

## Facility Assessment Summary

This report summarizes 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 review the detailed assessment report linked on this school's profile page and visit 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).

## 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.<sup>1</sup>

## Definitions

**Total Quantity** means, for each item, the total number (or amount) of that item that exists and was evaluated. Within that Total Quantity, different portions may have different rankings.

**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.

## EXTERIOR

### CHIMNEY

Assessed Item	Composite Rank	Rank 1 Qty	Rank 2 Qty	Rank 3 Qty	Rank 4 Qty	Rank 5 Qty	Rank 6 Qty	Rank 7 Qty	Total Quantity	Unit	Cost
Brick Chimney - Concrete/ Mortar Liner	4				17				17	LF	\$93,594
											<b>\$93,594</b>

### DOORS

Assessed Item	Composite Rank	Rank 1 Qty	Rank 2 Qty	Rank 3 Qty	Rank 4 Qty	Rank 5 Qty	Rank 6 Qty	Rank 7 Qty	Total Quantity	Unit	Cost
Exterior Stainless Steel Door	4				1				1	EA	\$5,097
Exterior Steel Door	6						9		9	EA	\$2,973
											<b>\$8,069</b>

**ENTRANCE**

Assessed Item	Composite Rank	Rank 1 Qty	Rank 2 Qty	Rank 3 Qty	Rank 4 Qty	Rank 5 Qty	Rank 6 Qty	Rank 7 Qty	Total Quantity	Unit	Cost
Concrete Exterior Stairs	6						201		201	LF	\$21,557
Entrance Controls - Audio	6						2		2	EA	\$858
Stair Handrails	6						66		66	LF	\$0
											<b>\$22,415</b>

**FOUNDATION**

Assessed Item	Composite Rank	Rank 1 Qty	Rank 2 Qty	Rank 3 Qty	Rank 4 Qty	Rank 5 Qty	Rank 6 Qty	Rank 7 Qty	Total Quantity	Unit	Cost
Concrete Foundation	7							611	611	LF	\$0
											<b>\$0</b>

**LIGHTING**

Assessed Item	Composite Rank	Rank 1 Qty	Rank 2 Qty	Rank 3 Qty	Rank 4 Qty	Rank 5 Qty	Rank 6 Qty	Rank 7 Qty	Total Quantity	Unit	Cost
Exterior Lights - Wall Mounted	6						7		7	EA	\$1,502
											<b>\$1,502</b>

**LINTELS**

Assessed Item	Composite Rank	Rank 1 Qty	Rank 2 Qty	Rank 3 Qty	Rank 4 Qty	Rank 5 Qty	Rank 6 Qty	Rank 7 Qty	Total Quantity	Unit	Cost
Lintels - Steel	6						363		363	LF	\$13,704
											<b>\$13,704</b>

**PARAPET**

Assessed Item	Composite Rank	Rank 1 Qty	Rank 2 Qty	Rank 3 Qty	Rank 4 Qty	Rank 5 Qty	Rank 6 Qty	Rank 7 Qty	Total Quantity	Unit	Cost
Coping - Metal	5					21			21	LF	\$589
Coping - Stone	6						597		597	LF	\$0
Parapet < 16" Height	6						48		48	LF	\$7,475
Parapet 16" to 30" Height	6					21	549		570	LF	\$120,731
											<b>\$128,794</b>

**ROOF SYSTEM**

Assessed Item	Composite Rank	Rank 1 Qty	Rank 2 Qty	Rank 3 Qty	Rank 4 Qty	Rank 5 Qty	Rank 6 Qty	Rank 7 Qty	Total Quantity	Unit	Cost
Asphalt Gravel Ballast Roof	5					11,830			11,830	SF	\$150,730
Exterior Downspouts	6						120		120	LF	\$2,231
Metal Roof	6						682		682	SF	\$5,149
Roof Structure: Concrete	7							11,830	11,830	SF	\$0
											<b>\$158,110</b>

