

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 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
Main	1897	4	120,281	\$6,026,168
Annex (1905)	1905	1	17,053	\$773,331
SITE				\$342,800
Campus Total			137,334	\$7,142,299

Building: Main

Category: Building Exterior

Group	Item - Type	Quantity	Unit	Rank	Cost
Entrance					
	Entrance Control - Audio	1	EA	6	\$497
	Entrance Control - Audio and Video	3	EA	6	\$2,105
	Exterior Doors - Exterior FRP Door	25	EA	6	\$15,785
	Exterior Doors - Transom Lite	14	EA	6	\$4,386
	Exterior Stairs - Concrete	40	LF	5	\$4,383
	Exterior Stairs - Concrete	58	LF	6	\$4,743
	Exterior Stairs - Stone	20	LF	5	\$5,423
	Power Door Operator and Controls	2	EA	6	\$0
	Ramp Handrail - Steel_Ramp Handrail	60	LF	5	\$636
	Ramps - Concrete	25	LF	6	\$3,756
Foundation					
	Foundation - Masonry	10	LF	5	\$3,335
	Foundation - Masonry	1,160	LF	7	\$0
	Superstructure - Heavy Timber	240	SF	5	\$0
	Superstructure - Heavy Timber	120,041	SF	7	\$0
Lighting					
	Exterior Lighting - Parapet or Roof Mounted	9	EA	6	\$4,829

Building: Main

Category: Building Exterior

Group	Item - Type	Quantity	Unit	Rank	Cost
Lighting					
	Exterior Lighting - Wall Mounted	1	EA	6	\$289
Roof System					
	Cell Tower	1	EA	6	\$736
	Chimney - Brick Chimney- Concrete/ Mortar Liner	30	LF	5	\$85,547
	Chimney - Brick Chimney- Concrete/ Mortar Liner	90	LF	6	\$85,921
	Chimney - Metal Flue	36	LF	6	\$5,693
	Coping - Stone	53	LF	6	\$1,702
	Coping - Terra Cotta	1,829	LF	6	\$58,743
	Downspouts - Exterior Downspouts	401	LF	6	\$13,327
	Downspouts - Interior Downspouts	496	LF	6	\$16,484
	Parapet - 16" - 30" Height	1,170	LF	6	\$46,746
	Parapet - Parapet < 16" Height	8	LF	6	\$170
	Parapet - Parapet > 30"	35	LF	5	\$11,746
	Parapet - Parapet > 30"	669	LF	6	\$42,763
	Roof - Metal	125	SF	6	\$1,675
	Roof - Modified Bitumen	1,123	SF	4	\$30,785
	Roof - Modified Bitumen	9,736	SF	5	\$204,800
	Roof - Modified Bitumen	23,987	SF	6	\$225,703
	Roof Structure	9,068	SF	7	\$0
	Roof Structure - Concrete	532	SF	7	\$0
	Roof Structure - Heavy Timber	1,580	SF	6	\$17,171
	Roof Structure - Heavy Timber	13,995	SF	7	\$0
	Roof Structure - Steel with Clay Tile Arch	9,796	SF	7	\$0
Walls					
	Cornice - Masonry Projecting Limestone	2,320	LF	6	\$80,452
	Cornice - Metal Projecting	1,160	LF	6	\$40,226
	Exterior Walls	71,829	SF	6	\$0
	Exterior Walls - Brick	100	SF	5	\$1,777
	Exterior Walls - Stone-Cast	1,360	SF	6	\$9,141
	Exterior Walls - Stone-Cut	1,200	SF	6	\$8,065
Windows					
	Guard - Guards perforated	52	SF	4	\$4,414
	Guard - Guards perforated	3,640	SF	6	\$46,482
	Lintels - Brick	66	LF	6	\$0
	Lintels - Steel	132	LF	6	\$3,832
	Lintels - Stone	3,458	LF	6	\$0

Building: Main

Category: Building Exterior

Group	Item - Type	Quantity	Unit	Rank	Cost
Windows					
	Windows - Sash Aluminum	416	SF	5	\$14,937
	Windows - Sash Aluminum Double-pane	13,884	SF	5	\$745,104
	Windows - Wood- Double-pane	40	SF	6	\$299

Building Exterior Subtotal:

\$1,854,608

Building: Main

Category: Electrical System

Group	Item - Type	Quantity	Unit	Rank	Cost
Emergency System					
	Automatic Transfer Switch	3	EA	6	\$1,224
	Emergency A/C Power - Auditorium and Aisle Lighting	3,376	SF	6	\$1,786
	Emergency A/C Power - Corridors and Stairs	27,741	SF	6	\$8,331
	Emergency A/C Power - Gym	4,418	SF	6	\$1,643
	Emergency A/C Power - Lunchrooms	3,119	SF	6	\$1,160
	Emergency A/C Power - Students Toilets	3,103	SF	6	\$1,154
	Emergency Battery Packs - Corridors and Stairs	1	EA	7	\$0
	Emergency Generator- Outdoor- Diesel - 101 - 150 KW	1	EA	7	\$0
	Exit Signs - Auditorium	17	EA	7	\$0
	Exit Signs - Corridors and Stairs	31	EA	7	\$0
	Exit Signs - Gym	2	EA	7	\$0
	Exit Signs - Lunchroom	5	EA	7	\$0
	Security System - CCTV	120,281	SF	6	\$36,120
	Security System - Intrusion Detection	120,281	SF	5	\$120,401

