

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 condition¹. 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. 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
Leased	1952	1	16,056	\$716,955
SITE				\$42,426
Campus Total			16,056	\$759,382

Building: Leased

Category: Building Exterior

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Entrance							
	Entrance Control - Audio	Entrance 1 - West	1	EA	6	\$497	
	Entrance Control - Audio	Entrance 2 - West	1	EA	6	\$497	
	Exterior Doors - Exterior Stainless Steel Door	Entrance 3 - South	2	EA	6	\$1,092	
	Exterior Doors - Exterior Steel Door	Basement Entrance 6 - Northeast	1	EA	6	\$481	
	Exterior Doors - Exterior Steel Door	Basement Entrance 7 - Northwest	2	EA	6	\$961	
	Exterior Doors - Exterior Steel Door	Entrance 1 - West	2	EA	6	\$961	
	Exterior Doors - Exterior Steel Door	Entrance 2 - West	2	EA	6	\$961	
	Exterior Doors - Exterior Steel Door	Entrance 4 - North	2	EA	6	\$961	
	Exterior Doors - Transom Lite	Entrance 3 - South	12	EA	6	\$3,760	
	Exterior Stairs - Concrete	Basement Entrance 6 - Northeast	32	LF	6	\$2,617	
	Exterior Stairs - Concrete	Basement Entrance 7 - Northwest	77	LF	6	\$6,296	11-risers
	Exterior Stairs - Concrete	Entrance 1 - West	1	LF	5	\$110	Area of stair cracked / missing
	Exterior Stairs - Concrete	Entrance 1 - West	33	LF	6	\$2,698	
	Exterior Stairs - Concrete	Entrance 2 - West	3	LF	5	\$329	Continuous crack through all 3 risers
	Exterior Stairs - Concrete	Entrance 2 - West	31	LF	6	\$2,535	
	Exterior Stairs - Concrete	Entrance 3 - South	20	LF	6	\$1,635	
	Exterior Stairs - Concrete	Entrance 4 - North	27	LF	6	\$2,208	
	Exterior Stairs - Stone	Basement Entrance 7 - Northwest	6	LF	5	\$1,627	Majority of door threshold cracked and areas missing
	Exterior Stairs - Stone	Entrance 1 - West	7	LF	6	\$791	
	Exterior Stairs - Stone	Entrance 2 - West	7	LF	6	\$791	

Building: Leased

Category: Building Exterior

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Entrance							
	Exterior Stairs - Stone	Entrance 4 - North	6	LF	6	\$678	
	Stair Handrail - Steel_Stair Handrail	Basement Entrance 6 - Northeast	18	LF	6	\$156	
	Stair Handrail - Steel_Stair Handrail	Basement Entrance 7 - Northwest	45	LF	6	\$390	
	Stair Handrail - Steel_Stair Handrail	Entrance 1 - West	6	LF	6	\$52	
	Stair Handrail - Steel_Stair Handrail	Entrance 2 - West	6	LF	6	\$52	
	Stair Handrail - Steel_Stair Handrail	Entrance 3 - South	15	LF	6	\$130	
Foundation							
	Foundation - Concrete	Entire Building	634	LF	7	\$0	
	Superstructure - Concrete	Entire Building	23,954	SF	7	\$0	
Lighting							
	Exterior Lighting - Wall Mounted	Entire Building	1	EA	5	\$427	damaged and not working
	Exterior Lighting - Wall Mounted	Entire Building	6	EA	6	\$1,732	
Roof System							
	Chimney - Brick Chimney- Concrete/ Mortar Liner	Roof 1 / North East	20	LF	5	\$57,031	cracked, spalling, falling off
	Coping - Metal	Roof 1 / North	23	LF	6	\$739	Old and rusty metal
	Coping - Metal	Roof 2	24	LF	6	\$771	
	Coping - Metal	Roof 3	50	LF	6	\$1,606	
	Coping - Stone	Roof 1	593	LF	6	\$19,046	
	Downspouts - Exterior Downspouts	Roof 1	60	LF	6	\$1,994	
	Downspouts - Exterior Downspouts	Roof 2	30	LF	6	\$997	
	Downspouts - Exterior Downspouts	Roof 3	30	LF	6	\$997	
	Parapet - 16" - 30" Height	Roof 1	616	LF	6	\$24,612	
	Roof Structure - Concrete	Roof 1	11,766	SF	7	\$0	
	Roof Structure - Concrete	Roof 2	40	SF	6	\$687	
	Roof Structure - Concrete	Roof 3	336	SF	6	\$5,771	
	Roof - Asphalt Gravel Ballast	Roof 1	11,766	SF	6	\$119,628	Heavy ponding occurring / Roof access hatch old, rusty, no hardware
	Roof - Metal	Roof 2	40	SF	6	\$536	
	Roof - Metal	Roof 3	336	SF	6	\$4,502	
Walls							
	Canopy - Concrete/ Stucco	Entire Building	130	SF	6	\$4,302	
	Exterior Walls - Brick	Entire Building	4,987	SF	6	\$33,518	
	Exterior Walls - Stone-Cast	Entire Building / East	15	SF	5	\$264	cracked with loose mortar joints
	Exterior Walls - Stone-Cast	Entire Building	684	SF	6	\$4,597	
	Exterior Walls - Stone-Cut	Entire Building / West	805	SF	6	\$5,410	