**SUPERSTRUCTURE**

Assessed Item	Composite Rank	Rank 1 Qty	Rank 2 Qty	Rank 3 Qty	Rank 4 Qty	Rank 5 Qty	Rank 6 Qty	Rank 7 Qty	Total Quantity	Unit	Cost
Concrete	7							16,056	16,056	SF	\$0
											<b>\$0</b>

**WALLS**

Assessed Item	Composite Rank	Rank 1 Qty	Rank 2 Qty	Rank 3 Qty	Rank 4 Qty	Rank 5 Qty	Rank 6 Qty	Rank 7 Qty	Total Quantity	Unit	Cost
Brick	6						8,890		8,890	SF	\$58,733
Stone - Cut	6						1,525		1,525	SF	\$21,808
Stucco	3			237					237	SF	\$11,862
											<b>\$92,402</b>

**WINDOWS**

Assessed Item	Composite Rank	Rank 1 Qty	Rank 2 Qty	Rank 3 Qty	Rank 4 Qty	Rank 5 Qty	Rank 6 Qty	Rank 7 Qty	Total Quantity	Unit	Cost
Windows - Sash Aluminum Double-pane	6						2,046		2,046	SF	\$17,555
											<b>\$17,555</b>

**EXTERIOR Total****\$536,145****ELECTRICAL****EMERGENCY SYSTEM**

Assessed Item	Composite Rank	Rank 1 Qty	Rank 2 Qty	Rank 3 Qty	Rank 4 Qty	Rank 5 Qty	Rank 6 Qty	Rank 7 Qty	Total Quantity	Unit	Cost
Automatic Transfer switch	6						1		1	EA	\$1,430
Emergency A/C power - Corridors and Stairs	3			2,228					2,228	SF	\$6,850

Emergency A/C power - Gym and Lunch rooms	3		1,834						1,834	SF	\$3,278
Emergency A/C power - Students Toilets	3		870						870	SF	\$3,110
Emergency Battery Packs - Corridors and Stairs	3		18						18	EA	\$9,730
Emergency Battery Packs - Lunchroom and Gym	3		5						5	EA	\$2,703
Emergency Battery Packs - Toilets	3		6						6	EA	\$3,243
Exit Signs - Corridors and Stairs	2	9							9	EA	\$8,366
Exit Signs - Lunchroom - Gym - multipurpose rooms	2	2							2	EA	\$1,859
Independent Electrical Service for emergency power	6						1		1	EA	\$1,430
Public Announcement System	6						16,056		16,056	SF	\$9,643
Security System - CCTV	6						16,056		16,056	SF	\$22,960
Security System - Intrusion detection	6						16,056		16,056	SF	\$14,924
											<b>\$89,526</b>

**MAIN SERVICE**

Assessed Item	Composite Rank	Rank 1 Qty	Rank 2 Qty	Rank 3 Qty	Rank 4 Qty	Rank 5 Qty	Rank 6 Qty	Rank 7 Qty	Total Quantity	Unit	Cost
Main Electrical service 1000 A and below 120/208/3PH	6						1		1	EA	\$6,435
											<b>\$6,435</b>

**POWER DISTRIBUTION**

Assessed Item	Composite Rank	Rank 1 Qty	Rank 2 Qty	Rank 3 Qty	Rank 4 Qty	Rank 5 Qty	Rank 6 Qty	Rank 7 Qty	Total Quantity	Unit	Cost
Lighting and power panels	6						3		3	EA	\$2,145
											<b>\$2,145</b>

**ELECTRICAL Total****\$98,106****FIRE PROTECTION****FIRE ALARM**

Assessed Item	Composite Rank	Rank 1 Qty	Rank 2 Qty	Rank 3 Qty	Rank 4 Qty	Rank 5 Qty	Rank 6 Qty	Rank 7 Qty	Total Quantity	Unit	Cost
Fire Alarm Strobe Lights	6						16,056		16,056	SF	\$5,740
Fire Alarm System	6						16,056		16,056	SF	\$19,516
											<b>\$25,256</b>

