

Facility Assessment Detail

This report contains the findings of a facility assessment completed on the date noted in the document footer below. Assessors rate each facility feature and system by visual observation only; they do not test operability or perform destructive testing inside walls, ceilings or floors. The rankings below reflect the assessors' visual evaluations of the property condition as of that date. For additional information, you may visit the Facilities Standards webpage under CPS Policies and Guidelines at http://www.cps.edu/About_CPS/Policies_and_guidelines/Pages/facilitystandards.aspx.

Condition Rankings and Descriptions

- Rank 7:** The item/system is new or in good condition and no work is required.
- Rank 6:** The item/system requires general cleaning and/or routine maintenance.
- Rank 5:** The item/system requires repairs and has not reached the end of its serviceable life.
- Rank 4:** The item/system has reached its expected useful life, but is still fully operational. CPS will maintain until replacement occurs.
- Rank 3:** The item/system has surpassed its expected useful life and has limited operability. CPS will maintain until replacement occurs.
- Rank 2:** The item/system has surpassed its expected useful life and has low operability. CPS will maintain until replacement occurs.
- Rank 1:** The item's/system's failure leads to an immediate life safety condition for occupants or to the potential of an uninhabitable facility.¹

Definitions

- Quantity** means, for each item, the total number (or amount) of that item that exists and was evaluated.
- Unit** means the generally accepted standard unit of measure for each item. Some items, like doors, are measured individually and use the unit of measurement "EA" for "each." Other items, like chimneys, are measured in terms of linear feet ("LF"). Still other items, like flooring, are generally measured in square feet ("SF").
- Cost** means a basic estimate for each item needing some level of repair or replacement. Cost does not include all expenses that would be necessary to complete a repair or replacement project. This is because, depending on the item and on the overall scope of a construction project, repair/replacement projects can include additional costs such as destructive testing, environmental needs, discovered conditions, and additional work triggered by building codes.
- For the same reason, the Total Campus Need listed at the end of this report reflects only a portion of what it would actually cost to repair/replace all of the listed features.**
- Total Campus Need** also does not reflect features that do not yet exist at a particular facility, such as: programmatic improvements, school-wide ADA compliance, air conditioning, space reconfiguration, or construction to alleviate overcrowding; these are viewed as separate capital needs.

Building: Main Category: EXTERIOR

Group	Sub Group	Item	Location	Rank	Quantity	Unit	Cost	Reason
Chimney		Brick Chimney - Concrete/ Mortar Liner	Boiler Room	7	15	LF	\$0	
Doors		Exterior Steel Door	throughout	7	3	EA	\$0	
Doors		Store Front Door	throughout	7	2	EA	\$0	
Doors		Transom Lite	throughout	7	8	EA	\$0	
Entrance		Entrance Controls - Audio and Video	West Entrances	7	1	EA	\$0	
Entrance		Stone Stairs	throughout	7	10	LF	\$0	
Foundation		Concrete Foundation	Entire Building	7	348	LF	\$0	
Lighting		Exterior Lights - Parapet or Roof Mounted	Entire Building	6	3	EA	\$1,502	
Lighting		Exterior Lights - Wall Mounted	Entire Building	6	6	EA	\$1,287	
Lintels		Lintels - Steel	Entire Building	7	224	LF	\$0	
Lintels		Lintels - Stone	Entire Building	7	126	LF	\$0	
Parapet		Coping - Stone	Roofs	7	438	LF	\$0	
Parapet		Parapet < 16" Height	Roofs	7	345	LF	\$0	
Parapet		Parapet > 30" Height	Roofs	7	104	LF	\$0	

Building: Main
Category: EXTERIOR

Group	Sub Group	Item	Location	Rank	Quantity	Unit	Cost	Reason
Roof System		Interior Downspouts	Roofs	6	72	LF	\$0	
Roof System		Modified Bitumen Roof	Roofs	7	7,323	SF	\$0	
Roof System		Roof Structure: Concrete	Roofs	7	7,323	SF	\$0	
Superstructure		Concrete	Entire Building	7	18,161	SF	\$0	
Walls		Brick	Entire Building	7	9,554	SF	\$0	
Walls		Stone - Cast	Entire Building	7	562	SF	\$0	
Windows		Window - Guards perforated	throughout	7	1,176	SF	\$0	
Windows		Windows - Casement Aluminum Double-pane	Entire Building	7	2,548	SF	\$0	no window stops
EXTERIOR Sub Total							\$2,789	

Building: Main
Category: ELECTRICAL

Group	Sub Group	Item	Location	Rank	Quantity	Unit	Cost	Reason
Emergency System		Automatic Transfer switch	Entire Building	2	1	EA	\$8,866	
Emergency System		Emergency A/C power - Corridors and Stairs	Entire Building	2	2,524	SF	\$7,760	
Emergency System		Emergency A/C power - Students Toilets	Entire Building	2	870	SF	\$3,110	
Emergency System		Emergency Battery Packs - Corridors and Stairs	Entire Building	4	4	EA	\$2,162	
Emergency System		Exit Signs - Corridors and Stairs	Entire Building	6	4	EA	\$932	
Emergency System		Public Announcement System	Entire Building	4	25,952	SF	\$92,036	
Emergency System		Security System - Intrusion detection	Entire Building	6	25,952	SF	\$24,122	
Main Service		Main Electrical service - Live Front - 1000 A and below 120/208/3PH	Basement	2	1	EA	\$96,096	Switch gear is greater than 40 years of age and constantly trips
Power Distribution		Lighting and power panels	Entire Building	4	5	EA	\$27,170	
Power Distribution		Main distribution panels less than 400 amp	Entire Building	4	3	EA	\$19,734	
Power Distribution		Transformers 120/240-120/208	Boiler Room	6	1	EA	\$1,144	
ELECTRICAL Sub Total							\$283,133	

Building: Main
Category: FIRE PROTECTION

Group	Sub Group	Item	Location	Rank	Quantity	Unit	Cost	Reason
Fire Alarm		Fire Alarm Strobe Lights	Entire Building	3	18,161	SF	\$38,436	
Fire Alarm		Fire Alarm System	Boiler Room	4	18,161	SF	\$64,146	
FIRE PROTECTION Sub Total							\$102,582	

