

## Facility Assessment Report

This report contains a summary of the results from the facility assessment completed on the date noted in the document footer below. This report will roll-up each assessed item with identical rank and total the quantity into a single line, regardless of item location (for location data, see the detailed report) . 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
Main	1914	3	142,911	\$5,672,556
Branch -CPC	1971	1	8,525	\$565,669
SITE				\$585,202
<b>Campus Total</b>			<b>151,436</b>	<b>\$6,823,428</b>

### Building: Main

#### Category: Building Exterior

Group	Item - Type	Quantity	Unit	Rank	Cost
<b>Entrance</b>					
	Entrance Control - Audio and Video	4	EA	6	\$2,807
	Exterior Doors - Exterior FRP Door	30	EA	6	\$18,942
	Exterior Doors - Exterior Steel Door	5	EA	6	\$2,403
	Exterior Doors - Transom Lite	18	EA	6	\$5,640
	Exterior Stairs - Concrete	360	LF	6	\$29,436
	Power Door Operator and Controls	2	EA	6	\$0
	Ramp Handrail - Steel_Ramp Handrail	40	LF	5	\$424
	Ramp Handrail - Steel_Ramp Handrail	270	LF	6	\$2,340
	Ramp Handrail - Steel_Ramp Handrail	170	LF	7	\$0
	Ramps - Concrete	20	LF	5	\$10,632
	Ramps - Concrete	143	LF	6	\$21,484
	Ramps - Concrete	40	LF	7	\$0
	Stair Handrail - Steel_Stair Handrail	3	LF	4	\$451
	Stair Handrail - Steel_Stair Handrail	35	LF	5	\$402
	Stair Handrail - Steel_Stair Handrail	160	LF	6	\$1,387
<b>Fire Escape</b>					
	Fire Escape	80	LF	6	\$50,541

## Building: Main

### Category: Building Exterior

Group	Item - Type	Quantity	Unit	Rank	Cost
<b>Foundation</b>					
	Foundation - Concrete	1,275	LF	7	\$0
	Superstructure - Concrete	142,911	SF	7	\$0
<b>Lighting</b>					
	Exterior Lighting - Wall Mounted	15	EA	6	\$4,331
<b>Roof System</b>					
	Chimney - Brick Chimney- Concrete/ Mortar Liner	65	LF	5	\$185,352
	Chimney - Brick Chimney- Concrete/ Mortar Liner	128	LF	6	\$122,199
	Coping - Metal	1,998	LF	6	\$64,710
	Coping - Stone	50	LF	6	\$1,606
	Downspouts - Exterior Downspouts	840	LF	6	\$27,916
	Downspouts - Interior Downspouts	50	LF	5	\$11,065
	Downspouts - Interior Downspouts	780	LF	6	\$25,922
	Parapet - 16" - 30" Height	944	LF	6	\$37,717
	Parapet - Parapet < 16" Height	303	LF	6	\$6,456
	Parapet - Parapet > 30"	561	LF	6	\$35,860
	Roof - Metal	400	SF	6	\$5,360
	Roof - Modified Bitumen	140	SF	5	\$2,945
	Roof - Modified Bitumen	53,670	SF	6	\$505,002
	Roof Structure - Concrete	53,810	SF	7	\$0
<b>Walls</b>					
	Cheek-Wall - Concrete	115	SF	6	\$1,179
	Cornice - Masonry Projecting Limestone	980	LF	7	\$0
	Exterior Walls - Brick	47,100	SF	6	\$316,559
	Exterior Walls - Prefabricated Metal Panel Wall	1,360	SF	7	\$0
	Exterior Walls - Stone-Cast	11,700	SF	6	\$80,995
<b>Windows</b>					
	Guard - Guards perforated	7,345	SF	6	\$93,795
	Lintels - Steel	2,060	LF	7	\$0
	Windows - Decorative	110	SF	6	\$821
	Windows - Louver	90	SF	6	\$672
	Windows - Sash Aluminum Double-pane	18,570	SF	6	\$138,618
<b>Building Exterior Subtotal:</b>					<b>\$1,815,968</b>

## Building: Main

## Category: Electrical System

Group	Item - Type	Quantity	Unit	Rank	Cost
<b>Emergency System</b>					
	Automatic Transfer Switch	1	EA	6	\$408
	Automatic Transfer Switch	2	EA	7	\$0
	Emergency A/C Power - Auditorium and Aisle Lighting	6,441	SF	7	\$0
	Emergency A/C Power - Corridors and Stairs	34,172	SF	7	\$0
	Emergency A/C Power - Gym	7,776	SF	7	\$0
	Emergency A/C Power - Lunchrooms	3,665	SF	7	\$0
	Emergency A/C Power - Students Toilets	3,404	SF	7	\$0
	Emergency Generator- Outdoor- Natural Gas - 60 - 100 KW	1	EA	7	\$0
	Exit Signs - Auditorium	6	EA	7	\$0
	Exit Signs - Corridors and Stairs	7	EA	4	\$3,818
	Exit Signs - Corridors and Stairs	37	EA	7	\$0
	Exit Signs - Gym	4	EA	7	\$0
	Security System - CCTV	142,911	SF	7	\$0
	Security System - Intrusion Detection	142,911	SF	6	\$36,785
<b>Main Service</b>					
	Independent Electrical Service for emergency power	1	EA	7	\$0
	Main Electrical Service - 2000 A 120/208/3PH	1	EA	4	\$86,527
	PA System	142,911	SF	7	\$0
<b>Power Distribution</b>					
	Lighting and Power Panels - 100 A	6	EA	4	\$29,096
	Lighting and Power Panels - 100 A	10	EA	7	\$0
	Lighting and Power Panels - Above 100 A	3	EA	4	\$19,733
	Lighting and Power Panels - Above 100 A	15	EA	7	\$0
	Main Distribution Panels - 400 - 600 amp	4	EA	4	\$54,776
	Main Distribution Panels - 400 - 600 amp	2	EA	7	\$0
	Transformers - 277/480 - 120/208	2	EA	7	\$0
<b>Electrical System Subtotal:</b>					<b>\$231,144</b>

