



# CIOSI – Facility Maintenance in Neighborhoods





# Outline

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## Current Building Asset Philosophy

- Philosophy Summary
- Facility Categories
- Prioritization Methodology
- Funding Mechanism



# Building Asset Philosophy

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What is a Building Asset Philosophy?

Essential tool to assist in the planning and prioritizing of projects within our asset management program



# Current Facility Categories





# Facility Categories Examples



Mission Critical, not open to the public, highly secure

1. Infrastructure and safety is top priority
2. Mission critical items are next
3. Aesthetics are lower priority if it doesn't impact infrastructure

Business Critical, open to the public

1. Infrastructure and safety is top priority
2. Aesthetics are more important due to the public nature of the facility



# Category examples continued

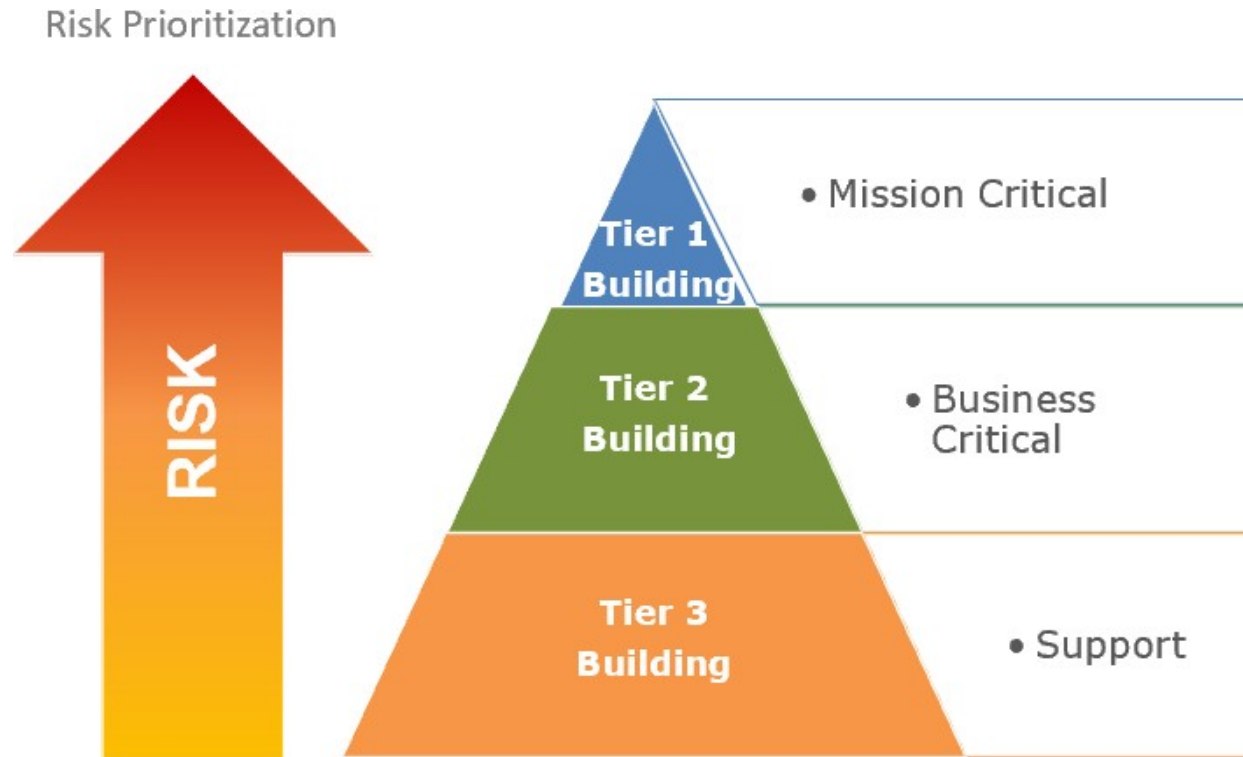


Support Building(s). Generally nonpublic facing but may support business and/or mission critical areas.