Building: Main
Category: MECHANICAL

Group	Sub Group	Item	Location	Rank	Quantity	Unit	Cost	Reason
Air Conditioning		Window A/C Unit	Boiler Room	6	3	EA	\$644	
Air Handling Systems		Air Intake - Built Up Air Handling Unit	Boiler Room	6	1	EA	\$1,430	
Air Handling Systems		Multi Zone Built Up Air Handling Unit - Hot Water or Dual Temperature Water 25,001 to 35,000 cfm	Basement	4	1	EA	\$128,700	
Air Handling Systems		Multi Zone Built Up Air Handling Unit Auxiliaries - Hot Water above 25,000 cfm	Boiler Room	4	1	EA	\$47,190	
Boiler Systems		Boiler Assembly - Non-Condensing Scotch Marine Hot Water Boiler 1,000MBH-2,000 MBH	Boiler Room	4	3	EA	\$429,000	
Boiler Systems		Boiler Auxiliary - Condensing Hot Water Boiler greater than 4,000MBH	Boiler Room	4	3	EA	\$197,340	
Boiler Systems		Chemical Pot Feeder - Hot Water	Boiler Room	6	1	EA	\$300	
Boiler Systems		Combustion Dampers	Boiler Room	6	3	EA	\$858	
Mechanical Plumbing		Piping - Hydronic Supply and Return - Steel or Galvanized	Boiler Room	4	1,000	LF	\$119,763	
Mechanical Plumbing		Pumps - Hot Water 11 to 20 HP	Boiler Room	4	2	EA	\$53,625	
Temperature Control		Pneumatic System	Entire Building	3	25,952	SF	\$185,557	Building Engineer operates dampers manually to get appropriate heat to location.
Temperature Control		Thermostats - Pneumatic	Entire Building	4	16	EA	\$10,525	
Temperature Control		Zone Dampers	Basement - Air Plenum	4	16	EA	\$13,499	
Ventilation		Exhaust Fans - Roof Mounted 1,501 to 8,000 cfm	Roof	4	1	EA	\$4,290	
Ventilation		Exhaust Fans - Roof Mounted 500 to 1,500 cfm	Roof	4	2	EA	\$4,576	
MECHANICAL Sub Total							\$1,197,296	

Building: Main
Category: PLUMBING

Group	Sub Group	Item	Location	Rank	Quantity	Unit	Cost	Reason
Hot Water		Hot Water Heater - Gas 150,000 -300,000 BTU/HR	Boiler Room	7	1	EA	\$0	
Hot Water		Storage Tank less than 500 gallons	Boiler Room	3	2	EA	\$29,744	Storage tank is more than 20 years of age is leaking and shows signs of excessive corrosion
Piping		Domestic Piping - Cold Water from Risers to Fixtures	Entire Building	4	18,161	SF	\$5,973	
Piping		Domestic Piping - Cold Water Risers	Entire Building	4	18,161	SF	\$11,687	

Building: Main
Category: PLUMBING

Group	Sub Group	Item	Location	Rank	Quantity	Unit	Cost	Reason
Piping		Domestic Piping - Hot Water from Riser to fixtures	Entire Building	4	18,161	SF	\$3,896	
Piping		Domestic Piping - Hot Water Return Risers	Entire Building	4	18,161	SF	\$8,310	
Piping		Domestic Piping - Hot Water Risers	Entire Building	4	18,161	SF	\$9,869	
Piping		Domestic Piping Cold Water Horizontal lines	Entire Building	4	18,161	SF	\$43,370	
Piping		Domestic Piping Hot Water Horizontal lines	Entire Building	4	18,161	SF	\$35,839	
Piping		Domestic Piping Hot Water Return Lines	Entire Building	4	18,161	SF	\$20,776	
Piping		Sanitary Piping	Entire Building	5	18,161	SF	\$11,167	
Piping		Storm Piping	Entire Building	5	18,161	SF	\$8,570	
Piping		Vent Piping	Entire Building	5	18,161	SF	\$6,493	
Pumps		Sump Pump	Boiler Room	6	2	EA	\$2,717	
PLUMBING Sub Total							\$198,411	

Building: Main
Category: INTERIOR

Group	Sub Group	Item	Location	Rank	Quantity	Unit	Cost	Reason
Administrative Suites	Administrative Suites/Offices	Ceiling - Exposed	Engineer's Office	7	143	SF	\$0	
Administrative Suites	Administrative Suites/Offices	Ceiling - Plaster/Drywall	2nd Floor Teacher's Lounge	7	290	SF	\$0	
Administrative Suites	Administrative Suites/Offices	Flooring - Carpet	Engineer's Office	6	143	SF	\$204	
Administrative Suites	Administrative Suites/Offices	Flooring - Tile/Sheet	2nd Floor Teacher's Lounge	5	290	SF	\$1,642	
Administrative Suites	Administrative Suites/Offices	Lighting - Pendant/Surface	Engineer's Office	4	1	SF	\$7	
Administrative Suites	Administrative Suites/Offices	Lighting - Pendant/Surface	2nd Floor Teacher's Lounge	7	6	SF	\$0	
Administrative Suites	Administrative Suites/Offices	Walls - Concrete Block	Engineer's Office	6	275	SF	\$787	
Administrative Suites	Administrative Suites/Offices	Walls - Plaster/Drywall	2nd Floor Teacher's Lounge	6	845	SF	\$1,994	
Corridor		Ceiling - Exposed	Entire Building	6	2,196	SF	\$4,145	
Corridor		Flooring Terrazzo	Stair landings	6	236	SF	\$1,336	
Corridor		Flooring Tile/ Sheet	Vestibules	6	192	SF	\$275	
Corridor		Flooring Tile/ Sheet	Entire Building	7	2,196	SF	\$0	
Corridor		Lighting - Pendant/ Surface	Entire Building	6	2,196	SF	\$1,570	
Corridor		Stair Handrails	Basement	5	20	LF	\$264	
Corridor		Stair Handrails	Entire Building	6	124	LF	\$0	
Corridor		Stairs - Terrazzo	Entire Building	6	56	LF	\$634	