## Building: Main

### Category: Safety System

Group	Item - Type	Quantity	Unit	Rank	Cost
<b>Fire Alarm</b>					
	Fire Alarm Panel	1	EA	7	\$0
	Fire Alarm Strobe Lights	142,911	SF	6	\$51,091
	Fire Alarm_System	142,911	SF	6	\$69,483

## Building: Main

### Category: Safty System

Group	Item - Type	Quantity	Unit	Rank	Cost
<b>Safty System Subtotal:</b>					<b>\$120,574</b>

## Building: Main

### Category: Mechanical System

Group	Item - Type	Quantity	Unit	Rank	Cost
<b>Air Conditioning</b>					
	Condensing Unit- Ground Mounted - Less than 5 tons	1	EA	6	\$3,334
	Condensing Unit- Ground Mounted - Less than 5 tons	1	EA	7	\$0
<b>Air Handling Systems</b>					
	Air Handling Unit- Built Up- Single Zone w/ Air Tunnel- Steam Coils - Greater than 35000 cfm	1	EA	5	\$71,321
	Air Handling Unit- Built Up-Multi Zone- Steam Coils - 25001 - 35000 cfm	1	EA	5	\$78,608
	Air Handling Unit- Built Up-Multi Zone-Double Delivery- Steam Coils - 45001 - 60000 cfm	1	EA	5	\$238,245
	Air Intake	3	EA	5	\$22,412
	Auxiliaries - 25001 - 35000 cfm	1	EA	5	\$16,577
	Auxiliaries - 45001 - 60000 cfm	1	EA	5	\$22,866
	Auxiliaries - Greater than 35000 cfm	1	EA	5	\$20,981
	Reheat Boxes - Reheat Boxes with Steam Coil	11	EA	6	\$11,562
	Return Duct Work - Indoor- Vertical Shaft and Ducts	300	LF	7	\$0
	Zone Dampers	80	EA	6	\$66,643
<b>Boiler Systems</b>					
	Boiler Auxiliary- Scotch Marine- Steam Low Pressure Boiler - 201 - 300 HP	2	EA	5	\$55,593
	Chemical Feed System	1	EA	6	\$1,078
	Combustion Dampers	2	EA	6	\$818
	Condensate Pump	3	EA	4	\$132,988
	Feed Water Pumps and Tank	1	EA	4	\$92,964
	Non Condensing- Fire Tube- Scotch Marine- Steam- Low Pressure Boiler - 201 - 300 HP	2	EA	5	\$55,593
	Piping - Condensate Pipe- Steel	500	LF	5	\$6,549
	Piping - Steam Pipe- Steel	500	LF	5	\$7,493
	Steam Traps	120	EA	5	\$157,788
<b>Gas Booster</b>					
	Gas Booster	2	EA	6	\$998
<b>Heating Devices</b>					
	Cabinet Heaters - With Electric Coil	1	EA	6	\$357
	Radiators - Steam	1	EA	4	\$3,657
	Unit Heater - Electric	6	EA	5	\$6,046

## Building: Main

### Category: Mechanical System

Group	Item - Type	Quantity	Unit	Rank	Cost
<b>Heating Devices</b>					
	Unit Heater - Electric	2	EA	7	\$0
<b>Temperature Control</b>					
	DDC System	20,000	SF	7	\$0
	Electric Controls	142,911	SF	7	\$0
	Electric Thermostat	2	EA	7	\$0
	Pneumatic System	122,911	SF	6	\$65,032
	Thermostats - Pneumatic	89	EA	6	\$0
<b>Ventilation</b>					
	Exhaust Fans- Indoor - 500 - 1500 CFM	1	EA	6	\$592
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	1	EA	7	\$0
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	5	EA	7	\$0
	Roof Mounted Duct Work	40	LF	6	\$15,161
	Type II Exhaust Hood- Warming Kitchen	1	EA	7	\$0
<b>Mechanical System Subtotal:</b>					<b>\$1,155,258</b>

## Building: Main

### Category: Plumbing System

Group	Item - Type	Quantity	Unit	Rank	Cost
<b>Hot Water</b>					
	Gas Heater - 150000 - 300000 BTU/HR	2	EA	7	\$0
<b>Piping</b>					
	Domestic Piping-Cold Water from Risers to Fixtures	142,911	SF	7	\$0
	Domestic Piping-Cold Water Horizontal Lines	142,911	SF	7	\$0
	Domestic Piping-Cold Water Risers	142,911	SF	7	\$0
	Domestic Piping-Hot Water from Risers to Fixtures	142,911	SF	7	\$0
	Domestic Piping-Hot Water Horizontal Lines	142,911	SF	7	\$0
	Domestic Piping-Hot Water Return Lines	142,911	SF	7	\$0
	Domestic Piping-Hot Water Return Risers	142,911	SF	7	\$0
	Sanitary Piping	142,911	SF	6	\$130,792
	Storm Piping	142,911	SF	6	\$124,661
	Vent Piping	142,911	SF	6	\$96,050
<b>Pumps</b>					
	Pumps - Domestic Booster Pump-Duplex	1	EA	6	\$1,977

## Building: Main

### Category: Plumbing System

Group	Item - Type	Quantity	Unit	Rank	Cost
<b>Plumbing System Subtotal:</b>					<b>\$353,481</b>

