSESSMENT SUMMARY REPORT



Prepared For:

Transylvania County Board of Commissioners
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Axias
BUILDING VALUE

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EXECUTIVE SUMMARY

To stabilize and preserve the Transylvania County school facilities, significant investments are required over the next ten years. This report provides a summary of the financial requirements and key issues identified for the facilities included within the assessment. It should be noted that the assessment did not address improvement items related to educational adequacy, functionality, space utilization, student capacity, etc. and primarily focused on the core infrastructure supporting each existing school.

Overall, the school facilities are in Fair condition when assessing them from a systems and structural condition standpoint. Capital investments over the years have primarily focused on life cycle replacement of mechanical equipment and life extension measures to roofing systems along with some select roof replacements. Interior finishes within the schools typically date to the last renovation or addition and appeared to be dated but remain functional. The primary purpose of the condition assessment was to develop a strategic long range capital plan that the County could utilize to properly budget and plan for addressing the deferred maintenance backlog and future capital renewal requirements

A reactionary approach of repairing or replacing upon failure is one that comes with inherent risk. To fully comprehend the magnitude of these risks, one must weigh the cost of the system or component renewal versus the costs incurred at the time of a system failure along with potential collateral costs resulting from the failure. Reactionary spending carries a higher premium of sometimes up to 75% or more than typical proactive capital renewal projects.

A strategic proactive approach must be taken to help mitigate the inherent risks associated with aged systems and components. To accomplish this, a structured multiyear capital investment plan must be implemented. A strategic capital investment plan focusing on reducing the deferred maintenance backlog along with planning for future capital renewal items will help ensure that the operations and overall mission of Transylvania County Schools is not impacted.

FINANCIAL SUMMARY

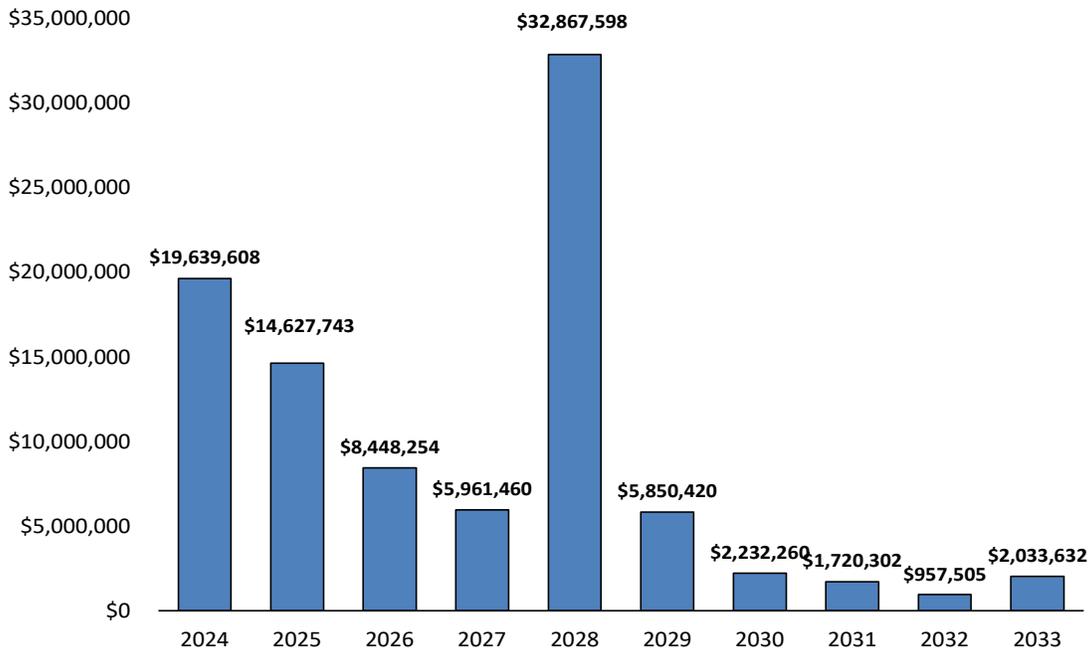
The following section provides a summary of the capital investment requirements over the ten-year study period for the school facilities included. All costs are provided in 2024 dollars and exclude design fees, insurance, permits, CM fees, etc., which can range from an additional 30-40%.

Total Expenditures by Buildings

School Facility	Ten Year Expenditures
Brevard Elementary	\$11,487,210
Brevard Middle School	\$11,466,210
Brevard High School	\$29,896,843
Davidson River School	\$2,173,724
Pisgah Forest Elementary	\$7,623,303
Rosman Elementary	\$6,907,940
Rosman Middle & High	\$19,041,791
TC Henderson Elementary	\$4,349,205
Plant Operations	\$543,906
Morris Education Center	\$848,750
TOTAL	\$94,338,781

EXPENDITURES BY YEAR

Total Expenditures by Year



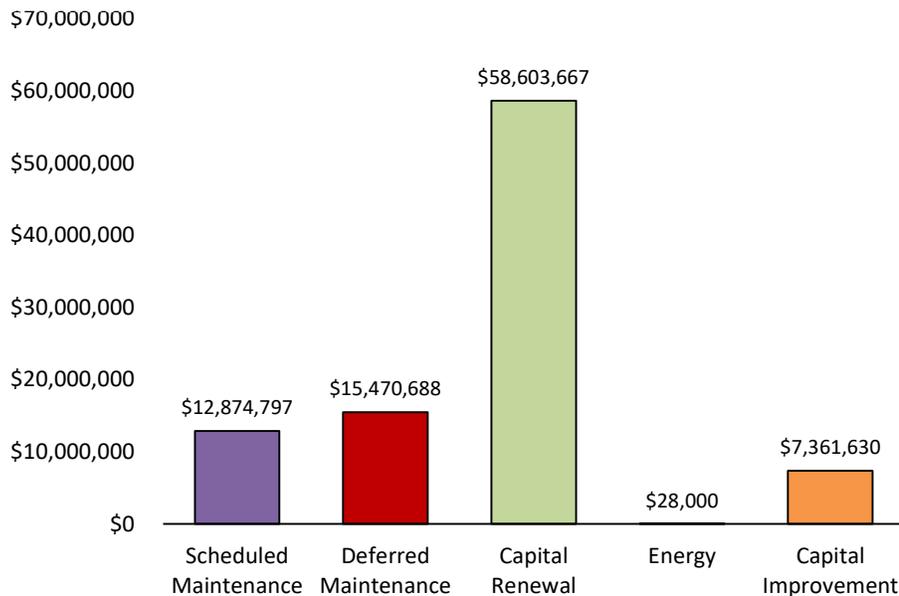
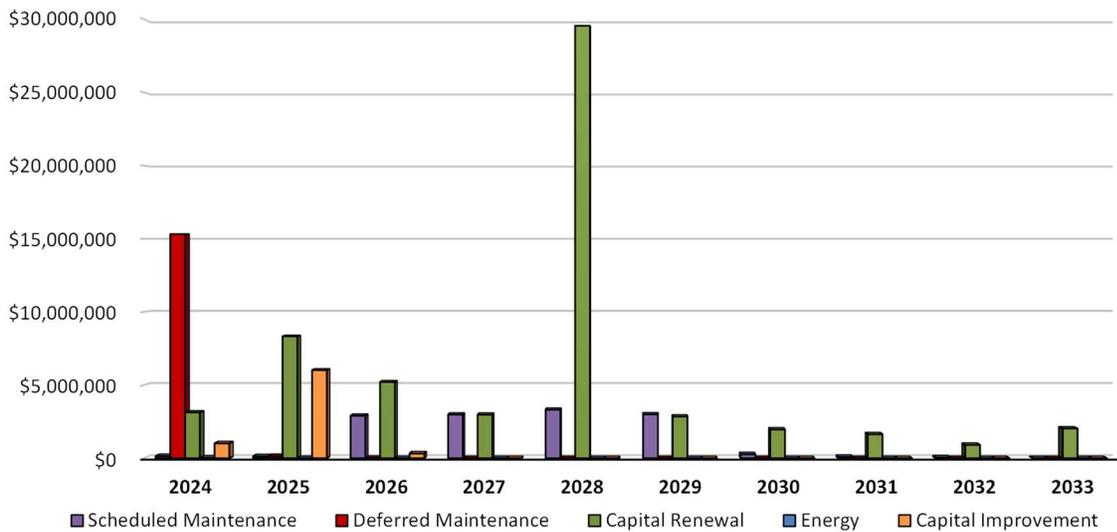
EXPENDITURES BY CATEGORY

A classification category has been assigned for each recommendation which helps group expenditures based on why it should be completed. We have classified each recommendation by one of the five classifications:

Category	Definition	Description
SM	Scheduled Maintenance	Scheduled maintenance is major maintenance that is typically required to maintain effective operation of an asset and/or prolong the lifecycle. This does not include items related to preventative maintenance activities and typically have a requirement total of over \$5,000.
CR	Capital Renewal	Capital Renewal projects correct unacceptable conditions caused by aged building components which will exceed their useful life cycle within the next ten years. These items generally function as originally intended. If execution of Capital Renewal projects is deferred for an inordinate amount of time, conditions may deteriorate, and the projects may be re-categorized as Deferred Maintenance.

