



East Valley Institute of Technology

Main Campus

Draft Executive Summary Report/Life Cycle Analysis

Report Contents and Explanation:

Our team is in the process of completing a component-by-component inventory of your buildings, grounds, and equipment. We have walked your site, photographed the property, and scanned the existing plans to provide a complete inventory. The large amounts of collected data have been organized in both print and Excel database formats to meet the information needs of your board, staff, and community. The cost data can inform both short and long-term budget and policy making decisions.

As of the first week of December, all the interior and exterior components of 12 of your 16 buildings have been quantified both by room and by building and entered in our data base for cost and lifecycle projections. The printed document and binder you will receive in January will include not only the summary bar charts from the database but also plan sheets to illustrate the data that has been collected within the database.

We have not yet completed our HVAC inventory or roof input into the database but will have this data for the January report.

Summary of Needs - Exteriors:

Most of the exterior walls on the campus are integral colored or painted masonry. We believe that to preserve the weathertight integrity of these walls, that they should be re-painted or sealed with a higher-grade weather resistant paint product, re-caulked, and sealed. The sealing and re-painting should include any masonry stem walls which are below grade. This work is not merely beautification as it will protect the facilities with a ten-year moisture barrier warranty if specified properly.

We have currently documented approximately 70,000 square feet of exterior paint or CMU surface that should be sealed or painted for water intrusion protection.

Summary of Needs - Roofs:

We have currently documented 50,000 square feet of flat roof that should be addressed through either coating or complete replacement. The remaining 30,000 square foot of metal roof need to be evaluated for failure and leaks.



Summary Notes – Pavement:

The report budget also reflects the need for sealing and replacement of asphalt in the parking areas around the property.

We have currently documented 953,949 square feet of pavement surface that should be addressed through either sealing or replacement.

Summary Notes – Interiors:

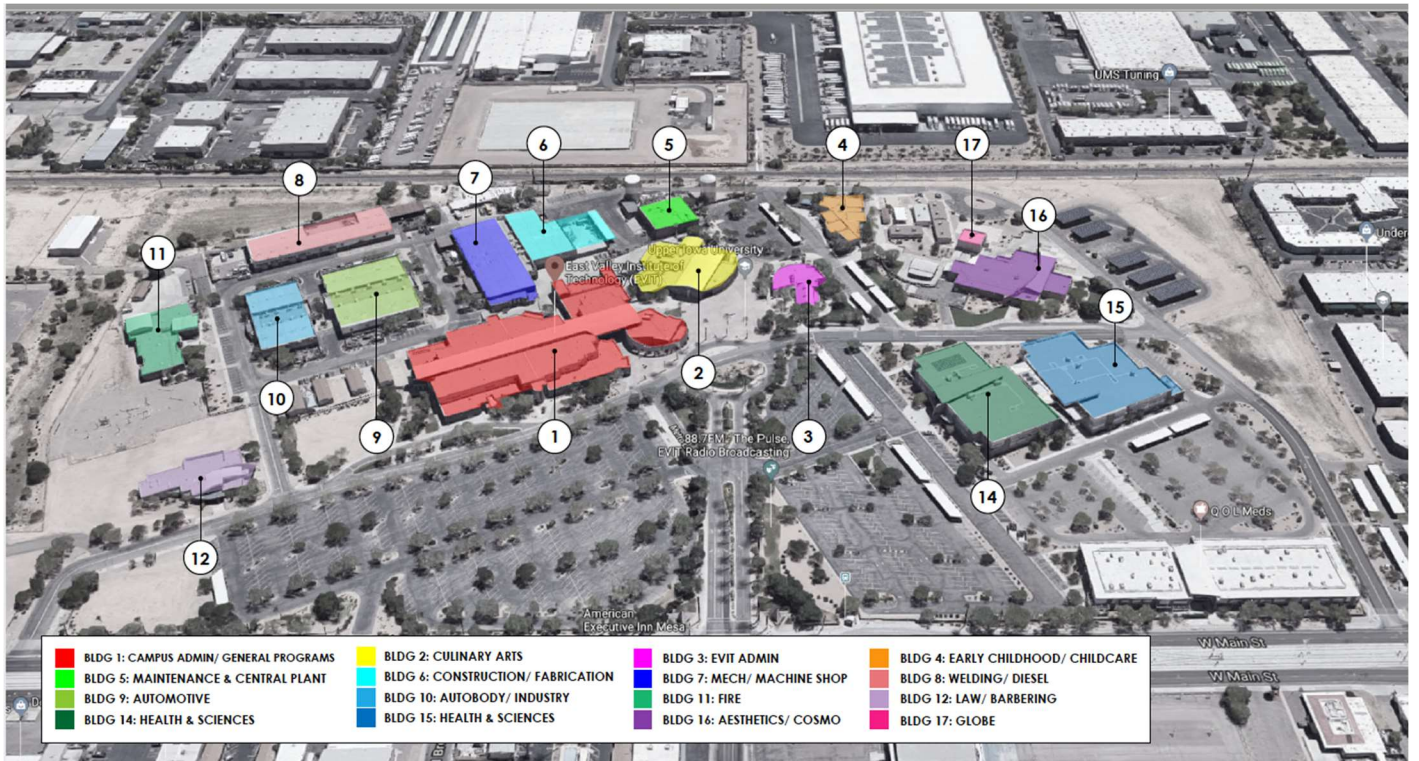
The interior finishes of all the buildings are well maintained and reflect their age both in usage and in style.