Building: Leased

Category: Building Exterior

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Walls							
	Exterior Walls - Stone-Cut	Entire Building / West Entrances	90	SF	6	\$817	
	Exterior Walls - Stucco	Entire Building	30	SF	2	\$1,281	cracked / falling apart / damaged, cracked, falling off
	Exterior Walls - Stucco	Entire Building	115	SF	6	\$551	
Windows							
	Lintels - Steel	Entire Building	336	LF	6	\$9,754	
	Windows - Sash Aluminum Double-pane	Entire Building	2,047	SF	6	\$15,280	
	Windows - Sash Aluminum Double-pane	Entire Building / North Entrances	9	SF	5	\$0	cracked

Building Exterior Subtotal: \$350,115

Building: Leased

Category: Electrical System

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Emergency System							
	Automatic Transfer Switch	Mechanical Room / Electrical Room	1	EA	6	\$408	for second feed
	Emergency A/C Power - Corridors and Stairs	Entire Building	2,228	SF	6	\$669	1/5 lights are on in hallway at night. None in toilet room.
	Emergency Battery Packs - Corridors and Stairs	Entire Building	18	EA	6	\$3,645	
	Emergency Battery Packs - Multipurpose Room	Entire Building	5	EA	6	\$1,013	Basement multi purpose room and heating kitchen
	Emergency Battery Packs - Students Toilets	Entire Building	6	EA	6	\$1,215	
	Exit Signs - Corridors and Stairs	Entire Building	9	EA	6	\$1,348	most are recently upgraded, One light off in northwest hallway, needs maintenance, has battery packs
	Exit Signs - Multipurpose Room	Entire Building	2	EA	6	\$299	recent upgrade, Basement multipurpose room, with battery packs
	Security System - CCTV	Entire Building	16,056	SF	5	\$12,628	B/W 2 Cameras, exterior only, update of system needed
	Security System - Intrusion Detection	Entire Building / 1st Floor	10,056	SF	6	\$2,588	Motion detection at first floor, none in basement
Main Service							
	Independent Electrical Service for emergency power	Electrical Room	1	EA	6	\$2,921	school has an automatic transfer switch
	Main Electrical Service - 800 A and Less than 120/240/3PH	Site North / North Façade	1	EA	6	\$3,613	Main service from ComEd located outside. Sealed, no access
	PA System	Entire Building	16,056	SF	6	\$5,281	
Power Distribution							
	Lighting and Power Panels - Above 100 A	Entire Building / 1st Floor	1	EA	6	\$497	Located in janitor's closet
	Lighting and Power Panels - Above 100 A	Entire Building / Mechanical Room	1	EA	6	\$497	

Building: Leased

Category: Electrical System

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Power Distribution							
	Lighting and Power Panels - Above 100 A	Entire Building / Mechanical Room	1	EA	6	\$497	Dedicated air conditioning AC-1
	Main Distribution Panels - 400 - 600 amp	Entire Building / Electrical Room	1	EA	6	\$528	

Electrical System Subtotal: \$37,647

Building: Leased

Category: Safty System

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Fire Alarm							
	Fire Alarm Panel	Entire Building	1	EA	6	\$6,406	Located in principal's office
	Fire Alarm Strobe Lights	Entire Building	16,056	SF	6	\$5,740	
	Fire Alarm_System	Entire Building	16,056	SF	6	\$7,806	