## Building: Main

### Category: Classrooms

Group	Item - Type	Quantity	Unit	Rank	Cost
<b>Art Room (1 room)</b>					
	AC Units	1	EA	4	\$6,086
	AC Units	1	EA	6	\$496
	Ceiling - Plaster/Drywall	871	SF	6	\$3,014
	Doors - Wood Doors inclu hw	1	EA	6	\$301
	Floor - Tile	871	SF	6	\$1,906
	Lighting - Pendent/Surface	14	EA	7	\$0
	Marker Board	20	LF	7	\$0
	Storage/ Closet	20	SF	6	\$145
	Walls - Plaster/Drywall	1,357	SF	6	\$3,745
	Work Sink	1	EA	6	\$379
<b>Computer Lab (2 rooms)</b>					
	AC Units	3	EA	6	\$1,487
	Ceiling - Plaster/Drywall	1,740	SF	6	\$6,021
	Doors - Transom Window	21	SF	6	\$356
	Doors - Wood Doors inclu hw	2	EA	6	\$602
	Floor - Tile	1,740	SF	6	\$3,807
	Lighting - Pendent/Surface	28	EA	7	\$0
	Marker Board	70	LF	7	\$0
	Storage/ Closet	20	SF	6	\$145
	Walls - Plaster/Drywall	2,896	SF	6	\$7,993
	Wireless System	1	EA	6	\$372
<b>Office (2 rooms)</b>					
	AC Units	1	EA	6	\$496
	Casework	6	LF	6	\$152
	Ceiling - Plaster/Drywall	1,220	SF	6	\$4,222
	Doors - Transom Window	18	SF	6	\$305
	Doors - Wood Doors inclu hw	2	EA	6	\$602
	Floor - Tile	1,220	SF	6	\$2,669
	Lighting - Pendent/Surface	19	EA	7	\$0
	Marker Board	46	LF	7	\$0

## Building: Main

### Category: Classrooms

Group	Item - Type	Quantity	Unit	Rank	Cost
<b>Office (2 rooms)</b>					
	Storage/ Closet	6	SF	6	\$44
	Walls - Plaster/Drywall	2,673	SF	6	\$7,377
<b>Other Instructional Use (1 room)</b>					
	AC Units	2	EA	6	\$991
	Ceiling - Plaster/Drywall	889	SF	6	\$3,076
	Doors - Transom Window	12	SF	6	\$203
	Doors - Wood Doors inclu hw	1	EA	6	\$301
	Floor - Tile	889	SF	6	\$1,945
	Lighting - Pendent/Surface	14	EA	7	\$0
	Marker Board	40	LF	7	\$0
	Storage/ Closet	15	SF	6	\$109
	Walls - Plaster/Drywall	1,425	SF	6	\$3,933
<b>Pre School (3 rooms)</b>					
	AC Units	3	EA	6	\$1,487
	Casework	30	LF	6	\$758
	Ceiling - Plaster/Drywall	1,740	SF	6	\$6,021
	Ceiling - Plaster/Drywall	870	SF	7	\$0
	Doors - Transom Window	26	SF	6	\$440
	Doors - Wood Doors inclu hw	3	EA	6	\$903
	Floor - Tile	1,740	SF	6	\$3,807
	Floor - Tile/Sheet	870	SF	6	\$871
	Lighting - Pendent/Surface	42	EA	7	\$0
	Marker Board	84	LF	7	\$0
	Storage/ Closet	40	SF	6	\$290
	Walls - Plaster/Drywall	4,617	SF	6	\$12,742
	Work Sink	1	EA	6	\$379
<b>Regular Classroom (42 rooms)</b>					
	AC Units	43	EA	6	\$21,310
	Casework	164	LF	6	\$4,142
	Ceiling - Exposed	655	SF	6	\$974
	Ceiling - Lay-in	1,742	SF	6	\$5,231
	Ceiling - Plaster/Drywall	33,549	SF	6	\$116,100
	Doors - Transom Window	358	SF	6	\$6,061
	Doors - Wood Doors inclu hw	2	EA	5	\$2,348
	Doors - Wood Doors inclu hw	41	EA	6	\$12,340
	Doors - Wood Doors inclu hw	2	EA	7	\$0

## Building: Main

### Category: Classrooms

Group	Item - Type	Quantity	Unit	Rank	Cost
<b>Regular Classroom (42 rooms)</b>					
	Floor - Tile	2	SF	5	\$12
	Floor - Tile	35,074	SF	6	\$76,738
	Floor - Tile/Sheet	870	SF	6	\$871
	Lighting - Lay-in	14	EA	7	\$0
	Lighting - Pendent/Surface	14	EA	6	\$1,735
	Lighting - Pendent/Surface	556	EA	7	\$0
	Marker Board	38	LF	6	\$814
	Marker Board	1,323	LF	7	\$0
	Storage/ Closet	459	SF	6	\$3,328
	Walls - Plaster/Drywall	6	SF	5	\$31
	Walls - Plaster/Drywall	60,208	SF	6	\$166,168
	Wireless System	1	EA	6	\$372
	Work Sink	1	EA	6	\$379
<b>Science (1 room)</b>					
	AC Units	1	EA	6	\$496
	Casework	40	LF	6	\$1,010
	Ceiling - Plaster/Drywall	795	SF	6	\$2,751
	Doors - Transom Window	9	SF	6	\$152
	Doors - Wood Doors inclu hw	1	EA	6	\$301
	Floor - Tile	795	SF	6	\$1,739
	Lighting - Pendent/Surface	14	EA	7	\$0
	Marker Board	20	LF	7	\$0
	Storage/ Closet	6	SF	6	\$44
	Walls - Plaster/Drywall	1,430	SF	6	\$3,947
	Work Sink	3	EA	6	\$1,137
<b>Science Lab Level 1 (1 room)</b>					
	AC Units	1	EA	6	\$496
	Ceiling - Plaster/Drywall	871	SF	6	\$3,014
	Doors - Transom Window	12	SF	6	\$203
	Doors - Wood Doors inclu hw	1	EA	6	\$301
	Eye Wash Station	1	EA	6	\$336
	Floor - Tile	871	SF	6	\$1,906
	Lighting - Pendent/Surface	14	EA	7	\$0
	Marker Board	38	LF	7	\$0
	Walls - Plaster/Drywall	1,343	SF	6	\$3,707
	Work Sink	1	EA	6	\$379



