



BUREAU
VERITAS

TOWN OF PARADISE VALLEY FACILITY CONDITION ASSESSMENT SUMMARY



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VERITAS

PURPOSE OF PRESENTATION

- Follow up report of the facilities assessment
- Approval of the facilities assessment report and to review and approve funding for immediate and for future fiscal years will be discussed in the presentation slides.

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SYSTEM EXPENDITURE FORECAST

ALL SITES

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	\$168,800	\$168,800
Facade	\$2,000	\$34,500	\$148,600	\$161,900	\$761,800	\$1,108,800
Roofing	-	\$497,900	\$21,000	\$88,500	\$300,800	\$908,100
Interiors	-	\$45,000	\$449,400	\$354,900	\$1,241,500	\$2,090,800
Conveying	-	-	-	\$22,200	-	\$22,200
Plumbing	-	\$30,900	\$113,500	\$68,500	\$445,200	\$658,200
HVAC	\$27,000	\$7,800	\$350,600	\$318,500	\$755,500	\$1,459,500
Fire Protection	-	-	\$34,000	\$29,900	\$101,400	\$165,300
Electrical	\$55,000	\$17,400	\$353,200	\$538,200	\$1,158,400	\$2,122,100
Fire Alarm & Electronic Systems	\$15,200	-	\$248,500	\$125,400	\$213,500	\$602,600
Equipment & Furnishings	-	\$29,600	\$112,900	\$134,900	\$202,000	\$479,500
Special Construction & Demo	-	-	\$5,200	\$6,500	\$2,761,300	\$2,773,000
Site Development	\$2,000	-	\$63,400	\$78,100	\$1,200,200	\$1,343,700
Site Pavement	-	\$74,300	\$61,500	\$171,500	\$872,200	\$1,179,700
Site Utilities	-	\$8,500	\$46,400	\$85,700	\$175,400	\$315,900
TOTALS (3% inflation)	\$101,200	\$745,900	\$2,008,400	\$2,184,700	\$10,358,000	\$15,398,200

*Totals have been rounded to the nearest \$100. *The darker the shading, the higher the cost.*

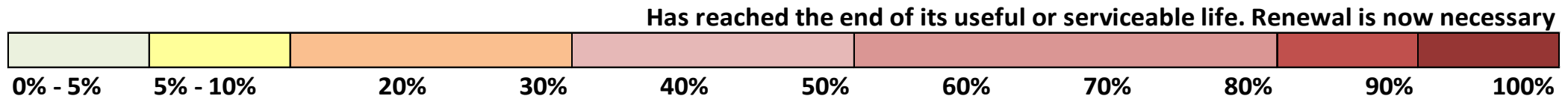
FACILITY CONDITION INDEX



FACILITY CONDITION INDEX (FCI)

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.



CURRENT REPLACEMENT VALUE (CRV)

Current Replacement Value (CRV) is the amount of money needed to replace an asset, or item with a new one of similar kind and quality using current market prices for materials and labor.

The CRV for this assessment does not include structural items, such as foundation. Only the items assessed. The Total Replacement Value of any given building may be significantly higher when including those items.

FCI SUMMARY

- Facility Condition Index = building needs/building replacement cost
- Higher Number indicates greater need

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Communications Building (2016)	\$525	700	\$367,500	0.0%	0.0%	4.0%	14.0%
Fire Station 91 (2009)	\$525	9,961	\$5,229,525	0.1%	1.6%	7.0%	11.5%
Fire Station 92 (2009)	\$525	11,346	\$5,956,650	0.0%	1.1%	6.6%	9.6%
Municipal Court (2013)	\$525	6,000	\$3,150,000	0.0%	0.8%	1.5%	9.8%
PMT Ambulance House (1966)	\$175	3,701	\$647,675	0.0%	20.8%	34.5%	35.7%
Police Department (1996)	\$525	18,441	\$9,681,525	0.0%	3.4%	10.0%	17.8%
Public Works (1994)	\$525	8,999	\$4,724,475	0.6%	0.6%	4.2%	10.7%
Town Hall (1973)	\$525	14,866	\$7,804,650	0.9%	3.8%	8.2%	13.4%