Safty System Subtotal: \$19,952

Building: Leased

Category: Mechanical System

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Air Handling Systems							
	Air Handling Unit- Package Single Zone- Indoor- Steam Coils - Less than 4000 cfm	Mechanical Room	1	EA	5	\$20,373	Manually controlled, repaired 2 years ago, 2000, Serves basement only
	Air Intake	Mechanical Room / North Façade	1	EA	6	\$5,765	Exterior air intake and duct work (about 20 feet), some exterior rust

Boiler Systems

	Piping - Condensate Pipe- Steel	Adjacent church / Entire Building	200	LF	6	\$378	Pipe running from school to church
	Piping - Steam Pipe- Steel	Adjacent church / Entire Building	200	LF	6	\$378	Pipe running from church to Thomas school.
	Steam Traps	Adjacent church / Entire Building	20	EA	5	\$26,298	Most replaced within the last few years

Heating Devices

	Fin Tube - Steam	Basement	8	LF	6	\$76	Exposed fin tube heating on ceilings of basement restrooms
	Radiators - Steam	Entire Building	27	EA	6	\$7,501	
	Radiators - Steam	Entire Building	7	EA	5	\$11,727	no local control of temperature, need cleaning

Temperature Control

	Electric Controls	Entire Building / 1st Floor	16,056	SF	5	\$0	
	Electric Thermostat	Entire Building / Basement	1	EA	5	\$0	no BAS system in school

Building: Leased

Category: Mechanical System

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Ventilation							
	Exhaust Fans- Indoor - 500 - 1500 CFM	Entire Building / Mechanical Room	1	EA	6	\$592	Located on northern wall of basement , near multi purpose room and mechanical room
	Exhaust Fans- Roof Mounted - Less than 500 CFM	Entire Building / Roof	1	EA	4	\$1,942	Very dented and bent out of shape
	Exhaust Fans- Roof Mounted - Less than 500 CFM	Entire Building / Roof	3	EA	6	\$889	

Mechanical System Subtotal: \$75,917

Building: Leased

Category: Plumbing System

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Piping							
	Domestic Piping-Cold Water from Risers to Fixtures	Entire Building	16,056	SF	6	\$3,214	
	Domestic Piping-Cold Water Horizontal Lines	Entire Building	16,056	SF	6	\$3,903	
	Domestic Piping-Cold Water Risers	Entire Building	16,056	SF	6	\$2,985	Domestic hot water is fed from a water heater in the adjacent church, which is owned and maintained by the church.
	Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	16,056	SF	6	\$2,526	
	Domestic Piping-Hot Water Horizontal Lines	Entire Building	16,056	SF	6	\$2,985	
	Domestic Piping-Hot Water Return Lines	Entire Building	16,056	SF	6	\$2,296	
	Domestic Piping-Hot Water Return Risers	Entire Building	16,056	SF	6	\$2,296	
	Sanitary Piping	Entire Building	16,056	SF	6	\$14,694	
	Storm Piping	Entire Building	16,056	SF	6	\$14,006	
	Vent Piping	Entire Building	16,056	SF	6	\$10,791	

Pumps

	Pumps - Ejector-Duplex	Mechanical Room	1	EA	6	\$1,387	duplex Pump Assembly, one motor replaced 2014
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Plumbing System Subtotal: \$61,083

Building: Leased

Category: Classrooms

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Classroom #001 (Pre School)							
	AC Units	1st Floor	1	EA	7	\$0	
	Casework	1st Floor	15	LF	7	\$0	
	Ceiling - Splined	1st Floor	754	SF	6	\$615	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	\$0	
	Floor - Tile	1st Floor	754	SF	6	\$1,650	

