

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	1904	4	75,700	\$3,635,583
Annex	1996	1	14,400	\$651,850
SITE				\$336,806
Campus Total			90,100	\$4,624,239

Building: Main

Category: Building Exterior

Group	Item - Type	Quantity	Unit	Rank	Cost
Entrance					
	Entrance Control - Audio	2	EA	6	\$994
	Exterior Doors - Exterior FRP Door	1	EA	5	\$1,836
	Exterior Doors - Exterior FRP Door	12	EA	6	\$7,577
	Exterior Doors - Exterior Steel Door	1	EA	6	\$481
	Exterior Doors - Exterior Wood Door	5	EA	6	\$2,403
	Exterior Doors - Side lite	3	EA	6	\$940
	Exterior Doors - Transom Lite	5	EA	6	\$1,567
	Exterior Stairs - Concrete	5	LF	5	\$548
	Exterior Stairs - Concrete	64	LF	6	\$5,233
Fire Escape					
	Fire Escape	210	LF	6	\$132,670
Foundation					
	Foundation - Concrete	765	LF	7	\$0
	Superstructure - Heavy Timber	75,700	SF	7	\$0
Lighting					
	Exterior Lighting - Parapet or Roof Mounted	3	EA	6	\$1,610
	Exterior Lighting - Wall Mounted	24	EA	6	\$6,930

Building: Main

Category: Building Exterior

Group	Item - Type	Quantity	Unit	Rank	Cost
Lighting					
Roof System					
	Chimney - Brick Chimney- Concrete/ Mortar Liner	50	LF	5	\$142,578
	Chimney - Brick Chimney- Concrete/ Mortar Liner	110	LF	6	\$105,015
	Coping - Clay Tile	375	LF	5	\$24,613
	Coping - Clay Tile	290	LF	6	\$9,314
	Coping - Stone	755	LF	6	\$24,249
	Downspouts - Exterior Downspouts	105	LF	6	\$3,489
	Downspouts - Interior Downspouts	470	LF	6	\$15,620
	Parapet - 16" - 30" Height	640	LF	6	\$26,349
	Parapet - Parapet < 16" Height	530	LF	6	\$11,293
	Parapet - Parapet > 30"	250	LF	6	\$15,980
	Roof - Modified Bitumen	500	SF	5	\$13,133
	Roof - Modified Bitumen	23,395	SF	6	\$220,133
	Roof Structure - Concrete	4,170	SF	7	\$0
	Roof Structure - Heavy Timber	19,725	SF	7	\$0
Walls					
	Cornice - Metal Projecting	500	LF	5	\$75,225
	Cornice - Terra Cotta	455	LF	6	\$15,778
	Exterior Walls - Brick	23,185	SF	6	\$155,826
	Exterior Walls - Prefabricated Metal Panel Wall	120	SF	6	\$681
	Exterior Walls - Stone-Cast	4,015	SF	6	\$26,985
	Exterior Walls - Stone-Cut	30	SF	5	\$479
	Exterior Walls - Stone-Cut	110	SF	6	\$739
	Exterior Walls - Terra Cotta	610	SF	6	\$4,100
Windows					
	Guard - Guards perforated	1,910	SF	6	\$24,391
	Guard - Guards wire guard	565	SF	6	\$7,215
	Lintels - Brick	100	LF	6	\$0
	Lintels - Steel	520	LF	6	\$15,095
	Lintels - Stone	120	LF	6	\$0
	Lintels - Terra Cotta	290	LF	6	\$0
	Windows - Decorative	65	SF	6	\$485
	Windows - Louver	60	SF	6	\$448
	Windows - Sash Aluminum Double-pane	7,025	SF	5	\$378,423

Building: Main

Category: Building Exterior

Group	Item - Type	Quantity	Unit	Rank	Cost
Building Exterior Subtotal:					\$1,480,424

