

## Facility Assessment Report

This report contains the detailed findings of a facility assessment completed on the date noted in the document footer below. Assessors rate each facility item by visual observation only; they do not test the operation of equipment or perform destructive testing of walls, ceilings or floors. Each facility item is ranked on a 7-point scale: rank 7 means the item is in new or in good condition and no work is required while rank 1 means the item has failed and has lead to an immediate life safety condition<sup>1</sup>. The remaining ranks choices generally mean that the item requires regular maintenance (rank 5 or 6) or full replacement (rank 2, 3 or 4). For additional detail and definition on rank values as they relate to each assessed item, please visit the "CPS Guide to Biennial Facility Assessments" found on the Facilities Standards webpage under CPS Policies and Guidelines at [http://www.cps.edu/About\\_CPS/Policies\\_and\\_guidelines/Pages/facilitystandards.aspx](http://www.cps.edu/About_CPS/Policies_and_guidelines/Pages/facilitystandards.aspx). Definitions for Quantity, Unit, Cost and Campus Total can be found at the end of this report.

Campus Summary				
Building Name	Year Constructed	Number of Floors	Building Area (Sq Ft)	Assessed Need
	1972	3	55,500	\$1,818,360
SITE				\$452,134
<b>Campus Total</b>			<b>55,500</b>	<b>\$2,270,494</b>

### SITE

#### Category: Site

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
<b>Civil/Drainage</b>							
	Civil/ Drainage - Catch Basin	Entire Site	5	EA	6	\$5,469	
	Civil/ Drainage - Site Manhole	Entire Site	4	EA	6	\$5,971	
<b>Fencing</b>							
	Fencing - Chain Link	Entire Site	417	LF	6	\$7,830	Site W and S at generator
	Fencing - Chain Link	Entire Site / Site West	30	LF	4	\$2,754	removed for hardscape repair
	Fencing - Guard Rail	Entire Site	30	LF	5	\$861	Location: N end of site; damaged
	Fencing - Guard Rail	Entire Site / Site West	353	LF	6	\$4,079	
	Fencing - New Standard Ornamental	Entire Site	1,362	LF	6	\$43,452	
	Fencing - New Standard Ornamental	Entire Site / Site West	449	LF	5	\$63,937	Corroded
<b>Landscape</b>							
	Benches	Entire Site / South West	2	EA	6	\$860	
	Landscape - Grass	Entire Site	36,800	SF	6	\$30,522	
	Landscape - Hardscape- Concrete	Entire Site	12,020	SF	6	\$62,051	
	Landscape - Hardscape- Concrete	Entire Site / Site West	595	SF	5	\$7,590	
	Lighting - Pole Mounted	Entire Site / North East	8	EA	6	\$8,670	Grass area
	Parkway trees	Entire Site	36	EA	6	\$23,762	
	Planting Beds/ Area	Entire Site	2,970	SF	6	\$4,884	
	Trash Receptacles	Entire Site / South West	1	EA	5	\$505	Leaning

**SITE**
**Category: Site**

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
<b>Parking Lot</b>							
	Concrete Curbs	SE Parking Lot	688	LF	6	\$8,835	
	Interior Plantings	SE Parking Lot	80	LF	6	\$3,403	
	Lighting - Pole Mounted	SE Parking Lot	8	EA	6	\$11,620	NE grass field
	Lighting - Pole Mounted	SE Parking Lot	2	EA	6	\$2,905	
	Surface - Asphalt	SE Parking Lot	21,300	SF	6	\$51,476	
	Surface - Concrete	SE Parking Lot / North Courtyard	960	SF	6	\$2,320	
	Trash Enclosure - Masonry	SE Parking Lot	920	SF	6	\$36,297	
	Vehicular Screening	SE Parking Lot	194	LF	6	\$15,275	
<b>Playground</b>							
	Equipment - School Age 5-12	SW Playground	1	EA	6	\$3,546	
	Surface - Poured Surface	SW Playground	1,960	SF	6	\$14,350	
<b>Sidewalks</b>							
	Sidewalks - Internal Walks	Entire Site	68	LF	6	\$817	
	Sidewalks - Perimeter Sidewalks	Entire Site	13,300	SF	6	\$26,436	
<b>Signage</b>							
	Flag Pole - Flag Pole	Entire Site / North West	1	EA	6	\$1,657	
	Monument - Building Mounted Cut Letter Sign	Entire Site / East	1	EA	6	\$0	
	Monument - Sign-Lighted	Entire Site / East Courtyard	1	EA	6	\$0	lights damaged/removed due to conflict with adjacent gate
<b>Site Subtotal:</b>						<b>\$452,134</b>	
<b>Total Site Cost</b>						<b>\$452,134</b>	
<b>Campus Total <sup>2 3</sup></b>						<b>\$452,134</b>	