Category	Definition	Description
DM	Deferred Maintenance	Deferred Maintenance is maintenance or repair that is past due. This work will return a component or system to an acceptable condition, prevent physical depreciation or loss in the value of a building, minimize or correct wear, and maintain the maximum reliability and current useful life of the facility or component.
EN	Energy	When the repair works, or replacement of equipment, or systems are recommended to improve energy and sustainability performance.
CI	Capital Improvement	When a recommendation to install or upgrade a system component improves or enhances the performance or functionality of the facility.

Total Expenditures by Category
Total Expenditures by Category by Year



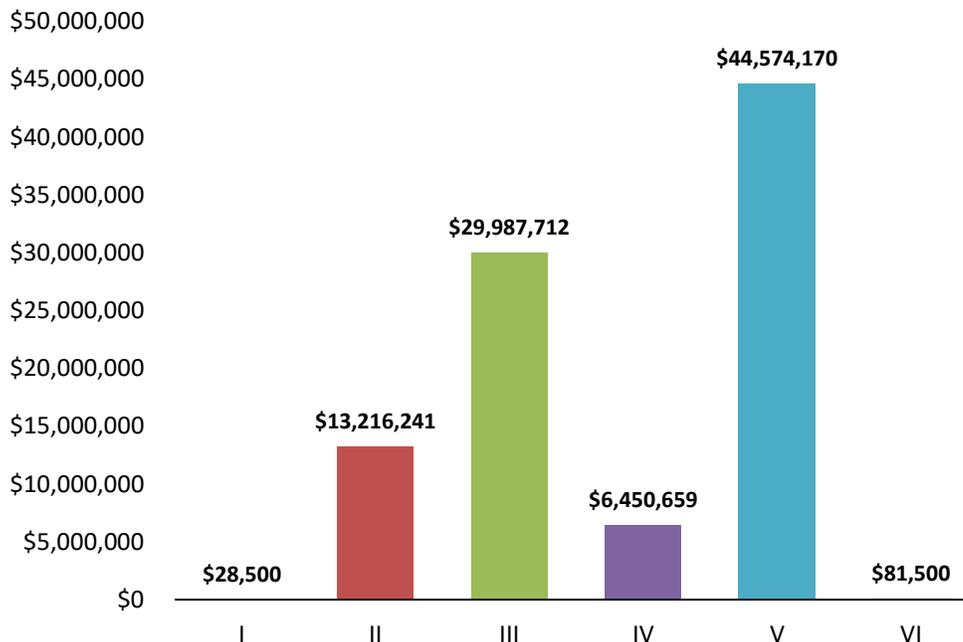
Most of the expenditures identified are considered to be Capital Renewal; however, the County will need to address the combined \$15,470,688 of Deferred Maintenance in a timely manner or future Capital Renewal will become Deferred Maintenance. The greatest Deferred Maintenance expenditures are attributable to roof replacements which total approximately \$7,500,000. A strategic approach to addressing the deferred maintenance backlog will need to be developed. The backlog will continue to increase annually if not addressed.

EXPENDITURES BY PRIORITY

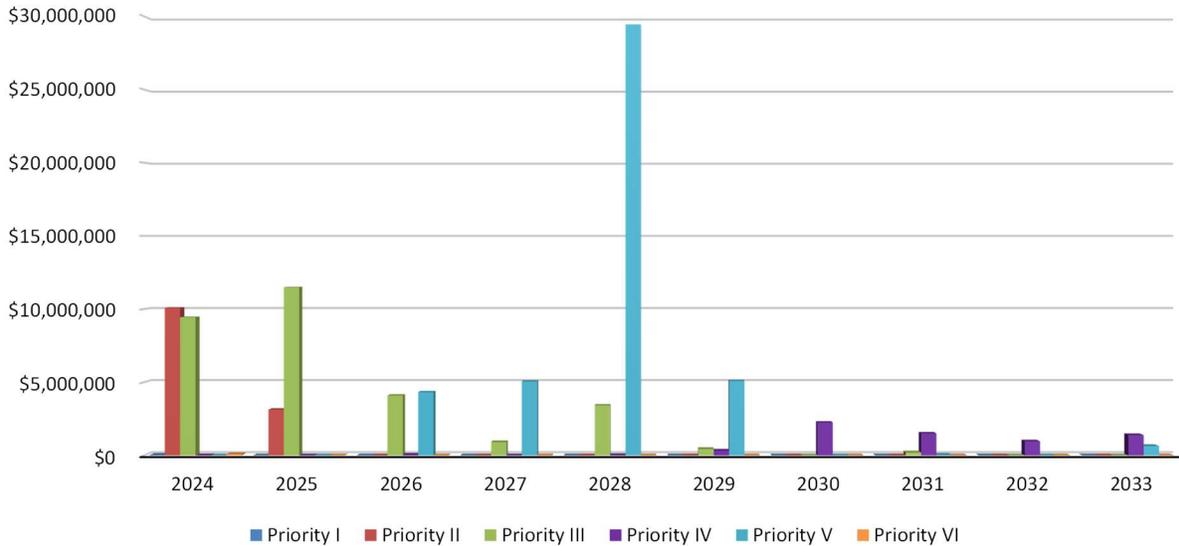
To provide ease of project prioritization within the expenditure forecast, we have prioritized each expenditure by criticality. These priorities are listed and described in the table below.

Priority	Definition	Description
I	Currently Critical	Conditions in this category require immediate action to either correct a cited safety hazard, stop accelerated deterioration, or return a facility/system to operation
II	Potentially Critical	Conditions in this category, if not corrected expeditiously, will become critical within a year.
III	Necessary / Not yet Critical	Conditions in this category require appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.
IV	Recommended	Conditions in this category include items that represent a sensible improvement to existing conditions. These are not required for the most basic function of the facility.
V	Appearance	Conditions in this category include finishes that have deteriorated and are required to maintain the required aesthetic standards.
VI	Does Not Meet Codes / Standards	Conditions in this category include items that do not conform to existing codes which maybe "grandfathered" in their condition.

Expenditures by Named Priority



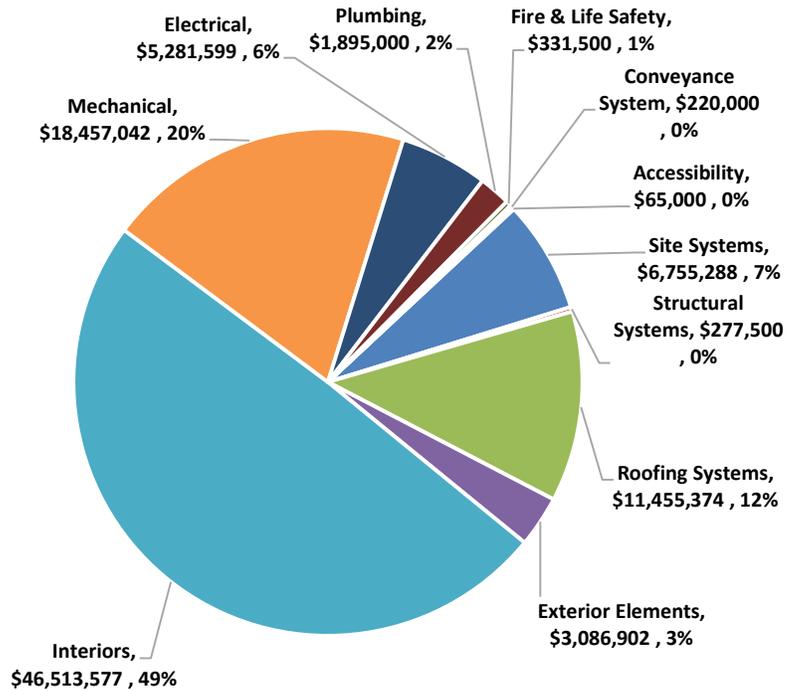
Expenditures by Named Priority by Year



EXPENDITURES BY SYSTEM

Each recommendation and expenditure are also grouped by system or facility element. This will allow the County to identify projects that could potentially be grouped into one project.

