

# **TOWN OF PARADISE VALLEY**

## **Comprehensive Facilities Condition Assessment**



# Purpose

Provide council results of the Request For Proposal (RFP) on a Comprehensive Facilities Condition Assessment (FCA) and respectfully requesting mayor and town council consider a proposal to enter into an agreement with Bureau Veritas.



# Why a Facilities Condition Assessment?

- Comprehensive Facilities Condition Assessment
  - Buildings are operational and safe
  - Learn document assets and Identification of immediate concerns
  - Audit and identify prioritization of repairs
  - Analyze and forecast deterioration and future performance
  - Report and estimate cost of repairs for capital planning decisions
  - Updated Computerized Maintenance Management System (CMMS)
  - Facility Condition Index (FCI)



**LEARN**

Documentation  
Review & Interview



**AUDIT**

Site Audit



**ANALYZE**

Estimating &  
Analysis



**REPORT**

Capital Improvement  
& Action Plan



# Why a Facilities Condition Index?

## Facilities Condition Index (FCI)

- FCI is a numerical value assigned to reflect the overall condition of a building.
- To calculate an FCI, a third-party assessment professional needs to quantify the cost of maintenance, repair and replacement deficiencies then divided by the cost to replace building in-kind



# Why a Facilities Condition Index?

## Facility Condition Index

$$\text{FCI} = \frac{\text{Renewal Needs \& Deferred Maintenance (DM)}}{\text{Current Replacement Value (CRV)}} \times 100$$



# Town Facilities

| 2024                                    |            | Town of Paradise Valley Facility Portfolio |                            |  |
|---|------------|--|----------------------------|--|
| Facility Name                           | Date Built | Age  | Approximate Square Footage |  |
| EMT Ambulance Building                  | 1966       | 58   | 3,518                      |  |
| Town Hall                               | 1973       | 51   | 14,866                     |  |
| Public Works (3 buildings)              | 1996       | 28   | 8,999                      |  |
| Police Department (2 buildings)         | 1996       | 28   | 18,441                     |  |
| Fire Station 91 (Tatum & Caida Del Sol) | 2009       | 15   | 9,934                      |  |
| Fire Station 92 (Lincoln & Casa Blanca) | 2011       | 13   | 11,434                     |  |
| Court                                   | 2014       | 10   | 6,000                      |  |
| Total Square Feet                       |            |  | 73,192                     |  |



# Request for Proposal's (RFP)

- Scope
- Advertise
- Evaluate/Interview
- Negotiate Best and Final
- Council Approval



# Funding FCA Study

- FY2024 CIP funds

| Service(s)                                   | Lump Sum Fee(s) |
|--|-----------------|
| Facility Condition Assessment & Inventory    | \$34,270.81     |
| Barcoding                                    | \$2,109.38      |
| Single-Line Assessment ( <i>Electrical</i> ) | \$29,400.00     |
| Arc-Flash Assessment ( <i>Electrical</i> )   | \$37,320.00     |
| Total  | \$103,100.19    |

- Respectfully request mayor and town council consider the approval of the RFP with Bureau Veritas for a Comprehensive Facilities Condition Assessment





# FCA Assessment Fee Breakdown

## SERVICE FEE BREAKDOWN BY SITE

| Facility Condition Assessment Fee Breakdown |        |                         |                     |                     |
|---|--------|-------------------------|---------------------|---------------------|
| Facility Name                               | SF     | Address                 | City, State         | Fee                 |
| EMT Ambulance Building                      | 3,518  | 6517 E. Lincoln Drive   | Paradise Valley, AZ | \$ 3,869.29         |
| Town Hall                                   | 14,866 | 6401 E. Lincoln Drive   | Paradise Valley, AZ | \$ 4,422.04         |
| Public Works (3 buildings)                  | 8,999  | 6401 E. Lincoln Drive   | Paradise Valley, AZ | \$ 4,422.04         |
| Police Department (2 buildings)             | 18,441 | 6433 E. Lincoln Drive   | Paradise Valley, AZ | \$ 4,422.04         |
| Fire Station 91                             | 9,934  | 8444 N. Tatum Boulevard | Paradise Valley, AZ | \$ 4,422.04         |
| Fire Station 92                             | 11,434 | 6539 E. Lincoln Drive   | Paradise Valley, AZ | \$ 4,422.04         |
| Court                                       | 6,000  | 6517 E. Lincoln Drive   | Paradise Valley, AZ | \$ 4,422.04         |
| Communications Building                     | 700    | 6824 N. Highlands Drive | Paradise Valley, AZ | \$ 3,869.29         |
|   |        |                         |                     | <b>\$ 34,270.81</b> |



# Questions