ALL SITES

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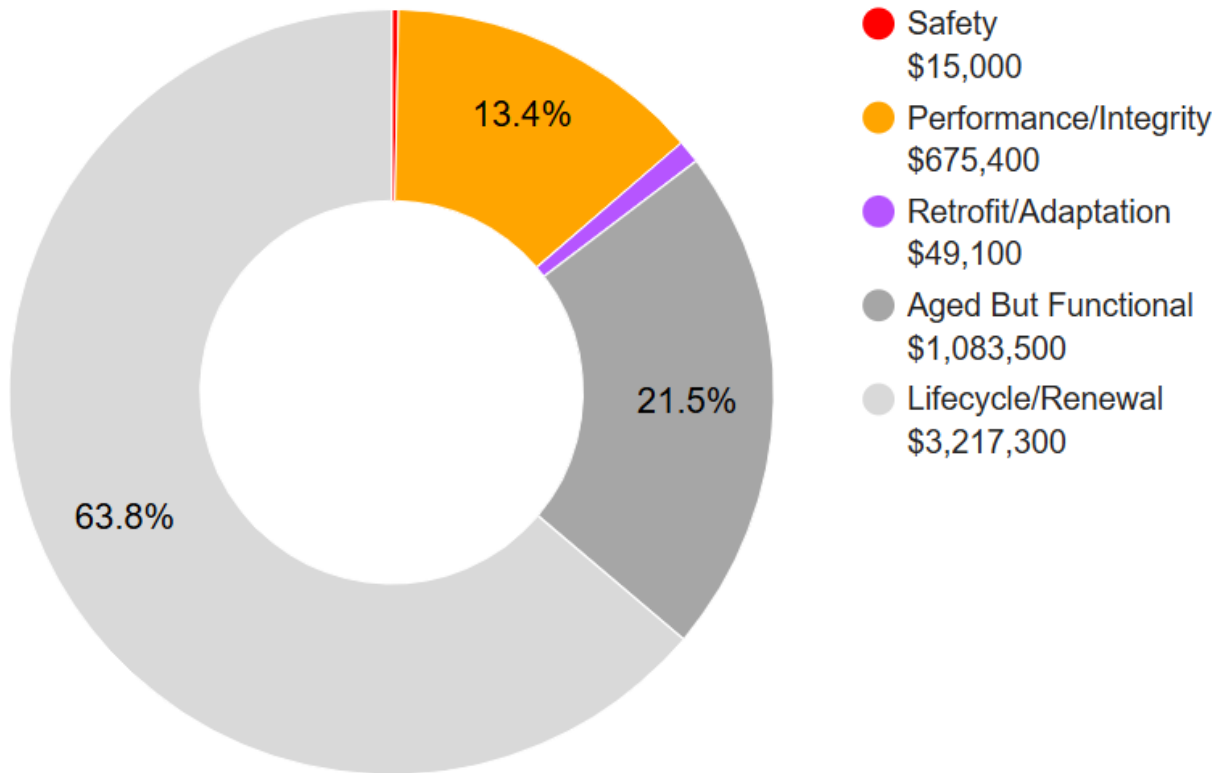
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**BUREAU
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COST BY TYPE

ALL SITES



10-YEAR TOTAL: \$5,040,300

Plan Type Descriptions	
Safety	<div></div> An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	<div></div> Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	<div></div> Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	<div></div> Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	<div></div> Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	<div></div> Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.
Aged But Functional	<div></div> Any component or system that has aged past its industry-average expected useful life (EUL) but is not currently deficient or problematic.

IMMEDIATE NEEDS



IMMEDIATE NEEDS

ALL SITES

Facility/Building	Total Items	Total Cost
Fire Station 91	1	\$3,000
PMT Ambulance House	1	\$200
Police Department	1	\$2,000
Public Works	3	\$27,000
Town Hall	3	\$69,000
Total	9	\$101,200

SAMPLE DATA DETAIL



ASSET DETAIL - EXAMPLE

Observation Details - Obs #9408491

Mark as Completed

Delete

Description	D3055 - Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace
Component	Packaged Unit
Attributes	RTU, Pad or Roof-Mounted
Action	Replace
Master Cost Id	22318
Manufacturer	Rudd
Model	Inaccessible
Serial Number	Inaccessible
Category	HVAC / Facility HVAC Distribution Systems / Variable Air Volume Unit
Location	B Roof
Condition	Failed
Report Section	7.1
Comments	Damaged during fire. Being replaced per POC.
BV Comments	
Capacity Description	RTU, Pad or Roof-Mounted
Flagged for Review	No
GPS	
Created:	Paul.scanzillo@bureauveritas.com on 6/6/2025 12:32:06 PM
Last Modified:	paul.scanzillo on 6/16/2025 11:46:04 PM



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Cost Estimate	
Quantity	1.00 EA
Unit Cost*	\$9,000.00
Subtotal	\$9,000

* Includes Soft Costs and Mark-ups

Replacement Cycle	
Replacement Years	2025 2045
RUL	0 years
<div><div></div></div> <div>Age / Lifespan (EUL)</div>	
EAge	20 years
Lifespan (EUL):	20 years
In-Service Date	2010

REPORT SAMPLE





Casework in Poor condition.

Cabinetry, Standard
Police Department Evidence Room

Uniformat Code: E2010
Recommendation: **Replace in 2027**

Priority Score: **82.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$18,000

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Worn and damaged casework. - AssetCALC ID: 9398078



Packaged Unit in Failed condition.