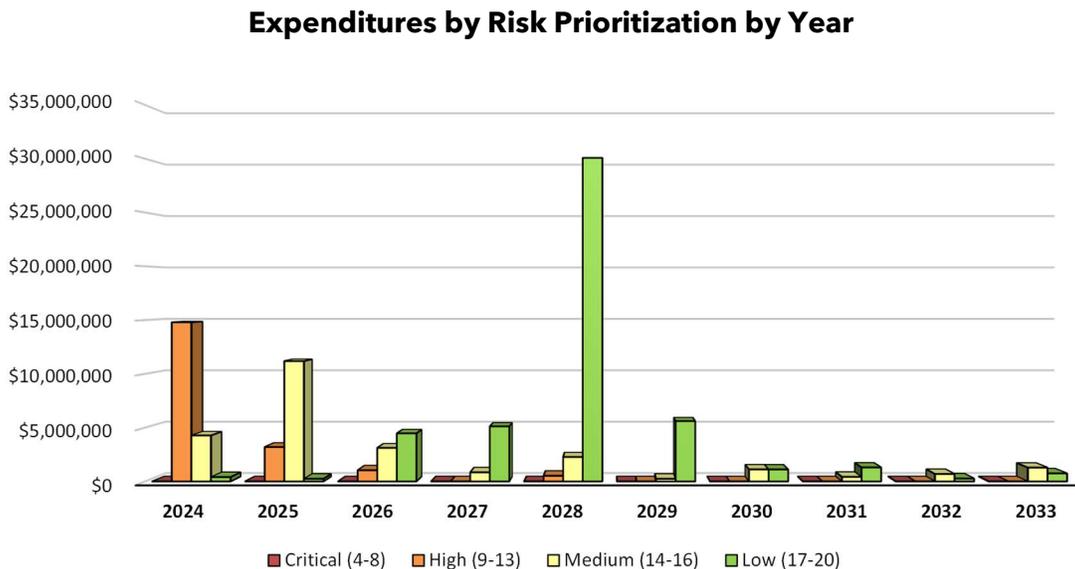
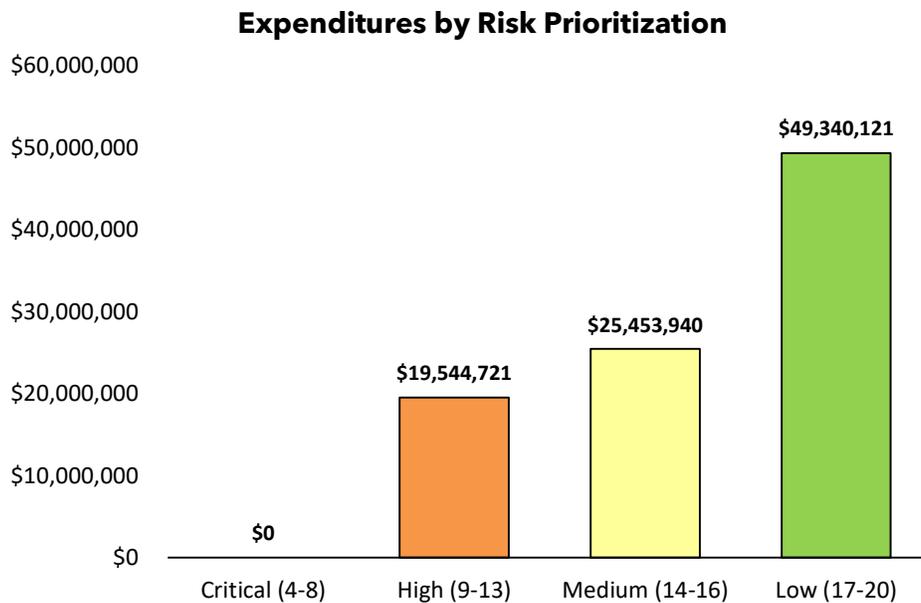
Expenditures by System



Most of the expenditures identified are attributable to renewal of the Interior finishes. Allowances for renewal of the interior finishes have been included at each school and generally exclude reconfiguration of space and/or improvements and only focus on renewing finishes in kind. Since the finishes are functional, the timing of these expenditures is not as critical as renewal of building systems or components and could potentially allow for flexibility for alternatives, such as improvements or enhancements not considered by this study. The second and third greatest needs relate to renewal of mechanical systems and roof replacements at each of the schools.

EXPENDITURES BY RISK PRIORITIZATION

To allow the County to weigh the risks of capital investment versus capital deferment, we have assigned each recommendation a risk number. The risk prioritization methodology is detailed in the Facility Condition Assessment Methodology section of this report. The table below shows the identified expenditures by risk category. A complete risk assignment for each recommended expenditure is included in each individual report provided to the County.



FACILITY CONDITION INDEX COMPARISON

The Facility Condition Index (FCI) provides a relative measure for comparing one facility (or group of facilities) to another. This index is a calculation derived by dividing the total project cost for the first year of the study period by the total current replacement value of the building.

In addition, the Facility Condition Needs Index (FCNI) is similar to the FCI but helps assist in comparing the expenditure needs of one facility versus a group of facilities over a period of time. The FCNI also shows the cumulative effects if the deferred maintenance and capital renewal expenditures are not addressed in a timely manner. This index is a calculation, derived by dividing the total recommended expenditures over the entire 10-year study period by the total CRV of the building. The index is intended to show the current and future conditions of the building if no capital investment is made over the next 10 years.

Facility Condition Index & Facility Condition Needs Index

Facility	Current FCI	10-Year FCNI	Current FCI	10-Year FCNI
Brevard Elementary	0.10	0.47	Fair	Poor
Brevard Middle School	0.10	0.42	Below Average	Poor
Brevard High School	0.16	0.64	Below Average	Renew
Davidson River School	0.01	0.33	Excellent	Poor
Pisgah Forest Elementary	0.01	0.38	Excellent	Poor
Rosman Elementary	0.06	0.45	Fair	Poor
Rosman Middle & High	0.10	0.42	Below Average	Poor
TC Henderson Elementary	0.09	0.54	Fair	Renew
Plant Operations	0.04	0.27	Good	Poor
Morris Education Center	0.02	0.21	Good	Poor

FCI / FCNI Condition Ranges

Individual FCI Range	Condition Description
0.00 - 0.02	Excellent condition, major systems and components have recently been installed or upgraded.
0.02 - 0.05	Good condition, renovations have occurred on schedule
0.05 - 0.10	Fair condition, in need of normal renovation
0.10 - 0.20	Below average condition, major renovation required
0.2 - 0.5	Poor Condition, major renovation indicated
0.5 and above	Renew, complete facility renovation required, or potential replacement indicated

The current FCIs range significantly from Excellent to Below Average, typically reflecting whether a building has been subject to a substantial system replacement or refurbishment. Overall, the County's school facilities are in Fair condition when averaging the current condition indexes. The FCI does not consider the capacity or programmatic needs of the facility and typically only is utilized to understand the current condition of the major systems and components regardless of age of interior finishes. Future programmatic requirements, when identified, should be considered when evaluating a facility FCI to determine if the cost of the programmatic requirements and required expenditures is financially prudent, or does it make more sense to construct a new facility.