Building: Main

Category: Electrical System

Group	Item - Type	Quantity	Unit	Rank	Cost
Emergency System					
	Automatic Transfer Switch	3	EA	7	\$0
	Emergency A/C Power - Auditorium and Aisle Lighting	4,273	SF	6	\$2,261
	Emergency A/C Power - Corridors and Stairs	12,042	SF	6	\$3,616
	Emergency A/C Power - Multipurpose Room	3,820	SF	6	\$1,420
	Emergency A/C Power - Students Toilets	1,470	SF	6	\$547
	Emergency Battery Packs - Auditorium and Aisle Lighting	3	EA	6	\$608
	Emergency Battery Packs - Corridors and Stairs	1	EA	6	\$203
	Emergency Generator- Outdoor- Natural Gas - 151 - 200 KW	1	EA	6	\$16,475
	Exit Signs - Auditorium	5	EA	6	\$749
	Exit Signs - Corridors and Stairs	22	EA	6	\$3,294
	Exit Signs - Multipurpose Room	2	EA	6	\$299
	Security System - CCTV	72,960	SF	6	\$21,910
	Security System - Intrusion Detection	72,960	SF	6	\$18,780
Main Service					
	Independent Electrical Service for emergency power	1	EA	7	\$0
	Main Electrical Service - 1600 A 120/208/3PH	2	EA	6	\$11,282
	PA System	75,700	SF	5	\$51,960
Power Distribution					
	Lighting and Power Panels - 100 A	1	EA	4	\$4,849
	Lighting and Power Panels - 100 A	14	EA	6	\$4,188
	Lighting and Power Panels - Above 100 A	1	EA	6	\$497
	Lighting and Power Panels - Above 100 A	7	EA	7	\$0
	Main Distribution Panels - 400 - 600 amp	3	EA	7	\$0
	Main Distribution Panels - Greater than 600 amp	1	EA	7	\$0
	Transformers - 120/240 - 120/208	3	EA	6	\$9,064
Electrical System Subtotal:					\$152,003

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	75,700	SF	7	\$0
	Fire Alarm_System	75,700	SF	7	\$0
	Fire Pump Controller	1	EA	6	\$1,823
Pump Room Assembly					
	Fire Pump - 25-50 hp	1	EA	6	\$1,558
	Jockey Pump	1	EA	7	\$0
Sprinkler System					
	Combination Wet and Dry Sprinkler System	75,700	SF	7	\$0
	Sprinkler Heads	75,700	SF	7	\$0
	Sprinkler Piping	75,700	SF	6	\$14,073
Safety System Subtotal:					\$23,859

Building: Main

Category: Mechanical System

Group	Item - Type	Quantity	Unit	Rank	Cost
Air Handling Systems					
	Air Handling Unit- Built Up- Single Zone- Steam Coils - 15001 - 25000 cfm	1	EA	5	\$44,262
	Air Handling Unit- Built Up-Multi Zone-Double Delivery- Steam Coils - 30001 - 45000 cfm	1	EA	5	\$184,422
	Air Intake	2	EA	6	\$11,529
	Auxiliaries - 15001 - 25000 cfm	1	EA	6	\$5,788
	Auxiliaries - 30001 - 45000 cfm	1	EA	5	\$18,883
	Return Duct Work - Indoor- Vertical Shaft and Ducts	230	LF	7	\$0
	Zone Dampers	58	EA	6	\$48,316
Boiler Systems					
	Boiler Auxiliary- Scotch Marine- Steam Low Pressure Boiler - 151 - 200 HP	2	EA	6	\$5,091
	Chemical Feeder	1	EA	6	\$1,078
	Combustion Dampers	2	EA	6	\$818
	Condensate Pump	2	EA	7	\$0
	Feed Water Pumps and Tank	1	EA	6	\$2,545
	Non Condensing- Fire Tube- Scotch Marine- Steam- Low Pressure Boiler - 151 - 200 HP	2	EA	5	\$34,033
	Piping - Condensate Pipe- Steel	350	LF	6	\$661
	Piping - Steam Pipe- Steel	350	LF	6	\$661
	Steam Traps	15	EA	6	\$3,962
Heating Devices					
	Unit Heater - Hot Water	3	EA	6	\$837