Main Service

	Independent Electrical Service for emergency power	1	EA	7	\$0
	Main Electrical Service - 1600 A 120/240/3PH	1	EA	7	\$0
	PA System	154,535	SF	6	\$50,827

Power Distribution

	Lighting and Power Panels - 100 A	2	EA	4	\$9,699
	Lighting and Power Panels - 100 A	5	EA	7	\$0
	Lighting and Power Panels - Above 100 A	16	EA	7	\$0
	Main Distribution Panels - 400 - 600 amp	3	EA	7	\$0
	Main Distribution Panels - Greater than 600 amp	1	EA	7	\$0

Building: Main

Category: Electrical System

Group	Item - Type	Quantity	Unit	Rank	Cost
Electrical System Subtotal:					\$232,344

Building: Main

Category: Safty System

Group	Item - Type	Quantity	Unit	Rank	Cost
Fire Alarm					
	Fire Alarm Panel	1	EA	6	\$6,406
	Fire Alarm Strobe Lights	120,281	SF	6	\$43,000
	Fire Alarm_System	120,281	SF	6	\$58,481
	Fire Pump Controller	1	EA	6	\$1,823
Pump Room Assembly					
	Fire Pump - 25-50 hp	1	EA	5	\$8,163
Sprinkler System					
	Dry Sprinkler System	120,281	SF	5	\$43,000
	Sprinkler Heads	120,281	SF	7	\$0
	Sprinkler Piping	120,281	SF	5	\$84,281
Safty System Subtotal:					\$245,154

Building: Main

Category: Mechanical System

Group	Item - Type	Quantity	Unit	Rank	Cost
Air Conditioning					
	Condensing Unit- Roof Mounted - Less than 5 tons	1	EA	6	\$3,334
Air Handling Systems					
	Air Handling Unit-Package Single Zone- Indoor- Hot Water Coils - Less than 4000 cfm	1	EA	4	\$60,794
	Air Intake	1	EA	6	\$5,765
	Make Up Air Unit- Indoor Mounted- Electric Coil - 10,001 - 20,000 cfm	3	EA	5	\$107,194
Boiler Systems					
	Boiler Auxiliary- Condensing Hot Water - Less than 500 HP	2	EA	5	\$24,702
	Chemical Pot Feeder	2	EA	6	\$1,450
	Condensing- Hot Water Boiler - Greater 4000 MBH	2	EA	5	\$215,164
	Dual Temperature Pump	3	EA	5	\$33,114
	Hot Water Pump	1	EA	5	\$4,704
	Piping - Dual Temperature Pipes- Steel	200	LF	5	\$2,997

Building: Main

Category: Mechanical System

Group	Item - Type	Quantity	Unit	Rank	Cost
Boiler Systems					
Gas Booster					
	Gas Booster	2	EA	6	\$998
Heating Devices					
	Unit Heater - Electric	1	EA	5	\$1,008
	Unit Heater - Electric	5	EA	6	\$1,389
	Unit Heater - Hot Water	1	EA	5	\$1,532
Temperature Control					
	Pneumatic System	120,281	SF	5	\$414,524
	Thermostats	31	EA	4	\$0
Ventilation					
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	6	EA	6	\$3,554
Mechanical System Subtotal:					\$882,222

Building: Main

Category: Plumbing System

Group	Item - Type	Quantity	Unit	Rank	Cost
Hot Water					
	Electric Heater - Less than 20 KW	1	EA	5	\$2,443
	Gas Heater - 150000 - 300000 BTU/HR	2	EA	6	\$620
Piping					
	Domestic Piping-Cold Water from Risers to Fixtures	120,281	SF	6	\$24,080
	Domestic Piping-Cold Water Horizontal Lines	120,281	SF	6	\$29,240
	Domestic Piping-Cold Water Risers	120,281	SF	6	\$22,360
	Domestic Piping-Hot Water from Risers to Fixtures	120,281	SF	6	\$18,920
	Domestic Piping-Hot Water Horizontal Lines	120,281	SF	6	\$22,360
	Domestic Piping-Hot Water Return Lines	120,281	SF	6	\$17,200
	Domestic Piping-Hot Water Return Risers	120,281	SF	6	\$17,200
	Sanitary Piping	120,281	SF	6	\$110,081
	Storm Piping	120,281	SF	6	\$104,921
	Vent Piping	120,281	SF	6	\$80,841
Pumps					
	Pumps - Domestic Booster Pump-Duplex	2	EA	6	\$3,953
	Pumps - Sump-Simplex	1	EA	5	\$5,627

Building: Main

Category: Plumbing System

Group	Item - Type	Quantity	Unit	Rank	Cost
Pumps	Pumps - Sump-Simplex	1	EA	6	\$745