RTU, Pad or Roof-Mounted
Building B - Fleet Shop Public Works B Roof

Uniformat Code: D3050
Recommendation: **Replace in 2025**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$9,000

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Damaged during fire. Being replaced per POC. - AssetCALC ID: 9408490



Fire Alarm Panel in Failed condition.

Fully Addressable
Town Hall Lobby

Uniformat Code: D7050
Recommendation: **Replace in 2025**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$15,000

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Aged and not communicating. - AssetCALC ID: 9387282



Parking Lots in Poor condition.

Pavement, Asphalt
PMT Ambulance House Site Parking Areas

Uniformat Code: G2020
Recommendation: **Mill & Overlay in 2026**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$17,800

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Cracked due to excessive wear and tear. No designated striped parking spaces. - AssetCALC ID: 9384419

REPLACEMENT RESERVES



1ST 5 YEAR SUMMARY OF 10

All Sites
5 Year

Replacement Reserves Report



8/22/2025

Location	2025	2026	2027	2028	2029	2030	Total Escalated Estimate
Communications Building	\$0	\$0	\$0	\$0	\$0	\$14,845	\$14,845
Fire Station 91	\$3,000	\$7,828	\$0	\$72,787	\$257,786	\$27,057	\$368,458
Fire Station 92	\$0	\$0	\$53,257	\$13,375	\$254,210	\$71,663	\$392,505
Municipal Court	\$0	\$1,185	\$0	\$24,466	\$18,571	\$4,521	\$48,743
PMT Ambulance House	\$180	\$60,276	\$74,046	\$0	\$0	\$89,134	\$223,636
Police Department	\$2,000	\$21,682	\$301,480	\$1,967	\$600,052	\$43,805	\$970,986
Public Works	\$0	\$0	\$0	\$0	\$0	\$0	
Public Works / Building A - Office Building	\$0	\$0	\$0	\$0	\$58,920	\$0	\$58,920
Public Works / Building B - Fleet Shop	\$27,000	\$0	\$0	\$0	\$7,541	\$30,141	\$64,682
Public Works / Facility Shop	\$0	\$0	\$0	\$0	\$39,055	\$0	\$39,055
Public Works / Site	\$0	\$0	\$0	\$0	\$34,643	\$0	\$34,643
Town Hall	\$69,000	\$155	\$226,033	\$0	\$289,538	\$54,370	\$639,096
Grand Total	\$101,180	\$91,124	\$654,816	\$112,595	\$1,560,317	\$335,537	\$2,855,569

2ND 5 YEAR SUMMARY OF 10

All Sites
10 Year



Replacement Reserves Report

8/22/2025

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total Escalated Estimate
Communications Building	\$0	\$0	\$0	\$0	\$0	\$14,845	\$0	\$28,779	\$0	\$7,698	\$0	\$51,322
Fire Station 91	\$3,000	\$7,828	\$0	\$72,787	\$257,788	\$27,057	\$1,910	\$8,395	\$0	\$224,823	\$941	\$602,528
Fire Station 92	\$0	\$0	\$53,257	\$13,375	\$254,210	\$71,663	\$0	\$0	\$78,945	\$80,354	\$20,159	\$571,963
Municipal Court	\$0	\$1,185	\$0	\$24,466	\$18,571	\$4,521	\$32,080	\$0	\$229,387	\$0	\$0	\$310,190
PMT Ambulance House	\$180	\$80,276	\$74,046	\$0	\$0	\$89,134	\$5,493	\$0	\$0	\$0	\$2,392	\$231,521
Police Department	\$2,000	\$21,682	\$301,480	\$1,967	\$800,052	\$43,805	\$174,912	\$33,699	\$241,887	\$13,270	\$286,233	\$1,720,967
Public Works	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Public Works / Building A - Office Building	\$0	\$0	\$0	\$0	\$58,920	\$0	\$16,657	\$0	\$7,601	\$48,146	\$56,848	\$188,172
Public Works / Building B - Fleet Shop	\$27,000	\$0	\$0	\$0	\$7,541	\$30,141	\$0	\$0	\$0	\$3,120	\$5,644	\$73,446
Public Works / Facility Shop	\$0	\$0	\$0	\$0	\$39,055	\$0	\$1,075	\$0	\$15,448	\$29,031	\$13,305	\$97,914
Public Works / Site	\$0	\$0	\$0	\$0	\$34,643	\$0	\$0	\$0	\$57,765	\$46,685	\$6,384	\$145,476
Town Hall	\$89,000	\$155	\$226,033	\$0	\$289,538	\$54,370	\$60,001	\$4,305	\$156,884	\$33,324	\$153,292	\$1,046,882
Grand Total	\$101,180	\$91,124	\$654,816	\$112,595	\$1,560,317	\$335,537	\$292,108	\$73,177	\$787,877	\$486,450	\$545,198	\$5,040,379



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