Building: Main
Category: Mechanical System

Group	Item - Type	Quantity	Unit	Rank	Cost
Heating Devices					
	Wall Heater - Electric	8	EA	6	\$1,111
Temperature Control					
	Pneumatic System	75,700	SF	5	\$260,885
	Thermostats - Pneumatic	4	EA	4	\$2,949
	Thermostats - Pneumatic	28	EA	6	\$0
Ventilation					
	Exhaust Fans- Indoor - 500 - 1500 CFM	1	EA	6	\$592
	Exhaust Fans- Roof Mounted - Less than 500 CFM	1	EA	3	\$1,942
	Exhaust Fans- Roof Mounted - Less than 500 CFM	1	EA	6	\$296
Mechanical System Subtotal:					\$630,662

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	1	EA	6	\$310
Piping					
	Domestic Piping-Cold Water from Risers to Fixtures	75,700	SF	6	\$15,155
	Domestic Piping-Cold Water Horizontal Lines	75,700	SF	6	\$18,403
	Domestic Piping-Cold Water Risers	75,700	SF	6	\$14,073
	Domestic Piping-Hot Water from Risers to Fixtures	75,700	SF	6	\$11,908
	Domestic Piping-Hot Water Horizontal Lines	75,700	SF	6	\$14,073
	Domestic Piping-Hot Water Return Lines	75,700	SF	6	\$10,825
	Domestic Piping-Hot Water Return Risers	75,700	SF	6	\$10,825
	Sanitary Piping	75,700	SF	6	\$69,281
	Storm Piping	75,700	SF	6	\$66,033
	Vent Piping	75,700	SF	6	\$50,878
Pumps					
	Pumps - Sump-Simplex	1	EA	7	\$0
Plumbing System Subtotal:					\$284,205

Building: Main

Category: Classrooms

Group	Item - Type	Quantity	Unit	Rank	Cost
Computer Lab (1 room)					
	AC Units	3	EA	7	\$0
	Casework	30	LF	6	\$758
	Ceiling - Splined	888	SF	6	\$724
	Chalk Board	20	LF	4	\$1,836
	Doors - Wood Doors inclu hw	1	EA	6	\$301
	Floor - Tile/Sheet	888	SF	6	\$889
	Lighting - Pendent/Surface	14	EA	6	\$1,735
	Marker Board	8	LF	6	\$171
	Storage/ Closet	220	SF	6	\$1,595
	Walls - Plaster/Drywall	1,428	SF	6	\$3,941
Health (1 room)					
	Casework	9	LF	6	\$227
	Ceiling - Exposed	735	SF	5	\$2,018
	Chalk Board	16	LF	4	\$1,469
	Doors - Wood Doors inclu hw	1	EA	6	\$301
	Floor - Wood	735	SF	6	\$5,182
	Lighting - Pendent/Surface	21	EA	7	\$0
	Walls - Metal Panel	1,150	SF	6	\$8,584
	Work Sink	1	EA	6	\$379
Kindergarten (4 rooms)					
	AC Units	4	EA	7	\$0
	Casework	36	LF	6	\$909
	Ceiling - Plaster/Drywall	4,037	SF	6	\$13,970
	Doors - Transom Window	40	SF	6	\$677
	Doors - Wood Doors inclu hw	6	EA	6	\$1,806
	Floor - Tile/Sheet	3,149	SF	6	\$3,152
	Floor - Wood	888	SF	6	\$6,260
	Lighting - Pendent/Surface	60	EA	6	\$7,434
	Marker Board	61	LF	6	\$1,307
	Storage/ Closet	814	SF	6	\$5,902
	Walls - Plaster/Drywall	6,315	SF	6	\$17,429
Library (1 room)					
	AC Units	1	EA	7	\$0
	Casework	73	LF	6	\$1,844
	Ceiling - Plaster/Drywall	1,365	SF	6	\$4,724
	Doors - Transom Window	8	SF	6	\$135

