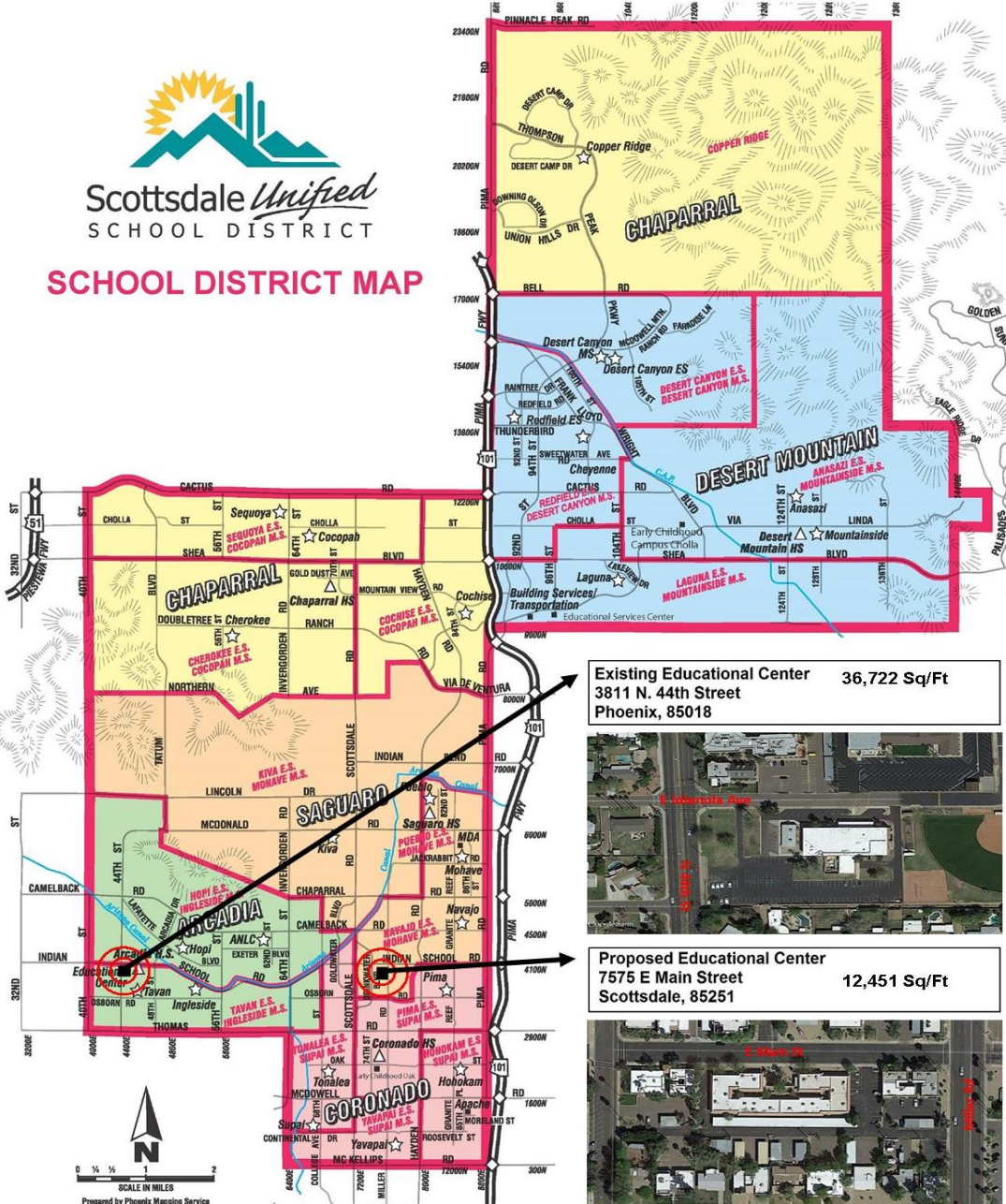




DUE DILIGENCE REPORT

7575 E. Main St.
Purchase Consideration
Terry Worcester A.I.A.
06/23/2015



SUSD Education Center Relocation Objectives

- Scottsdale Centralization
 - 44th St, Phoenix, AZ
 - To
 - Main St, Scottsdale, AZ

- Reduce SF. Footprint
 - 36,722 SF.
 - To
 - 12,451 SF.

Existing Educational Center 36,722 Sq/Ft
3811 N. 44th Street
Phoenix, 85018



Proposed Educational Center 12,451 Sq/Ft
7575 E Main Street
Scottsdale, 85251





Site View



7575 E. Main Statistics

Site

- Lot: 42,440 SF.
- 29.33% Coverage.
- Zoning: S-R1
- Parking: 51 Spaces.
- Parking: 4 A.D.A. Spaces.
- Alley Access.
- Mature Landscape.

Building

- 12,451 SF.
- 1976 Original Construction.
- Single story-Administrative.
- Courtyard Design Concept.
- A.D.A. Compliant.
- Low Slope Roofing.
- Roof Top, 16 SEER HVAC.