Plumbing System Subtotal: \$460,592

Building: Main

Category: Classrooms

Group	Item - Type	Quantity	Unit	Rank	Cost
Computer Lab (2 rooms)					
	AC Units	3	EA	6	\$1,487
	Casework	9	LF	6	\$227
	Ceiling - Plaster/Drywall	1,858	SF	6	\$6,430
	Chalk Board	40	LF	4	\$3,672
	Charging Station	1	EA	6	\$485
	Doors - Transom Window	9	SF	6	\$152
	Doors - Wood Doors inclu hw	2	EA	6	\$602
	Floor - Tile	938	SF	6	\$2,052
	Floor - Wood	920	SF	6	\$6,486
	Lighting - Pendent/Surface	13	EA	6	\$1,611
	Lighting - Pendent/Surface	14	EA	7	\$0
	Marker Board	16	LF	7	\$0
	Walls - Plaster/Drywall	20	SF	5	\$102
	Walls - Plaster/Drywall	3,294	SF	6	\$9,091
	Wireless System	1	EA	6	\$372
	Work Sink	1	EA	6	\$379
Kindergarten (1 room)					
	AC Units	2	EA	6	\$991
	Ceiling - Plaster/Drywall	880	SF	6	\$3,045
	Doors - Wood Doors inclu hw	1	EA	6	\$301
	Floor - Tile/Sheet	880	SF	6	\$881
	Lighting - Pendent/Surface	14	EA	7	\$0
	Walls - Metal Panel	372	SF	6	\$2,777
	Walls - Plaster/Drywall	1,000	SF	6	\$2,760
Pre School (2 rooms)					
	AC Units	3	EA	6	\$1,487
	Casework	17	LF	6	\$429
	Ceiling - Plaster/Drywall	1,750	SF	6	\$6,056

Building: Main

Category: Classrooms

Group	Item - Type	Quantity	Unit	Rank	Cost
Pre School (2 rooms)					
	Doors - Wood Doors inclu hw	2	EA	6	\$602
	Floor - Tile	1,275	SF	6	\$2,790
	Floor - Wood	475	SF	6	\$3,349
	Lighting - Pendent/Surface	26	EA	7	\$0
	Marker Board	24	LF	7	\$0
	Storage/ Closet	556	SF	6	\$4,031
	Walls - Masonry	263	SF	6	\$827
	Walls - Plaster/Drywall	1,941	SF	6	\$5,357
	Work Sink	2	EA	6	\$758
Regular Classroom (29 rooms)					
	AC Units	6	EA	4	\$36,518
	AC Units	28	EA	6	\$13,876
	Casework	93	LF	6	\$2,349
	Ceiling - Plaster/Drywall	23,652	SF	6	\$81,850
	Ceiling - Splined	6	SF	5	\$58
	Ceiling - Splined	859	SF	6	\$700
	Chalk Board	520	LF	4	\$47,739
	Doors - Transom Window	260	SF	6	\$4,402
	Doors - Wood Doors inclu hw	29	EA	6	\$8,729
	Floor - Tile	12	SF	5	\$69
	Floor - Tile	13,338	SF	6	\$29,182
	Floor - Tile/Sheet	4	SF	5	\$23
	Floor - Tile/Sheet	3,332	SF	6	\$3,335
	Floor - Wood	7,831	SF	6	\$55,208
	Lighting - Pendent/Surface	398	EA	7	\$0
	Marker Board	496	LF	7	\$0
	Storage/ Closet	3,486	SF	6	\$25,274
	Walls	495		6	\$0
	Walls - Metal Panel	1,260	SF	6	\$9,405
	Walls - Plaster/Drywall	101	SF	5	\$516
	Walls - Plaster/Drywall	38,561	SF	6	\$107,286
	Work Sink	1	EA	6	\$379
Classrooms Subtotal:					\$496,487

Building: Main

Category: Rooms (Other Than Classrooms)

Group	Item - Type	Quantity	Unit	Rank	Cost
Administrative Suites/Offices					
	AC Unit	7	EA	6	\$3,469
	Ceiling - Plaster/Drywall	6,971	SF	6	\$24,124
	Doors - Transom Window	62	SF	6	\$1,050
	Doors - Wood Doors inclu hw	16	EA	6	\$4,816
	Floor - Carpet	286	SF	5	\$1,468
	Floor - Carpet	825	SF	6	\$1,758
	Floor - Tile	12	SF	5	\$69
	Floor - Tile	4,470	SF	6	\$9,780
	Floor - Tile/Sheet	1,434	SF	6	\$1,435
	Floor - Wood	364	SF	6	\$2,566
	Lighting - Pendent/Surface	2	EA	5	\$365
	Lighting - Pendent/Surface	2	EA	6	\$248
	Lighting - Pendent/Surface	105	EA	7	\$0
	Power Distribution	4	EA	5	\$15,407
	Power Distribution	130	EA	6	\$276,234
	Storage/ Closet	1,234	SF	6	\$8,947
	Walls - Masonry	816	SF	6	\$2,567
	Walls - Metal Panel	323	SF	5	\$9,880
	Walls - Metal Panel	226	SF	6	\$1,687
	Walls - Plaster/Drywall	15,422	SF	6	\$42,894
	Work Slnk	2	EA	5	\$3,016
	Work Slnk	2	EA	6	\$1,016
Auditorium & Theater					
	Balcony Seating	372	EA	6	\$64,697
	Ceiling - Plaster/Drywall	3,376	SF	6	\$28,145
	Doors - Wood Doors inclu hw	7	EA	6	\$2,107
	Floor - Carpet	764	SF	6	\$1,628
	Lighting - Pendent/Surface	57	EA	6	\$7,062
	Lighting - Wall Mounted	16	EA	6	\$1,982
	Main Floor Seating	405	EA	6	\$70,436
	Sound System	1	EA	5	\$27,165
	Stage	725	SF	6	\$4,188
	Stage Curtain	5	EA	6	\$0
	Stage-Stairs - Wood	8	LF	6	\$94
	Stairs - Asphalt	32	LF	6	\$297
	Walls - Masonry	346	SF	6	\$1,089
	Walls - Plaster/Drywall	57	SF	5	\$643
	Walls - Plaster/Drywall	2,900	SF	6	\$13,810