## Building: Main

### Category: Classrooms

Group	Item - Type	Quantity	Unit	Rank	Cost
<b>Store Room (1 room)</b>					
	AC Units	1	EA	6	\$496
	Ceiling - Plaster/Drywall	870	SF	6	\$3,011
	Doors - Transom Window	12	SF	6	\$203
	Doors - Wood Doors inclu hw	1	EA	6	\$301
	Floor - Tile	870	SF	6	\$1,903
	Lighting - Pendent/Surface	14	EA	7	\$0
	Marker Board	38	LF	7	\$0
	Walls - Plaster/Drywall	1,357	SF	6	\$3,745

### Classrooms Subtotal:

**\$541,506**

## Building: Main

### Category: Rooms (Other Than Classrooms)

Group	Item - Type	Quantity	Unit	Rank	Cost
<b>Administrative Suites/Offices</b>					
	AC Unit	7	EA	6	\$3,469
	Ceiling - Plaster/Drywall	5,069	SF	6	\$17,542
	Doors - Side-lite	10	SF	6	\$167
	Doors - Steel Doors incl hw	1	EA	6	\$301
	Doors - Transom Window	232	SF	6	\$3,928
	Doors - Wood Doors inclu hw	14	EA	6	\$4,214
	Floor - Carpet	821	SF	6	\$1,749
	Floor - Concrete	150	SF	7	\$0
	Floor - Tile	3,979	SF	6	\$8,706
	Floor - Tile/Sheet	119	SF	6	\$119
	Lighting - Pendent/Surface	11	EA	5	\$2,008
	Lighting - Pendent/Surface	76	EA	7	\$0
	Power Distribution	119	EA	7	\$0
	Storage/ Closet	265	SF	6	\$1,921
	Walls - Concrete Block	818	SF	6	\$2,398
	Walls - Plaster/Drywall	485	SF	5	\$3,676
	Walls - Plaster/Drywall	11,512	SF	6	\$31,772

### Auditorium & Theater

	Ceiling - Splined	2,331	SF	6	\$1,900
	Doors - Steel Doors incl hw	10	EA	6	\$3,010
	Doors - Wood Doors inclu hw	2	EA	6	\$602

## Building: Main

### Category: Rooms (Other Than Classrooms)

Group	Item - Type	Quantity	Unit	Rank	Cost
<b>Auditorium &amp; Theater</b>					
	Floor - Carpet	760	SF	6	\$1,619
	Floor - Tile	1,920	SF	6	\$4,201
	Floor - Wood	3,740	SF	6	\$26,367
	Lighting - Pendent/Surface	20	EA	7	\$0
	Lighting - Wall Mounted	16	EA	7	\$0
	Main Floor Seating	650	EA	6	\$113,046
	Sound System	1	EA	6	\$10,721
	Stage	1,071	SF	6	\$6,187
	Stage Curtain	8	EA	6	\$0
	Stage Lift	1	EA	6	\$6,510
	Stage Lighting System	1	EA	6	\$8,077
	Stage-Stairs - Asphalt	14	LF	6	\$130
	Stairs - Asphalt	16	LF	6	\$148
	Walls - Plaster/Drywall	24	SF	5	\$271
	Walls - Plaster/Drywall	9,760	SF	6	\$46,476
<b>Gymnasias</b>					
	Ceiling - Plaster/Drywall	7,776	SF	6	\$42,922
	Doors - Transom Window	70	SF	6	\$1,185
	Doors - Wood Doors inclu hw	8	EA	6	\$2,408
	Floor - Wood	7,776	SF	6	\$54,820
	Lighting - Pendent/Surface	51	EA	7	\$0
	Walls - Plaster/Drywall	10,584	SF	6	\$29,211
<b>Kitchen</b>					
	Ceiling - Plaster/Drywall	915	SF	6	\$3,166
	Doors - Wood Doors inclu hw	1	EA	6	\$301
	Floor - Tile	915	SF	6	\$2,002
	Lighting - Pendent/Surface	16	EA	7	\$0
	Serving Line	18	LF	6	\$1,071
	Walls - Plaster/Drywall	623	SF	6	\$1,719
	Walls - Vinyl Coated Gypsum Panel	934	SF	6	\$2,578
<b>Library</b>					
	AC Unit	3	EA	6	\$1,487
	Casework	42	LF	6	\$1,061
	Ceiling - Plaster/Drywall	1,402	SF	6	\$4,852
	Doors - Transom Window	18	SF	6	\$305
	Doors - Wood Doors inclu hw	2	EA	6	\$602

## Building: Main

### Category: Rooms (Other Than Classrooms)

Group	Item - Type	Quantity	Unit	Rank	Cost
<b>Library</b>					
	Floor - Tile	1,402	SF	6	\$3,067
	Lighting - Pendent/Surface	22	EA	7	\$0
	Storage/ Closet	20	SF	6	\$145
	Walls - Plaster/Drywall	2,191	SF	6	\$6,047
<b>Lunch &amp; Multipurpose Room</b>					
	AC Unit	4	EA	6	\$1,982
	Ceiling - Plaster/Drywall	3,665	SF	6	\$12,683
	Doors - Steel Doors incl hw	1	EA	6	\$301
	Doors - Transom Window	36	SF	6	\$610
	Doors - Wood Doors inclu hw	4	EA	6	\$1,204
	Floor - Tile	3,665	SF	6	\$8,019
	Lighting - Pendent/Surface	56	EA	7	\$0
	Market Board	24	LF	7	\$0
	Serving Line	20	LF	6	\$1,190
	Walls - Plaster/Drywall	5,945	SF	6	\$16,408
<b>MDF_IDF</b>					
	AC Unit	2	EA	6	\$991
	Doors - Wood Doors inclu hw	2	EA	6	\$602
	Finishes	1,130	SF	6	\$8,063
<b>Mechanical/ Service Rooms</b>					
	Air Intake Plenums	1,100	SF	6	\$6,811
	Air Tunnel	9,531	SF	6	\$59,015
	Auditorium Plenums	4,661	SF	6	\$28,860
	Boiler Room	1,061	SF	5	\$17,114
	Interior Stairs	60	LF	6	\$541
	Janitor's Closet	206	SF	6	\$1,476
	Mechanical/ Service Rooms	2,350	SF	6	\$16,836
	Storage Room	1,092	SF	6	\$7,823
	Vaults	50	SF	6	\$358
<b>Restroom</b>					
	Accessories	3,619	SF	6	\$33,380
	Ceiling - Exposed	89	SF	7	\$0
	Ceiling - Plaster/Drywall	340	SF	5	\$3,196
	Ceiling - Plaster/Drywall	3,190	SF	6	\$11,039
	Doors - Steel Doors incl hw	1	EA	6	\$301