1. Infrastructure and safety is the main priority at these locations
2. Aesthetics are considered at these locations but may be deferred if funding isn't available if the aesthetics don't have a negative impact on the ability to provide support



# Prioritization Methodology Explained





# Prioritization Methodology Explained

## Facility Condition Index (FCI)

$$\text{FCI} = \frac{\text{Total Cost of needed repairs}}{\text{Total Cost of a new building}}$$

5% - 10% = Excellent Condition

10% - 15% = Good Condition

15% - 20+% = Poor Condition



# Example

Fire Station 152, Before:

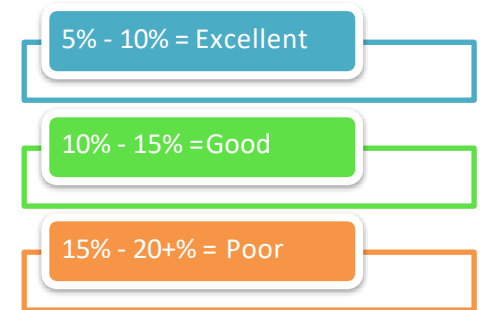
$$\frac{\$1,500,000 \text{ (repairs)}}{\$5,500,000 \text{ (replacement)}}$$

27.2% = Poor

Fire Station 152, After:

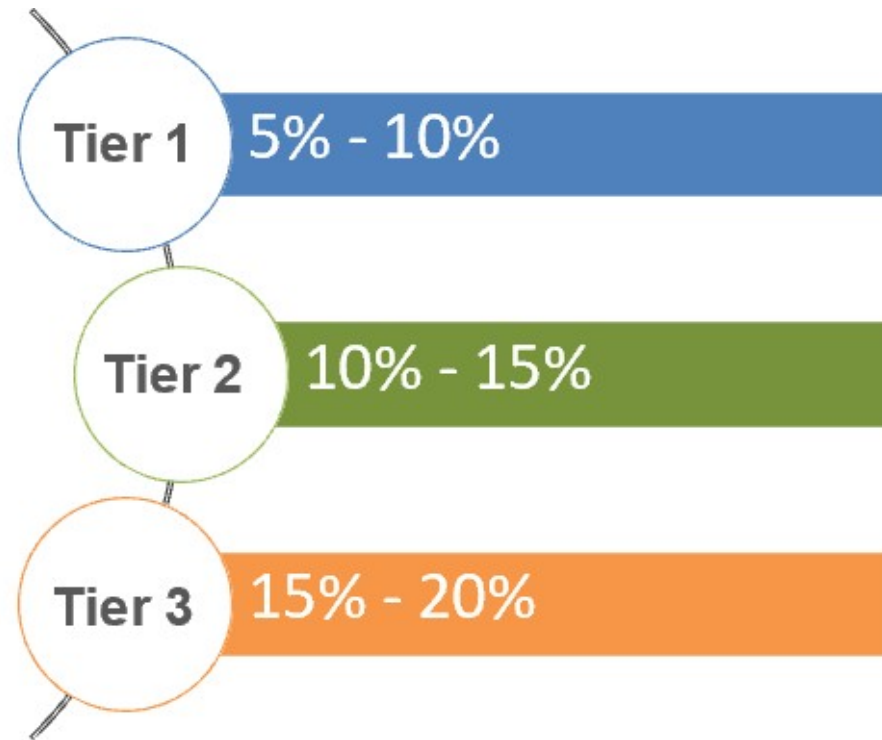
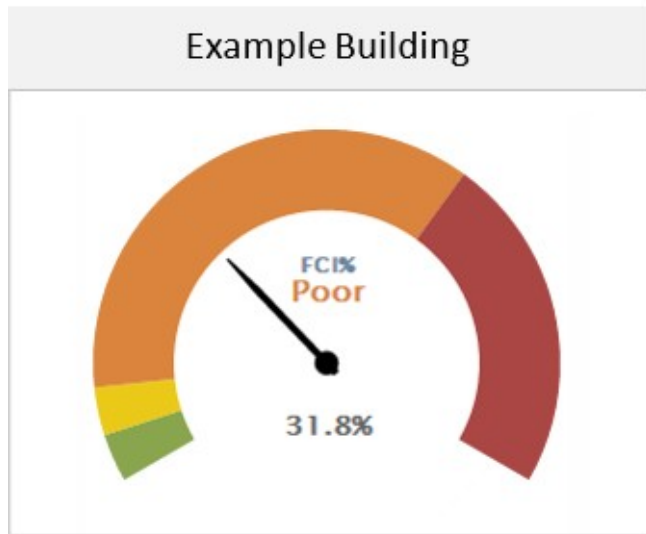
$$\frac{\$500,000 \text{ (repairs)}}{\$5,500,000 \text{ (replacement)}}$$

