FACILITY CONDITION ASSESSMENT

prepared for

Town of Paradise Valley
6401 East Lincoln Drive
Paradise Valley, AZ 85253
Isaac Chavira

Fire Station 92
6539 East Lincoln Drive
Paradise Valley, AZ 85253

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BV PROJECT #:
172662.25R000-006.468

DATE OF REPORT:
July 10, 2025

ON SITE DATE:
May 28, 2025

TABLE OF CONTENTS

1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Fire Station
Number of Buildings	1
Main Address	Fire Station 92, 6539 East Lincoln Drive, Paradise Valley, AZ 85253
Site Developed	2009
Outside Occupants / Leased Spaces	None
Date(s) of Visit	May 28, 2025
Management Point of Contact	Paradise Valley Public Works Mr. Isaac Chavira, Public Works Director (480) 348-3540, ichavira@paradisevalleyaz.gov
On-site Point of Contact (POC)	Paradise Valley Public Works John Fraley, Lead Technician (480) 797-2060
Assessment & Report Prepared By	Billy Barnett
Reviewed By	Rashad Alnial *for,* Gregg Young Program Manager 979.270.0024 Gregg.Young@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

Fire Station 92 is fire station located in Paradise Valley, Arizona and is served by the Phoenix Fire Department. It is part of Battalion 2 in the East District and was formerly known as Fire Station 2.

Fire Station 92 consists of one building built in 2009. It measures approximate 11,434 square feet, and contains an office, dorm rooms, dorm restrooms, a residential kitchen, a day room, a gymnasium, apparatus bays and support spaces, and restrooms. There were no major renovations conducted since construction.

Architectural

Fire Station 92 is a masonry structure with steel-framed roof deck and beams. The structure is built on a concrete slab foundation with typical perimeter concrete wall footings. The roof structures of the buildings are mainly medium sloped metal construction with flat sections covered in cement tile and supporting HVAC equipment. The glazing is aluminum windows including six glazed overhead doors in the apparatus bays.

At the interior of the fire station, most of the walls are painted gypsum or glazed CMU. The ceilings are acoustical tile, with limited areas of painted gypsum and exposed ceilings in the apparatus bay. Most of the flooring in the building is terrazzo or sealed concrete. Utility areas have unfinished floors and ceiling.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Fire Station 92 is heated and cooled by packaged units located on the flat portions of the roof. Electrical service is made up of a local utility-fed, interior switchboard that feeds distribution panels throughout including rooftop-mounted solar panels. There is a diesel generator and an automatic transfer switch. Interior lighting consists mainly of fluorescent fixtures.

The building has municipal water and sewer. Hot water is provided by a solar-powered water heater and a natural gas-powered water heater. No concerns have been addressed by maintenance personnel regarding ongoing plumbing issues.

The building is outfitted with a wet-pipe fire sprinkler system. There is fire suppression within the kitchen hood system. The building is equipped with fire extinguishers.

Site

The site is approximately 1.4 acres and is relatively flat. The building is located in the center of the site and has a covered parking area in the southwest corner of the site.

Site hardscape at Fire Station 92 consists concrete driveways, two parking lots at the back of the building, concrete and sidewalks adjacent to the building.

The site is covered in stone landscaping with irrigation and mature trees clustered in the parking lot and at the site edges. There are numerous building-mounted and walkway light fixtures. The driveway leading to the parking lots has large cracks due to excessive wear and tear.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone mathematical values. The table below presents the current, 3-year, 5-year, and 10-year FCI's for this facility:

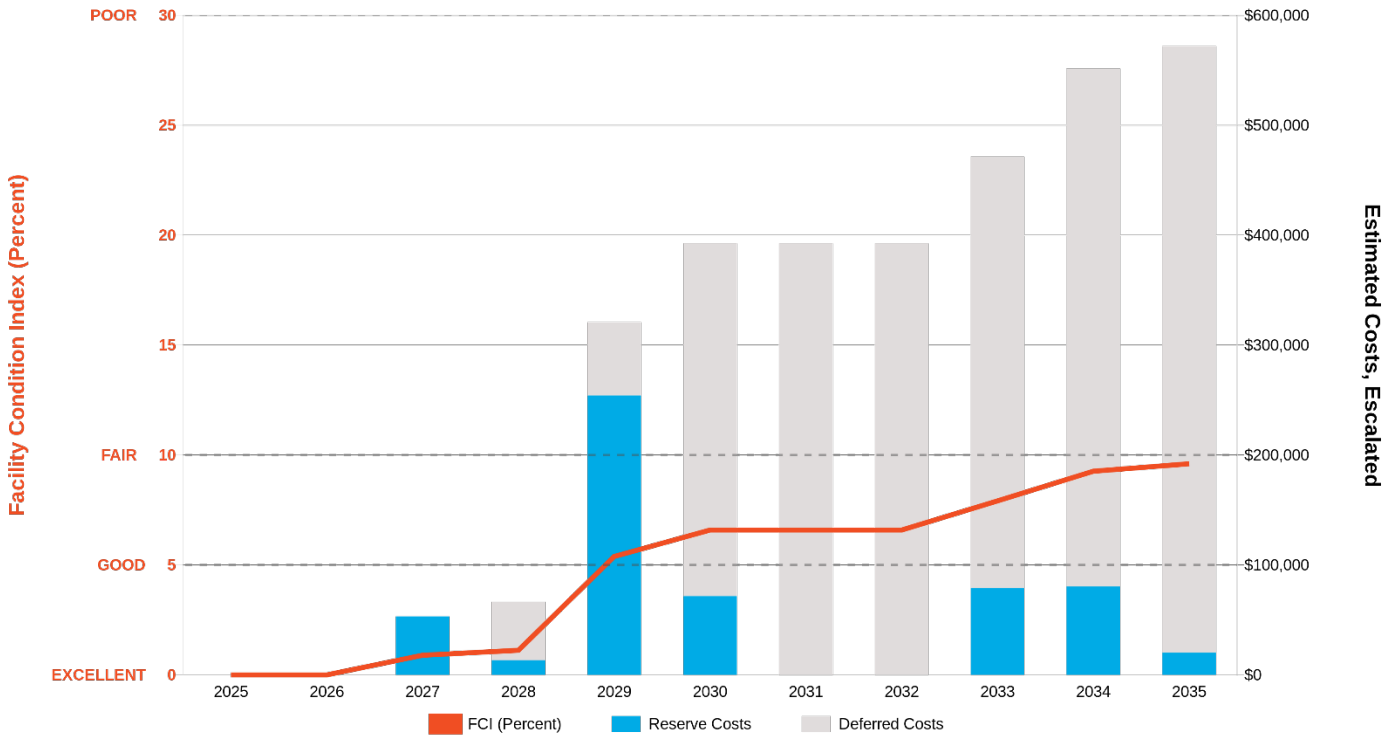
FCI Analysis		
Replacement Value *$5,956,650*	*Total SF* *11,346*	*Cost/SF* *$525*

	Est Reserve Cost	FCI
Current	$0	0 **%**
3-Year	$66,700	1.1 **%**
5-Year	$392,500	6.6 **%**
10-Year	$572,000	9.6 **%**

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $5,956,650.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $51,994.00**



Immediate Needs

There are no immediate needs to report.