## Building: Main

### Category: Rooms (Other Than Classrooms)

Group	Item - Type	Quantity	Unit	Rank	Cost
<b>Restroom</b>					
	Doors - Transom Window	38	SF	6	\$643
	Doors - Wood Doors inclu hw	11	EA	6	\$3,311
	Doors - Wood Doors inclu hw	1	EA	7	\$0
	Floor - Tile	141	SF	6	\$308
	Floor - Tile Ceramic/ Porcelain	3,478	SF	6	\$7,361
	Floor Drain	13	EA	6	\$13,769
	Hand Dryer	20	EA	6	\$4,601
	Hand Dryer	2	EA	7	\$0
	Lavatory	45	EA	6	\$14,382
	Lighting - Lay-in	12	EA	7	\$0
	Lighting - Pendent/Surface	48	EA	7	\$0
	Lighting - Wall Mounted	2	EA	7	\$0
	Partitions	5	EA	5	\$3,754
	Partitions	35	EA	6	\$10,392
	Showers	1	EA	6	\$311
	Urinals	14	EA	6	\$4,704
	Walls - Concrete Block	405	SF	5	\$4,158
	Walls - Plaster/Drywall	2,318	SF	6	\$6,397
	Walls - Structural Glazed Tile	6,873	SF	6	\$21,852
	Walls - Structural Glazed Tile	905	SF	7	\$0
	Walls - Tile Ceramic/ Porcelain	1,989	SF	6	\$4,494
	Water Closet	50	EA	6	\$16,799

### Rooms (Other Than Classrooms) Subtotal:

**\$826,227**

## Building: Main

### Category: Building Interior

Group	Item - Type	Quantity	Unit	Rank	Cost
<b>Corridor</b>					
	Ceiling - Plaster/Drywall	30,452	SF	6	\$188,556
	Doors - Wood Doors include hw	18	EA	6	\$5,418
	Drinking Fountains - Double Fountain	1	EA	6	\$336
	Drinking Fountains - Triple Fountain	6	EA	6	\$2,662
	Floor - Asphalt Floor	17,294	SF	6	\$26,214
	Floor - Tile/Sheet	13,458	SF	6	\$7,313
	Lighting - Pendent/Surface	395	EA	7	\$0
	Lighting - Wall Mounted	4	EA	6	\$496

## Building: Main

### Category: Building Interior

Group	Item - Type	Quantity	Unit	Rank	Cost
<b>Corridor</b>					
	Stairs - Concrete Stairs	6	LF	6	\$50
	Walls - Plaster/Drywall	59,161	SF	6	\$262,261
	Walls - Structural Glazed Tile	922	SF	6	\$2,901
<b>Safety</b>					
	Camera Viewing Station	1	EA	7	\$0
	Security Cameras	8	EA	6	\$1,552
<b>Stairs</b>					
	Ceiling - Plaster/Drywall	3,617	SF	6	\$26,482
	Floor - Asphalt	646	SF	5	\$10,171
	Floor - Asphalt	2,229	SF	6	\$17,276
	Handrails	1,000	LF	6	\$8,666
	Lighting - Pendent/Surface	30	EA	7	\$0
	Stairs - Asphalt	339	LF	6	\$3,146
	Walls - Plaster/Drywall	16,545	SF	6	\$45,663
<b>Vertical Conveyance</b>					
	Elevator - Hydraulic Elevator	1	EA	6	\$19,238

### Building Interior Subtotal:

**\$628,400**

### Total Building Cost

**\$5,672,556**

## Building: Branch -CPC

### Category: Building Exterior

Group	Item - Type	Quantity	Unit	Rank	Cost
<b>Entrance</b>					
	Entrance Control - Audio and Video	1	EA	4	\$5,381
	Exterior Doors - Exterior Steel Door	4	EA	4	\$15,290
	Exterior Doors - Exterior Steel Door	2	EA	5	\$2,683
<b>Foundation</b>					
	Foundation - Concrete	400	LF	7	\$0
	Superstructure - Steel	8,525	SF	7	\$0
<b>Lighting</b>					
	Exterior Lighting - Wall Mounted	2	EA	5	\$855
	Exterior Lighting - Wall Mounted	2	EA	6	\$577

## Building: Branch -CPC

### Category: Building Exterior

Group	Item - Type	Quantity	Unit	Rank	Cost
<b>Lighting</b>					
<b>Roof System</b>					
	Coping - Metal	450	LF	6	\$14,453
	Downspouts - Interior Downspouts	60	LF	5	\$13,278
	Roof - Asphalt Gravel Ballast	8,650	SF	4	\$242,442
	Roof Structure - Concrete	125	SF	7	\$0
	Roof Structure - Steel / Metal Deck/ Concrete Topping	8,525	SF	7	\$0
<b>Walls</b>					
	Exterior Walls - Concrete Block	355	SF	6	\$2,386
	Exterior Walls - Prefabricated Metal Panel Wall	3,415	SF	5	\$23,401
<b>Windows</b>					
	Lintels - Steel	6	LF	7	\$0
	Windows - Louver	150	SF	6	\$1,120
	Windows - Sash Lexan/ Glass Double-pane	1,080	SF	6	\$8,062
<b>Building Exterior Subtotal:</b>					<b>\$329,928</b>