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

<sup>2</sup> 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.

<sup>3</sup> 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.

## 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.**
  - **Campus Total** 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.
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**Classroom Summary**

Current Usage	Intended Usage	Room Location	Room Number	Floor Plan Room Number	Area (SF)	Voice Outlets	Data Outlets	Elect. Outlets	Glazed Window Area	Operable Window Area	Noise Level	Window Stop	Power Strip	Smart-Board
Art Room	Regular Classroom	2nd Floor	204	211/213	853	2	2	24	88	39	40	N	N	Y
Kindergarten	Kindergarten	1st Floor	104	113	950	1	2	18	100	45	40	N	N	N
Kindergarten	Kindergarten	1st Floor	105	109	950	1	2	24	100	45	40	Y	Y	Y
Kindergarten	Other Instructional Use	1st Floor	106	105, 107	950	1	2	24	120	55	40	Y	Y	Y
Kindergarten	Office	1st Floor	107	101	950	1	2	24	120	55	40	N	N	Y
Regular Classroom	Regular Classroom	1st Floor	103	114	575	1	2	6	60	25	40	Y	Y	N
Regular Classroom	Regular Classroom	2nd Floor	200	200	200	0	0	10	0	0	40	N	N	N
Regular Classroom	Regular Classroom	2nd Floor	201	206	988	1	2	26	53	23	40	N	N	N
Regular Classroom	Regular Classroom	2nd Floor	202	210/208	933	1	2	26	79	34	40	N	N	Y
Regular Classroom	Regular Classroom	2nd Floor	203	212/214	988	1	2	26	79	34	40	N	N	Y
Regular Classroom	Regular Classroom	2nd Floor	205	209	853	2	2	24	88	39	40	N	N	Y
Regular Classroom	Regular Classroom	2nd Floor	206	207	723	1	2	26	66	27	40	N	N	N
Regular Classroom	Regular Classroom	2nd Floor	207	205	933	1	2	26	79	34	40	N	N	N
Regular Classroom	Regular Classroom	2nd Floor	208	203	895	2	2	24	88	39	40	N	N	N
Regular Classroom	Regular Classroom	2nd Floor	209	201	723	1	2	26	66	29	40	N	N	Y
Regular Classroom	Regular Classroom	3rd Floor	301	308	988	1	2	26	53	23	40	N	N	Y
Regular Classroom	Regular Classroom	3rd Floor	302	310	933	1	2	26	79	34	40	N	N	N
Regular Classroom	Regular Classroom	3rd Floor	303	312	988	1	2	26	79	34	40	N	N	Y
Regular Classroom	Regular Classroom	3rd Floor	304	311/313	853	2	2	24	88	39	40	N	N	Y
Regular Classroom	Regular Classroom	3rd Floor	305	309	853	2	2	24	88	39	40	N	N	Y
Regular Classroom	Regular Classroom	3rd Floor	306	320	723	1	2	26	66	29	40	N	N	Y
Regular Classroom	Regular Classroom	3rd Floor	307	305	933	1	2	26	79	34	40	N	N	Y
Regular Classroom	Regular Classroom	3rd Floor	308	303	895	2	2	24	88	39	40	N	N	Y
Regular Classroom	Regular Classroom	3rd Floor	309	301	723	1	2	26	66	29	40	N	N	Y
Regular Classroom	Regular Classroom	3rd Floor	311	302/304	1,189	2	2	24	67	30	40	N	N	Y
Regular Classroom	Regular Classroom	3rd Floor	312	306	988	1	2	26	79	34	40	N	N	Y