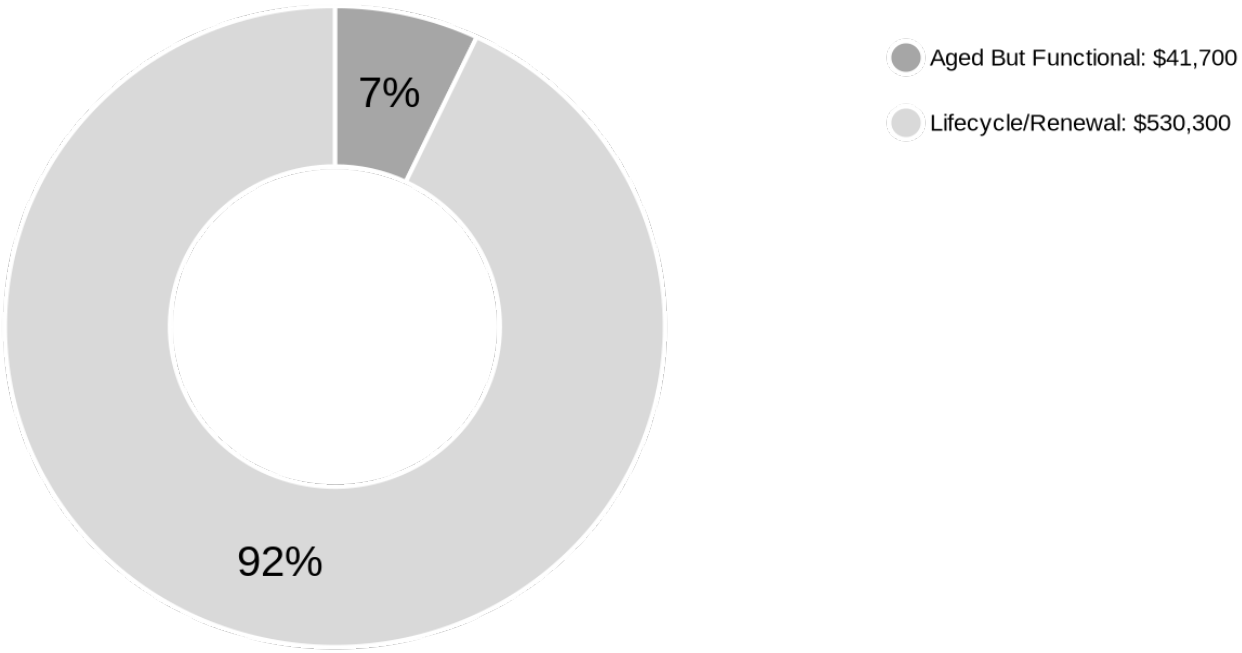
Key Findings

There are no key findings to report.

Plan Types

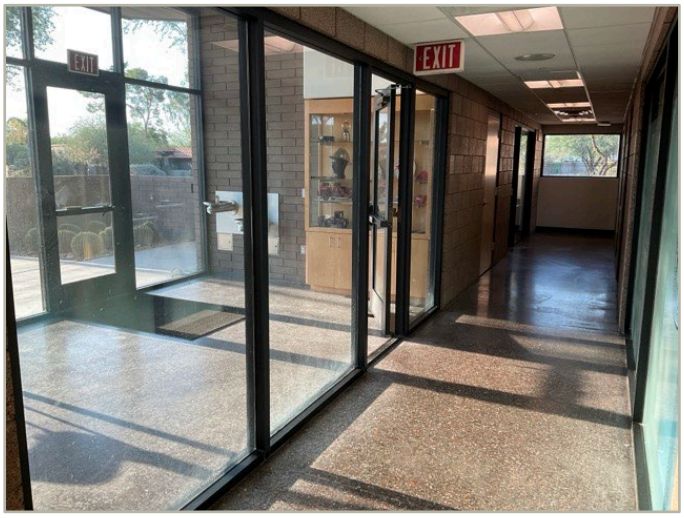
Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the “why” part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the “best” fit, typically the one with the greatest significance and highest on the list below.

Plan Type Descriptions & Distribution		
Safety		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		Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility		Does not meet ADA, UFAS, and/or other accessibility requirements.
Environmental		Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation		Components, systems, or spaces recommended for upgrades in order to meet current standards, facility usage, or client/occupant needs.
Aged But Functional		Any component or system that has aged past its industry-average expected useful life (EUL) but is not currently deficient or problematic.
Lifecycle/Renewal		Any component or system that is neither deficient nor aged past EUL but for which future replacement or repair is anticipated and budgeted.



10-Year Total: $571,900

2. Building Systems and Site Elements



Building Systems Summary		
Address	6539 East Lincoln Drive, Paradise Valley, AZ 85253	
GPS Coordinates	33.5307774, -111.9392682	
Constructed/Renovated	2009	
Building Area	11,346 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Facade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Gable construction with metal finish Secondary: Flat construction with clay/concrete tiles	Fair
Interiors	Walls: Painted gypsum board and glazed CMU Floors: Terrazzo and sealed concrete Ceilings: Painted gypsum board, ACT, and unfinished/exposed	Fair
Elevators	None	Fair

Building Systems Summary		
Plumbing	Distribution: Copper, PVC waste & venting Hot Water: Gas and solar water heaters with integral tanks Fixtures: Toilets and sinks in all restrooms, urinal in lobby restroom, showers in dorm restrooms	Fair
HVAC	Non-Central System: Packaged units	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard Interior Lighting: Linear fluorescent Emergency Power: Diesel generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	-
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

Site Information		
Site Area	1.4 acres	
Parking Spaces	17 total spaces all in open lots; 1 of which are accessible.	
System	*Description*	*Condition*
Site Pavement	Concrete lots with adjacent concrete sidewalks, curbs and ramps	Fair
Site Development	Building-mounted signage; wrought iron fencing; Limited picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited landscaping features trees and bushes Irrigation present Brick retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Building-mounted: fluorescent Pedestrian walkway and landscape accent lighting	Fair
Ancillary Structures	None	Fair
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior and site areas. See the appendix for associated photos and additional information.	
Site Additional Studies	No additional studies are currently recommended for the site areas.	
Site Areas Observed	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.	
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.	