The table above further shows that if significant capital investment in the facilities is not made, the range of ratings changes from Good through to Renew by year ten. Anything considered to be in fair condition or worse will likely require significant investment / renovation.

CONCLUSIONS AND NEXT STEPS

As a result of the initial condition assessments, additional follow-up studies were identified and completed. This included indoor air quality testing, additional structural evaluations at the Brevard High Old Gymnasium, and a physical security assessment of all the schools. The assessments provided additional information that was vital in developing the recommendations. The initial facility assessments, along with the follow up assessments, are the first steps of the process in understanding the existing conditions of the schools so that a strategic plan can be developed to address the current deferred maintenance backlog and plan for future capital renewal needs. It should be noted that these expenditures are above and beyond typical operating and maintenance expenditures, and do not address needs related to educational adequacy, learning environments and technology, capacity, etc. and only focus on stabilization and preservation of the existing school facilities.

The results of the assessments were then presented to the Capital Work Group. After several working sessions, the group identified a listing of top priority projects which should be completed in the next five to seven years. The listing of projects is provided in Appendix A. These projects address current deferred maintenance as well as required capital renewal to stabilize and preserve the systems and major components of each school.

The table below provides a financial summary of the identified capital expenditures at each school as a result of the Capital Work Group.

Step One Investment Plan

Facility	Expenditures
Brevard Elementary	\$4,687,788
Brevard Middle School	\$4,339,430
Brevard High School	\$17,823,962
Davidson River School	\$717,084
Pisgah Forest Elementary	\$3,025,833
Rosman Elementary	\$4,452,310
Rosman Middle & High	\$10,336,991
TC Henderson Elementary	\$1,861,080
Plant Operations	\$401,156
Morris Education Center	\$178,240
TOTAL	\$47,823,874*

***Costs exclude design fees, insurance, permits, CM fees, etc.**

Now that the initial assessments are complete and required expenditures have been identified, additional project planning must be completed to determine how best to package and execute the projects. To do so, it is necessary to conduct a series of charrettes to review the recommended projects at each school and identify projects that can be grouped together and/or may impact other work that needs to be completed. Each school should not be viewed independently but opportunities to group like projects across the portfolio should also be identified. For instance, grouping similar work packages for exterior facades or roofs across the portfolio can often achieve economy of scale cost savings. Once this is complete, work packages can then be developed and executed with a complete project budget.

In addition to addressing the identified expenditures, the County and school system will also need to begin planning on how to fund future capital renewal once existing funds have been expended. Current capital funding levels should be evaluated and adjusted now to assure reserves are sufficient to address capital requirements in a timely manner in conjunction with a joint multiyear capital renewal plan. This approach will allow the County and school system to implement a proactive capital program.

FACILITY CONDITION ASSESSMENT METHODOLOGY

The objective of this report is to produce a holistic facilities assessment and capital planning process that will result in a strong and well-developed plan to support strategic capital investment and to identify and reduce risk. In short, the objective is to assess the condition of all included buildings and site systems to develop a prioritized forecast of anticipated capital expenditures over the 10-year study period between 2024 and 2033. This will inform the long-term investment plan for the facilities by developing an array of projects that can be entered into a planning model from which sound management decisions can be made to best utilize funding resources. Specific objectives of this study are listed below:

- Identification and documentation of the present condition and risks of each facility
- Recommendation of corrections for all deficiencies
- Provision of cost estimates for such corrections
- Forecasting of future facility renewal costs based on documented methodology of the facilities and equipment in the facilities
- Obtaining a Facilities Condition Index (FCI) and Facility Condition Needs Index (FCNI) to illustrate the relative condition of the subject facility

The primary purpose of the facilities condition assessment was to identify visually apparent deficiencies in the building systems and site. The evaluation included site visits to observe the building and site systems, interviewing building management and maintenance personnel, reviewing available maintenance systems, design, and construction documents, and plans where provided. Axias was provided with limited existing documentation regarding as-built and/or design drawings.

OPINION OF COST

Opinions of cost presented within this report are based upon experience with past costs for similar projects, consulting with local specialty contractors, client provided information, city cost indexes, construction costs developed by construction resources such as RS Means and assumptions regarding future economic conditions. Actual cost estimates are determined by many factors including but not limited to, choice and availability of materials, choice and availability of qualified contractors, regional climate zone, quality of existing materials, site compatibility, and access to the subject property and buildings. If any cost items listed are considered critical in decision making regarding this property, we recommend that contractor or supplier quotations be obtained for those items before making final decisions about this property. Opinions of cost also typically exclude design fees, contractor markups, insurances, permits, etc.

Costs for work that we consider as normal maintenance for a facility, including items which can be completed for less than \$4,000, work normally performed by the on-site maintenance staff, or work which is routinely contracted, may not be included in our cost evaluation but may be listed as maintenance/operational items.

The opinions of cost provided should be utilized for budgetary purposes and may fluctuate based on the final determined scope of work, contract delivery method, project schedule, economy of scale, phasing, etc. In addition, the opinions of cost do not include mark ups for design, engineering, contractor overhead and profit, general conditions, permitting and licensing, insurance, and other typical project mark ups.

USEFUL LIFE DEVELOPMENT

A fundamental part of any capital planning process is the development of the Estimated Useful Life (EUL) and Remaining Useful Life (RUL) for each piece of equipment. EUL considers the life of a system or component of that system while RUL considers the remaining life of that system.

We developed our EUL and RUL based upon the determined condition, our professional experience, and the criticality of the system. Additional factors can also impact the RUL of a system, such as the level of maintenance that is conducted. The EUL is typically derived from industry standard publications, while the RUL is typically derived by location specific factors.

RISK PRIORITIZATION METHODOLOGY

To balance containment of capital investment with probability and consequence of failure, we have assigned each recommendation with a risk priority number. Risk priority numbers have been calculated based upon assignment of risk resulting from criticality, impact of failure, condition, and failure probability. Numerical scores from each element are added to provide an end risk priority number; the lower the number, the greater the risk if the recommendation is not completed. The risk priority numbers are based on a per year basis. By providing each expenditure recommendation with a risk priority number, it helps further prioritize expenditures so that funding can be directed to expenditures that could potentially have the most impact if not addressed in a timely manner. The sum of the numbers assigned to each category creates a total risk number, which equates to a risk category based upon its numerical range. Refer to the table below for details on each of the categories:

SCORE	IMPACT OF FAILURE	CONDITION/ OBSERVED DEFICIENCIES	FAILURE PROBABILITY
5	No impact on operations	VERY GOOD	No chance of failure
4	Intervention required to maintain operations	GOOD	Minimal probability of failure
3	Scaled back operations and interruption of activities	FAIR	Slight probability of failure
2	Interruption of facility's primary use and critical operations severely affected	POOR	Increased probability of failure
1	Major system/facility shutdowns	VERY POOR	In state of failure