Building: Main

Category: Rooms (Other Than Classrooms)

Group	Item - Type	Quantity	Unit	Rank	Cost
Gymnasias					
	Ceiling - Plaster/Drywall	4,418	SF	6	\$24,386
	Doors - Wood Doors inclu hw	2	EA	6	\$602
	Floor - Wood	4,418	SF	6	\$31,146
	Lighting - Metal Halide/ High Pressure Sodium	4	EA	5	\$907
	Lighting - Metal Halide/ High Pressure Sodium	16	EA	6	\$2,140
	Scoreboards	1	EA	5	\$10,580
	Walls - Plaster/Drywall	3,548	SF	6	\$9,792
	Walls - Structural Glazed Tile	1,982	SF	6	\$6,235
Kitchen					
	Ceiling - Lay-in	624	SF	6	\$1,874
	Doors - Wood Doors inclu hw	1	EA	6	\$301
	Floor - Tile Ceramic/ Porcelain	624	SF	6	\$1,321
	Lighting - Lay-in	9	EA	7	\$0
	Storage/ Closet	158	SF	6	\$1,146
	Walls - Plaster/Drywall	405	SF	6	\$1,118
	Walls - Vinyl Coated Gypsum Panel	405	SF	6	\$1,118
Library					
	AC Unit	3	EA	4	\$18,259
	Casework	117	LF	6	\$2,955
	Ceiling - Plaster/Drywall	1,670	SF	6	\$5,779
	Doors - Wood Doors inclu hw	2	EA	6	\$602
	Floor - Carpet	1,670	SF	6	\$3,558
	Lighting - Pendent/Surface	31	EA	7	\$0
	Walls - Plaster/Drywall	2,120	SF	6	\$5,851
Lunch & Multipurpose Room					
	Ceiling - Lay-in	3,119	SF	6	\$9,366
	Ceiling - Plaster/Drywall	672	SF	6	\$2,326
	Doors - Steel Doors incl hw	4	EA	6	\$1,204
	Doors - Wood Doors inclu hw	1	EA	5	\$1,174
	Doors - Wood Doors inclu hw	2	EA	6	\$602
	Floor - Tile	3,119	SF	6	\$6,824
	Floor - Weight/ Fitness Room Floor Matting	672	SF	6	\$3,517
	Lighting - Lay-in	50	EA	7	\$0
	Lighting - Pendent/Surface	2	EA	7	\$0
	Serving Line	39	LF	6	\$2,321
	Walls - Plaster/Drywall	3,763	SF	6	\$10,386

Building: Main

Category: Rooms (Other Than Classrooms)

Group	Item - Type	Quantity	Unit	Rank	Cost
Lunch & Multipurpose Room					
	Walls - Vinyl Coated Gypsum Panel	8	SF	5	\$59
	Walls - Vinyl Coated Gypsum Panel	1,540	SF	6	\$4,250
Mechanical/ Service Rooms					
	Air Intake Plenums	600	SF	5	\$7,988
	Air Intake Plenums	160	SF	6	\$991
	Air Tunnel	200	SF	6	\$1,238
	Auditorium Plenums	7,500	SF	6	\$46,439
	Boiler Room	2,016	SF	6	\$14,443
	Coal Room	944	SF	5	\$15,227
	Interior Stairs	24	LF	6	\$217
	Janitor's Closet	142	SF	6	\$1,017
	Mechanical/ Service Rooms	1,395	SF	5	\$22,502
	Mechanical/ Service Rooms	1,678	SF	6	\$12,022
	Storage Room	1,837	SF	6	\$13,161
	Vaults	400	SF	5	\$6,452
Restroom					
	Accessories	291	SF	5	\$5,759
	Accessories	4,272	SF	6	\$39,403
	Ceiling - Lay-in	32	SF	6	\$96
	Ceiling - Plaster/Drywall	417	SF	5	\$3,822
	Ceiling - Plaster/Drywall	4,114	SF	6	\$14,237
	Doors - Transom Window	38	SF	6	\$643
	Doors - Wood Doors inclu hw	16	EA	6	\$4,816
	Floor - Concrete	291	SF	6	\$154
	Floor - Terrazzo	6	SF	5	\$314
	Floor - Terrazzo	2,954	SF	6	\$6,463
	Floor - Tile	92	SF	6	\$201
	Floor - Tile Ceramic/ Porcelain	1,226	SF	6	\$2,595
	Floor Drain	13	EA	6	\$13,769
	Hand Dryer	14	EA	6	\$3,221
	Lavatory	1	EA	5	\$1,590
	Lavatory	28	EA	6	\$8,949
	Lighting - Lay-in	5	EA	7	\$0
	Lighting - Pendent/Surface	54	EA	7	\$0
	Partitions	42	EA	6	\$12,471
	Showers	1	EA	5	\$1,172

Building: Main
Category: Rooms (Other Than Classrooms)

Group	Item - Type	Quantity	Unit	Rank	Cost
Restroom					
	Urinals	20	EA	6	\$6,720
	Walls - Masonry	16	SF	5	\$780
	Walls - Masonry	24	SF	6	\$76
	Walls - Plaster/Drywall	1,097	SF	5	\$8,302
	Walls - Plaster/Drywall	5,666	SF	6	\$15,638
	Walls - Structural Glazed Tile	1,791	SF	6	\$5,634
	Walls - Tile	1,076	SF	6	\$2,354
	Walls - Tile Ceramic/ Porcelain	2,714	SF	6	\$6,132
	Walls - Vinyl Coated Gypsum Panel	180	SF	6	\$497
	Water Closet	1	EA	5	\$1,344
	Water Closet	48	EA	6	\$16,127