Building: Main
Category: INTERIOR

Group	Sub Group	Item	Location	Rank	Quantity	Unit	Cost	Reason
Corridor		Stairs - Wood	Basement	6	10	LF	\$186	
Corridor		Student Lockers	Entire Building	6	310	EA	\$44,330	
Corridor		Walls - Plaster/Drywall	Entire Building	6	4,176	SF	\$9,853	
Corridor		Walls - Plaster/Drywall	Vestibules	6	337	SF	\$795	
Corridor		Walls - Structural Glazed Tile	Vestibules	6	158	SF	\$1,130	
Corridor		Walls - Structural Glazed Tile	Entire Building	6	2,159	SF	\$15,437	
Doors		Interior Steel Doors incl hw	throughout	7	4	EA	\$0	
Doors		Interior Wood Doors incl hw	throughout	7	44	EA	\$0	
Doors		Interior Wood Doors incl hw	Basement	5	1	EA	\$472	
Doors		Transom Window	throughout	7	66	SF	\$0	
Drinking Fountains		Single Fountain	Entire Building	6	4	EA	\$1,544	
MDF/IDF		Finishes	Connected to Room 102	6	150	SF	\$511	
MDF/IDF		Ventilation and Cooling	Connected to Room 102	7	1	EA	\$0	
Mechanical/Service Rooms		Air Handling/ Mechanical Room	Basement	7	301	SF	\$0	
Mechanical/Service Rooms		Air Intake Plenums	Basement	7	544	SF	\$0	
Mechanical/Service Rooms		Boiler Room	Basement	7	1,585	SF	\$0	
Mechanical/Service Rooms		Crawl Space - Unfinished	Basement	7	9,470	SF	\$0	
Mechanical/Service Rooms		Janitor's Closet	1st Floor	6	17	SF	\$80	
Mechanical/Service Rooms		Janitor's Closet	2nd Floor	6	1	SF	\$5	
Mechanical/Service Rooms		Storage Room	Basement	6	48	SF	\$227	
Mechanical/Service Rooms		Storage Room	Room 102	7	50	SF	\$0	
Mechanical/Service Rooms		Storage Room	1st Floor	7	339	SF	\$0	
Mechanical/Service Rooms		Storage Room	Basement	7	509	SF	\$0	
Staff Restroom	Staff Restroom	Accessories	2nd Floor Teacher's Lounge	7	30	SF	\$0	
Staff Restroom	Children's Standard Student Restroom	Accessories	2nd Floor Girl's Room	7	210	SF	\$0	
Staff Restroom	Children's Standard Student Restroom	Accessories	1st Floor Girl's Room	7	210	SF	\$0	
Staff Restroom	Children's Standard Student Restroom	Accessories	2nd Floor Boy's Room	7	225	SF	\$0	
Staff Restroom	Children's Standard Student Restroom	Accessories	1st Floor Boy's Room	7	225	SF	\$0	
Staff Restroom	Staff Restroom	Ceiling - Exposed	Basement	7	21	SF	\$0	
Staff Restroom	Children's Standard Student Restroom	Ceiling - Plaster/Drywall	1st Floor Girl's Room	7	210	SF	\$0	
Staff Restroom	Staff Restroom	Ceiling - Plaster/Drywall	2nd Floor Teacher's Lounge	7	30	SF	\$0	
Staff Restroom	Children's Standard Student Restroom	Ceiling - Plaster/Drywall	2nd Floor Boy's Room	7	225	SF	\$0	

Building: Main
Category: INTERIOR

Group	Sub Group	Item	Location	Rank	Quantity	Unit	Cost	Reason
Staff Restroom	Children's Standard Student Restroom	Ceiling - Plaster/Drywall	2nd Floor Girl's Room	7	210	SF	\$0	
Staff Restroom	Children's Standard Student Restroom	Floor Drain	2nd Floor Girl's Room	7	1	EA	\$0	
Staff Restroom	Children's Standard Student Restroom	Floor Drain	1st Floor Girl's Room	7	1	EA	\$0	
Staff Restroom	Staff Restroom	Flooring - Concrete	Basement	7	21	SF	\$0	
Staff Restroom	Staff Restroom	Flooring - Tile Ceramic/Porcelain	2nd Floor Teacher's Lounge	6	30	SF	\$76	
Staff Restroom	Children's Standard Student Restroom	Flooring - Tile Ceramic/Porcelain	1st Floor Girl's Room	7	210	SF	\$0	
Staff Restroom	Children's Standard Student Restroom	Flooring - Tile Ceramic/Porcelain	2nd Floor Girl's Room	7	210	SF	\$0	
Staff Restroom	Children's Standard Student Restroom	Flooring - Tile Ceramic/Porcelain	1st Floor Boy's Room	7	225	SF	\$0	
Staff Restroom	Children's Standard Student Restroom	Hand Dryer	1st Floor Girl's Room	7	2	EA	\$0	
Staff Restroom	Children's Standard Student Restroom	Hand Dryer	2nd Floor Girl's Room	7	2	EA	\$0	
Staff Restroom	Children's Standard Student Restroom	Hand Dryer	2nd Floor Boy's Room	7	2	EA	\$0	
Staff Restroom	Children's Standard Student Restroom	Hand Dryer	1st Floor Boy's Room	7	2	EA	\$0	
Staff Restroom	Staff Restroom	Lavatory	2nd Floor Teacher's Lounge	7	1	EA	\$0	
Staff Restroom	Staff Restroom	Lavatory	Basement	7	1	EA	\$0	
Staff Restroom	Children's Standard Student Restroom	Lavatory	2nd Floor Boy's Room	7	2	EA	\$0	
Staff Restroom	Children's Standard Student Restroom	Lavatory	1st Floor Boy's Room	7	2	EA	\$0	
Staff Restroom	Children's Standard Student Restroom	Lavatory	2nd Floor Girl's Room	7	2	EA	\$0	
Staff Restroom	Children's Standard Student Restroom	Lavatory	1st Floor Girl's Room	7	2	EA	\$0	
Staff Restroom	Staff Restroom	Lighting - Pendant/ Surface	2nd Floor Teacher's Lounge	4	1	SF	\$4	
Staff Restroom	Children's Standard Student Restroom	Lighting - Pendant/ Surface	2nd Floor Girl's Room	4	3	SF	\$13	
Staff Restroom	Children's Standard Student Restroom	Lighting - Pendant/ Surface	1st Floor Boy's Room	4	3	SF	\$13	
Staff Restroom	Staff Restroom	Lighting - Pendant/ Surface	Basement	4	1	SF	\$4	
Staff Restroom	Children's Standard Student Restroom	Lighting - Pendant/ Surface	1st Floor Girl's Room	4	3	SF	\$13	
Staff Restroom	Children's Standard Student Restroom	Lighting - Pendant/ Surface	2nd Floor Boy's Room	4	3	SF	\$13	