Appendix A

Step One Investment Plan Projects

Transylvania County Schools
Focus Projects
2024-2031

Project Year	Building	Recommendation	System	Priority Category	Deficiency Category	Risk Category	Anticipated Cost
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.
2024	Brevard Elementary	Replace exterior sealants.	Exterior Elements	III	DM	Medium	\$23,000.
2024	Brevard Elementary	Upgrade fire alarm control panel and as needed devices.	Fire & Life Safety	III	CR	Medium	\$20,000.
2024	Brevard Elementary	Provide additional exit signage and egress lighting.	Fire & Life Safety	VI	DM	Medium	\$16,500.
2024	Brevard Elementary	Complete life safety and code evaluation.	Fire & Life Safety	III	CI	Medium	\$10,000.
2024	Brevard Elementary	Replace stained and/or damaged ceiling tiles.	Interiors	III	DM	Low	\$16,000.
2024	Brevard Elementary	Install new BMS system throughout building.	Mechanical	III	DM	Medium	\$204,920.
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 Reznor MUA unit.	Mechanical	III	CR	High	\$40,000.
2024	Brevard Elementary	Replace ICP R22 ICP complete cooling system.	Mechanical	III	CR	High	\$18,000.
2024	Brevard Elementary	Replace built-up roof with TPO system.	Roofing Systems	II	DM	High	\$1,712,500.
2024	Brevard Elementary	Replace profiled metal covering along walkways.	Roofing Systems	III	DM	Low	\$126,000.
2024	Brevard Elementary	Repair sealants where disconnected and deteriorated.	Roofing Systems	III	DM	Medium	\$8,500.
2024	Brevard Elementary	Full-depth replacement of damaged localized sections of asphalt pavement.	Site Systems	III	DM	High	\$59,738.
2024	Brevard Elementary	Crack fill, seal coat and restripe asphalt surfaces - Cycle 1.	Site Systems	III	SM	Low	\$26,550.
2024	Brevard Elementary	Replace localized sections of concrete sidewalks.	Site Systems	III	DM	Low	\$7,800.
2025	Brevard Elementary	Allowance to improve school security systems and school safety.	Electrical	II	CI	High	\$283,400.
2025	Brevard Elementary	Construct vestibules per Physical Security Assessment.	Interiors	II	CI	High	\$174,400.
2025	Brevard Elementary	Remove underground storage tank and install new above ground code/regulation compliant storage tank.	Plumbing	II	CR	High	\$175,000.
2025	Brevard Elementary	Install additional site fencing.	Site Systems	III	CI	Medium	\$36,000.
2026	Brevard Elementary	Replace 2001 Burnham Boiler along with the pumps, valves, and accessories..	Mechanical	III	CR	Medium	\$304,640.
2028	Brevard Elementary	Replace original GE electrical equipment.	Electrical	III	CR	High	\$523,200.
2028	Brevard Elementary	Replace air handling units throughout the building.	Mechanical	III	CR	Medium	\$315,000.
2030	Brevard Elementary	Replace AO Smith commercial water heaters.	Plumbing	IV	CR	Low	\$90,000.
2030	Brevard Elementary	Replace playground equipment.	Site Systems	IV	CR	Low	\$300,000.
2031	Brevard Elementary	Repaint all exterior painted elements including profiled metal sheeting, lintels, doors and handrails where provided - Cycle 2.	Exterior Elements	IV	SM	Medium	\$30,870.
2031	Brevard Elementary	Crack fill, seal coat and restripe asphalt surfaces - Cycle 2.	Site Systems	III	SM	Low	\$26,550.
							\$4,687,788.

Costs exclude design fees, permits, insurance, CM fees, etc.

Transylvania County Schools
Focus Projects
2024-2031

Project Year	Building	Recommendation	System	Priority Category	Deficiency Category	Risk Category	Anticipated Cost
2024	Brevard High School	Install floor drain system in the main boiler room.	Electrical	III	DM	Medium	\$10,000.
2024	Brevard High School	Complete masonry restoration and repairs at the Old Gym.	Exterior Elements	III	DM	High	\$356,250.
2024	Brevard High School	Replace windows at the English Wing and Office Area.	Exterior Elements	III	DM	High	\$264,000.
2024	Brevard High School	Complete exterior restoration project to the building exteriors. Cycle One.	Exterior Elements	III	DM	High	\$200,000.
2024	Brevard High School	Replace high level windows at the Old Gym and Old Gym Locker Rooms.	Exterior Elements	III	DM	High	\$168,000.
2024	Brevard High School	Remove failed sealant joints and replace.	Exterior Elements	II	DM	High	\$88,000.
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.
2024	Brevard High School	Replace windows at the Media Center/Guidance Wing.	Exterior Elements	III	DM	High	\$55,000.
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.
2024	Brevard High School	Replace windows at the Home Economics Wing.	Exterior Elements	III	DM	High	\$33,000.
2024	Brevard High School	Replace high level window panes at each side of the gable wall.	Exterior Elements	III	DM	Medium	\$31,500.
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.
2024	Brevard High School	Complete life safety and code evaluation.	Fire & Life Safety	III	CI	Medium	\$15,000.
2024	Brevard High School	Construct pre-engineered metal building for wrestling teams.	Interiors	II	CI	High	\$825,000.
2024	Brevard High School	Replace stained and/or damaged ceiling tiles.	Interiors	III	DM	Low	\$20,000.
2024	Brevard High School	Remove damaged plaster, install new plaster, and repaint.	Interiors	III	DM	Low	\$8,750.
2024	Brevard High School	Allowance for replacement of corroded piping, valves, and damaged insulation.	Mechanical	III	DM	Medium	\$132,000.
2024	Brevard High School	Replace 10-ton split system units at the Media Center and New Gym.	Mechanical	III	DM	High	\$84,000.
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.
2024	Brevard High School	Replace standing seam metal roof at the Math Wing.	Roofing Systems	II	DM	High	\$494,400.
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.
2024	Brevard High School	Mill and overlay asphalt at the visitor gym/stadium parking.	Site Systems	III	DM	Medium	\$85,125.
2024	Brevard High School	Install handrails at aisles and metal ramps.	Site Systems	II	DM	High	\$79,200.
2024	Brevard High School	Repair spalled pre-cast concrete. Clean and coat metal connector plates.	Site Systems	III	DM	Medium	\$60,000.

Costs exclude design fees, permits, insurance, CM fees, etc.

Transylvania County Schools
Focus Projects
2024-2031

Project Year	Building	Recommendation	System	Priority Category	Deficiency Category	Risk Category	Anticipated Cost
2024	Brevard High School	Provide waterproofing membrane at concrete masonry unit walls of the dugouts.	Site Systems	III	DM	Medium	\$36,000.
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.
2024	Brevard High School	Excavate externally and replace failed waterproofing membrane. Remove damaged plaster internally and repaint.	Structural Systems	II	DM	Medium	\$112,500.
2025	Brevard High School	Allowance to improve school security systems and school safety.	Electrical	II	CI	High	\$588,380.
2025	Brevard High School	Construct vestibules per Physical Security Assessment.	Interiors	II	CI	High	\$220,642.
2025	Brevard High School	Application of auxiliary systems (4 areas) to control humidity should be engineered by a qualified mechanical engineer.	Mechanical	III	CR	Medium	\$3,000,000.
2025	Brevard High School	Replace air handling units and unit ventilators.	Mechanical	III	DM	High	\$2,647,710.
2025	Brevard High School	Upgrade building management system (BMS) and main controllers.	Mechanical	III	CR	Medium	\$330,750.
2025	Brevard High School	Replace standing seam metal roof at the Auditorium and Auditorium Storage/Hall.	Roofing Systems	III	CR	Medium	\$580,000.
2025	Brevard High School	Replace EPDM and standing seam metal roofs at the Band/Drama Rooms	Roofing Systems	III	CR	Medium	\$180,000.
2025	Brevard High School	Replace softball field lighting.	Site Systems	III	CR	Medium	\$120,000.
2025	Brevard High School	Mill and overlay asphalt at the parking lot across the street.	Site Systems	III	DM	Medium	\$93,000.
2025	Brevard High School	Mill and overlay asphalt to the access road areas and staff/visitor parking lot.	Site Systems	III	CR	Low	\$75,000.
2026	Brevard High School	Upgrade antiquated electrical panels throughout the building.	Electrical	III	CR	High	\$660,000.
2026	Brevard High School	Complete exterior restoration project to the building exteriors. Cycle Two.	Exterior Elements	III	SM	High	\$200,000.
2026	Brevard High School	Overhaul Boiler #1, #2, & #5 in the vocational wing	Mechanical	III	SM	Medium	\$252,665.
2026	Brevard High School	Remove underground storage tanks and install new above ground code/regulation compliant storage tank.	Plumbing	III	CR	High	\$275,000.
2026	Brevard High School	Replace the roof at the Vocational Wing and CTE Welding/Masonry	Roofing Systems	III	CR	Medium	\$721,600.
2026	Brevard High School	Mill and overlay asphalt at the visitor gym/stadium parking.	Site Systems	III	CR	Low	\$84,750.
2027	Brevard High School	Replace heating hot water pump packages and valve assemblies.	Mechanical	III	CR	Medium	\$120,000.
2027	Brevard High School	Replace chilled water pump packages and valve assemblies.	Mechanical	III	CR	Medium	\$90,000.
2027	Brevard High School	Crack fil, seal coat, and restripe the student/school bus parking lot.	Site Systems	III	SM	Low	\$18,500.
2028	Brevard High School	Complete exterior restoration project to the building exteriors. Cycle Three.	Exterior Elements	III	SM	Medium	\$200,000.
2028	Brevard High School	Repaint soffits and supporting structure of metal breezeways across the site.	Exterior Elements	III	SM	Low	\$97,500.
2028	Brevard High School	Replace roof mounted chillers serving the Vocational wing.	Mechanical	III	CR	Medium	\$315,000.
2028	Brevard High School	Replace pad mounted Chiller #2 at the north wing.	Mechanical	III	CR	Medium	\$294,000.
2028	Brevard High School	Replace Boiler #1 and #2 along with associated controls, valves, etc.	Mechanical	III	CR	Medium	\$127,390.