Building: Leased

Category: Classrooms

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Classroom #001 (Pre School)							
	Lighting - Pendent/Surface	1st Floor	14	EA	7	\$0	
	Walls - Concrete Block	1st Floor	730	SF	6	\$2,140	
	Walls - Concrete Block	1st Floor	6	SF	4	\$315	Walls seperating at window wall
	Walls - Structural Glazed Tile	1st Floor	184	SF	6	\$579	
Classroom #002 (Pre School)							
	AC Units	1st Floor	1	EA	7	\$0	
	Casework	1st Floor	15	LF	7	\$0	
	Ceiling - Splined	1st Floor	806	SF	6	\$657	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	\$301	
	Floor - Tile	1st Floor	806	SF	6	\$1,763	
	Lighting - Pendent/Surface	1st Floor	14	EA	7	\$0	
	Walls - Concrete Block	1st Floor	768	SF	6	\$2,251	
	Walls - Structural Glazed Tile	1st Floor	192	SF	6	\$604	
Classroom #003 (Pre School)							
	AC Units	1st Floor	1	EA	7	\$0	
	Casework	1st Floor	15	LF	7	\$0	
	Ceiling - Splined	1st Floor	754	SF	6	\$615	
	Doors - Side-lite	1st Floor	24	SF	7	\$0	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	\$301	
	Floor - Tile	1st Floor	754	SF	7	\$0	
	Lighting - Pendent/Surface	1st Floor	8	EA	7	\$0	
	Walls - Concrete Block	1st Floor	736	SF	6	\$2,158	
	Walls - Structural Glazed Tile	1st Floor	184	SF	6	\$579	
Classroom #004 (Pre School)							
	AC Units	1st Floor	1	EA	7	\$0	
	Casework	1st Floor	15	LF	7	\$0	
	Ceiling - Splined	1st Floor	820	SF	6	\$668	
	Doors - Side-lite	1st Floor	24	SF	7	\$0	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	\$0	
	Floor - Tile	1st Floor	820	SF	6	\$1,794	
	Lighting - Pendent/Surface	1st Floor	14	EA	7	\$0	
	Walls - Concrete Block	1st Floor	800	SF	6	\$2,345	
	Walls - Concrete Block	1st Floor	8	SF	2	\$420	1/2 inch gap at corner of room
	Walls - Structural Glazed Tile	1st Floor	192	SF	6	\$604	

Building: Leased

Category: Classrooms

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Classroom #005 (Pre School)							
	AC Units	1st Floor	1	EA	7	\$0	
	Casework	1st Floor	15	LF	7	\$0	
	Ceiling - Splined	1st Floor	16	SF	4	\$225	Water damaged
	Ceiling - Splined	1st Floor	814	SF	6	\$663	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	\$0	
	Floor - Tile	1st Floor	798	SF	6	\$1,746	
	Lighting - Pendent/Surface	1st Floor	14	EA	7	\$0	
	Walls - Concrete Block	1st Floor	768	SF	6	\$2,251	
	Walls - Structural Glazed Tile	1st Floor	192	SF	6	\$604	
Classroom #006 (Pre School)							
	AC Units	1st Floor	1	EA	7	\$0	
	Casework	1st Floor	15	LF	7	\$0	
	Ceiling - Splined	1st Floor	754	SF	6	\$615	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	\$0	
	Floor - Tile	1st Floor	4	SF	5	\$23	Damage at threshold
	Floor - Tile	1st Floor	750	SF	6	\$1,641	
	Lighting - Pendent/Surface	1st Floor	14	EA	7	\$0	
	Walls - Concrete Block	1st Floor	736	SF	6	\$2,158	
	Walls - Structural Glazed Tile	1st Floor	184	SF	6	\$579	
Classroom #007 (Pre School)							
	AC Units	1st Floor	1	EA	7	\$0	
	Casework	1st Floor	15	LF	7	\$0	
	Ceiling - Splined	1st Floor	6	SF	4	\$84	Replace missing or damaged tiles
	Ceiling - Splined	1st Floor	820	SF	6	\$668	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	\$301	
	Floor - Tile	1st Floor	820	SF	6	\$1,794	
	Lighting - Pendent/Surface	1st Floor	14	EA	7	\$0	
	Walls - Concrete Block	1st Floor	192	SF	6	\$563	
	Walls - Structural Glazed Tile	1st Floor	808	SF	6	\$2,542	
Classroom #Nature Center (Multi Purpose Room)							
	AC Units	1st Floor	1	EA	7	\$0	
	Casework	1st Floor	15	LF	7	\$0	
	Ceiling - Splined	1st Floor	814	SF	6	\$663	
	Doors - Side-lite	1st Floor	24	SF	7	\$0	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	\$0	
	Floor - Tile	1st Floor	814	SF	6	\$1,781	