Building: Main
Category: Classrooms

Group	Item - Type	Quantity	Unit	Rank	Cost
Library (1 room)					
	Doors - Wood Doors inclu hw	2	EA	6	\$602
	Floor - Carpet	1,365	SF	6	\$2,908
	Lighting - Pendent/Surface	18	EA	6	\$2,230
	Storage/ Closet	140	SF	6	\$1,015
	Walls - Plaster/Drywall	2,184	SF	6	\$6,028
Music Room (1 room)					
	AC Units	1	EA	7	\$0
	Casework	9	LF	6	\$227
	Ceiling - Exposed	1,046	SF	6	\$1,556
	Chalk Board	16	LF	4	\$1,469
	Doors - Wood Doors inclu hw	1	EA	6	\$301
	Floor - Tile/Sheet	1,046	SF	6	\$1,047
	Lighting - Pendent/Surface	21	EA	7	\$0
	Marker Board	16	LF	7	\$0
	Walls - Vinyl Coated Gypsum Panel	1,230	SF	6	\$3,395
Other Instructional Use (1 room)					
	AC Units	1	EA	7	\$0
	Casework	8	LF	6	\$202
	Ceiling - Plaster/Drywall	888	SF	6	\$3,073
	Doors - Transom Window	16	SF	6	\$271
	Doors - Wood Doors inclu hw	2	EA	6	\$602
	Floor - Wood	888	SF	6	\$6,260
	Lighting - Pendent/Surface	14	EA	6	\$1,735
	Marker Board	30	LF	6	\$643
	Storage/ Closet	220	SF	6	\$1,595
	Walls - Plaster/Drywall	1,428	SF	6	\$3,941
Regular Classroom (14 rooms)					
	AC Units	15	EA	7	\$0
	Casework	120	LF	6	\$3,030
	Ceiling - Plaster/Drywall	13,579	SF	6	\$46,991
	Chalk Board	193	LF	4	\$17,719
	Doors - Transom Window	136	SF	6	\$2,303
	Doors - Wood Doors inclu hw	20	EA	6	\$6,020
	Floor - Tile/Sheet	6,941	SF	6	\$6,948
	Floor - Wood	6,638	SF	6	\$46,797
	Lighting - Pendent/Surface	200	EA	6	\$24,779

Building: Main
Category: Classrooms

Group	Item - Type	Quantity	Unit	Rank	Cost
Regular Classroom (14 rooms)					
	Marker Board	281	LF	6	\$6,019
	Storage/ Closet	3,080	SF	6	\$22,330
	Walls - Metal Panel	1,428	SF	6	\$10,659
	Walls - Plaster/Drywall	20,647	SF	6	\$56,984
Science (1 room)					
	AC Units	1	EA	7	\$0
	Casework	14	LF	6	\$354
	Ceiling - Plaster/Drywall	888	SF	6	\$3,073
	Chalk Board	26	LF	4	\$2,387
	Doors - Transom Window	16	SF	6	\$271
	Doors - Wood Doors inclu hw	2	EA	6	\$602
	Eye Wash Station	1	EA	6	\$336
	Floor - Tile/Sheet	888	SF	6	\$889
	Lighting - Pendent/Surface	14	EA	6	\$1,735
	Marker Board	16	LF	6	\$343
	Storage/ Closet	220	SF	6	\$1,595
	Walls - Plaster/Drywall	1,428	SF	6	\$3,941
	Work Sink	1	EA	6	\$379
Special Education (1 room)					
	AC Units	1	EA	7	\$0
	Casework	8	LF	6	\$202
	Ceiling - Plaster/Drywall	888	SF	6	\$3,073
	Chalk Board	22	LF	4	\$2,020
	Doors - Transom Window	8	SF	6	\$135
	Doors - Wood Doors inclu hw	1	EA	6	\$301
	Floor - Tile/Sheet	888	SF	6	\$889
	Lighting - Pendent/Surface	14	EA	6	\$1,735
	Marker Board	16	LF	6	\$343
	Storage/ Closet	220	SF	6	\$1,595
	Walls - Plaster/Drywall	1,428	SF	6	\$3,941

Classrooms Subtotal: **\$415,475**

Building: Main
Category: Rooms (Other Than Classrooms)

Group	Item - Type	Quantity	Unit	Rank	Cost
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Building: Main
Category: Rooms (Other Than Classrooms)