The table below shows the anticipated costs by trade or building system over the next 20 years.

Fire Station 92: 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	$0	$0	$0	$0	$0	$0
Facade	$0	$0	$14,235	$0	$125,694	$139,929
Roofing	$0	$0	$6,300	$4,240	$1,966	$12,506
Interiors	$0	$0	$61,905	$20,093	$62,019	$144,017
Plumbing	$0	$17,610	$2,622	$13,961	$62,481	$96,674
HVAC	$0	$0	$44,713	$0	$136,110	$180,823
Fire Protection	$0	$0	$0	$15,962	$9,983	$25,945
Electrical	$0	$0	$82,250	$99,567	$14,122	$195,939
Fire Alarm & Electronic Systems	$0	$0	$21,233	$20,158	$53,441	$94,832
Equipment & Furnishings	$0	$0	$35,453	$0	$3,176	$38,629
Special Construction & Demo	$0	$0	$5,224	$0	$7,021	$12,245
Sitework	$0	$35,646	$65,297	$5,472	$49,085	$155,500
TOTALS	**$0**	**$53,300**	**$339,300**	**$179,500**	**$525,100**	**$1,097,200**

3. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “public facilities” on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the material included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this assessment. A full measured ADA survey would be required to identify more specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are included in the dataset
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance

The facility was originally constructed in 2009. The facility has not since been substantially renovated.

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

4. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

5. Opinions of Probable Costs

Cost estimates are embedded throughout this report, including the very detailed Replacement Reserves report in the appendix. The cost estimates are predominantly based on construction rehabilitation costs developed by the *RSMeans data from Gordian.* While the *RSMeans data from Gordian* is the primary reference source for the Bureau Veritas cost library, secondary and supporting sources include but are not limited to other industry experts work, such as *Marshall & Swift* and *CBRE Whitestone.* For improved accuracy, additional research integrated with Bureau Veritas's historical experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions also come into play when deemed necessary. Invoice or bid documents provided either by the owner or facility construction resources may be reviewed early in the process or for specific projects as warranted.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

To account for differences in prices between locations, the base costs are modified by geographical location factors to adjust for market conditions, transportation costs, or other local contributors. When requested by the client, the costs may be further adjusted by several additional factors including; labor rates (prevailing minimum wage), general contractor fees for profit and overhead, and insurance. If desired, costs for design and permits, and a contingency factor, may also be included in the calculations.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system or component replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

6. Certification

Town of Paradise Valley (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Fire Station 92, 6539 East Lincoln Drive, Paradise Valley, AZ 85253, the “Property”. It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager’s walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property’s original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

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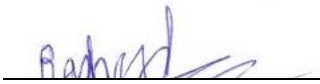
Project Assessor

Reviewed by:



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7. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan(s)
Appendix C: Pre-Survey Questionnaire(s)
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List

Appendix A:
Photographic Record

Photographic Overview

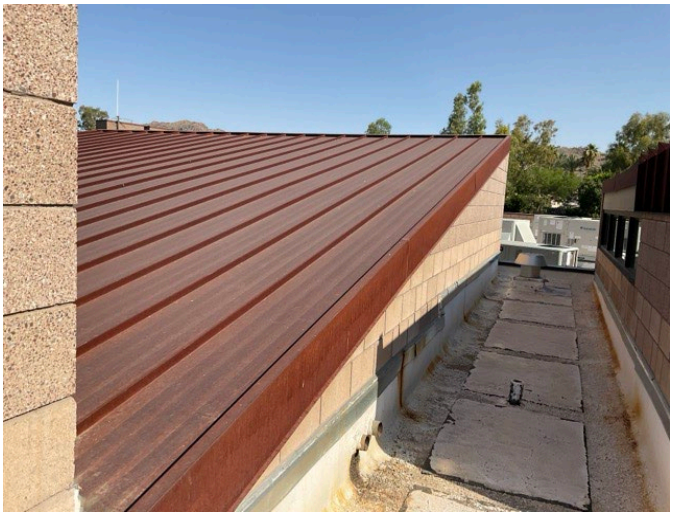
1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