Rooms (Other Than Classrooms) Subtotal:
\$1,132,813
Building: Main
Category: Building Interior

Group	Item - Type	Quantity	Unit	Rank	Cost
Corridor					
	Ceiling - Lay-in	1,305	SF	6	\$3,919
	Ceiling - Plaster/Drywall	24,124	SF	6	\$149,373
	Doors - Steel Doors incl hw	25	EA	6	\$7,525
	Doors - Transom Window	59	EA	6	\$999
	Doors - Wood Doors include hw	14	EA	6	\$4,214
	Drinking Fountains - Single Fountain	20	EA	6	\$5,515
	Floor - Asphalt Floor	4,607	SF	6	\$6,983
	Floor - Terrazzo	8,907	SF	6	\$74,766
	Floor - Tile Ceramic/ Porcelain	758	SF	6	\$2,114
	Floor - Tile/Sheet	6	SF	5	\$35
	Floor - Tile/Sheet	2,127	SF	6	\$1,171
	Floor - Wood	9,528	SF	6	\$67,171
	Lighting - Lay-in	10	EA	7	\$0
	Lighting - Pendent/Surface	172	EA	7	\$0
	Lighting - Wall Mounted	2	EA	7	\$0
	Stairs - Concrete Stairs	7	LF	6	\$58
	Stairs - Terrazzo	30	LF	6	\$278
	Student Lockers - One Tier	6	EA	6	\$557
	Walls - Concrete Block	716	SF	6	\$2,099

Building: Main
Category: Building Interior

Group	Item - Type	Quantity	Unit	Rank	Cost
Corridor					
	Walls - Masonry	598	SF	5	\$24,714
	Walls - Plaster/Drywall	42,695	SF	6	\$189,267
	Walls - Structural Glazed Tile	592	SF	6	\$1,862
	Walls - Vinyl Coated Gypsum Panel	2,375	SF	6	\$6,555
Safety					
	Security Cameras	4	EA	5	\$2,751
	Security Cameras	11	EA	6	\$2,134
Stairs					
	Ceiling - Plaster/Drywall	2,814	SF	6	\$20,603
	Floor - Asphalt	440	SF	6	\$3,410
	Floor - Terrazzo	1,306	SF	6	\$10,963
	Floor - Wood	62	SF	6	\$437
	Handrails	757	LF	6	\$6,560
	Lighting - Pendent/Surface	16	EA	7	\$0
	Stairs - Asphalt	56	LF	6	\$520
	Stairs - Terrazzo	1	LF	5	\$54
	Stairs - Terrazzo	303	LF	6	\$2,812
	Walls - Plaster/Drywall	12,879	SF	6	\$35,545
Vertical Conveyance					
	Elevator - Hydraulic Elevator	1	EA	5	\$86,984
Building Interior Subtotal:					\$721,948

Total Building Cost
\$6,026,168
Building: Annex (1905)
Category: Building Exterior

Group	Item - Type	Quantity	Unit	Rank	Cost
Entrance					
	Entrance Control - Audio	1	EA	6	\$497
	Exterior Doors - Exterior Steel Door	5	EA	6	\$2,403
Foundation					
	Foundation - Concrete	605	LF	7	\$0
	Superstructure - Steel	17,053	SF	7	\$0

Building: Annex (1905)
Category: Building Exterior

Group	Item - Type	Quantity	Unit	Rank	Cost
Lighting					
	Exterior Lighting - Wall Mounted	3	EA	6	\$866
Roof System					
	Chimney - Metal Flue	36	LF	6	\$5,693
	Coping - Metal	605	LF	6	\$19,431
	Downspouts - Exterior Downspouts	72	LF	6	\$2,393
	Roof - Metal	16,650	SF	6	\$223,095
	Roof Structure - Steel / Metal Deck/ Concrete Topping	16,650	SF	7	\$0
Walls					
	Canopy - Metal	216	SF	6	\$4,639
	Cornice - Wood	605	LF	6	\$20,980
	Exterior Walls - Brick	7,001	SF	6	\$47,054
	Exterior Walls - Stone-Cut	259	SF	6	\$1,741
Windows					
	Curtain wall - Louver	288	SF	6	\$3,229
	Guard - Guards perforated	259	SF	6	\$3,307
	Windows - Sash Aluminum Double-pane	1,850	SF	6	\$13,810

Building Exterior Subtotal:
\$349,138
Building: Annex (1905)
Category: Electrical System

Group	Item - Type	Quantity	Unit	Rank	Cost
Emergency System					
	Automatic Transfer Switch	1	EA	6	\$408
	Emergency A/C Power - Corridors and Stairs	2,064	SF	6	\$620
	Emergency A/C Power - Students Toilets	767	SF	6	\$285
	Emergency Battery Packs - Corridors and Stairs	4	EA	6	\$810
	Exit Signs - Corridors and Stairs	7	EA	7	\$0
	Security System - CCTV	17,053	SF	6	\$5,121
	Security System - Intrusion Detection	17,053	SF	6	\$4,389
Main Service					
	Independent Electrical Service for emergency power	1	EA	7	\$0
	Main Electrical Service - 1000 A 120/208/3PH	1	EA	7	\$0
	PA System	17,053	SF	6	\$5,609