Building: Main
Category: INTERIOR

Group	Sub Group	Item	Location	Rank	Quantity	Unit	Cost	Reason
Staff Restroom	Children's Standard Student Restroom	Partitions	1st Floor Girl's Room	6	6	EA	\$1,076	
Staff Restroom	Children's Standard Student Restroom	Partitions	2nd Floor Boy's Room	6	2	EA	\$359	
Staff Restroom	Children's Standard Student Restroom	Partitions	1st Floor Boy's Room	6	2	EA	\$359	
Staff Restroom	Children's Standard Student Restroom	Partitions	2nd Floor Girl's Room	6	6	EA	\$1,076	
Staff Restroom	Staff Restroom	Partitions	2nd Floor Teacher's Lounge	7	1	EA	\$0	
Staff Restroom	Children's Standard Student Restroom	Urinals	1st Floor Boy's Room	7	7	EA	\$0	
Staff Restroom	Children's Standard Student Restroom	Urinals	2nd Floor Boy's Room	7	7	EA	\$0	
Staff Restroom	Staff Restroom	Wall - Concrete Block	Basement	7	74	SF	\$0	
Staff Restroom	Children's Standard Student Restroom	Wall - Plaster/Drywall	2nd Floor Girl's Room	7	183	SF	\$0	
Staff Restroom	Children's Standard Student Restroom	Wall - Plaster/Drywall	2nd Floor Boy's Room	7	185	SF	\$0	
Staff Restroom	Children's Standard Student Restroom	Wall - Plaster/Drywall	1st Floor Girl's Room	7	183	SF	\$0	
Staff Restroom	Staff Restroom	Wall - Plaster/Drywall	2nd Floor Teacher's Lounge	6	165	SF	\$389	
Staff Restroom	Children's Standard Student Restroom	Wall - Plaster/Drywall	1st Floor Boy's Room	7	185	SF	\$0	
Staff Restroom	Children's Standard Student Restroom	Wall - Structural Glazed Tile	2nd Floor Girl's Room	7	550	SF	\$0	
Staff Restroom	Children's Standard Student Restroom	Wall - Structural Glazed Tile	1st Floor Girl's Room	7	550	SF	\$0	
Staff Restroom	Children's Standard Student Restroom	Wall - Structural Glazed Tile	2nd Floor Boy's Room	7	556	SF	\$0	
Staff Restroom	Children's Standard Student Restroom	Wall - Structural Glazed Tile	1st Floor Boy's Room	7	556	SF	\$0	
Staff Restroom	Staff Restroom	Water Closet	2nd Floor Teacher's Lounge	7	1	EA	\$0	
Staff Restroom	Staff Restroom	Water Closet	Basement	7	1	EA	\$0	
Staff Restroom	Children's Standard Student Restroom	Water Closet	2nd Floor Boy's Room	6	2	EA	\$744	
Staff Restroom	Children's Standard Student Restroom	Water Closet	2nd Floor Girl's Room	7	7	EA	\$0	
Staff Restroom	Children's Standard Student Restroom	Water Closet	1st Floor Girl's Room	7	7	EA	\$0	
Staff Restroom	Children's Standard Student Restroom	Water Closet	1st Floor Boy's Room	7	2	EA	\$0	
INTERIOR Sub Total							\$91,566	

Building: Main
Category: ROOM

Group	Sub Group	Item	Location	Rank	Quantity	Unit	Cost	Reason
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Building: Main
Category: ROOM

Group	Sub Group	Item	Location	Rank	Quantity	Unit	Cost	Reason
Casework	Classroom	Casework		7	10	LF	\$0	
Casework	Classroom	Casework		7	8	LF	\$0	
Casework	Classroom	Casework		7	8	LF	\$0	
Casework	Classroom	Casework		7	10	LF	\$0	
Casework	Classroom	Casework		7	8	LF	\$0	
Casework	Classroom	Casework		7	8	LF	\$0	
Casework	Classroom	Casework		7	8	LF	\$0	
Casework	Classroom	Casework		7	8	LF	\$0	
Casework	Classroom	Casework		7	8	LF	\$0	
Casework	Classroom	Casework		7	8	LF	\$0	
Casework	Classroom	Casework		7	10	LF	\$0	
Casework	Classroom	Casework		7	10	LF	\$0	
Casework	Classroom	Casework		7	8	LF	\$0	
Ceiling	Classroom	Lay-In/Drop		7	570	SF	\$0	
Ceiling	Classroom	Lay-In/Drop		7	570	SF	\$0	
Ceiling	Classroom	Lay-In/Drop		7	570	SF	\$0	
Ceiling	Classroom	Lay-In/Drop		7	570	SF	\$0	
Ceiling	Classroom	Plaster/Drywall		6	696	SF	\$1,971	
Ceiling	Classroom	Plaster/Drywall		7	697	SF	\$0	
Ceiling	Classroom	Plaster/Drywall		6	696	SF	\$1,971	
Ceiling	Classroom	Plaster/Drywall		6	696	SF	\$1,971	
Ceiling	Classroom	Plaster/Drywall		6	696	SF	\$1,971	
Ceiling	Classroom	Plaster/Drywall		7	697	SF	\$0	
Ceiling	Classroom	Plaster/Drywall		7	697	SF	\$0	
Ceiling	Classroom	Plaster/Drywall		7	697	SF	\$0	
Chalk Board	Classroom	Chalk Board		4	30	LF	\$3,647	
Chalk Board	Classroom	Chalk Board		4	18	LF	\$2,188	
Chalk Board	Classroom	Chalk Board		4	50	LF	\$6,078	
Chalk Board	Classroom	Chalk Board		4	18	LF	\$2,188	
Chalk Board	Classroom	Chalk Board		4	30	LF	\$3,647	
Chalk Board	Classroom	Chalk Board		4	12	LF	\$1,459	
Chalk Board	Classroom	Chalk Board		4	30	LF	\$3,647	
Chalk Board	Classroom	Chalk Board		4	30	LF	\$3,647	
Chalk Board	Classroom	Chalk Board		4	12	LF	\$1,459	
Chalk Board	Classroom	Chalk Board		4	12	LF	\$1,459	