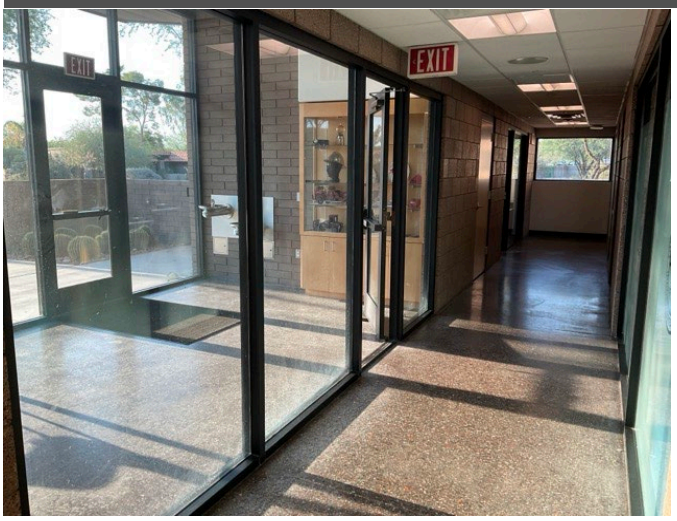
4 - RIGHT ELEVATION

5 - ROOF NORTH



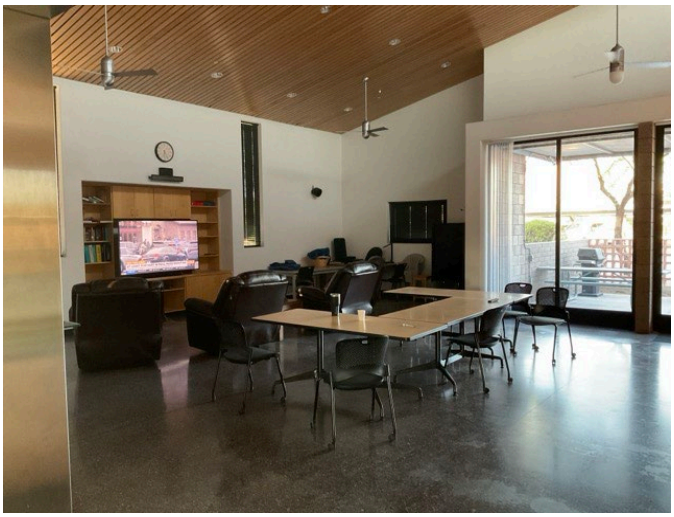
6 - ROOF SOUTH

Photographic Overview



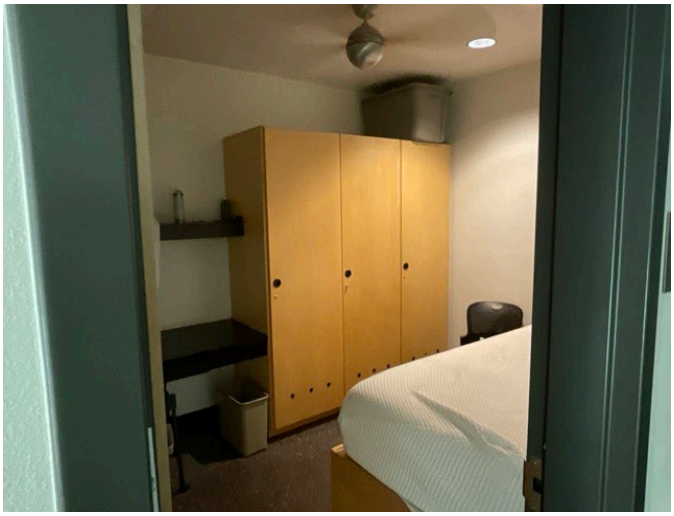
7 - LOBBY

8 - APPARATUS BAYS



9 - DAY ROOM

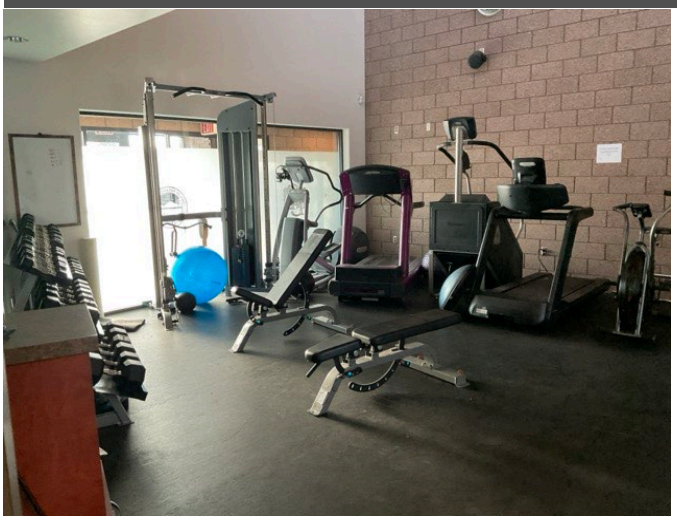
10 - LIBRARY



11 - TYPICAL DORM

12 - CAPTAIN DORM ROOM

Photographic Overview



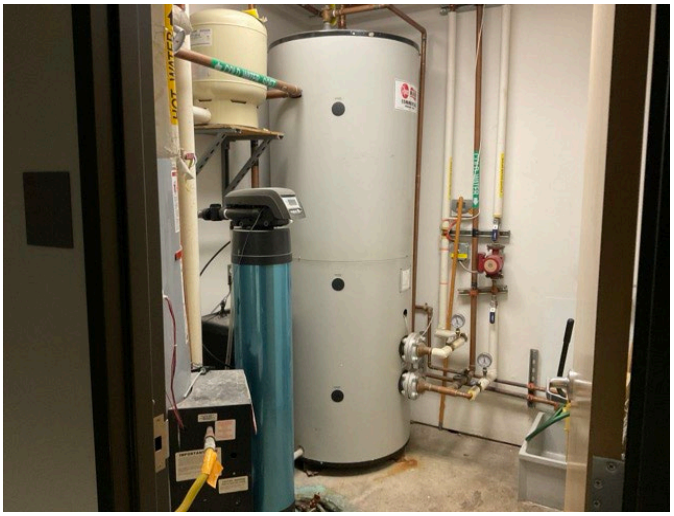
13 - PHYSICAL FITNESS ROOM

14 - LAUNDRY ROOM

15 - KITCHEN

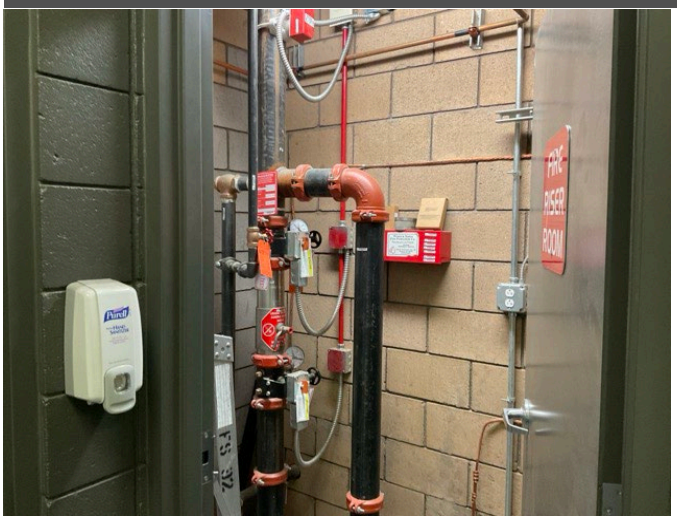
16 - TYPICAL RESTROOM

17 - ELECTRIC ROOM

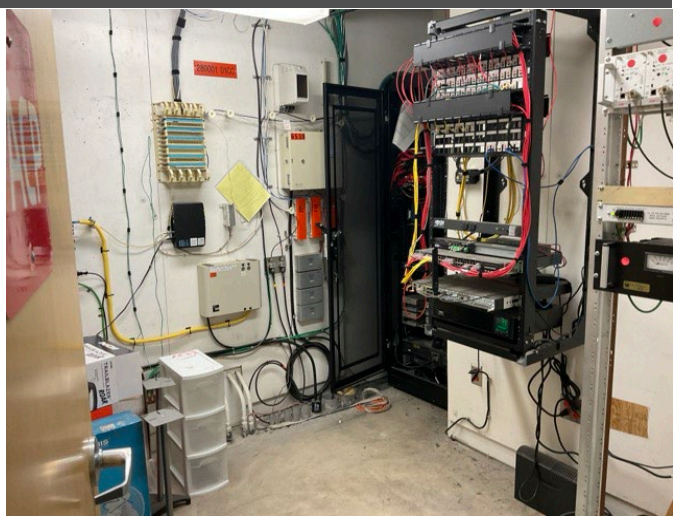


18 - JANITOR CLOSET

Photographic Overview



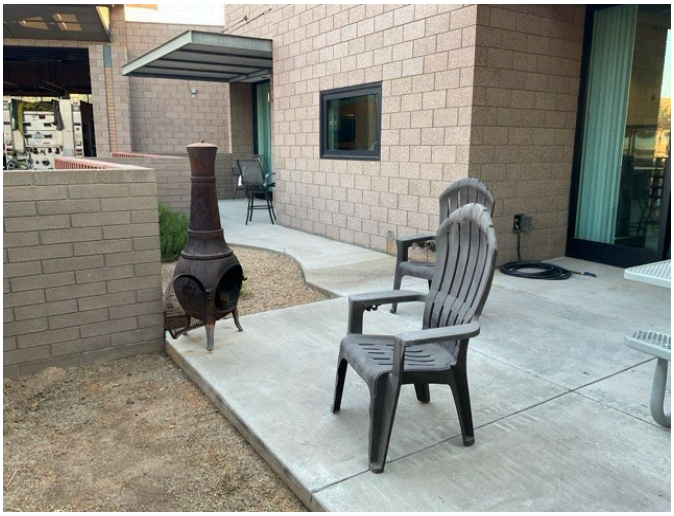
19 - FIRE RISER ROOM



20 - TELECOM ROOM

21 - ENTRANCE

22 - PARKING AREA



23 - PATIO

24 - BAYS

Appendix B:
Site Plan(s)

Site Plan

Project Number	Project Name
172662.25R000-006.468	Fire Station 92
Source	**On-Site Date**
Google	May 28, 2025

N

Appendix C:
Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Fire Station 92

Name of person completing form: Fraley, John

Title / Association w/ property: Lead Technician

Length of time associated w/ property: 4

Date Completed: 5/28/2025

Phone Number: 4807972060

Method of Completion: INTERVIEW - verbally completed during interview

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

Data Overview		Response		
1	Year(s) constructed	Constructed: 2009	Renovated:	
2	Building size in SF	11,346 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?			X		
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.			X		
20	ADA: Has building management reported any accessibility-based complaints or litigation?			X		
21	Are any areas of the property leased to outside occupants?		X			

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Fire Station 92

BV Project Number: 172662.25R000-006.468

Facility History & Interview

	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	
2	Have any ADA improvements been made to the property since original construction? Describe.			X	
3	Has building management reported any accessibility-based complaints or litigation?			X	

Fire Station 92: Accessibility Issues

Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				
Exterior Accessible Route				
Building Entrances				