Group	Item - Type	Quantity	Unit	Rank	Cost
Administrative Suites/Offices					
	AC Unit	5	EA	6	\$2,478
	Ceiling - Exposed	1,551	SF	6	\$2,307
	Ceiling - Plaster/Drywall	1,521	SF	6	\$5,264
	Ceiling - Splined	460	SF	6	\$375
	Doors - Steel Doors incl hw	1	EA	6	\$301
	Doors - Transom Window	75	SF	6	\$1,270
	Doors - Wood Doors inclu hw	10	EA	6	\$3,010
	Floor - Carpet	914	SF	6	\$1,947
	Floor - Concrete	105	SF	6	\$56
	Floor - Tile/Sheet	1,262	SF	6	\$1,263
	Floor - Wood	1,251	SF	6	\$8,819
	Lighting - Pendent/Surface	6	EA	4	\$3,244
	Lighting - Pendent/Surface	28	EA	6	\$3,469
	Lighting - Pendent/Surface	11	EA	7	\$0
	Power Distribution	80	EA	7	\$0
	Storage/ Closet	85	SF	6	\$616
	Walls - Masonry	196	SF	5	\$8,100
	Walls - Masonry	884	SF	6	\$2,781
	Walls - Plaster/Drywall	4,087	SF	6	\$11,280
	Walls - Vinyl Coated Gypsum Panel	1,199	SF	6	\$3,309
	Work Sink	4	EA	6	\$2,033
Auditorium & Theater					
	Balcony Seating	68	EA	6	\$11,826
	Ceiling - Plaster/Drywall	4,273	SF	6	\$35,624
	Doors - Wood Doors inclu hw	2	EA	6	\$602
	Floor - Carpet	421	SF	6	\$897
	Floor - Wood	1,366	SF	6	\$9,630
	Lighting - Wall Mounted	6	EA	5	\$1,017
	Main Floor Seating	306	EA	6	\$53,218
	Sound System	1	EA	6	\$10,721
	Stage	1,055	SF	6	\$6,095
	Stage Curtain	2	EA	6	\$0
	Stage Lighting System	1	EA	6	\$8,077
	Stage-Stairs - Wood	6	LF	6	\$70
	Stairs - Asphalt	40	LF	6	\$371
	Stairs - Wood	15	LF	6	\$176
	Storage/ Closet	150	SF	6	\$1,088

Building: Main
Category: Rooms (Other Than Classrooms)

Group	Item - Type	Quantity	Unit	Rank	Cost
Auditorium & Theater					
	Walls - Metal Panel	6,285	SF	6	\$46,915
Gymnasia					
	Ceiling - Plaster/Drywall	500	SF	5	\$8,516
	Ceiling - Plaster/Drywall	2,577	SF	6	\$14,225
	Doors - Wood Doors inclu hw	2	EA	6	\$602
	Floor - Wood	3,077	SF	6	\$21,693
	Lighting - Metal Halide/Sodium Vapor	8	EA	6	\$1,070
	Walls - Metal Panel	1,251	SF	6	\$9,338
	Walls - Plaster/Drywall	2,668	SF	6	\$7,363
Kitchen					
	Ceiling - Plaster/Drywall	782	SF	6	\$2,706
	Doors - Transom Window	24	SF	6	\$406
	Doors - Wood Doors inclu hw	1	EA	6	\$301
	Floor - Tile/Sheet	782	SF	6	\$783
	Lighting - Pendent/Surface	19	EA	7	\$0
	Serving Line	12	LF	6	\$714
	Storage/ Closet	326	SF	6	\$2,364
	Walls - Plaster/Drywall	1,089	SF	6	\$3,006
	Walls - Vinyl Coated Gypsum Panel	134	SF	6	\$370
Lunch & Multipurpose Room					
	Ceiling - Exposed	1,506	SF	6	\$2,240
	Doors - Transom Window	40	SF	6	\$677
	Floor - Concrete Epoxy/ Painted	1,506	SF	6	\$797
	Lighting - Pendent/Surface	24	EA	7	\$0
	Walls - Vinyl Coated Gypsum Panel	2,354	SF	6	\$6,497
Mechanical/ Service Rooms					
	Air Intake Plenums	200	SF	6	\$1,238
	Air Tunnel	195	SF	6	\$1,207
	Boiler Room	1,128	SF	6	\$8,081
	Coal Room	517	SF	6	\$3,704
	Interior Stairs	5	LF	6	\$45
	Janitor's Closet	60	SF	6	\$430
	Mechanical/ Service Rooms	815	SF	6	\$5,839
	Storage Room	50	SF	5	\$807
	Storage Room	1,345	SF	6	\$9,636