**FIRE PROTECTION Total****\$25,256**

**MECHANICAL****AIR HANDLING SYSTEMS**

Assessed Item	Composite Rank	Rank 1 Qty	Rank 2 Qty	Rank 3 Qty	Rank 4 Qty	Rank 5 Qty	Rank 6 Qty	Rank 7 Qty	Total Quantity	Unit	Cost
Air Handling Unit Package - Single Zone - Steam less than 4,000 cfm	2		1						1	EA	\$35,750
											<b>\$35,750</b>

**HEATING DEVICES**

Assessed Item	Composite Rank	Rank 1 Qty	Rank 2 Qty	Rank 3 Qty	Rank 4 Qty	Rank 5 Qty	Rank 6 Qty	Rank 7 Qty	Total Quantity	Unit	Cost
Radiators - Steam	3			34					34	EA	\$47,648
											<b>\$47,648</b>

**VENTILATION**

Assessed Item	Composite Rank	Rank 1 Qty	Rank 2 Qty	Rank 3 Qty	Rank 4 Qty	Rank 5 Qty	Rank 6 Qty	Rank 7 Qty	Total Quantity	Unit	Cost
Exhaust Fan - Indoor	6						1		1	EA	\$501
											<b>\$501</b>

**MECHANICAL Total****\$83,898****PLUMBING****PIPING**

Assessed Item	Composite Rank	Rank 1 Qty	Rank 2 Qty	Rank 3 Qty	Rank 4 Qty	Rank 5 Qty	Rank 6 Qty	Rank 7 Qty	Total Quantity	Unit	Cost
Domestic Piping - Cold Water from Risers to Fixtures	5					16,056			16,056	SF	\$2,755
Domestic Piping - Cold Water Risers	5					16,056			16,056	SF	\$5,281
Domestic Piping - Hot Water from Riser to fixtures	5					16,056			16,056	SF	\$18,368
Domestic Piping - Hot Water Risers	5					16,056			16,056	SF	\$4,133
Domestic Piping Cold Water Horizontal lines	5					16,056			16,056	SF	\$14,235
Domestic Piping Hot Water Horizontal lines	5					16,056			16,056	SF	\$8,495
Sanitary Piping	5					16,056			16,056	SF	\$9,873
Vent Piping	5					16,056			16,056	SF	\$5,740
											<b>\$68,880</b>

**PUMPS**

Assessed Item	Composite Rank	Rank 1 Qty	Rank 2 Qty	Rank 3 Qty	Rank 4 Qty	Rank 5 Qty	Rank 6 Qty	Rank 7 Qty	Total Quantity	Unit	Cost
Ejector Pump	6						1		1	EA	\$3,003
											<b>\$3,003</b>

**PLUMBING Total****\$71,883****INTERIOR****ADMINISTRATIVE SUITES**

Assessed Item	Composite Rank	Rank 1 Qty	Rank 2 Qty	Rank 3 Qty	Rank 4 Qty	Rank 5 Qty	Rank 6 Qty	Rank 7 Qty	Total Quantity	Unit	Cost
Ceiling - Splined	6						892		892	SF	\$1,913
Flooring - Tile/Sheet	6						892		892	SF	\$1,276
Lighting - Pendant/Surface	6						9		9	SF	\$6
Walls - Concrete Block	6						1,126		1,126	SF	\$3,220
Walls - Structural Glazed Tile	6						354		354	SF	\$2,531
											<b>\$8,947</b>

**DOORS**

Assessed Item	Composite Rank	Rank 1 Qty	Rank 2 Qty	Rank 3 Qty	Rank 4 Qty	Rank 5 Qty	Rank 6 Qty	Rank 7 Qty	Total Quantity	Unit	Cost
Interior Steel Doors incl hw	6						1		1	EA	\$283
Interior Wood Doors incl hw	6						28		28	EA	\$7,928
											<b>\$8,211</b>

**DRINKING FOUNTAINS**

Assessed Item	Composite Rank	Rank 1 Qty	Rank 2 Qty	Rank 3 Qty	Rank 4 Qty	Rank 5 Qty	Rank 6 Qty	Rank 7 Qty	Total Quantity	Unit	Cost
Single Fountain	6						3		3	EA	\$1,158
											<b>\$1,158</b>