Interior Accessible Route				
Elevators	**NA**			
Public Restrooms				
Kitchens/Kitchenettes	**NA**			
Playgrounds & Swimming Pools	**NA**			
Other	**NA**			

**Be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in nature*

Fire Station 92: Photographic Overview

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

ACCESSIBLE PATH

CURB CUT

MAIN ENTRANCE

MAIN ENTRANCE

Fire Station 92: Photographic Overview

ACCESSIBLE INTERIOR PATH

DOOR HARDWARE

TOILET STALL OVERVIEW

SINK, FAUCET HANDLES, AND ACCESSORIES

Appendix E:
Component Condition Report

Component Condition Report | 006 - Fire Station 92

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
Structure							
A4010	Substructure	Fair	Foundation, Concrete Slab-on-Grade, w/ Integral Perimeter Footings	11,434	SF	59	9384275
B1010	Superstructure	Good	Structural Framing, Steel Columns & Beams, 1-2 Story Building	11,434	SF	59	9384249
Facade							
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	6,800	SF	4	9384214
B2020	Building Exterior	Fair	Glazing, any type by SF	800	SF	14	9384273
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	1		14	9384243
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	2		24	9384220
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 20'x14' (280 SF)	6		14	9384239
Roofing							
B3010	Roof	Good	Roofing, Clay/Concrete Tile	1,745	SF	34	9384207
B3010	Roof	Fair	Roofing, Metal	10,560	SF	24	9384263
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	622	LF	4	9384225
B3060	Roof	Fair	Roof Hatch, Metal	1		14	9384271
B3080	Building Exterior	Fair	Soffit/Fascia, Metal	650	SF	9	9384254
Interiors							
C1010	Throughout Building	Fair	Interior Wall, Concrete Block (CMU)	8,000	SF	34	9397816
C1020	Building Exterior	Fair	Interior Glazing, any type by SF	200	SF	24	9384215
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	8		24	9384242
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core Commercial	23		24	9384231
C1030	Lobby	Fair	Interior Door, Steel, w/ Extensive Glazing	1		24	9384251
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,400	SF	9	9384277
C1090	Hallways & Common Areas	Fair	Lockers, Steel-Baked Enamel, 6' Height per LF	28	LF	4	9384209
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	13,700	SF	5	9384208