Building: Annex (1905)
Category: Electrical System

Group	Item - Type	Quantity	Unit	Rank	Cost
Power Distribution					
	Lighting and Power Panels - 100 A	4	EA	7	\$0
	Lighting and Power Panels - Above 100 A	2	EA	7	\$0
	Main Distribution Panels - 400 - 600 amp	2	EA	7	\$0
	Main Distribution Panels - Less than 400 amp	1	EA	7	\$0
	Transformers - 277/480 - 120/208	1	EA	7	\$0

Electrical System Subtotal:
\$17,242
Building: Annex (1905)
Category: Safty System

Group	Item - Type	Quantity	Unit	Rank	Cost
Fire Alarm					
	Fire Alarm Panel	1	EA	6	\$6,406
	Fire Alarm Strobe Lights	17,053	SF	6	\$6,096
	Fire Alarm_System	17,053	SF	6	\$8,291
Sprinkler System					
	Sprinkler Heads	17,053	SF	7	\$0
	Sprinkler Piping	17,053	SF	5	\$11,949
	Wet Sprinkler System	17,053	SF	5	\$6,096

Safty System Subtotal:
\$38,839
Building: Annex (1905)
Category: Mechanical System

Group	Item - Type	Quantity	Unit	Rank	Cost
Air Conditioning					
	Condensing Unit- Ground Mounted - Less than 5 tons	1	EA	6	\$3,334
Air Handling Systems					
	Air Handling Unit-Package Single Zone- Indoor- Hot Water Coils - Less than 4000 cfm	1	EA	6	\$3,350
	Air Intake	1	EA	6	\$5,765
Boiler Systems					
	Boiler Auxiliary- Non Condensing Hot Water - 2001 - 3000 MBH	2	EA	6	\$4,093
	Combustion Dampers	2	EA	6	\$818
	Dual Temperature Pump	2	EA	5	\$22,076
	Glycol Feed System	1	EA	6	\$539

Building: Annex (1905)

Category: Mechanical System

Group	Item - Type	Quantity	Unit	Rank	Cost
Boiler Systems					
	Hot Water Pump	1	EA	5	\$4,704
	Non Condensing- Water Tube- Flexible Tube- Force Draft- Hot Water Boiler - 2001 - 3000 MBH	2	EA	6	\$1,996
	Piping - Dual Temperature Pipes- Steel	600	LF	6	\$1,133
	Water Fill System	1	EA	6	\$1,168
Heating Devices					
	Unit Heater - Hot Water	8	EA	6	\$2,233
Unit Ventilation					
	Unit Ventilators- Floor Mounted- Electric Heating & DX Cooling Coil W/ Self Contained Compressor	13	EA	6	\$16,220
Ventilation					
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	2	EA	6	\$1,185
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	1	EA	6	\$592
Mechanical System Subtotal:					\$69,205

Building: Annex (1905)

Category: Plumbing System

Group	Item - Type	Quantity	Unit	Rank	Cost
Hot Water					
	Gas Heater - 150000 - 300000 BTU/HR	1	EA	6	\$310
Piping					
	Domestic Piping-Cold Water Horizontal Lines	17,053	SF	6	\$4,146
	Domestic Piping-Hot Water Horizontal Lines	17,053	SF	6	\$3,170
	Domestic Piping-Hot Water Return Lines	17,053	SF	6	\$2,439
	Sanitary Piping	17,053	SF	6	\$15,607
	Storm Piping	17,053	SF	6	\$14,875
	Vent Piping	17,053	SF	6	\$11,461
Plumbing System Subtotal:					\$52,008

Building: Annex (1905)

Category: Classrooms

Group	Item - Type	Quantity	Unit	Rank	Cost
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Building: Annex (1905)
Category: Classrooms

Group	Item - Type	Quantity	Unit	Rank	Cost
Computer Lab (1 room)					
	Casework	19	LF	6	\$480
	Ceiling - Lay-in	865	SF	6	\$2,598
	Chalk Board	12	LF	4	\$1,102
	Charging Station	1	EA	6	\$485
	Doors - Steel Doors incl hw	1	EA	6	\$301
	Floor - Tile	865	SF	6	\$1,893
	Lighting - Lay-in	9	EA	7	\$0
	Marker Board	12	LF	7	\$0
	Walls - Concrete Block	1,187	SF	6	\$3,480
	Wireless System	1	EA	6	\$372
Regular Classroom (11 rooms)					
	Casework	190	LF	6	\$4,798
	Ceiling - Lay-in	9,490	SF	6	\$28,498
	Chalk Board	86	LF	4	\$7,895
	Chalk Board	11	LF	6	\$245
	Doors - Steel Doors incl hw	4	EA	5	\$4,696
	Doors - Steel Doors incl hw	7	EA	6	\$2,107
	Floor - Tile	1	SF	5	\$6
	Floor - Tile	9,490	SF	6	\$20,763
	Lighting - Lay-in	99	EA	7	\$0
	Marker Board	173	LF	7	\$0
	Walls - Concrete Block	7,757	SF	6	\$22,740
	Walls - Plaster/Drywall	5,090	SF	6	\$14,048

Classrooms Subtotal:
\$116,506
Building: Annex (1905)
Category: Rooms (Other Than Classrooms)

Group	Item - Type	Quantity	Unit	Rank	Cost
Administrative Suites/Offices					
	Ceiling - Lay-in	4	SF	5	\$32
	Ceiling - Lay-in	538	SF	6	\$1,616
	Doors - Steel Doors incl hw	1	EA	5	\$1,174
	Doors - Wood Doors inclu hw	1	EA	6	\$301
	Floor - Tile	542	SF	6	\$1,186
	Lighting - Lay-in	7	EA	7	\$0