Entry View





Street View

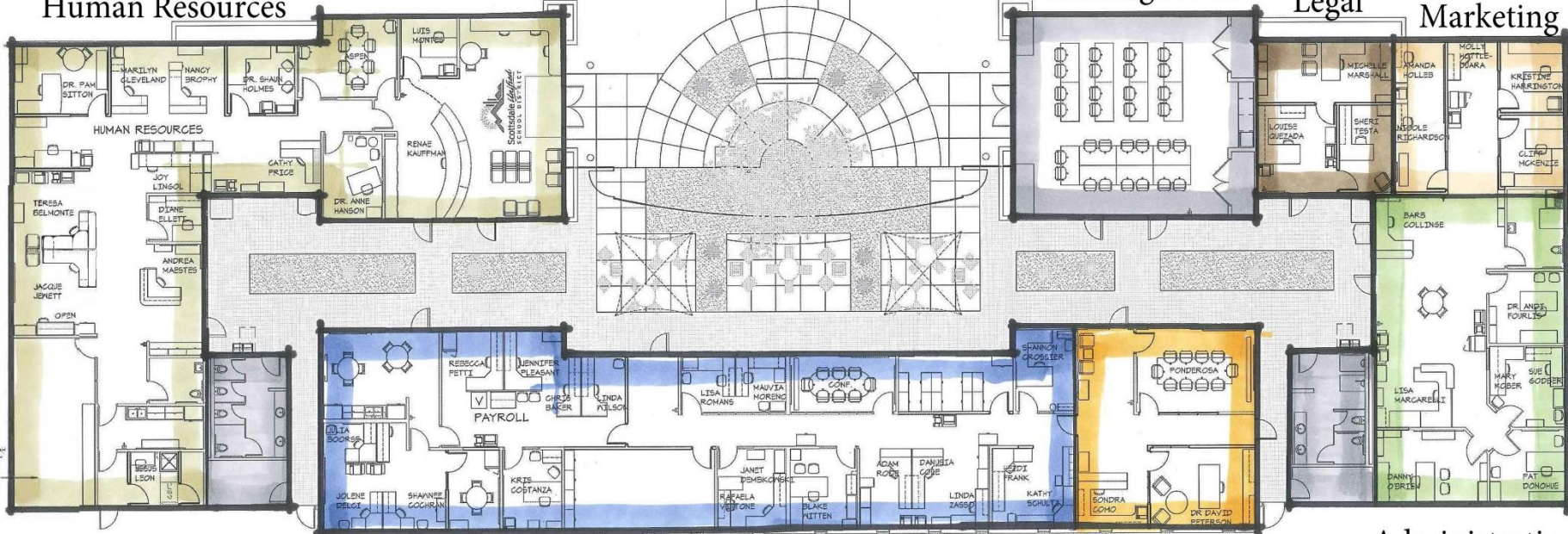


Human Resources

Training Room

Legal

Public Information & Marketing



Benefits

Payroll

Finance

Superintendent

Administration

Floor Plan

12,451 SF.





Roof View





Courtyard





Alley View





West Parking



7 5 7 5 T. I.

SUSD Education Center Base Budget

06 23 2015

1GPA Contractor Submittals 06 12 2015	GC Base Submittal	GC Electrical	GC Total			BUDGET
CORE Construction	\$367,368.00	included	\$367,368.00			
CONCORD Construction	\$397,364.00	included	\$397,364.00			
McCarthy Construction	\$427,085.29	included	\$427,085.29			
CHASSE Construction	no bid	no bid	no bid			
1GPA Contractor SUB-TOTAL						\$367,368.00
Scottsdale Unified School District (SUSD SF);	12,451			Vendor	Self Preform	
SUSD Courtyard Security Camera				\$10,907.19		\$10,907.19
SUSD Courtyard Access Control				\$10,787.13		\$10,787.13
SUSD Interior-Fire Alarm				\$9,884.00		\$9,884.00
SUSD Interior Security Systems				\$7,384.18		\$7,384.18
SUSD Interior-Flooring T.I.				\$81,240.00		\$81,240.00
SUSD interior-Data & Voice Systems					\$10,583.35	\$10,583.35
SUSD-HVAC repair & parts					\$6,225.50	\$6,225.50
SUSD Estimated Self Preform SUB-TOTAL						\$130,785.85
Project-SUSD Soft & Other Costs						
SUSD Project Contingency (0% SUSD allowance)					\$0.00	\$0.00
SUSD Project Costs SUB-TOTAL						\$0.00

7 5 7 5 T. I.

SUSD Education Center Base Budget Estimate:

\$498,153.85

Base Budget



Scottsdale *Unified* School District

Conclusion

The Due Diligence Review of 7575 E. Main St.
supports SUSD proceeding with the
PURCHASE of 7575 E. Main ST.