Component Condition Report | 006 - Fire Station 92

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	1,100	SF	24	9384250
C2030	Throughout Building	Good	Flooring, Terrazzo	7,985	SF	34	9384205
C2030	Hallways & Common Areas	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	2,915	SF	5	9384255
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	3,800	SF	5	9384230
C2050	Throughout Building	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	2,915	SF	5	9384261
Plumbing							
D2010	Utility Rooms/Areas	Fair	Water Softener, Domestic Water, 300k Grains & 80 GPM	1		9	9384222
D2010	Restrooms	Fair	Shower, Terrazzo	4		14	9384234
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3		14	9384248
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	11,434	SF	24	9384218
D2010	Utility Rooms/Areas	Fair	Water Heater, Gas, Commercial (200 MBH)	1		2	9384276
D2010	Restrooms	Fair	Shower, Valve & Showerhead	4		14	9384228
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	5		14	9384232
D2010	Utility Rooms/Areas	Fair	Storage Tank, Domestic Water, 251 to 500 GAL	1		13	9384269
D2010	Restrooms	Fair	Urinal, Standard	1		14	9384274
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2		3	9384246
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	5		14	9384257
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Floor	2		19	9384272
HVAC							
D3020	Utility Rooms/Areas	Fair	Unit Heater, Electric	1		4	9384216
D3030	Site Utility Areas	Good	Evaporative Cooler, 3 to 5 HP	1		13	9384270
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1		4	9384266
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC-4]	1		4	9384213
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC6]	1		18	9384258
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	11,434	SF	14	9384212

Component Condition Report | 006 - Fire Station 92

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC5]	1	18	9384219
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC-3]	1	4	9384279
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC1]	1	19	9384268
D3060	Utility Rooms/Areas	Fair	Exhaust Fan, Roof or Wall-Mounted, 36"Damper	1	4	9384265
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	3	9384260
D3060	Utility Rooms/Areas	Good	Exhaust Fan, Roof or Wall-Mounted, 36"Damper	1	4	9384227
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	11,434 SF	9	9384244
D4010	Mechanical Room	Fair	Backflow Preventer, Fire Suppression	1	14	9384278
D4010	Mechanical Room	Fair	Supplemental Components, Fire Riser, Dry	1	24	9384233
Electrical						
D5010	Site Utility Areas	Fair	Solar Power, Inverter, 4.0 KW	1	3	9384211
D5010	Roof	Fair	Solar Power, Photovoltaic (PV) Panels by SF	184 SF	4	9384236
D5010	Electrical Room	Fair	Automatic Transfer Switch, ATS	1	9	9384241
D5010	Site Utility Areas	Fair	Generator, Diesel	1	8	9384204
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V [D]	1	13	9384256
D5020	Site Utility Areas	Fair	Switchboard, 120/208 V	1	23	9384221
D5030	Throughout Building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	11,434 SF	24	9384262
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	11,434 SF	4	9384210
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	11,434 SF	4	9384226
D7050	Utility Rooms/Areas	Fair	Fire Alarm Panel, Fully Addressable	1	10	9397815
D7050	Throughout Building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	11,434 SF	15	9384237
Equipment & Furnishings						
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Sink, 2-Bowl	1	14	9384253

Component Condition Report | 006 - Fire Station 92

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	105	LF	4	9384206
Special Construction & Demo							
F1020	Site General	Fair	Covered Walkway, any type, Prep & Paint	1,645	SF	5	9384224
Pedestrian Plazas & Walkways							
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	9,600	SF	2	9384217
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	9,600	SF	3	9384264
Athletic, Recreational & Playfield Areas							
G2050	Gymnasium	Fair	Playfield Surfaces, Rubber, Interlocking Tiles	700	SF	5	9384267
Sitework							
G2060	Site General	Fair	Retaining Wall, Brick/Stone	150	SF	24	9384247
G2060	Site General	Fair	Picnic Table, Metal Powder-Coated	1		4	9384259
G2060	Site	Good	Fences & Gates, Screen Walls, Concrete Masonry Unit (CMU)	950	SF	34	9384229
G2060	Site General	Fair	Flagpole, Metal	1		14	9384223
G2060	Site General	Fair	Signage, Property, Monument, Replace/Install	1		4	9384235
G2060	Site General	Good	Fences & Gates, Fence, Wrought Iron 4'	125	LF	34	9384245
G2080	Site General	Good	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	24,500	SF	4	9384240
G4050	Site General	Fair	Site Lighting, Wall Pack or Walkway Ceiling/Pole-Mounted, any type w/ LED, Lower-Lumen	19		4	9384252