## Building: Branch -CPC

### Category: Electrical System

Group	Item - Type	Quantity	Unit	Rank	Cost
<b>Emergency System</b>					
	Automatic Transfer Switch	1	EA	6	\$408
	Emergency A/C Power - Corridors and Stairs	1,324	SF	4	\$2,594
	Exit Signs - Corridors and Stairs	4	EA	4	\$2,182
<b>Main Service</b>					
	Independent Electrical Service for emergency power	1	EA	7	\$0
	Main Electrical Service - 1000 A 120/208/3PH	1	EA	6	\$4,540
<b>Power Distribution</b>					
	Lighting and Power Panels - 100 A	1	EA	7	\$0
	Lighting and Power Panels - Above 100 A	2	EA	7	\$0
<b>Electrical System Subtotal:</b>					<b>\$9,724</b>

## Building: Branch -CPC

### Category: Mechanical System



# Frazier Preparatory Academy Charter School

3711 W Douglas Blvd Chicago, IL 60623

Co-locating on this campus are FRAZIER CHARTER and HERZL

Group	Item - Type	Quantity	Unit	Rank	Cost
<b>Air Conditioning</b>					
	Condensing Unit- Roof Mounted - Less than 5 tons	1	EA	7	\$0
<b>Heating Devices</b>					
	Cabinet Heaters - With Electric Coil	2	EA	6	\$713
<b>Unit Ventilation</b>					
	Unit Ventilators- Floor Mounted- Electric Heating & DX Cooling Coil W/ Self Contained Compressor	6	EA	5	\$59,285
	Unit Ventilators- Floor Mounted- Electric Heating & DX Cooling Coil W/ Self Contained Compressor	1	EA	7	\$0
<b>Ventilation</b>					
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	2	EA	6	\$1,185

**Mechanical System Subtotal: \$61,183**

## Building: Branch -CPC

### Category: Plumbing System

Group	Item - Type	Quantity	Unit	Rank	Cost
<b>Hot Water</b>					
	Electric Heater - Less than 20 KW	1	EA	5	\$2,443
<b>Piping</b>					
	Domestic Piping-Cold Water Horizontal Lines	8,525	SF	6	\$2,072
	Domestic Piping-Hot Water Horizontal Lines	8,525	SF	6	\$1,585
	Domestic Piping-Hot Water Return Lines	8,525	SF	6	\$1,219
	Sanitary Piping	8,525	SF	6	\$7,802
	Storm Piping	8,525	SF	6	\$7,436
	Vent Piping	8,525	SF	6	\$5,730

**Plumbing System Subtotal: \$28,287**

## Building: Branch -CPC

### Category: Classrooms

Group	Item - Type	Quantity	Unit	Rank	Cost
<b>Pre School (5 rooms)</b>					
	Ceiling - Lay-in	8	SF	5	\$64
	Ceiling - Lay-in	3,735	SF	6	\$11,216
	Chalk Board	114	LF	4	\$10,466
	Doors - Wood Doors inclu hw	5	EA	6	\$1,505
	Floor - Tile	3,743	SF	6	\$8,189

## Building: Branch -CPC

### Category: Classrooms

Group	Item - Type	Quantity	Unit	Rank	Cost
<b>Pre School (5 rooms)</b>					
	Lighting - Lay-in	10	EA	6	\$1,190
	Lighting - Lay-in	41	EA	7	\$0
	Storage/ Closet	30	SF	6	\$218
	Walls - Vinyl Coated Gypsum Panel	4,379	SF	6	\$12,086
	Work Sink	4	EA	6	\$1,516
<b>Classrooms Subtotal:</b>					<b>\$46,449</b>

## Building: Branch -CPC

### Category: Rooms (Other Than Classrooms)

Group	Item - Type	Quantity	Unit	Rank	Cost
<b>Administrative Suites/Offices</b>					
	Ceiling - Lay-in	758	SF	6	\$2,276
	Doors - Steel Doors incl hw	5	EA	6	\$1,505
	Floor - Carpet	540	SF	6	\$1,151
	Floor - Tile	210	SF	6	\$459
	Lighting - Lay-in	15	EA	7	\$0
	Power Distribution	30	EA	7	\$0
	Storage/ Closet	55	SF	6	\$399
	Walls - Metal Panel	2,565	SF	6	\$19,147
	Walls - Plaster/Drywall	160	SF	6	\$442
	Work Sink	1	EA	6	\$508
<b>MDF_IDF</b>					
	Doors - Steel Doors incl hw	1	EA	6	\$301
	Finishes	75	SF	6	\$535
<b>Mechanical/ Service Rooms</b>					
	Janitor's Closet	38	SF	6	\$272
	Mechanical/ Service Rooms	140	SF	6	\$1,003
	Storage Room	95	SF	6	\$681
<b>Prep Room</b>					
	Ceiling - Lay-in	185	SF	6	\$556
	Doors - Steel Doors incl hw	1	EA	6	\$301
	Floor - Tile	185	SF	6	\$405
	Lighting - Lay-in	4	EA	7	\$0
	Walls - Metal Panel	575	SF	6	\$4,292