Building: Main
Category: ROOM

Group	Sub Group	Item	Location	Rank	Quantity	Unit	Cost	Reason
Chalk Board	Classroom	Chalk Board		4	12	LF	\$1,459	
Floor	Classroom	Tile/Sheet		6	696	SF	\$995	
Floor	Classroom	Tile/Sheet		6	570	SF	\$815	
Floor	Classroom	Tile/Sheet		6	697	SF	\$997	
Floor	Classroom	Tile/Sheet		7	570	SF	\$0	
Floor	Classroom	Tile/Sheet		7	570	SF	\$0	
Floor	Classroom	Tile/Sheet		6	696	SF	\$995	
Floor	Classroom	Tile/Sheet		6	570	SF	\$815	
Floor	Classroom	Tile/Sheet		6	697	SF	\$997	
Floor	Classroom	Tile/Sheet		6	697	SF	\$997	
Floor	Classroom	Tile/Sheet		6	697	SF	\$997	
Floor	Classroom	Tile/Sheet		6	696	SF	\$995	
Floor	Classroom	Tile/Sheet		7	696	SF	\$0	
Lighting	Classroom	Lay-In		4	12	EA	\$4,462	
Lighting	Classroom	Lay-In		4	12	EA	\$4,462	
Lighting	Classroom	Lay-In		4	12	EA	\$4,462	
Lighting	Classroom	Lay-In		4	12	EA	\$4,462	
Lighting	Classroom	Pendant/Surface		4	12	EA	\$4,719	
Lighting	Classroom	Pendant/Surface		4	16	EA	\$6,292	
Lighting	Classroom	Pendant/Surface		4	10	EA	\$3,933	
Lighting	Classroom	Pendant/Surface		4	12	EA	\$4,719	
Lighting	Classroom	Pendant/Surface		4	12	EA	\$4,719	
Lighting	Classroom	Pendant/Surface		4	10	EA	\$3,933	
Lighting	Classroom	Pendant/Surface		4	12	EA	\$4,719	
Lighting	Classroom	Pendant/Surface		4	12	EA	\$4,719	
Marker Board	Classroom	Marker Board		7	18	LF	\$0	
Marker Board	Classroom	Marker Board		7	8	LF	\$0	
Marker Board	Classroom	Marker Board		7	8	LF	\$0	
Marker Board	Classroom	Marker Board		7	50	LF	\$0	
Marker Board	Classroom	Marker Board		7	12	LF	\$0	
RESTROOM_CEILING	Children's Standard Student Restroom	Restroom Ceiling	1st Floor Boy's Room	7	225	SF	\$0	
RESTROOM_FLOOR	Children's Standard Student Restroom	Restroom Floor	2nd Floor Boy's Room	5	225	SF	\$3,539	
Wall	Classroom	Metal/Folding Panel		7	740	SF	\$0	
Wall	Classroom	Metal/Folding Panel		7	740	SF	\$0	
Wall	Classroom	Metal/Folding Panel		7	740	SF	\$0	
Wall	Classroom	Metal/Folding Panel		7	740	SF	\$0	

Building: Main
Category: ROOM

Group	Sub Group	Item	Location	Rank	Quantity	Unit	Cost	Reason
Wall	Classroom	Plaster/Drywall		7	1,092	SF	\$0	
Wall	Classroom	Plaster/Drywall		7	1,092	SF	\$0	
Wall	Classroom	Plaster/Drywall		6	1,158	SF	\$2,732	
Wall	Classroom	Plaster/Drywall		6	1,158	SF	\$2,732	
Wall	Classroom	Plaster/Drywall		6	1,265	SF	\$2,985	
Wall	Classroom	Plaster/Drywall		6	1,158	SF	\$2,732	
Wall	Classroom	Plaster/Drywall		7	1,092	SF	\$0	
Wall	Classroom	Plaster/Drywall		7	1,092	SF	\$0	
ROOM Sub Total							\$117,679	
Building Main Sub Total							\$1,993,456	

Building: Addition
Category: EXTERIOR

Group	Sub Group	Item	Location	Rank	Quantity	Unit	Cost	Reason
Doors		Exterior Steel Door	throughout	7	4	EA	\$0	
Doors		Transom Lite	throughout	7	8	EA	\$0	
Entrance		Concrete Exterior Stairs	East Entrances	6	30	LF	\$3,218	
Entrance		Entrance Controls - Audio and Video	East Entrances	7	1	EA	\$0	
Entrance		Ramp Handrails	East Entrances	7	60	LF	\$0	
Entrance		Steel or Aluminum Ramp	East Entrances	7	27	LF	\$0	
Entrance		Stone Stairs	West Entrances	7	5	LF	\$0	
Foundation		Concrete Foundation	Entire Building	7	256	LF	\$0	
Lighting		Exterior Lights - Parapet or Roof Mounted	Entire Building	6	3	EA	\$1,502	
Lighting		Exterior Lights - Wall Mounted	West Entrances	6	2	EA	\$429	Clean or calibrate photosensors
Lintels		Lintels - Steel	Entire Building	7	57	LF	\$0	
Lintels		Lintels - Stone	Entire Building	7	42	LF	\$0	
Parapet		Coping - Stone	Roofs	7	373	LF	\$0	
Parapet		Parapet < 16" Height	Roofs	7	216	LF	\$0	
Parapet		Parapet 16" to 30" Height	Roofs	7	157	LF	\$0	
Roof System		Interior Downspouts	SE gymnasium roof	5	26	LF	\$2,789	drain is clogged; causing major water ponding
Roof System		Interior Downspouts	Roofs	7	62	LF	\$0	
Roof System		Modified Bitumen Roof	Roofs	7	5,662	SF	\$0	
Roof System		Roof Structure: Steel/Metal Deck/Concrete Topping	Roofs	7	5,662	SF	\$0	
Superstructure		Concrete	Entire Building	7	7,791	SF	\$0	