Appendix F:
Replacement Reserves

Replacement Reserves Report

006 - Fire Station 92

7/10/2025

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Total Escalated Estimate
006 - Fire Station 92	$0	$0	$53,257	$13,375	$254,210	$71,663	$0	$0	$78,945	$80,354	$20,159	$0	$0	$35,421	$262,035	$122,486	$0	$0	$57,610	$15,957	$31,607	**$1,097,079**
Grand Total	**$0**	**$0**	**$53,257**	**$13,375**	**$254,210**	**$71,663**	**$0**	**$0**	**$78,945**	**$80,354**	**$20,159**	**$0**	**$0**	**$35,421**	**$262,035**	**$122,486**	**$0**	**$0**	**$57,610**	**$15,957**	**$31,607**	**$1,097,079**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B2010	Building Exterior	9384214	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	16	4	6800	SF	$1.86	$12,648					$12,648																	**$12,648**
B2020	Building Exterior	9384273	Glazing, any type by SF, Replace	30	16	14	800	SF	$55.00	$44,000															$44,000							**$44,000**
B2050	Building Exterior	9384243	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	16	14	1	EA	$1,300.00	$1,300															$1,300							**$1,300**
B2050	Building Exterior	9384239	Overhead/Dock Door, Steel, 20'x14' (280 SF), Replace	30	16	14	6	EA	$6,300.00	$37,800															$37,800							**$37,800**
B3020	Roof	9384225	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	16	4	622	LF	$9.00	$5,598					$5,598																	**$5,598**
B3060	Roof	9384271	Roof Hatch, Metal, Replace	30	16	14	1	EA	$1,300.00	$1,300															$1,300							**$1,300**
B3080	Building Exterior	9384254	Soffit/Fascia, Metal, Replace	25	16	9	650	SF	$5.00	$3,250										$3,250												**$3,250**
C1070	Throughout Building	9384277	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	16	9	4400	SF	$3.50	$15,400										$15,400												**$15,400**
C1090	Hallways & Common Areas	9384209	Lockers, Steel-Baked Enamel, 6' Height per LF, Replace	20	16	4	28	LF	$500.00	$14,000					$14,000																	**$14,000**
C2010	Throughout Building	9384208	Wall Finishes, any surface, Prep & Paint	10	5	5	13700	SF	$1.50	$20,550						$20,550										$20,550						**$41,100**
C2030	Hallways & Common Areas	9384255	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	5	5	2915	SF	$1.50	$4,373						$4,373										$4,373						**$8,745**
C2050	Throughout Building	9384230	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	3800	SF	$2.00	$7,600						$7,600										$7,600						**$15,200**
C2050	Throughout Building	9384261	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	5	5	2915	SF	$2.50	$7,288						$7,288										$7,288						**$14,575**
D2010	Utility Rooms/Areas	9384269	Storage Tank, Domestic Water, 251 to 500 GAL, Replace	30	17	13	1	EA	$5,000.00	$5,000														$5,000								**$5,000**
D2010	Utility Rooms/Areas	9384276	Water Heater, Gas, Commercial (200 MBH), Replace	20	18	2	1	EA	$16,600.00	$16,600			$16,600																			**$16,600**
D2010	Utility Rooms/Areas	9384222	Water Softener, Domestic Water, 300k Grains & 80 GPM, Replace	25	16	9	1	EA	$10,700.00	$10,700										$10,700												**$10,700**
D2010	Hallways & Common Areas	9384246	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	12	3	2	EA	$1,200.00	$2,400				$2,400																$2,400		**$4,800**
D2010	Restrooms	9384234	Shower, Terrazzo, Replace	30	16	14	4	EA	$3,000.00	$12,000															$12,000							**$12,000**
D2010	Utility Rooms/Areas	9384248	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	16	14	3	EA	$1,200.00	$3,600															$3,600							**$3,600**
D2010	Restrooms	9384228	Shower, Valve & Showerhead, Replace	30	16	14	4	EA	$800.00	$3,200															$3,200							**$3,200**
D2010	Restrooms	9384232	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	16	14	5	EA	$1,100.00	$5,500															$5,500							**$5,500**
D2010	Restrooms	9384274	Urinal, Standard, Replace	30	16	14	1	EA	$1,100.00	$1,100															$1,100							**$1,100**
D2010	Restrooms	9384257	Toilet, Commercial Water Closet, Replace	30	16	14	5	EA	$1,300.00	$6,500															$6,500							**$6,500**
D2010	Utility Rooms/Areas	9384272	Sink/Lavatory, Service Sink, Floor, Replace	35	16	19	2	EA	$800.00	$1,600																				$1,600		**$1,600**
D3020	Utility Rooms/Areas	9384216	Unit Heater, Electric, Replace	20	16	4	1	EA	$2,200.00	$2,200					$2,200																	**$2,200**
D3030	Site Utility Areas	9384270	Evaporative Cooler, 3 to 5 HP, Replace	15	2	13	1	EA	$8,800.00	$8,800														$8,800								**$8,800**
D3050	Roof	9384266	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$9,000.00	$9,000					$9,000																	**$9,000**
D3050	Roof	9384213	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$7,500.00	$7,500					$7,500																	**$7,500**
D3050	Roof	9384279	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$7,500.00	$7,500					$7,500																	**$7,500**
D3050	Throughout Building	9384212	HVAC System, Ductwork, Medium Density, Replace	30	16	14	11434	SF	$4.00	$45,736															$45,736							**$45,736**
D3050	Roof	9384258	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	$15,000.00	$15,000																			$15,000			**$15,000**
D3050	Roof	9384219	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	$9,000.00	$9,000																			$9,000			**$9,000**
D3050	Roof	9384268	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	1	19	1	EA	$7,500.00	$7,500																				$7,500		**$7,500**
D3060	Roof	9384260	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	17	3	1	EA	$2,400.00	$2,400				$2,400																			**$2,400**
D3060	Utility Rooms/Areas	9384265	Exhaust Fan, Roof or Wall-Mounted, 36"Damper, Replace	20	16	4	1	EA	$5,600.00	$5,600					$5,600																	**$5,600**
D3060	Utility Rooms/Areas	9384227	Exhaust Fan, Roof or Wall-Mounted, 36"Damper, Replace	20	16	4	1	EA	$5,600.00	$5,600					$5,600																	**$5,600**
D4010	Throughout Building	9384244	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	16	9	11434	SF	$1.07	$12,234										$12,234												**$12,234**
D4010	Mechanical Room	9384278	Backflow Preventer, Fire Suppression, Replace	30	16	14	1	EA	$6,600.00	$6,600															$6,600							**$6,600**
D5010	Site Utility Areas	9384204	Generator, Diesel, Replace	25	17	8	1	EA	$58,000.00	$58,000									$58,000													**$58,000**
D5010	Site Utility Areas	9384211	Solar Power, Inverter, 4.0 KW, Replace	15	12	3	1	EA	$3,120.00	$3,120				$3,120																$3,120			**$6,240**
D5010	Roof	9384236	Solar Power, Photovoltaic (PV) Panels by SF, Replace	20	16	4	184	SF	$70.00	$12,880					$12,880																	**$12,880**
D5010	Electrical Room	9384241	Automatic Transfer Switch, ATS, Replace	25	16	9	1	EA	$20,000.00	$20,000										$20,000												**$20,000**
D5020	Electrical Room	9384256	Distribution Panel, 120/208 V, Replace	30	17	13	1	EA	$6,000.00	$6,000														$6,000								**$6,000**
D5040	Throughout Building	9384210	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	16	4	11434	SF	$5.00	$57,170					$57,170																	**$57,170**
D6060	Throughout Building	9384226	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	16	4	11434	SF	$1.65	$18,866					$18,866																	**$18,866**
D7050	Utility Rooms/Areas	9397815	Fire Alarm Panel, Fully Addressable, Replace	15	5	10	1	EA	$15,000.00	$15,000											$15,000											**$15,000**
D7050	Throughout Building	9384237	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	5	15	11434	SF	$3.00	$34,302																$34,302						**$34,302**
E1030	Commercial Kitchen	9384253	Foodservice Equipment, Sink, 2-Bowl, Replace	30	16	14	1	EA	$2,100.00	$2,100															$2,100							**$2,100**