Costs exclude design fees, permits, insurance, CM fees, etc.

Transylvania County Schools
Focus Projects
2024-2031

Project Year	Building	Recommendation	System	Priority Category	Deficiency Category	Risk Category	Anticipated Cost
2030	Brevard High School	Complete exterior restoration project to the building exteriors. Cycle Four.	Exterior Elements	IV	SM	Medium	\$200,000.
2030	Brevard High School	Replace PVI natural gas fired water heaters.	Plumbing	IV	CR	Medium	\$135,000.
2030	Brevard High School	Replace standing seam metal roof at the English Wing and Office Area.	Roofing Systems	IV	CR	Low	\$707,400.
2031	Brevard High School	Replace fire alarm control panel and as needed devices.	Fire & Life Safety	IV	CR	Low	\$75,000.
2031	Brevard High School	Replace the standing seam metal roof at the Football Field House.	Roofing Systems	IV	CR	Low	\$332,000.
2031	Brevard High School	Replace standing seam metal roof at the Home Economics Wing	Roofing Systems	IV	CR	Low	\$302,000.
							\$17,823,962.

Costs exclude design fees, permits, insurance, CM fees, etc.

Transylvania County Schools
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Project Year	Building	Recommendation	System	Priority Category	Deficiency Category	Risk Category	Anticipated Cost
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.
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.
2024	Brevard Middle School	Upgrade vintage GE electrical components throughout the school and replace 30-Kw emergency power generator.	Electrical	III	DM	High	\$750,880.
2024	Brevard Middle School	Replace fogged IGU's where necessary.	Exterior Elements	III	DM	Medium	\$80,000.
2024	Brevard Middle School	Remove aged and defective sealant joints and replace. Coordinate works with painting project.	Exterior Elements	III	DM	Medium	\$24,660.
2024	Brevard Middle School	Complete life safety and code evaluation.	Fire & Life Safety	III	CI	Medium	\$10,000.
2024	Brevard Middle School	Allowance for correcting potential air quality issues in the band and choir room.	Interiors	II	DM	High	\$50,000.
2024	Brevard Middle School	Replace stained and/or damaged ceiling tiles.	Interiors	III	DM	Low	\$16,000.
2024	Brevard Middle School	Complete indoor air quality testing in the band and choir room.	Interiors	II	DM	High	\$5,000.
2024	Brevard Middle School	Replace built-up roof with a TPO roof.	Roofing Systems	II	DM	High	\$1,820,170.
2024	Brevard Middle School	Repair concrete sidewalks, retaining walls, and planters.	Site Systems	III	CR	Medium	\$7,000.
2024	Brevard Middle School	Crack fill, seal coat and re-stripe asphalt pavement at the north lot.	Site Systems	III	DM	Medium	\$6,800.
2024	Brevard Middle School	Allowance for repairs to site brick planters and retaining walls.	Site Systems	III	DM	Low	\$6,000.
2025	Brevard Middle School	Allowance to improve school security systems and school safety.	Electrical	II	CI	High	\$328,510.
2025	Brevard Middle School	Replace the main fire alarm control panel along with the dialer, annunciator and as needed devices.	Fire & Life Safety	III	CR	High	\$50,000.
2025	Brevard Middle School	Construct vestibules per Physical Security Assessment.	Interiors	II	CI	High	\$187,720.
2025	Brevard Middle School	Replace heating hot water boiler.	Mechanical	III	CR	Medium	\$420,200.
2025	Brevard Middle School	Replace 1995 McQuay air handling unit.	Mechanical	III	CR	Medium	\$50,000.
2025	Brevard Middle School	Remove underground storage tank and install new above ground code/regulation compliant storage tank.	Plumbing	II	CR	High	\$175,000.
2025	Brevard Middle School	Install additional site fencing.	Site Systems	III	CI	Medium	\$36,000.
2027	Brevard Middle School	Replace 2009 PVI water heater.	Plumbing	III	CR	Medium	\$45,000.
2028	Brevard Middle School	Repaint all exterior painted elements including profiled metal panels and lintels .	Exterior Elements	III	SM	Medium	\$44,388.
2029	Brevard Middle School	Crack fill, seal coat and re-stripe asphalt, including ADA parking spaces and playground markings.	Site Systems	IV	SM	Low	\$24,220.
2031	Brevard Middle School	Replace asphalt shingle roofs.	Roofing Systems	IV	CR	Medium	\$69,582.
2031	Brevard Middle School	Mill and overlay the north parking lot.	Site Systems	IV	CR	Medium	\$74,800.
							\$4,339,430.

Costs exclude design fees, permits, insurance, CM fees, etc.

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Project Year	Building	Recommendation	System	Priority Category	Deficiency Category	Risk Category	Anticipated Cost
2024	Davidson River School	Excavate external perimeter of affected rooms and install French drain.	Interiors	III	DM	High	\$18,000.
2024	Davidson River School	Replace VCT flooring following water remediation work.	Interiors	III	DM	High	\$5,400.
2024	Davidson River School	Replace 3-ton split system unit.	Mechanical	III	CR	High	\$8,400.
2024	Davidson River School	Replace exterior handrails and guardrails	Site Systems	II	DM	High	\$10,450.
2025	Davidson River School	Allowance to improve school security systems and school safety.	Electrical	II	CI	High	\$81,936.
2025	Davidson River School	Repaint and repair all exterior painted elements.	Exterior Elements	III	SM	Medium	\$38,214.
2025	Davidson River School	Remove aged and defective sealant joints and replace. Coordinate with painting project.	Exterior Elements	III	SM	Medium	\$15,480.
2025	Davidson River School	Remove damaged stucco and replace.	Exterior Elements	III	DM	Medium	\$9,000.
2025	Davidson River School	Upgrade the fire alarm control panel and as needed devices	Fire & Life Safety	III	CR	High	\$15,000.
2025	Davidson River School	Construct vestibules per Physical Security Assessment.	Interiors	II	CI	High	\$54,624.
2025	Davidson River School	Replace VTAC unit with mini split system.	Mechanical	III	CR	Medium	\$7,500.
2025	Davidson River School	Install additional site fencing.	Site Systems	III	CI	Medium	\$36,000.
2025	Davidson River School	Mill and overlay asphalt paved sections due to surface deterioration	Site Systems	III	DM	Medium	\$21,000.
2025	Davidson River School	Allowance for site wide concrete and masonry repairs to site features, including steps.	Site Systems	III	DM	Medium	\$20,000.
2026	Davidson River School	Re-pave and restripe parking/ play area paint.	Site Systems	III	DM	Medium	\$9,280.
2030	Davidson River School	Replace asphalt shingle roof along with the gutters and downspouts.	Roofing Systems	IV	CR	Medium	\$90,000.
2025	Davidson River School	Remove underground storage tank and install new above ground code/regulation compliant storage tank.	Plumbing	III	CR	High	\$155,000.
2031	Davidson River School	Replace split system Carrier units.	Mechanical	III	CR	Medium	\$121,800.
							\$717,084.

Costs exclude design fees, permits, insurance, CM fees, etc.