9.1% = Excellent





# Prioritization Methodology





# Philosophy Summary

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- Fiscal Responsibility
- Reliability
- Public Confidence



# CIOSI Results

## Modifying Current Philosophy



# Potential Challenges



- Proximity Requirements
- Funding



# Potential Challenges



- Proximity Requirements
- Funding



# Additional Challenges



# Additional Challenges (continued)





# Additional Challenges (continued)





# Benefits





# Benefits





# Project Examples





# Main Library





# Sahuaro Ranch Park





# Glendale 11





# Recommendation





# Staff Recommendation

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Keep the framework of the Facility Assessment Program & Created a dedicated funding source for an Exterior Enhancement/Upkeep Program



# CIOSI Cost & Summary





# Year 1 Projects Identified

Location	Description	Estimated Cost
Advocacy Center	Trim paint, awning replacement, parking lot surface striping	\$ 156,000
Civic Center	Repair of exterior cladding joints, tree replacement (Phase 1)	\$ 175,000
Fleet Services	Replace sealant in tilt-up panels	\$ 200,000
Food bank	Exterior painting of fencing and block walls	\$ 50,000
Foothills Library	Paint exterior patios, upgrade doors, seal parapet	\$ 100,000
Main Library	Painting of metal facia and lattice, lighting (Phase 1)	\$ 110,000
Media Center	Repair plaster wall damage (Phase 1)	\$ 75,000
Velma Teague Library	Replace worn automatic door	\$ 15,000
City Courts	Courtyard ramadas - Replace Shade Structures and paint	\$ 100,000
Sahuaro Ranch Park	Roofing and window glazing replacement at Sahuaro Ranch	\$ 320,000

Yellow indicates facilities in residential areas

**Total = \$ 1,301,000**



# Year 2 Projects Identified

Location	Description	Estimated Cost
Various Skate Parks/Parks/Splash Pads	Fencing repair and painting	150,000
GRPSTC	Seal windows and walls and paint structural steel	300,000
Civic Center	Repair of exterior cladding joints, tree replacement (Phase 2)	175,000
Main Library	Exterior Sealing and Painting , lighting (Phase 2)	350,000
B of A Garage	Paint Stair Rails and stairs	60,000
Youth Sports Complex	Repaint and refresh existing restrooms	60,000
Food Bank	Parking lot surface/stripping	60,000
Media Center	Repair plaster damage, paint exterior, railings and patio (Phase 2)	150,000

Yellow indicates facilities in residential areas

**Total = \$ 1,305,000**



# Year 3 Projects Identified

Location	Description	Estimated Cost
Glendale Airport	Clean prime and paint Aero Services and Municipal Airport buildings (Phase 1)	200,000
Paseo RacquetCenter	Patch/Seal/Paint exterior, landscaping and signage	420,000
FS150, 151, 152, 154, 157, 158	Paint exterior	300,000
Foothills Public Safety	Facia replacement, painting	210,000
Main Public Safety Building	Paint patios, replace shade screening, tree removal and additional bird removal	200,000

Yellow indicates facilities in residential areas

Total = \$ 1,330,000



# Summary

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- Buildings in residential areas, as well as all areas in the city are important to us
- Our current building asset philosophy works if exterior aesthetics are given the appropriate funding
- Funding is needed to create and continue an exterior enhancement/maintenance program
- Everyone wins!



# Consensus

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- Keeping the Building Asset Philosophy, the same
- Fund an Exterior Enhancement and Maintenance Program