**KITCHEN**

Assessed Item	Composite Rank	Rank 1 Qty	Rank 2 Qty	Rank 3 Qty	Rank 4 Qty	Rank 5 Qty	Rank 6 Qty	Rank 7 Qty	Total Quantity	Unit	Cost
Ceiling - Exposed	6						477		477	SF	\$1,241
Flooring - Tile/Sheet	6						477		477	SF	\$682

Lighting - Pendant/Surface	6	4	4	SF	\$3
Wall - Concrete Block	6	868	868	SF	\$2,482
					<b>\$4,409</b>

**LUNCHROOM**

Assessed Item	Composite Rank	Rank 1 Qty	Rank 2 Qty	Rank 3 Qty	Rank 4 Qty	Rank 5 Qty	Rank 6 Qty	Rank 7 Qty	Total Quantity	Unit	Cost
Ceiling - Exposed	6						1,834		1,834	SF	\$3,462
Flooring - Tile/Sheet	6						1,834		1,834	SF	\$2,623
Lighting - Pendant/Surface	6						12		12	SF	\$9
Wall - Concrete Block	6						1,556		1,556	SF	\$4,450
											<b>\$10,543</b>

**MECHANICAL/SERVICE ROOMS**

Assessed Item	Composite Rank	Rank 1 Qty	Rank 2 Qty	Rank 3 Qty	Rank 4 Qty	Rank 5 Qty	Rank 6 Qty	Rank 7 Qty	Total Quantity	Unit	Cost
Janitor's Closet	5					1			1	SF	\$11
Storage Room	6						437		437	SF	\$2,062
											<b>\$2,074</b>

**STAFF RESTROOM**

Assessed Item	Composite Rank	Rank 1 Qty	Rank 2 Qty	Rank 3 Qty	Rank 4 Qty	Rank 5 Qty	Rank 6 Qty	Rank 7 Qty	Total Quantity	Unit	Cost
Accessories	6						870		870	SF	\$6,718
Ceiling - Exposed	6						121		121	SF	\$228
Ceiling - Splined	6						749		749	SF	\$1,607
Floor Drain	6						2		2	EA	\$601
Flooring - Concrete	6						121		121	SF	\$571
Flooring - Tile Ceramic/Porcelain	6						749		749	SF	\$1,907
Lavatory	6						7		7	EA	\$2,603
Lighting - Pendant/ Surface	6						6		6	SF	\$4
Lighting - Wall Mounted	6						5		5	EA	\$143
Partitions	6						15		15	EA	\$2,690
Urinals	6						1		1	EA	\$372
Wall - Concrete Block	6						530		530	SF	\$1,516
Wall - Structural Glazed Tile	6						1,587		1,587	SF	\$11,347

Water Closet	6	15	15	EA	\$5,577
					<b>\$35,883</b>

<b>INTERIOR Total</b>	<b>\$71,224</b>
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**ROOM****CASEWORK**

Assessed Item	Composite Rank	Rank 1 Qty	Rank 2 Qty	Rank 3 Qty	Rank 4 Qty	Rank 5 Qty	Rank 6 Qty	Rank 7 Qty	Total Quantity	Unit	Cost
Casework	6						135		135	LF	\$4,826
											<b>\$4,826</b>

**CEILING**

Assessed Item	Composite Rank	Rank 1 Qty	Rank 2 Qty	Rank 3 Qty	Rank 4 Qty	Rank 5 Qty	Rank 6 Qty	Rank 7 Qty	Total Quantity	Unit	Cost
Splined Ceiling	5					7,022			7,022	SF	\$39,764
											<b>\$39,764</b>

**CHALK BOARD**

Assessed Item	Composite Rank	Rank 1 Qty	Rank 2 Qty	Rank 3 Qty	Rank 4 Qty	Rank 5 Qty	Rank 6 Qty	Rank 7 Qty	Total Quantity	Unit	Cost
Chalk Board	4				184				184	LF	\$22,365
											<b>\$22,365</b>