Building: Annex (1905)

Category: Rooms (Other Than Classrooms)

Group	Item - Type	Quantity	Unit	Rank	Cost
Administrative Suites/Offices					
	Power Distribution	14	EA	6	\$29,748
	Walls - Concrete Block	647	SF	6	\$1,897
	Walls - Plaster/Drywall	878	SF	6	\$2,423
MDF_IDF					
	AC Unit	1	EA	4	\$6,086
	Doors - Steel Doors incl hw	1	EA	6	\$301
	Finishes	360	SF	6	\$2,569
Mechanical/ Service Rooms					
	Janitor's Closet	33	SF	6	\$236
	Mechanical/ Service Rooms	499	SF	6	\$3,575
	Vaults	197	SF	5	\$3,178
Restroom					
	Accessories	812	SF	6	\$7,489
	Ceiling - Lay-in	540	SF	6	\$1,622
	Ceiling - Plaster/Drywall	316	SF	6	\$1,094
	Doors - Steel Doors incl hw	2	EA	6	\$602
	Floor - Concrete	756	SF	6	\$400
	Floor - Tile	100	SF	6	\$219
	Floor Drain	6	EA	6	\$6,355
	Hand Dryer	2	EA	6	\$460
	Lavatory	10	EA	6	\$3,196
	Lighting - Lay-in	6	EA	6	\$714
	Lighting - Lay-in	6	EA	7	\$0
	Partitions	12	EA	6	\$3,563
	Urinals	2	EA	5	\$2,688
	Urinals	6	EA	6	\$2,016
	Walls - Concrete Block	2,938	SF	6	\$8,613
	Walls - Plaster/Drywall	252	SF	6	\$695
	Water Closet	16	EA	6	\$5,376

Rooms (Other Than Classrooms) Subtotal:

\$99,423

Building: Annex (1905)

Category: Building Interior

Group	Item - Type	Quantity	Unit	Rank	Cost
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Building: Annex (1905)

Category: Building Interior

Group	Item - Type	Quantity	Unit	Rank	Cost
Corridor					
	Ceiling - Lay-in	1,985	SF	6	\$5,961
	Ceiling - Plaster/Drywall	158	SF	6	\$978
	Doors - Steel Doors incl hw	2	EA	6	\$602
	Drinking Fountains - Single Fountain	2	EA	6	\$551
	Floor - Tile Ceramic/ Porcelain	79	SF	6	\$220
	Floor - Tile/Sheet	1,985	SF	6	\$1,079
	Lighting - Lay-in	25	EA	7	\$0
	Walls - Concrete Block	6,129	SF	6	\$17,967
Safety					
	Camera Viewing Station	4	EA	6	\$2,730
	Security Cameras	1	EA	5	\$688
	Security Cameras	1	EA	6	\$194
Building Interior Subtotal:					\$30,971

Total Building Cost

\$773,331

SITE

Category: Site

Group	Item - Type	Quantity	Unit	Rank	Cost
Athletic					
	Surface - Concrete	1,285	SF	6	\$0
Civil/Drainage					
	Civil/ Drainage - Catch Basin	8	EA	7	\$0
	Civil/ Drainage - Site Manhole	15	EA	7	\$0
Fencing					
	Fencing - Chain Link	60	LF	5	\$3,659
	Fencing - Chain Link	640	LF	6	\$12,017
	Fencing - New Standard Ornamental	490	LF	6	\$15,633
Landscape					
	Benches	1	EA	6	\$430
	Landscape - Grass	7,424	SF	6	\$6,157
	Landscape - Hardscape- Concrete	3,188	SF	5	\$29,815
	Parkway trees	20	EA	6	\$13,201

SITE
Category: Site

Group	Item - Type	Quantity	Unit	Rank	Cost
Landscape					
	Planting Beds/ Area	410	SF	6	\$674
	Play Area - Asphalt/ Hardscape	3,030	SF	4	\$23,918
	Play Area - Asphalt/ Hardscape	2,595	SF	6	\$7,236
	Trash Receptacles	1	EA	6	\$312
Parking Lot					
	Concrete Curbs	340	LF	6	\$4,366
	Interior Plantings	60	LF	6	\$2,553
	Lighting - Lighting	8	EA	6	\$3,722
	Lighting - Pole Mounted	4	EA	6	\$5,810
	Surface - Asphalt	15,080	SF	6	\$36,444
	Trash Enclosure - Chain Links	400	SF	6	\$7,018
Playground					
	Equipment - Combo 3-12	1	EA	5	\$95,838
	Equipment - Pre K 3-5	1	EA	6	\$3,546
	Surface - Poured Surface	2,821	SF	6	\$20,654
	Surface - Square Rubber Mats	2,440	SF	6	\$13,154
Sidewalks					
	Sidewalks - Internal Walks	60	LF	5	\$2,553
	Sidewalks - Perimeter Sidewalks	500	SF	5	\$4,776
	Sidewalks - Perimeter Sidewalks	14,747	SF	6	\$29,313
Signage					
	Marquee - Building Mounted Back Lighted	1	EA	6	\$0
	Monument - Building Mounted Cut Letter Sign	3	EA	6	\$0
Site Subtotal:					\$342,800
Total Site Cost					\$342,800

Campus Total ^{2 3}	\$7,142,299
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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.