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Focus Projects
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Project Year	Building	Recommendation	System	Priority Category	Deficiency Category	Risk Category	Anticipated Cost
2024	Morris Education Center	Complete minor updates and reconfigurations to bathrooms to achieve ADA compliance where possible.	Accessibility	VI	DM	Low	\$7,500.
2024	Morris Education Center	Repoint areas of cracked mortar across the exterior façades.	Exterior Elements	III	DM	Medium	\$11,250.
2024	Morris Education Center	Prepare metalwork to lintels and woodwork, and repaint/re-stain as necessary.	Exterior Elements	IV	SM	Low	\$3,800.
2024	Morris Education Center	Replace tile floor finishes to room and monitor exterior drains at outside stairwells.	Interiors	III	DM	Low	\$8,450.
2024	Morris Education Center	Install new metal guardrail at the southern exterior wall at the yard area.	Site Systems	II	DM	High	\$15,000.
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.
2024	Morris Education Center	Complete repairs to entrance steps on north-facing elevation.	Site Systems	II	DM	High	\$6,500.
2024	Morris Education Center	Undertake repairs and repainting of metal site handrails.	Site Systems	III	SM	Low	\$5,000.
2025	Morris Education Center	Allowance to improve school security systems and school safety.	Electrical	II	CI	High	\$77,000.
2031	Morris Education Center	Mill and overlay the asphalt at the parking lot and driving lanes.	Site Systems	IV	CR	Low	\$36,450.
							\$178,240.

Costs exclude design fees, permits, insurance, CM fees, etc.

Transylvania County Schools
Focus Projects
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Project Year	Building	Recommendation	System	Priority Category	Deficiency Category	Risk Category	Anticipated Cost
2024	Pisgah Forest Elementary	Replace failed IGU's where necessary.	Exterior Elements	III	DM	Low	\$37,500.
2024	Pisgah Forest Elementary	Repaint exterior painted surfaces.	Exterior Elements	III	DM	Medium	\$30,500.
2024	Pisgah Forest Elementary	Replace exterior sealants.	Exterior Elements	III	DM	Medium	\$11,000.
2024	Pisgah Forest Elementary	Complete life safety and code evaluation.	Fire & Life Safety	III	CI	Medium	\$10,000.
2024	Pisgah Forest Elementary	Replace stained and/or damaged ceiling tiles.	Interiors	III	DM	Low	\$8,000.
2024	Pisgah Forest Elementary	Allowance for inspection and repair of asphalt shingle roof.	Roofing Systems	III	DM	Medium	\$10,000.
2024	Pisgah Forest Elementary	Allowance for rainwater gutter repairs and modifications.	Roofing Systems	III	DM	Medium	\$5,000.
2024	Pisgah Forest Elementary	Mill and overlay asphalt pavement - Phase 1	Site Systems	III	DM	Medium	\$45,000.
2024	Pisgah Forest Elementary	Complete full depth repair and repavement of the dumpster and kitchen loading areas.	Site Systems	III	DM	Medium	\$28,000.
2024	Pisgah Forest Elementary	Replace localized sections of concrete sidewalks.	Site Systems	III	DM	Medium	\$5,625.
2025	Pisgah Forest Elementary	Upgrade the fire alarm control panel, annunciator panel, and as needed devices.	Fire & Life Safety	II	CR	Medium	\$25,000.
2025	Pisgah Forest Elementary	Replace McQuay air handling units.	Mechanical	III	CR	Medium	\$880,000.
2025	Pisgah Forest Elementary	Replace HVAC control system, including BMS upgrades.	Mechanical	III	CR	Medium	\$227,169.
2025	Pisgah Forest Elementary	Replace domestic water heater (125 gallon, 399,000 BTU/Hr.).	Plumbing	III	CR	Low	\$40,000.
2025	Pisgah Forest Elementary	Mill and overlay asphalt pavement - Phase 2	Site Systems	III	CR	Medium	\$45,000.
2025	Pisgah Forest Elementary	Install additional site fencing.	Site Systems	III	CI	Medium	\$36,000.
2026	Pisgah Forest Elementary	Allowance to improve school security systems and school safety.	Electrical	III	CI	Medium	\$321,419.
2026	Pisgah Forest Elementary	Replace emergency generator and associated ATS.	Electrical	III	CR	Medium	\$15,000.
2026	Pisgah Forest Elementary	Mill and overlay asphalt pavement - Phase 3	Site Systems	III	CR	Medium	\$45,000.
2027	Pisgah Forest Elementary	Replace platform lift.	Conveyance Systems	III	CR	Low	\$20,000.
2027	Pisgah Forest Elementary	Replace heating hot water boilers.	Mechanical	III	CR	Medium	\$298,760.
2028	Pisgah Forest Elementary	Replace playground equipment.	Site Systems	III	CR	Low	\$450,000.
2029	Pisgah Forest Elementary	Replace air-cooled chiller.	Mechanical	III	CR	Medium	\$240,000.
2030	Pisgah Forest Elementary	Remove underground storage tank and install new above ground code/regulation compliant storage tank.	Plumbing	IV	CR	Medium	\$175,000.
2030	Pisgah Forest Elementary	Crack fill, seal coat and restripe asphalt surfaces - Cycle 1	Site Systems	IV	SM	Low	\$16,860.
							\$3,025,833.

Costs exclude design fees, permits, insurance, CM fees, etc.

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Project Year	Building	Recommendation	System	Priority Category	Deficiency Category	Risk Category	Anticipated Cost
2024	Plant Operations	Replace painted metal doors and frames.	Exterior Elements	II	DM	Medium	\$34,000.
2024	Plant Operations	Replace perimeter window and door sealants.	Exterior Elements	II	DM	Low	\$4,760.
2024	Plant Operations	Replace split system unit.	Mechanical	III	DM	Medium	\$5,600.
2025	Plant Operations	Replace Westinghouse electrical panels and other as needed components.	Electrical	III	CR	Low	\$122,796.
2025	Plant Operations	Provide life extension coating for the standing seam roof.	Roofing Systems	III	CR	Medium	\$12,000.
2027	Plant Operations	Refresh gravel paved areas	Site Systems	III	SM	Low	\$24,000.
2029	Plant Operations	Replace built-up roofing system down to the decking. Consideration over installing a TPO roof system should be reviewed.	Roofing Systems	III	CR	Low	\$198,000.
							\$401,156.

Costs exclude design fees, permits, insurance, CM fees, etc.

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Project Year	Building	Recommendation	System	Priority Category	Deficiency Category	Risk Category	Anticipated Cost
2024	Rosman Elementary	Replace exterior sealant joints.	Exterior Elements	II	DM	High	\$14,000.
2024	Rosman Elementary	Upgrade fire alarm control panel, annunciator, and as needed devices.	Fire & Life Safety	II	CR	High	\$25,000.
2026	Rosman Elementary	Remove underground storage tank and install new above ground code/regulation compliant storage tank.	Plumbing	III	CR	Medium	\$175,000.
2024	Rosman Elementary	Fully strip off and replace the modified bitumen roof with a TPO membrane.	Roofing Systems	II	DM	High	\$740,000.
2024	Rosman Elementary	Clean existing roof and paint with a suitable metal paint.	Roofing Systems	III	SM	Low	\$18,900.
2024	Rosman Elementary	Replace athletic field bleachers.	Site Systems	III	DM	Low	\$13,500.
2024	Rosman Elementary	Refurbish athletic field structures.	Site Systems	III	DM	Low	\$10,000.
2025	Rosman Elementary	Upgrade 1974 vintage GE electrical panels.	Electrical	III	CR	Medium	\$424,000.
2025	Rosman Elementary	Allowance to improve school security systems and school safety.	Electrical	II	CI	High	\$225,250.
2025	Rosman Elementary	Install fire sprinkler system.	Fire & Life Safety	VI	CI	High	\$424,000.
2025	Rosman Elementary	Construct vestibules per Physical Security Assessment.	Interiors	II	CI	High	\$106,000.
2025	Rosman Elementary	Replace air handling units and associated ductwork.	Mechanical	III	CR	Medium	\$720,000.
2025	Rosman Elementary	Replace heating hot water boiler.	Mechanical	III	CR	Medium	\$247,280.
2025	Rosman Elementary	Upgrade BMS system.	Mechanical	III	CR	Medium	\$172,250.
2025	Rosman Elementary	Install additional site fencing.	Site Systems	III	CI	Medium	\$36,000.
2026	Rosman Elementary	Crack fill, seal coat, and restripe the parking lot and roadway areas.	Site Systems	III	SM	Low	\$18,330.
2026	Rosman Elementary	Crack fill and seal coat the path/walkway areas.	Site Systems	III	SM	Low	\$6,300.
2028	Rosman Elementary	Replace perimeter window sealant joints.	Exterior Elements	III	SM	Low	\$18,500.
2028	Rosman Elementary	Replace the asphalt roof shingles on a like-for-like basis.	Roofing Systems	III	CR	Medium	\$45,000.
2030	Rosman Elementary	Replace rooftop air-cooled chillers.	Mechanical	III	CR	Medium	\$468,000.
2031	Rosman Elementary	Replace 2017 PVI water heater.	Plumbing	IV	CR	Medium	\$45,000.
2031	Rosman Elementary	Replace playground equipment and swing set.	Site Systems	IV	CR	Low	\$500,000.
							\$4,452,310.