## Building: Branch -CPC

### Category: Rooms (Other Than Classrooms)

Group	Item - Type	Quantity	Unit	Rank	Cost
<b>Restroom</b>					
	Accessories	339	SF	6	\$3,127
	Ceiling - Lay-in	38	SF	5	\$239
	Ceiling - Lay-in	301	SF	6	\$904
	Doors - Steel Doors incl hw	4	EA	6	\$1,204
	Doors - Wood Doors inclu hw	4	EA	6	\$1,204
	Floor - Tile	30	SF	6	\$66
	Floor - Tile Ceramic/ Porcelain	344	SF	6	\$728
	Floor Drain	1	EA	5	\$2,094
	Floor Drain	1	EA	6	\$1,059
	Hand Dryer	1	EA	6	\$230
	Lavatory	8	EA	6	\$2,557
	Lighting - Lay-in	1	EA	7	\$0
	Lighting - Pendent/Surface	7	EA	7	\$0
	Walls - Metal Panel	1,371	SF	6	\$10,234
	Walls - Plaster/Drywall	222	SF	6	\$613
	Walls - Tile Ceramic/ Porcelain	30	SF	6	\$68
	Walls - Vinyl Coated Gypsum Panel	222	SF	6	\$613
	Water Closet	8	EA	6	\$2,688

**Rooms (Other Than Classrooms) Subtotal: \$61,858**

## Building: Branch -CPC

### Category: Building Interior

Group	Item - Type	Quantity	Unit	Rank	Cost
<b>Corridor</b>					
	Ceiling - Lay-in	6	SF	5	\$54
	Ceiling - Lay-in	1,318	SF	6	\$3,958
	Doors - Steel Doors incl hw	4	EA	6	\$1,204
	Drinking Fountains - Single Fountain	2	EA	6	\$551
	Floor - Carpet	1,220	SF	6	\$2,599
	Floor - Concrete	104	SF	6	\$55
	Lighting - Lay-in	17	EA	7	\$0
	Walls - Metal Panel	2,655	SF	6	\$19,819

**Building Interior Subtotal: \$28,240**

## Total Building Cost

**\$565,669**

### SITE

#### Category: Site

Group	Item - Type	Quantity	Unit	Rank	Cost
<b>Athletic</b>					
	Surface - Asphalt	9,380	SF	5	\$42,789
<b>Civil/Drainage</b>					
	Civil/ Drainage - Catch Basin	6	EA	6	\$6,563
	Civil/ Drainage - Site Drain	1	EA	6	\$310
	Civil/ Drainage - Site Manhole	1	EA	5	\$3,697
	Civil/ Drainage - Site Manhole	15	EA	6	\$22,391
<b>Fencing</b>					
	Fencing - Chain Link	835	LF	4	\$76,658
	Fencing - Chain Link	25	LF	5	\$1,525
	Fencing - New Standard Ornamental	440	LF	6	\$14,037
	Fencing - Old Standard Ornamental	15	LF	5	\$2,505
	Fencing - Old Standard Ornamental	1,835	LF	6	\$94,991
<b>Landscape</b>					
	Benches	7	EA	6	\$3,010
	Landscape - Grass	30,680	SF	6	\$25,446
	Landscape - Hardscape- Asphalt	2,635	SF	4	\$20,800
	Landscape - Hardscape- Asphalt	4,455	SF	6	\$10,766
	Landscape - Hardscape- Concrete	5,950	SF	6	\$30,716
	Parkway trees	31	EA	6	\$20,461
	Planting Beds/ Area	4,935	SF	6	\$8,116
	Play Area - Asphalt/ Hardscape	80	SF	4	\$848
	Play Area - Asphalt/ Hardscape	500	SF	5	\$2,953
	Play Area - Asphalt/ Hardscape	18,880	SF	6	\$45,627
<b>Parking Lot</b>					
	Concrete Curbs	485	LF	6	\$6,228
	Surface - Asphalt	800	SF	4	\$7,184
	Surface - Asphalt	18,760	SF	6	\$45,337
	Trash Enclosure - Chain Links	650	SF	6	\$11,405
	Vehicular Screening	75	LF	6	\$5,905
<b>Playground</b>					
	Equipment - Combo 3-12	2	EA	6	\$14,183
	Surface - Poured Surface	20	SF	4	\$477

## SITE

### Category: Site

Group	Item - Type	Quantity	Unit	Rank	Cost
<b>Playground</b>					
	Surface - Poured Surface	4,130	SF	7	\$0
<b>Sidewalks</b>					
	Sidewalks - Internal Walks	70	LF	5	\$4,044
	Sidewalks - Internal Walks	1,140	LF	6	\$13,694
	Sidewalks - Perimeter Sidewalks	420	SF	4	\$6,757
	Sidewalks - Perimeter Sidewalks	18,000	SF	6	\$35,779
<b>Signage</b>					
	Flag Pole - Flag Pole	1	EA	7	\$0
	Marquee - Free Standing Back Lighted	1	EA	7	\$0
	Monument - Sign	2	EA	6	\$0

**Site Subtotal:** **\$585,202**

**Total Site Cost** **\$585,202**

**Campus Total <sup>2 3</sup>** **\$6,823,428**

<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.