Replacement Reserves Report

006 - Fire Station 92

7/10/2025

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
E2010	Throughout Building	9384206	Casework, Cabinetry, Standard, Replace	20	16	4	105	LF	$300.00	$31,500					$31,500																	**$31,500**
F1020	Site General	9384224	Covered Walkway, any type, Prep & Paint	10	5	5	1645	SF	$2.74	$4,507						$4,507										$4,507						**$9,015**
G2020	Site Parking Areas	9384217	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	23	2	9600	SF	$3.50	$33,600			$33,600																			**$33,600**
G2020	Site Parking Areas	9384264	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	9600	SF	$0.45	$4,320				$4,320					$4,320					$4,320					$4,320			**$17,280**
G2050	Gymnasium	9384267	Playfield Surfaces, Rubber, Interlocking Tiles, Replace	15	10	5	700	SF	$25.00	$17,500						$17,500															$17,500	**$35,000**
G2060	Site General	9384259	Picnic Table, Metal Powder-Coated, Replace	20	16	4	1	EA	$700.00	$700					$700																	**$700**
G2060	Site General	9384235	Signage, Property, Monument, Replace/Install	20	16	4	1	EA	$3,000.00	$3,000					$3,000																	**$3,000**
G2060	Site General	9384223	Flagpole, Metal, Replace	30	16	14	1	EA	$2,500.00	$2,500															$2,500							**$2,500**
G2080	Site General	9384240	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	16	4	24500	SF	$1.00	$24,500					$24,500																	**$24,500**
G4050	Site General	9384252	Site Lighting, Wall Pack or Walkway Ceiling/Pole-Mounted, any type w/ LED, Lower-Lumen, Replace	20	16	4	19	EA	$400.00	$7,600					$7,600																	**$7,600**
Totals, Unescalated											**$0**	**$0**	**$50,200**	**$12,240**	**$225,862**	**$61,817**	**$0**	**$0**	**$62,320**	**$61,584**	**$15,000**	**$0**	**$0**	**$24,120**	**$173,236**	**$78,619**	**$0**	**$0**	**$33,840**	**$9,100**	**$17,500**	**$825,439**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$53,257**	**$13,375**	**$254,210**	**$71,663**	**$0**	**$0**	**$78,945**	**$80,354**	**$20,159**	**$0**	**$0**	**$35,421**	**$262,035**	**$122,486**	**$0**	**$0**	**$57,610**	**$15,957**	**$31,607**	**$1,097,079**

* Markup has been included in unit costs.

Appendix G:
Equipment Inventory List

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	9384269	D2010	**Storage Tank**	Domestic Water, 251 to 500 GAL	260 GAL	006 - Fire Station 92	Utility Rooms/Areas	Rheem	ST260A	0608N0001300	2008	3003827	
2	9384276	D2010	**Water Heater**	Gas, Commercial (200 MBH)	120 GAL	006 - Fire Station 92	Utility Rooms/Areas	Rheem	HE119-199N	1107T2822N	2007	3003821	
3	9384222	D2010	**Water Softener**	Domestic Water, 300k Grains & 80 GPM	10 GAL	006 - Fire Station 92	Utility Rooms/Areas	GE	268/760	L268248081306		3003824	

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	9384216	D3020	**Unit Heater**	Electric	10 kW	006 - Fire Station 92	Utility Rooms/Areas	No dataplate	No dataplate	No dataplate		3003822	
2	9384270	D3030	**Evaporative Cooler**	3 to 5 HP	21000 CFM	006 - Fire Station 92	Site Utility Areas	Champion Cooler	15012W	IJ7140006	2023	3003807	
3	9384266	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	4 TON	006 - Fire Station 92	Roof	Trane	Illegible	Illegible	2009	3003815	
4	9384268	D3050	**Packaged Unit** [AC1]	RTU, Pad or Roof-Mounted	3 TON	006 - Fire Station 92	Roof	Daikin Industries	DFG0363DH00001SAA	2401171940	2024	3003814	
5	9384279	D3050	**Packaged Unit** [AC-3]	RTU, Pad or Roof-Mounted	3 TON	006 - Fire Station 92	Roof	Trane	Illegible	Illegible	2009	3003806	
6	9384213	D3050	**Packaged Unit** [AC-4]	RTU, Pad or Roof-Mounted	3 TON	006 - Fire Station 92	Roof	Trane	Illegible	Illegible	2009	3003805	
7	9384219	D3050	**Packaged Unit** [AC5]	RTU, Pad or Roof-Mounted	4 TON	006 - Fire Station 92	Roof	Daikin Industries	DFG04830H00001SAA	2310072916	2023	3003816	
8	9384258	D3050	**Packaged Unit** [AC6]	RTU, Pad or Roof-Mounted	6 TON	006 - Fire Station 92	Roof	Daikin Industries	DFG0723OH00001SAA	2309301398	2023	3003817	
9	9384260	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	1200 CFM	006 - Fire Station 92	Roof	Twin City Fan	DCRD-0958	I08-257910-3	2008	3003819	
10	9384265	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 36"Damper	10000 CFM	006 - Fire Station 92	Utility Rooms/Areas	No dataplate	No dataplate	No dataplate		3003820	
11	9384227	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 36"Damper	10000 CFM	006 - Fire Station 92	Utility Rooms/Areas	No dataplate	No dataplate	No dataplate		3003825	

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	9384278	D4010	**Backflow Preventer**	Fire Suppression	4 INCH	006 - Fire Station 92	Mechanical Room	Ames	COLT 200	1H-5769		3003790	

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	9384204	D5010	**Generator**	Diesel	100 KW	006 - Fire Station 92	Site Utility Areas	Generac	19199050200	2099622	2008	3003812	
2	9384211	D5010	**Solar Power**	Inverter, 4.0 KW		006 - Fire Station 92	Site Utility Areas	Xantrex	Illegible	Illegible		3003809	
3	9384241	D5010	**Automatic Transfer Switch**	ATS	400 AMP	006 - Fire Station 92	Electrical Room	Generac	GTS040W-3G2LDNAY	97524		3003823	
4	9384221	D5020	**Switchboard**	120/208 V	800 AMP	006 - Fire Station 92	Site Utility Areas	Siemens	SB3	No dataplate	2008	3003811	
5	9384256	D5020	**Distribution Panel** [D]	120/208 V	400 AMP	006 - Fire Station 92	Electrical Room	Siemens	P2C54JX400FBS	No dataplate	2008	3003789	

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	9397815	D7050	**Fire Alarm Panel**	Fully Addressable		006 - Fire Station 92	Utility Rooms/Areas	Honeywell	NFW-50	No dataplate		3003826	

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	9384253	E1030	**Foodservice Equipment**	Sink, 2-Bowl		006 - Fire Station 92	Commercial Kitchen						