Building: Addition
Category: EXTERIOR

Group	Sub Group	Item	Location	Rank	Quantity	Unit	Cost	Reason
Walls		Brick	Entire Building	7	6,328	SF	\$0	
Walls		Stone - Cast	Entire Building	7	512	SF	\$0	
Windows		Window - Guards perforated	throughout	7	336	SF	\$0	
Windows		Window - Guards wire guard	gymnasium	7	224	SF	\$0	
Windows		Windows - Sash Aluminum Double-pane	Entire Building	7	812	SF	\$0	
EXTERIOR Sub Total							\$7,937	

Building: Addition
Category: ELECTRICAL

Group	Sub Group	Item	Location	Rank	Quantity	Unit	Cost	Reason
Emergency System		Emergency A/C power - Corridors and Stairs	Entire Building	2	562	SF	\$1,728	The emergency lights do not work
Emergency System		Emergency A/C power - Gym and Lunch rooms	Entire Building	2	2,413	SF	\$4,313	The emergency lights do not work
Emergency System		Exit Signs - Corridors and Stairs	Entire Building	4	4	EA	\$3,718	
Emergency System		Exit Signs - Lunchroom - Gym - multipurpose rooms	Entire Building	4	8	EA	\$7,436	
Power Distribution		Lighting and power panels	Entire Building	4	3	EA	\$16,302	
ELECTRICAL Sub Total							\$33,497	

Building: Addition
Category: FIRE PROTECTION

Group	Sub Group	Item	Location	Rank	Quantity	Unit	Cost	Reason
Fire Alarm		Fire Alarm Strobe Lights	Entire Building	4	7,791	SF	\$16,489	
FIRE PROTECTION Sub Total							\$16,489	

Building: Addition
Category: MECHANICAL

Group	Sub Group	Item	Location	Rank	Quantity	Unit	Cost	Reason
Air Conditioning		Window A/C Unit	Entire Building	7	1	EA	\$0	
Ventilation		Exhaust Fans - Roof mounted less than 500 CFM	Attic Space Over Link	6	3	EA	\$472	
Ventilation		Exhaust Fans - Roof mounted less than 500 CFM	Internal Space above Gym Vestibule	6	1	EA	\$157	
MECHANICAL Sub Total							\$629	

Building: Addition
Category: PLUMBING

Group	Sub Group	Item	Location	Rank	Quantity	Unit	Cost	Reason
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Building: Addition
Category: PLUMBING

Group	Sub Group	Item	Location	Rank	Quantity	Unit	Cost	Reason
Piping		Domestic Piping Cold Water Horizontal lines	Entire Building	4	7,791	SF	\$18,606	
Piping		Domestic Piping Hot Water Horizontal lines	Entire Building	4	7,791	SF	\$15,375	
Piping		Domestic Piping Hot Water Return Lines	Entire Building	4	7,791	SF	\$8,913	
Piping		Sanitary Piping	Entire Building	5	7,791	SF	\$4,791	
Piping		Storm Piping	Entire Building	5	7,791	SF	\$3,677	
Piping		Vent Piping	Entire Building	5	7,791	SF	\$2,785	
PLUMBING Sub Total							\$54,146	

Building: Addition
Category: INTERIOR

Group	Sub Group	Item	Location	Rank	Quantity	Unit	Cost	Reason
Administrative Suites	Administrative Suites/Offices	Ceiling - Plaster/Drywall	Library Office	7	90	SF	\$0	
Administrative Suites	Administrative Suites/Offices	Ceiling - Plaster/Drywall	Room 105 Adjustment Office	7	324	SF	\$0	
Administrative Suites	Administrative Suites/Offices	Ceiling - Plaster/Drywall	Main Office	7	171	SF	\$0	
Administrative Suites	Administrative Suites/Offices	Ceiling - Plaster/Drywall	Principal's Office	6	134	SF	\$379	
Administrative Suites	Administrative Suites/Offices	Flooring - Carpet	Principal's Office	7	134	SF	\$0	
Administrative Suites	Administrative Suites/Offices	Flooring - Carpet	Main Office	7	171	SF	\$0	
Administrative Suites	Administrative Suites/Offices	Flooring - Tile/Sheet	Room 105 Adjustment Office	6	324	SF	\$463	
Administrative Suites	Administrative Suites/Offices	Flooring - Tile/Sheet	Library Office	6	90	SF	\$129	
Administrative Suites	Administrative Suites/Offices	Lighting - Pendant/Surface	Library Office	4	2	SF	\$13	
Administrative Suites	Administrative Suites/Offices	Lighting - Pendant/Surface	Principal's Office	4	3	SF	\$20	
Administrative Suites	Administrative Suites/Offices	Lighting - Pendant/Surface	Main Office	4	2	SF	\$13	
Administrative Suites	Administrative Suites/Offices	Lighting - Pendant/Surface	Room 105 Adjustment Office	4	6	SF	\$39	
Administrative Suites	Administrative Suites/Offices	Walls - Plaster/Drywall	Main Office	7	347	SF	\$0	
Administrative Suites	Administrative Suites/Offices	Walls - Plaster/Drywall	Room 105 Adjustment Office	7	568	SF	\$0	
Administrative Suites	Administrative Suites/Offices	Walls - Plaster/Drywall	Principal's Office	7	325	SF	\$0	