**CORRIDORS**

Assessed Item	Composite Rank	Rank 1 Qty	Rank 2 Qty	Rank 3 Qty	Rank 4 Qty	Rank 5 Qty	Rank 6 Qty	Rank 7 Qty	Total Quantity	Unit	Cost
Concrete Block	6						3,168		3,168	SF	\$9,060
Pendant/Surface	6						2,209		2,209	EA	\$1,579
Splined	6						2,209		2,209	SF	\$4,738
Stair Handrails	6						45		45	LF	\$0
Structural Glazed Tile	6						2,342		2,342	SF	\$16,745
Tile/Sheet Flooring	6						2,228		2,228	SF	\$3,186
											<b>\$35,310</b>



**FLOOR**

Assessed Item	Composite Rank	Rank 1 Qty	Rank 2 Qty	Rank 3 Qty	Rank 4 Qty	Rank 5 Qty	Rank 6 Qty	Rank 7 Qty	Total Quantity	Unit	Cost
Tile/Sheet	5					5,514	1,508		7,022	SF	\$33,381
											<b>\$33,381</b>

**LIGHTING**

Assessed Item	Composite Rank	Rank 1 Qty	Rank 2 Qty	Rank 3 Qty	Rank 4 Qty	Rank 5 Qty	Rank 6 Qty	Rank 7 Qty	Total Quantity	Unit	Cost
Pendant/Surface	4				72				72	EA	\$28,314
											<b>\$28,314</b>

**STAIRS**

Assessed Item	Composite Rank	Rank 1 Qty	Rank 2 Qty	Rank 3 Qty	Rank 4 Qty	Rank 5 Qty	Rank 6 Qty	Rank 7 Qty	Total Quantity	Unit	Cost
Tile	6						18		18	SF	\$136
											<b>\$136</b>

**WALL**

Assessed Item	Composite Rank	Rank 1 Qty	Rank 2 Qty	Rank 3 Qty	Rank 4 Qty	Rank 5 Qty	Rank 6 Qty	Rank 7 Qty	Total Quantity	Unit	Cost
Concrete Block	6						6,832		6,832	SF	\$19,540
Structural Glazed Tile	6						1,688		1,688	SF	\$12,069
											<b>\$31,609</b>

**ROOM Total****\$195,705****SITE****CIVIL/DRAINAGE**

Assessed Item	Composite Rank	Rank 1 Qty	Rank 2 Qty	Rank 3 Qty	Rank 4 Qty	Rank 5 Qty	Rank 6 Qty	Rank 7 Qty	Total Quantity	Unit	Cost
Catch Basin	6						1		1	EA	\$543
Site Drain	6						2		2	EA	\$223
Site Manhole	7							3	3	EA	\$0
											<b>\$766</b>

**FENCING**

Assessed Item	Composite Rank	Rank 1 Qty	Rank 2 Qty	Rank 3 Qty	Rank 4 Qty	Rank 5 Qty	Rank 6 Qty	Rank 7 Qty	Total Quantity	Unit	Cost
Chain Link	5					17			17	LF	\$608
Ornamental Iron	7							228	228	LF	\$0
											<b>\$608</b>

**LANDSCAPE**

Assessed Item	Composite Rank	Rank 1 Qty	Rank 2 Qty	Rank 3 Qty	Rank 4 Qty	Rank 5 Qty	Rank 6 Qty	Rank 7 Qty	Total Quantity	Unit	Cost
Grass	6						1,883		1,883	SF	\$754
Hardscape - Concrete	6					78	2,855		2,933	SF	\$5,875
Planting Beds/ Areas	6						1,018		1,018	SF	\$0
											<b>\$6,629</b>

**SIDEWALKS**

Assessed Item	Composite Rank	Rank 1 Qty	Rank 2 Qty	Rank 3 Qty	Rank 4 Qty	Rank 5 Qty	Rank 6 Qty	Rank 7 Qty	Total Quantity	Unit	Cost
Internal Walks	6						93		93	LF	\$878
Perimeter Sidewalks	6						2,718		2,718	SF	\$5,130
											<b>\$6,008</b>

<b>SITE Total</b>	<b>\$14,012</b>
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<b>Total Campus Need <sup>2 3</sup></b>	<b>\$1,096,229</b>
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<sup>1</sup> 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.

<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.