Building: Leased

Category: Classrooms

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Classroom #Nature Center (Multi Purpose Room)							
	Lighting - Pendent/Surface	1st Floor	14	EA	7	\$0	
	Walls - Concrete Block	1st Floor	814	SF	6	\$2,386	
	Walls - Structural Glazed Tile	1st Floor	814	SF	6	\$2,561	
Classroom #Resource Room (Office)							
	AC Units	1st Floor	1	EA	7	\$0	
	Casework	1st Floor	15	LF	7	\$0	
	Ceiling - Splined	1st Floor	814	SF	6	\$663	
	Doors - Side-lite	1st Floor	24	SF	7	\$0	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	\$0	
	Floor - Tile	1st Floor	814	SF	6	\$1,781	
	Lighting - Pendent/Surface	1st Floor	14	EA	7	\$0	
	Walls - Concrete Block	1st Floor	736	SF	6	\$2,158	
	Walls - Structural Glazed Tile	1st Floor	192	SF	6	\$604	

Classrooms Subtotal:

\$49,413

Building: Leased

Category: Rooms (Other Than Classrooms)

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Administrative Suites/Offices							
	AC Unit	Main Office	1	EA	7	\$0	
	Ceiling - Splined	Main Office	814	SF	6	\$663	
	Doors - Wood Doors inclu hw	Main Office	1	EA	6	\$301	
	Floor - Tile	Main Office	814	SF	6	\$1,781	
	Lighting - Pendent/Surface	Main Office	14	EA	7	\$0	
	Power Distribution	Main Office	18	EA	6	\$38,248	
	Walls - Concrete Block	Main Office	736	SF	6	\$2,158	
	Walls - Structural Glazed Tile	Main Office	192	SF	6	\$604	
	Ceiling - Splined	Principal's Office	144	SF	6	\$117	
	Doors - Wood Doors inclu hw	Principal's Office	1	EA	7	\$0	
	Floor - Terrazzo	Principal's Office	144	SF	6	\$315	
	Lighting - Pendent/Surface	Principal's Office	1	EA	7	\$0	
	Power Distribution	Principal's Office	4	EA	6	\$8,500	
	Storage/ Closet	Principal's Office	8	SF	6	\$58	
	Walls - Concrete Block	Principal's Office	298	SF	6	\$874	
	Walls - Structural Glazed Tile	Principal's Office	108	SF	6	\$340	

Building: Leased

Category: Rooms (Other Than Classrooms)

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Kitchen							
	Ceiling - Exposed	Basement	544	SF	7	\$0	
	Floor - Concrete	Basement	544	SF	7	\$0	
	Lighting - Pendent/Surface	Basement	5	EA	7	\$0	
	Walls - Concrete Block	Basement	396	SF	6	\$1,161	
	Walls - Masonry	Basement	433	SF	6	\$1,362	Concrete
Library							
	Ceiling - Splined	1st Floor	151	SF	6	\$123	
	Doors - Transom Window	1st Floor	18	SF	7	\$0	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	\$0	
	Floor - Tile	1st Floor	151	SF	6	\$330	
	Lighting - Pendent/Surface	1st Floor	1	EA	7	\$0	
	Walls - Concrete Block	1st Floor	300	SF	6	\$879	
	Walls - Structural Glazed Tile	1st Floor	108	SF	6	\$340	
Lunch & Multipurpose Room							
	Ceiling - Exposed	Basement	1,834	SF	6	\$2,728	
	Doors - Wood Doors inclu hw	Basement	1	EA	6	\$301	
	Floor - Concrete	Basement	1,834	SF	6	\$970	
	Lighting - Pendent/Surface	Basement	15	EA	7	\$0	
	Walls - Concrete Block	Basement	1,556	SF	6	\$4,561	
Mechanical/ Service Rooms							
	Janitor's Closet	1st Floor	20	SF	6	\$143	
	Mechanical/ Service Rooms	Basement	436	SF	7	\$0	
Restroom							
	Accessories	Adjacent Library	293	SF	6	\$2,702	
	Ceiling - Splined	Adjacent Library	293	SF	6	\$239	
	Doors - Wood Doors inclu hw	Adjacent Library	1	EA	6	\$301	
	Floor Drain	Adjacent Library	1	EA	6	\$1,059	
	Floor - Tile Ceramic/ Porcelain	Adjacent Library	293	SF	6	\$620	
	Lavatory	Adjacent Library	2	EA	6	\$639	
	Lighting - Pendent/Surface	Adjacent Library	2	EA	7	\$0	
	Partitions	Adjacent Library	6	EA	6	\$1,782	
	Walls - Structural Glazed Tile	Adjacent Library	751	SF	6	\$2,363	
	Water Closet	Adjacent Library	6	EA	6	\$2,016	
	Accessories	Basement	51	SF	6	\$470	
	Accessories	Basement	74	SF	6	\$683	