Building: Addition
Category: INTERIOR

Group	Sub Group	Item	Location	Rank	Quantity	Unit	Cost	Reason
Administrative Suites	Administrative Suites/Offices	Walls - Plaster/Drywall	Library Office	6	360	SF	\$849	
Corridor		Ceiling - Plaster/Drywall	Entire Building	6	451	SF	\$1,277	
Corridor		Flooring Tile/ Sheet	Vestibules	6	187	SF	\$267	
Corridor		Flooring Tile/ Sheet	Entire Building	7	375	SF	\$0	
Corridor		Lighting - Pendant/ Surface	Entire Building	6	451	SF	\$322	
Corridor		Student Lockers	Entire Building	6	142	EA	\$20,306	
Corridor		Walls - Plaster/Drywall	Vestibules	6	297	SF	\$701	
Corridor		Walls - Plaster/Drywall	Entire Building	6	493	SF	\$1,163	
Corridor		Walls - Structural Glazed Tile	Entire Building	6	601	SF	\$4,297	
Corridor		Walls - Structural Glazed Tile	Vestibule	6	158	SF	\$1,130	
Doors		Interior Steel Doors incl hw	throughout	7	5	EA	\$0	
Doors		Interior Wood Doors incl hw	throughout	7	11	EA	\$0	
Doors		Transom Window	throughout	7	16	SF	\$0	
Gymnasium / Auditorium	Gymnasium.Auditorium	Ceiling - Lay-In	1st Floor	6	2,413	SF	\$18,978	
Gymnasium / Auditorium	Gymnasium.Auditorium	Flooring - Wood	1st Floor	7	2,413	SF	\$0	
Gymnasium / Auditorium	Gymnasium.Auditorium	Lighting - Lay-In	1st Floor	7	12	SF	\$0	
Gymnasium / Auditorium	Gymnasium.Auditorium	Sound System	1st Floor	7	1	EA	\$0	
Gymnasium / Auditorium	Gymnasium.Auditorium	Stage Curtain	1st Floor	6	6	EA	\$56,628	
Gymnasium / Auditorium	Gymnasium.Auditorium	Walls - Structural Glazed Tile	1st Floor	7	3,207	SF	\$0	
Kitchen	Warming Kitchen	Ceiling - Plaster/Drywall	1st Floor	6	152	SF	\$574	
Kitchen	Warming Kitchen	Flooring - Tile/Sheet	1st Floor	6	152	SF	\$217	
Kitchen	Warming Kitchen	Lighting - Pendant/Surface	1st Floor	4	2	SF	\$13	
Kitchen	Warming Kitchen	Wall - Plaster/Drywall	1st Floor	6	320	SF	\$755	
Library	Library	Ceiling - Splined	Room 204	7	716	SF	\$0	
Library	Library	Flooring Carpet	Room 204	6	716	SF	\$1,024	
Library	Library	Lighting - Pendant/ Surface	Room 204	4	14	SF	\$92	
Mechanical/Service Rooms		Storage Room	1st Floor	7	70	SF	\$0	
Mechanical/Service Rooms		Storage Room	1st Floor	7	98	SF	\$0	
Staff Restroom	Staff Restroom	Accessories	In the Gym/Auditorium - Unisex Restroom	7	70	SF	\$0	
Staff Restroom	Staff Restroom	Accessories	In Main Office	7	16	SF	\$0	
Staff Restroom	Staff Restroom	Ceiling - Plaster/Drywall	In Main Office	7	16	SF	\$0	
Staff Restroom	Staff Restroom	Ceiling - Plaster/Drywall	In the Gym/Auditorium - Unisex Restroom	6	70	SF	\$198	
Staff Restroom	Staff Restroom	Flooring - Tile Ceramic/Porcelain	In Main Office	7	16	SF	\$0	
Staff Restroom	Staff Restroom	Lavatory	In the Gym/Auditorium - Unisex Restroom	7	1	EA	\$0	

Building: Addition
Category: INTERIOR

Group	Sub Group	Item	Location	Rank	Quantity	Unit	Cost	Reason
Staff Restroom	Staff Restroom	Lavatory	In Main Office	7	1	EA	\$0	
Staff Restroom	Staff Restroom	Lighting - Pendant/ Surface	In Main Office	4	1	SF	\$4	
Staff Restroom	Staff Restroom	Lighting - Pendant/ Surface	In the Gym/Auditorium - Unisex Restroom	4	1	SF	\$4	
Staff Restroom	Staff Restroom	Partitions	In the Gym/Auditorium - Unisex Restroom	7	1	EA	\$0	
Staff Restroom	Staff Restroom	Urinals	In the Gym/Auditorium - Unisex Restroom	7	1	EA	\$0	
Staff Restroom	Staff Restroom	Wall - Plaster/Drywall	In Main Office	6	54	SF	\$127	
Staff Restroom	Staff Restroom	Wall - Plaster/Drywall	In the Gym/Auditorium - Unisex Restroom	7	150	SF	\$0	
Staff Restroom	Staff Restroom	Water Closet	In the Gym/Auditorium - Unisex Restroom	7	1	EA	\$0	
Staff Restroom	Staff Restroom	Water Closet	In Main Office	7	1	EA	\$0	
Theater		Stage Platform	1st Floor	7	403	SF	\$0	

INTERIOR Sub Total \$109,986

Building: Addition
Category: ROOM

Group	Sub Group	Item	Location	Rank	Quantity	Unit	Cost	Reason
Casework	Classroom	Casework		7	8	LF	\$0	
Casework	Classroom	Casework		7	30	LF	\$0	
Ceiling	Classroom	Plaster/Drywall		7	697	SF	\$0	
Ceiling	Classroom	Plaster/Drywall		6	709	SF	\$2,007	
Chalk Board	Classroom	Chalk Board		4	18	LF	\$2,188	
Chalk Board	Classroom	Chalk Board		4	50	LF	\$6,078	
Floor	Classroom	Tile/Sheet		6	697	SF	\$997	
Floor	Classroom	Tile/Sheet		6	709	SF	\$1,014	
LIBRARY_WALL	Library	Plaster/Drywall	Room 204	6	1,170		\$2,761	
Lighting	Classroom	Pendant/Surface		4	10	EA	\$3,933	
Lighting	Classroom	Pendant/Surface		4	12	EA	\$4,719	
Marker Board	Classroom	Marker Board		7	8	LF	\$0	
Wall	Classroom	Plaster/Drywall		6	1,170	SF	\$2,761	
Wall	Classroom	Plaster/Drywall		7	1,092	SF	\$0	

ROOM Sub Total \$26,456

Building Addition Sub Total \$249,140

Building: SITE
Category: SITE

Group	Sub Group	Item	Location	Rank	Quantity	Unit	Cost	Reason
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Building: SITE
Category: SITE