## 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
<b>Main</b>														
Art Room	Kindergarten	1st Floor	123	123	871	1	9	22	175	70	40	N	N	N
Computer Lab	Regular Classroom	1st Floor	103	103	870	1	27	48	210	84	40	N	N	Y
Computer Lab	Regular Classroom	3rd Floor	316	316	870	1	1	20	180	90	40	N	Y	N
Office	Regular Classroom	2nd Floor	216	216	425	1	2	20	0	0	40	N	Y	N
Office	Regular Classroom	2nd Floor	218	218	795	1	4	18	125	62	40	N	Y	N
Other Instructional Use	Regular Classroom	3rd Floor	306	306	889	1	1	12	180	90	40	N	N	N
Pre School	Regular Classroom	1st Floor	101	101	870	1	9	15	210	84	40	N	Y	N
Pre School	Regular Classroom	1st Floor	102	102	870	1	4	10	210	84	40	N	Y	N
Pre School	Regular Classroom	1st Floor	115	115	870	1	8	16	252	126	40	N	N	N
Regular Classroom	Regular Classroom	1st Floor	104	104	870	1	8	16	210	126	40	N	N	N
Regular Classroom	Regular Classroom	1st Floor	105	105	870	1	8	16	210	84	40	N	Y	N
Regular Classroom	Kindergarten	1st Floor	107	107	870	1	4	10	210	84	40	N	Y	N
Regular Classroom	Regular Classroom	1st Floor	108	108	870	1	8	16	210	84	40	N	Y	N
Regular Classroom	Kindergarten	1st Floor	116	116	1,039	1	20	60	245	147	40	N	Y	N
Regular Classroom	Regular Classroom	1st Floor	120	120	871	1	6	20	210	90	40	N	Y	N
Regular Classroom	Regular Classroom	1st Floor	121	121	871	1	5	16	210	84	40	N	Y	N
Regular Classroom	Regular Classroom	1st Floor	122	122	871	1	1	12	210	84	40	N	N	N
Regular Classroom	Store Room	1st Floor	149	Store room	655	0	4	19	35	14	40	N	Y	N
Regular Classroom	Regular Classroom	2nd Floor	201	201	795	1	4	18	125	62	40	N	Y	N
Regular Classroom	Regular Classroom	2nd Floor	202	202	795	1	4	18	150	75	40	N	Y	Y
Regular Classroom	Regular Classroom	2nd Floor	204	204	795	1	4	18	150	75	40	N	Y	N
Regular Classroom	Regular Classroom	2nd Floor	205	205	795	1	4	18	150	75	40	N	Y	N
Regular Classroom	Regular Classroom	2nd Floor	206	206	795	1	4	18	125	62	40	N	Y	N
Regular Classroom	Regular Classroom	2nd Floor	207	207	915	1	4	20	150	75	40	N	Y	N
Regular Classroom	Regular Classroom	2nd Floor	208	208	915	1	4	20	150	75	40	N	Y	N
Regular Classroom	Regular Classroom	2nd Floor	209	209	915	1	4	20	150	75	40	N	Y	N
Regular Classroom	Regular Classroom	2nd Floor	210	210	915	1	4	20	150	75	40	N	Y	N
Regular Classroom	Regular Classroom	2nd Floor	211	211	915	1	4	20	180	90	40	N	Y	N
Regular Classroom	Regular Classroom	2nd Floor	212	212	915	1	4	20	180	90	40	N	Y	N
Regular Classroom	Regular Classroom	2nd Floor	213	213	915	1	4	20	180	90	40	N	Y	N
Regular Classroom	Regular Classroom	2nd Floor	214	214	830	1	4	20	180	90	40	N	N	N
Regular Classroom	Computer Lab	2nd Floor	215	215	780	2	28	56	180	90	40	N	Y	N
Regular Classroom	Regular Classroom	2nd Floor	219	219	795	1	4	18	150	75	40	N	Y	N
Regular Classroom	Regular Classroom	2nd Floor	220	220	795	1	4	18	150	75	40	N	Y	Y
Regular Classroom	Regular Classroom	2nd Floor	221	221	795	1	4	18	150	75	40	N	Y	N
Regular Classroom	Regular Classroom	2nd Floor	222	222	795	1	4	18	150	75	40	N	Y	Y
Regular Classroom	Regular Classroom	2nd Floor	223	223	795	1	4	18	125	62	40	N	Y	N

## 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
<b>Main</b>														
Regular Classroom	Regular Classroom	3rd Floor	301	301	871	1	1	12	180	90	40	N	N	N
Regular Classroom	Regular Classroom	3rd Floor	302	302	871	1	1	12	180	90	40	N	N	N
Regular Classroom	Regular Classroom	3rd Floor	304	304	871	1	1	12	180	90	40	N	N	N
Regular Classroom	Regular Classroom	3rd Floor	305	305	871	1	1	12	180	90	40	N	N	N
Regular Classroom	Regular Classroom	3rd Floor	307	307	870	1	1	12	180	90	40	N	N	Y
Regular Classroom	Regular Classroom	3rd Floor	308	308	870	1	1	12	180	90	40	N	N	N
Regular Classroom	Regular Classroom	3rd Floor	315	315	871	1	1	12	180	90	40	N	N	N
Regular Classroom	Regular Classroom	3rd Floor	317	317	871	1	1	12	180	90	40	N	N	N
Regular Classroom	Regular Classroom	3rd Floor	318	318	871	1	1	12	180	90	40	N	N	N
Regular Classroom	Regular Classroom	3rd Floor	319	319	871	1	1	12	180	90	40	N	N	N
Regular Classroom	Regular Classroom	3rd Floor	320	320	871	1	1	12	180	90	40	N	N	N
Regular Classroom	Regular Classroom	3rd Floor	321	321	871	1	1	12	180	90	40	N	N	N
Regular Classroom	Regular Classroom	3rd Floor	322	322	871	1	1	12	180	90	40	N	N	N
Regular Classroom	Regular Classroom	3rd Floor	323	323	871	1	1	12	180	90	40	N	N	N
Science	Regular Classroom	2nd Floor	203	203	795	1	4	18	150	75	40	N	Y	N
Science Lab Level 1	Regular Classroom	3rd Floor	303	303	871	1	1	12	180	90	40	N	N	N
Store Room	Regular Classroom	3rd Floor	310	310	870	1	1	12	180	90	40	N	N	N

## Branch -CPC

Pre School	Pre School	1st Floor	401A	NA	753	1	2	8	100	10	40	N	N	N
Pre School	Pre School	1st Floor	402B	NA	829	1	2	8	100	10	40	N	Y	N
Pre School	Pre School	1st Floor	403C	NA	753	1	2	8	100	10	40	N	Y	N
Pre School	Pre School	1st Floor	404D	NA	756	0	0	6	100	10	50	N	N	N
Pre School	Pre School	1st Floor	405E	NA	652	1	2	8	100	10	40	N	N	N