We have currently documented 30,000 square feet of carpet that should be replaced as it is original and well past its expected lifespan.

We have currently documented 400,000 square feet of interior paint surface that should be addressed as it is in a high traffic area and subjected to more wear and tear than a lifecycle projection would suggest.

District Main Campus Buildings:

Building #	Building Name	Square Footage	Year Constructed (Est)
Building 1:	Admin/General Programs	148,099	Mid to Late 1990's
Building 2:	Culinary Arts	23,531	Mid to Late 1990's
Building 3:	EVIT Administration	8,834	Mid to Late 1990's
Building 4:	Early Childhood	11,725	Mid to Late 1990's
Building 5:	Maintenance/Central Plant	10,899	Mid to Late 1990's
Building 6:	Construction/Fabrication	17,910	Early 2000's
Building 7:	Mechanics/Machine Shop	27,345	Early 2000's
Building 8:	Welding/Diesel	33,424	Early 2000's
Building 9:	Automotive	30,067	Early 2000's
Building 10:	Autobody/Industrial	19,724	Early 2000's
Building 11:	Barbering	9,162	Early 2000's
Building 12:	Fire/Law	15,868	Mid to Late 2000's
Building 14:	Health & Sciences	67,093	Mid to Late 2000's
Building 15:	Health & Sciences	70,713	Mid to Late 2000's
Building 16:	Aesthetics/Cosmetology	24,614	Mid to Late 2000's
Total Square Footage:		519,008	Average Building Age: 25