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
Main														
Computer Lab	Regular Classroom	2nd Floor	203	204	920	1	6	17	208	84	40	Y	N	N
Computer Lab	Regular Classroom	2nd Floor	205	Teacher's Lunch	938	1	22	46	208	84	40	Y	N	N
Kindergarten	Regular Classroom	1st Floor	111	107	880	1	6	18	260	105	40	Y	N	N
Pre School	Pre School	Basement	011	011	800	0	3	15	80	40	40	N	N	N
Pre School	Pre School	Basement	012	013	950	0	5	18	80	40	40	N	Y	N
Regular Classroom	Regular Classroom	1st Floor	100	101	921	1	5	18	208	84	40	Y	N	N
Regular Classroom	Regular Classroom	1st Floor	102	102	921	1	5	18	208	84	40	Y	N	N
Regular Classroom	Regular Classroom	1st Floor	104	104	921	1	5	16	208	84	40	Y	N	N
Regular Classroom	Regular Classroom	1st Floor	106	104	840	1	6	17	208	84	40	Y	N	N
Regular Classroom	Regular Classroom	1st Floor	107	105	840	1	6	18	228	94	40	Y	N	N
Regular Classroom	Regular Classroom	1st Floor	109	106	830	1	6	18	208	84	40	Y	N	N
Regular Classroom	Regular Classroom	1st Floor	112	108	826	1	6	17	208	84	40	Y	N	N
Regular Classroom	Regular Classroom	2nd Floor	200	202	920	1	6	17	208	84	40	Y	N	N
Regular Classroom	Regular Classroom	2nd Floor	201	201	920	1	6	18	208	84	40	Y	N	N
Regular Classroom	Regular Classroom	2nd Floor	206	206	827	1	6	208	84	12	40	Y	N	N
Regular Classroom	Regular Classroom	2nd Floor	207	207	840	1	6	17	208	84	40	Y	Y	N
Regular Classroom	Regular Classroom	2nd Floor	208	208	862	1	6	17	208	84	40	Y	N	N
Regular Classroom	Regular Classroom	2nd Floor	209	210	840	1	6	17	208	84	40	Y	N	N
Regular Classroom	Regular Classroom	2nd Floor	210	208A	862	1	6	17	208	84	40	Y	N	N
Regular Classroom	Regular Classroom	2nd Floor	211	211	900	6	1	17	208	84	40	Y	N	N
Regular Classroom	Regular Classroom	2nd Floor	212	212	826	1	6	17	208	84	40	Y	Y	N
Regular Classroom	Regular Classroom	3rd Floor	300	302	805	1	6	16	192	96	40	N	Y	N
Regular Classroom	Regular Classroom	3rd Floor	301	301	812	1	6	22	204	102	40	N	Y	N
Regular Classroom	Regular Classroom	3rd Floor	302	303	799	1	5	17	212	106	40	N	Y	N
Regular Classroom	Regular Classroom	3rd Floor	303A	Home Mech room	688	1	5	14	153	77	40	N	N	N
Regular Classroom	Regular Classroom	3rd Floor	303B	Home Mech Room	563	1	6	28	153	77	40	N	N	N
Regular Classroom	Regular Classroom	3rd Floor	304	304	811	0	0	6	212	106	40	N	Y	N
Regular Classroom	Regular Classroom	3rd Floor	306	306	867	1	1	11	144	72	40	N	Y	N
Regular Classroom	Regular Classroom	3rd Floor	307	305	865	1	6	17	194	97	40	N	Y	N
Regular Classroom	Regular Classroom	3rd Floor	308	307	872	1	6	16	144	72	40	N	Y	N
Regular Classroom	Regular Classroom	3rd Floor	309	308	878	0	6	16	114	57	40	N	Y	Y
Regular Classroom	Regular Classroom	3rd Floor	310	309	863	0	2	13	144	72	40	N	Y	N
Regular Classroom	Regular Classroom	3rd Floor	311	310	929	1	5	10	294	147	40	N	Y	N
Regular Classroom	Regular Classroom	3rd Floor	312	311	868	1	2	6	204	102	40	N	Y	N

Annex (1905)

Computer Lab	Regular Classroom	1st Floor	401	123	865	0	5	14	147	74	40	N	Y	N
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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
Annex (1905)														
Regular Classroom	Regular Classroom	1st Floor	400	124	855	1	7	18	144	60	40	Y	Y	Y
Regular Classroom	Regular Classroom	1st Floor	402	122	855	1	7	18	144	60	40	Y	Y	Y
Regular Classroom	Regular Classroom	1st Floor	403	121	870	1	8	18	147	74	40	N	N	N
Regular Classroom	Regular Classroom	1st Floor	404	108	855	1	7	18	144	60	40	Y	N	Y
Regular Classroom	Regular Classroom	1st Floor	405	104	870	0	5	16	147	74	40	N	N	N
Regular Classroom	Regular Classroom	1st Floor	406	107	855	1	7	18	144	60	40	Y	N	Y
Regular Classroom	Regular Classroom	1st Floor	407	103	880	0	7	18	147	74	40	N	N	N
Regular Classroom	Regular Classroom	1st Floor	408	106	855	1	7	18	144	60	40	Y	N	Y
Regular Classroom	Regular Classroom	1st Floor	409	102	870	1	8	18	147	74	40	N	Y	N
Regular Classroom	Regular Classroom	1st Floor	410	105	855	1	7	18	144	60	40	Y	N	N
Regular Classroom	Regular Classroom	1st Floor	411	101	870	1	8	20	147	74	40	N	Y	N