Group	Sub Group	Item	Location	Rank	Quantity	Unit	Cost	Reason
Athletic		Baseball - Natural	Northwest corner of site	6	2,140	SF	\$1,224	
Athletic		Baseball - Natural	Northeast corner of site	5	12,675	SF	\$27,188	Field requires complete resurfacing, backstop in good condition
Civil/Drainage		Catch Basin	Areaway	5	1	EA	\$1,216	Backs up into boiler room during heavy storms
Fencing		Iron and Concrete Post	Modular	7	178	LF	\$0	
Fencing		Ornamental Iron	Parking lot perimeter	6	242	LF	\$4,568	
Fencing		Ornamental Iron	Entire site	6	1,606	LF	\$30,315	
Landscape		Benches	Garden	6	1	EA	\$236	
Landscape		Benches	Playground	7	4	EA	\$0	
Landscape		Grass	Entire Site	6	83,501	SF	\$33,434	
Landscape		Hardscape - Concrete	Entire site	6	5,204	SF	\$9,823	
Landscape		Hardscape - Concrete	Areaway	5	179	SF	\$1,116	
Landscape		Hardscape - Concrete	Gym entrance	5	1,158	SF	\$7,220	Major cracking, heaving, slabs separating
Landscape		Hardscape - Pavers	Playground	7	460	SF	\$0	
Landscape		Parkway trees	Entire Site	7	55	EA	\$0	
Landscape		Parkway trees	East side	4	1	EA	\$2,454	
Landscape		Planting Beds/ Areas	Entire site	6	5,160	SF	\$0	
Landscape		Retaining Wall - Concrete	Areaway	5	313	SF	\$24,371	
Parking Lot		Asphalt	Northeast corner of site	4	399	SF	\$3,423	
Parking Lot		Asphalt	East and north of the building	6	19,791	SF	\$16,981	Seal coat and minor crack filling required
Parking Lot		Concrete	Parking lot	6	752	SF	\$0	
Parking Lot		Concrete Curbs	Parking lot (east & north of the building)	7	214	LF	\$0	
Parking Lot		Trash Enclosure	Parking lot	6	732	SF	\$7,851	
Playground		Playground - Swingset	Northwest side of the property	6	1	EA	\$0	
Playground		Playground Equipment - Combo 3-12	Northwet side of the property	7	1	EA	\$0	
Playground		Playground Surfacing - Poured Surface	Northwest side of the property	6	5,104	SF	\$13,503	Minor patching under swings and at end of slides
Sidewalks		Perimeter Sidewalks	Entire site	6	13,440	SF	\$25,369	
Signage		Flag Pole	West site	6	1	EA	\$0	Paint required

Building: SITE

Category: SITE

Group	Sub Group	Item	Location	Rank	Quantity	Unit	Cost	Reason
Signage		Monument Sign	West site	7	1	EA	\$0	
SITE Sub Total							\$210,291	
SITE Sub Total							\$210,291	
Total Campus Need ^{2 3}							\$2,452,886	

¹ It is very rare for an assessor to find a feature in this condition. If they do, they are required to report it immediately to CPS, and CPS addresses it immediately. Thus, no features will be ranked "1" in summary reports; by the time the report is compiled, they have been resolved.

² As stated above, Total Assessed Campus Need does not include the addition of features not already in a particular facility, such as programmatic improvements, school-wide ADA compliance, air conditioning, space reconfiguration or construction to alleviate overcrowding; these items are treated as separate capital needs. The Total Assessed Campus Need includes current deficiencies and is based on current unit cost estimates; it does not reflect a complete project cost.

³ The overall condition of different items can change after an assessment date due to many variables, including newly occurring deficiencies, renovation or repairs and cost changes. These dollar figures in this report are estimates only and are based solely on the data that was collected as of the assessment date in the footer below.

Room Summary

Room Number	Room Size	Voice Outlet	Data Outlet	Elect Outlet	Noise Level	Glaze Window Area	Operable Window Area	No. of Window AC	Window Stop	Smart Board	Power Strip	Room Type	Room Sub Type	Location
Building: Main														
100	696	1	0	14	40	150	48	0	N	N	Y	Classroom		
101	697	1	0	20	40	150	48	0	N	Y	Y	Classroom		
102	696	2	1	29	40	175	56	1	N	N	N	Classroom		
103	697	1	0	20	40	150	48	0	N	Y	Y	Classroom		
200	696	1	0	14	40	150	48	0	N	N	Y	Classroom		
201	697	1	0	20	40	150	48	0	N	Y	Y	Classroom		
202	696	1	0	14	40	150	48	0	N	N	Y	Classroom		
203	697	1	0	20	40	150	48	0	N	Y	Y	Classroom		
M001	570	1	0	18	50	64	16	0	N	N	Y	Classroom		
M002	570	1	0	18	50	64	16	0	N	N	Y	Classroom		
M003	570	1	0	18	50	64	16	0	N	N	Y	Classroom		
M004	570	1	0	18	50	64	16	0	N	N	Y	Classroom		
Other	225								N	N	N	Restroom	Children's Standard Student Restroom	2nd Floor Boy's Room
Other	30								N	N	N	Restroom	Staff Restroom	2nd Floor Teacher's Lounge
Other	21								N	N	N	Restroom	Staff Restroom	Basement
Other	225								N	N	N	Restroom	Children's Standard Student Restroom	1st Floor Boy's Room
Other	210								N	N	N	Restroom	Children's Standard Student Restroom	2nd Floor Girl's Room
Other	210								N	N	N	Restroom	Children's Standard Student Restroom	1st Floor Girl's Room
Other	143			6					N	N	Y	Administrative Suites/Offices		Engineer's Office
Other	290			8					N	N	Y	Administrative Suites/Offices		2nd Floor Teacher's Lounge

Building: Addition

104	709	1	0	14	40	150	48	0	N	N	Y	Classroom		
205	697	1	0	20	40	150	48	0	N	Y	Y	Classroom		
Other	2413								N	N	N	Gymnasias	Gymnasium.Auditorium	1st Floor
Other	324			10					N	N	Y	Administrative Suites/Offices		Room 105 Adjustment Office
Other	16								N	N	N	Restroom	Staff Restroom	In Main Office
Other	152								N	N	N	Kitchen	Warming Kitchen	1st Floor
Other	70								N	N	N	Restroom	Staff Restroom	In the Gym/Auditorium - Unisex Restroom
Other	716								N	N	N	Library		Room 204
Other	90			2					N	N	Y	Administrative Suites/Offices		Library Office
Other	134			6					N	N	Y	Administrative Suites/Offices		Principal's Office
Other	171			8					N	N	Y	Administrative Suites/Offices		Main Office