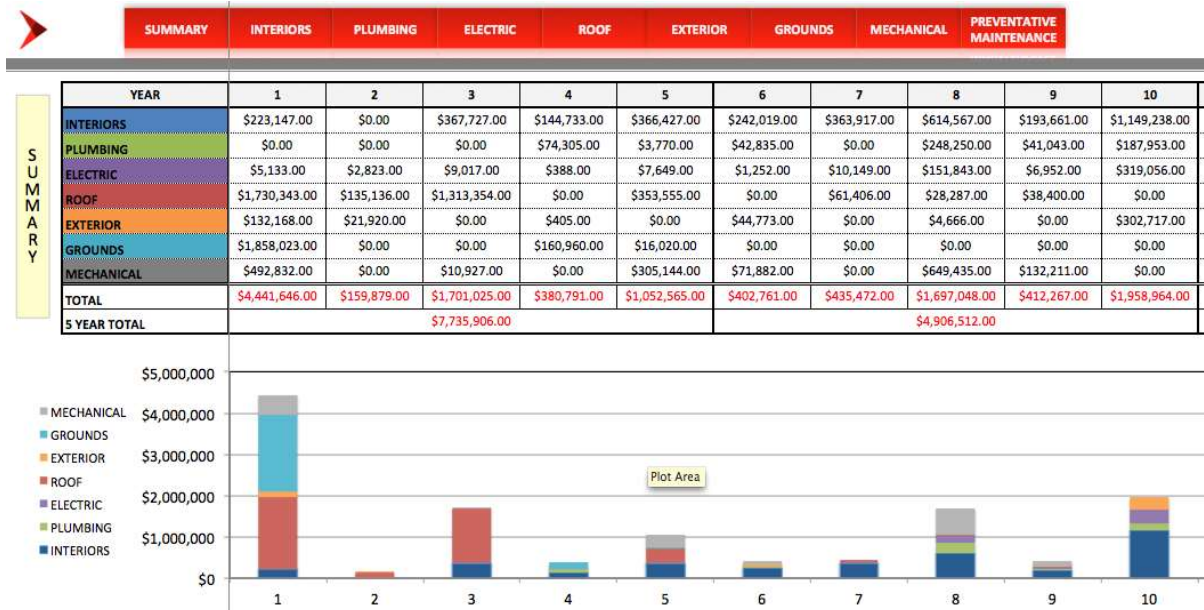


Sample Report Graphics

SCHOOL: MESA WESTWOOD HIGH SCHOOL
BUILDING:

Add Room Add Blank Room Keep Finishes

Building:	ROOM:	ITEM	TYPE	SQ. FT/LIN/FT./
2-Auditorium	J29	FLOORING A (SQ FT)	CERAMIC TILE	213
2-Auditorium	J29	BASE (LIN FT)	CERAMIC TILE	57
2-Auditorium	J29	WALL FINISH A (SQ FT/COUNT)	CERAMIC TILE	606
2-Auditorium	J29	WALL FINISH B (SQ FT/COUNT)	PAINT	27
2-Auditorium	J29	CEILING SYSTEM (SQ FT)	GYP PAINT	209
2-Auditorium	J29	LIGHT FIXTURE A REFIXTURE	RECESSED	1
2-Auditorium	J29	LIGHT FIXTURE A RELAMP	RECESSED	1
2-Auditorium	J30	FLOORING A (SQ FT)	VCT	123
2-Auditorium	J30	BASE (LIN FT)	RUBBER	58
2-Auditorium	J30	WALL FINISH A (SQ FT/COUNT)	PAINT	520
2-Auditorium	J30	CEILING SYSTEM (SQ FT)	GYP PAINT	123
2-Auditorium	J30	DOOR A (COUNT)	ALUM STOREFRONT (SF)	1
2-Auditorium	J30	DOOR HARDWARE A (COUNT)	ALUMINUM	1
2-Auditorium	J30	LIGHT FIXTURE A REFIXTURE	RECESSED	3
2-Auditorium	J30	LIGHT FIXTURE A RELAMP	RECESSED	3
2-Auditorium	J31	FLOORING A (SQ FT)	VCT	126
2-Auditorium	J31	BASE (LIN FT)	RUBBER	58
2-Auditorium	J31	WALL FINISH A (SQ FT/COUNT)	PAINT	526
2-Auditorium	J31	CEILING SYSTEM (SQ FT)	GYP PAINT	126
2-Auditorium	J31	DOOR A (COUNT)	ALUM STOREFRONT (SF)	1
2-Auditorium	J31	DOOR HARDWARE A (COUNT)	ALUMINUM	1
2-Auditorium	J31	LIGHT FIXTURE A REFIXTURE	RECESSED	3
2-Auditorium	J31	LIGHT FIXTURE A RELAMP	RECESSED	3
2-Auditorium	J32	FLOORING A (SQ FT)	CERAMIC TILE	151
2-Auditorium	J32	BASE (LIN FT)	CERAMIC TILE	38





Site Photos