Costs exclude design fees, permits, insurance, CM fees, etc.

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Project Year	Building	Recommendation	System	Priority Category	Deficiency Category	Risk Category	Anticipated Cost
2024	Rosman Middle & High	Replace failed glazing units.	Exterior Elements	III	DM	Medium	\$110,000.
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.
2024	Rosman Middle & High	Replace elastomeric sealant joints across building exteriors.	Exterior Elements	III	DM	High	\$63,000.
2024	Rosman Middle & High	Complete life safety and code evaluation.	Fire & Life Safety	III	CI	Medium	\$15,000.
2024	Rosman Middle & High	Replace stained and/or damaged ceiling tiles.	Interiors	III	DM	Low	\$20,000.
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	Replace modified bitumen roof with new TPO roof at the High School.	Roofing Systems	II	DM	High	\$710,000.
2024	Rosman Middle & High	Replace modified bitumen with new TPO roof at the Middle School.	Roofing Systems	II	DM	High	\$264,000.
2024	Rosman Middle & High	Replace modified bitumen with new TPO roof at the Old Gym.	Roofing Systems	II	DM	High	\$228,000.
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	The asphalt should be removed and full-depth asphalt repairs completed.	Site Systems	III	DM	Medium	\$59,500.
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.
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.
2024	Rosman Middle & High	Replace damaged sections of chain link fencing.	Site Systems	III	DM	Medium	\$9,000.
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.
2025	Rosman Middle & High	Modernize hydraulic elevator.	Conveyance Systems	III	CR	Medium	\$200,000.
2025	Rosman Middle & High	Allowance to improve school security systems and school safety.	Electrical	II	CI	High	\$457,828.
2025	Rosman Middle & High	Complete exterior repairs. Cycle one.	Exterior Elements	III	SM	Medium	\$75,000.
2025	Rosman Middle & High	Replace Fieldhouse fire alarm control panel.	Fire & Life Safety	III	CR	Medium	\$20,000.
2025	Rosman Middle & High	Construct vestibules per Physical Security Assessment.	Interiors	II	CI	High	\$281,740.
2025	Rosman Middle & High	Allowance to complete a detailed indoor air quality study and provisional placeholder cost for repair works recommended.	Mechanical	III	CI	Medium	\$750,000.
2025	Rosman Middle & High	Upgrade BMS system.	Mechanical	III	CR	Medium	\$387,393.
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.
2025	Rosman Middle & High	Replace damaged concrete at the amphitheater.	Site Systems	III	CR	Low	\$7,000.
2026	Rosman Middle & High	Upgrade antiquated electrical panels throughout the building.	Electrical	III	CR	Medium	\$216,000.
2026	Rosman Middle & High	Refurbish Boiler #3 along with associated pumps, valves, and accessories.	Mechanical	III	SM	Medium	\$184,800.

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Project Year	Building	Recommendation	System	Priority Category	Deficiency Category	Risk Category	Anticipated Cost
2026	Rosman Middle & High	Replace Boiler #4 along with associated pumps, valves, and accessories.	Mechanical	III	CR	Medium	\$119,240.
2026	Rosman Middle & High	Replace PVI water heater #1 and #2	Plumbing	III	CR	Medium	\$110,000.
2026	Rosman Middle & High	Replace 250-gallon electric water heater.	Plumbing	III	CR	Medium	\$45,000.
2027	Rosman Middle & High	Remove underground storage tank and install new above ground code/regulation compliant storage tank.	Plumbing	III	CR	Medium	\$265,000.
2028	Rosman Middle & High	Replace Boiler #1 and #2 along with associated pumps, valves, and accessories.	Mechanical	III	CR	Medium	\$451,000.
2028	Rosman Middle & High	Crack fill, seal coat, and restripe asphalt (future cycle on asphalt which has been replaced).	Site Systems	IV	SM	Low	\$12,840.
2030	Rosman Middle & High	Complete exterior repairs. Cycle two.	Exterior Elements	IV	SM	Medium	\$50,000.
2031	Rosman Middle & High	Replace the Fieldhouse package units.	Mechanical	III	CR	Medium	\$80,000.
							\$10,336,991.

Costs exclude design fees, permits, insurance, CM fees, etc.

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Project Year	Building	Recommendation	System	Priority Category	Deficiency Category	Risk Category	Anticipated Cost
2024	TC Henderson Elementary	Replace air handling units.	Mechanical	III	CR	Medium	\$225,000.
2024	TC Henderson Elementary	Replace cabinet fan coil units.	Mechanical	III	CR	Medium	\$108,000.
2024	TC Henderson Elementary	Upgrade HVAC control system.	Mechanical	III	CR	Medium	\$91,000.
2024	TC Henderson Elementary	Replace 10-ton McQuay and 2-ton split systems.	Mechanical	III	CR	Medium	\$82,500.
2024	TC Henderson Elementary	Replace 5-ton ICS split system.	Mechanical	III	CR	Medium	\$18,750.
2024	TC Henderson Elementary	Mill and overlay asphalt paved sections.	Site Systems	II	DM	Medium	\$78,000.
2024	TC Henderson Elementary	Replace door, removable roof system, and paint exterior walls.	Site Systems	II	DM	High	\$12,000.
2024	TC Henderson Elementary	Allowance for repairs to the pedestrian bridge	Site Systems	III	DM	Medium	\$3,500.
2025	TC Henderson Elementary	Allowance to improve school security systems and school safety.	Electrical	II	CI	High	\$168,000.
2025	TC Henderson Elementary	Repaint all exterior painted elements including profiled metal sheeting, gutters, downpipes, lintels, and canopies.	Exterior Elements	III	SM	Medium	\$51,660.
2025	TC Henderson Elementary	Replace caulk seals to perimeter of windows and doors - Cycle 1.	Exterior Elements	III	DM	Medium	\$15,000.
2025	TC Henderson Elementary	Construct vestibules per Physical Security Assessment.	Interiors	II	CI	High	\$84,000.
2025	TC Henderson Elementary	Install additional site fencing.	Site Systems	III	CI	Medium	\$36,000.
2026	TC Henderson Elementary	Replace PVI water heater.	Plumbing	III	CR	Medium	\$40,000.
2026	TC Henderson Elementary	Remove underground storage tank and install new above ground code/regulation compliant storage tank.	Plumbing	III	CR	Medium	\$110,000.
2026	TC Henderson Elementary	Remove modified bitumen roof and replace with TPO roof covering.	Roofing Systems	III	CR	Medium	\$21,200.
2027	TC Henderson Elementary	Replace/upgrade the fire alarm control panel, annunciator panel, and as needed devices.	Fire & Life Safety	III	CR	Medium	\$20,000.
2028	TC Henderson Elementary	Replace heating hot water boiler.	Mechanical	III	CR	Medium	\$118,470.
2028	TC Henderson Elementary	Allowance for as needed well system replacements.	Plumbing	III	CR	Low	\$15,000.
2028	TC Henderson Elementary	Replace metal roof along with the gutters and downspouts.	Roofing Systems	III	CR	Medium	\$363,000.
2029	TC Henderson Elementary	Replace playground equipment.	Site Systems	III	CR	Low	\$200,000.
Total							\$1,861,080.

Costs exclude design fees, permits, insurance, CM fees, etc.