Building: Leased

Category: Rooms (Other Than Classrooms)

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Restroom							
	Ceiling - Exposed	Basement	74	SF	6	\$110	
	Ceiling - Exposed	Basement	51	SF	6	\$76	
	Doors - Wood Doors inclu hw	Basement	1	EA	6	\$301	
	Doors - Wood Doors inclu hw	Basement	1	EA	6	\$301	
	Floor - Concrete	Basement	74	SF	6	\$39	
	Floor - Concrete	Basement	51	SF	6	\$27	
	Lavatory	Basement	1	EA	6	\$320	
	Lavatory	Basement	1	EA	6	\$320	
	Lighting - Wall Mounted	Basement	2	EA	4	\$786	
	Lighting - Wall Mounted	Basement	2	EA	4	\$786	
	Partitions	Basement	2	EA	6	\$594	
	Partitions	Basement	1	EA	6	\$297	
	Urinals	Basement	1	EA	6	\$336	
	Walls - Concrete Block	Basement	187	SF	6	\$548	
	Walls - Concrete Block	Basement	172	SF	6	\$504	
	Walls - Masonry	Basement	79	SF	6	\$249	Concrete
	Walls - Masonry	Basement	98	SF	6	\$308	Concrete
	Water Closet	Basement	1	EA	6	\$336	
	Water Closet	Basement	2	EA	6	\$672	
	Accessories	Near 006	298	SF	6	\$2,749	
	Ceiling - Plaster/Drywall	Near 006	298	SF	7	\$0	
	Doors - Wood Doors inclu hw	Near 006	1	EA	7	\$0	
	Floor Drain	Near 006	1	EA	6	\$1,059	
	Floor - Tile Ceramic/ Porcelain	Near 006	298	SF	6	\$631	
	Lavatory	Near 006	2	EA	6	\$639	
	Lighting - Pendent/Surface	Near 006	3	EA	7	\$0	
	Partitions	Near 006	4	EA	6	\$1,188	
	Urinals	Near 006	2	EA	6	\$672	
	Walls - Structural Glazed Tile	Near 006	877	SF	6	\$2,759	
	Water Closet	Near 006	4	EA	6	\$1,344	
	Accessories	Next to 001 Teacher's	192	SF	6	\$1,771	
	Ceiling - Splined	Next to 001 Teacher's	192	SF	6	\$156	
	Doors - Wood Doors inclu hw	Next to 001 Teacher's	2	EA	6	\$602	
	Floor - Tile Ceramic/ Porcelain	Next to 001 Teacher's	192	SF	6	\$406	
	Lavatory	Next to 001 Teacher's	1	EA	6	\$320	
	Lighting - Pendent/Surface	Next to 001 Teacher's	2	EA	7	\$0	
	Partitions	Next to 001 Teacher's	2	EA	6	\$594	

Building: Leased

Category: Rooms (Other Than Classrooms)

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Restroom							
	Walls - Structural Glazed Tile	Next to 001 Teacher's	640	SF	6	\$2,013	
	Water Closet	Next to 001 Teacher's	2	EA	6	\$672	

Rooms (Other Than Classrooms) Subtotal:

\$104,216

Building: Leased

Category: Building Interior

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Corridor							
	Ceiling - Lay-in	1st Floor	98	SF	6	\$294	
	Ceiling - Splined	1st Floor	2,017	SF	6	\$5,826	
	Doors - Wood Doors include hw	1st Floor	4	EA	6	\$1,204	
	Drinking Fountains - Double Fountain	1st Floor	3	EA	6	\$1,008	
	Floor - Tile/Sheet	1st Floor	2,017	SF	6	\$1,096	
	Lighting - Lay-in	1st Floor	2	EA	7	\$0	
	Lighting - Pendent/Surface	1st Floor	12	EA	7	\$0	
	Walls - Concrete Block	1st Floor	1,614	SF	6	\$4,731	Some step cracking
	Walls - Structural Glazed Tile	1st Floor	403	SF	6	\$1,268	
Safety							
	Camera Viewing Station	Entire Building	2	EA	6	\$1,365	
	Security Cameras	Entire Building	2	EA	6	\$388	At entrance canopies 1 & 2
Stairs							
	Ceiling - Splined	North East	192	SF	6	\$555	
	Floor - Tile/Sheet	North East	192	SF	6	\$104	
	Handrails	North East	45	LF	6	\$390	
	Lighting - Pendent/Surface	North East	2	EA	7	\$0	
	Stairs - Concrete	North East	5	LF	6	\$41	
	Stairs - Tile	North East	18	LF	6	\$167	
	Walls - Concrete Block	North East	221	SF	7	\$0	
	Walls - Structural Glazed Tile	North East	55	SF	6	\$173	

Building Interior Subtotal:

\$18,612

Total Building Cost

\$716,955

SITE

Category: Site

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Civil/Drainage							
	Civil/ Drainage - Catch Basin	Entire Site / North Entrances	1	EA	6	\$1,094	
	Civil/ Drainage - Site Drain	Entire Site / Basement	2	EA	6	\$621	At basement entry door concrete landings
	Civil/ Drainage - Site Manhole	Entire Site	3	EA	6	\$4,478	
Fencing							
	Fencing - Chain Link	Entire Site / South	17	LF	6	\$319	
	Fencing - New Standard Ornamental	Entire Site / West	155	LF	6	\$4,945	
Landscape							
	Landscape - Grass	Entire Site / West	1,883	SF	6	\$1,562	
	Landscape - Hardscape- Concrete	Entire Site / North East	125	SF	5	\$1,169	Area at grade level north of basement entrance 6 where garbage cans / dumpster located
	Planting Beds/ Area	Entire Site / West	1,018	SF	6	\$1,674	
	Retaining Wall - Concrete	Entire Site	236	SF	6	\$5,531	Both sides of concrete basement stairs at entrance 7 / 1-side of basement stair down to entrance 6
Sidewalks							
	Sidewalks - Internal Walks	West / Entire Site	15	LF	5	\$867	Areas of walkway in between entrances 1 & 2 cracked, holes, uneven surface / Area of walkway cracking, sinking, uneven at north entrance 4 / Area at top of basement stair entrance 6 from alley cracked, sinking, over 2" difference in surface below electrical meter
	Sidewalks - Internal Walks	West / Entire Site	295	LF	6	\$3,544	
	Sidewalks - Perimeter Sidewalks	West	2,668	SF	6	\$5,303	
	Sidewalks - Perimeter Sidewalks	West	50	SF	4	\$804	Area in between front entry gates and street cracked, sinking, ponding / Area at northwest corner cracked, spalling, and holes
Signage							
	Monument - Building Mounted Cut Letter Sign	West Courtyard / West	1	EA	5	\$10,516	Building mounted cut letter missing and not the same as school name with a cross
	Monument - Sign	West Courtyard	1	EA	6	\$0	Small sign in between entrances 1 / 2
Site Subtotal:						\$42,426	
Total Site Cost						\$42,426	
Campus Total ^{2 3}						\$759,382	

¹ 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.

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.

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
Leased														
Multi Purpose Room	Pre School	1st Floor	Nature Center	Adjacent to 003	814	1	0	8	150	60	40	N	N	N
Office	Pre School	1st Floor	Resource Room	Between 2 and 4	814	1	0	26	150	60	40	N	N	N
Pre School	Pre School	1st Floor	001	1	754	1	0	28	150	60	40	N	N	N
Pre School	Pre School	1st Floor	002	2	806	1	0	28	150	60	40	N	N	N
Pre School	Pre School	1st Floor	003	3	754	1	0	8	150	60	40	N	N	N
Pre School	Pre School	1st Floor	004	7	820	1	0	28	150	60	40	N	N	N
Pre School	Pre School	1st Floor	005	4	814	1	0	26	150	60	40	N	N	N
Pre School	Pre School	1st Floor	006	5	754	1	0	8	150	60	40	N	N	N
Pre School	Pre School	1st Floor	007	8	820	1	0	8	150	60	40	N	N	N