Building: Main
Category: Rooms (Other Than Classrooms)

Group	Item - Type	Quantity	Unit	Rank	Cost
Mechanical/ Service Rooms					
	Vaults	160	SF	6	\$1,146
Restroom					
	Accessories	2,211	SF	6	\$20,393
	Ceiling - Exposed	21	SF	5	\$58
	Ceiling - Exposed	1,510	SF	6	\$2,246
	Ceiling - Lay-in	18	SF	6	\$54
	Ceiling - Plaster/Drywall	662	SF	6	\$2,291
	Doors - Wood Doors inclu hw	7	EA	6	\$2,107
	Floor - Concrete	21	SF	6	\$11
	Floor - Concrete Epoxy/ Painted	5	SF	5	\$11
	Floor - Concrete Epoxy/ Painted	1,435	SF	6	\$759
	Floor - Terrazzo	66	SF	6	\$144
	Floor - Tile Ceramic/ Porcelain	292	SF	6	\$618
	Floor - Tile/Sheet	5	SF	5	\$22
	Floor - Tile/Sheet	322	SF	6	\$322
	Floor Drain	5	EA	6	\$5,296
	Hand Dryer	8	EA	6	\$1,840
	Lavatory	13	EA	6	\$4,155
	Lighting - Chandelier, Incandescent	1	EA	5	\$626
	Lighting - Lay-in	1	EA	6	\$119
	Lighting - Pendent/Surface	13	EA	6	\$1,611
	Lighting - Pendent/Surface	16	EA	7	\$0
	Lighting - Wall Mounted	1	EA	5	\$169
	Partitions	27	EA	6	\$8,017
	Showers	1	EA	6	\$311
	Urinals	12	EA	6	\$4,032
	Walls - Masonry	130	SF	5	\$5,373
	Walls - Masonry	131	SF	6	\$412
	Walls - Plaster/Drywall	1,900	SF	6	\$5,244
	Walls - Structural Glazed Tile	2,827	SF	6	\$8,894
	Walls - Vinyl Coated Gypsum Panel	1,252	SF	6	\$3,455
	Water Closet	1	EA	5	\$1,344
	Water Closet	27	EA	6	\$9,071

Rooms (Other Than Classrooms) Subtotal:
\$453,054
Building: Main

Category: Building Interior

Group	Item - Type	Quantity	Unit	Rank	Cost
Corridor					
	Ceiling	2,328	SF	6	\$0
	Ceiling - Exposed	1,939	SF	6	\$2,884
	Ceiling - Plaster/Drywall	128	SF	5	\$1,613
	Ceiling - Plaster/Drywall	5,091	SF	6	\$31,598
	Doors - Transom Window	30	EA	6	\$508
	Doors - Wood Doors include hw	8	EA	6	\$2,408
	Drinking Fountains - Single Fountain	6	EA	6	\$1,654
	Drinking Fountains - Triple Fountain	4	EA	5	\$9,441
	Floor - Asphalt Floor	7,355	SF	6	\$11,149
	Floor - Concrete	210	SF	6	\$111
	Floor - Concrete Epoxy/ Painted	2,305	SF	6	\$1,121
	Floor - Terrazzo	128	SF	6	\$1,074
	Lighting - Pendent/Surface	3	EA	4	\$1,622
	Lighting - Pendent/Surface	36	EA	6	\$4,460
	Lighting - Pendent/Surface	21	EA	7	\$0
	Stairs - Concrete Stairs	8	LF	6	\$66
	Walls - Concrete Block	64	SF	6	\$188
	Walls - Masonry	1,328	SF	6	\$4,178
	Walls - Plaster/Drywall	16,130	SF	6	\$71,504
	Walls - Structural Glazed Tile	805	SF	6	\$2,533
	Walls - Vinyl Coated Gypsum Panel	2,865	SF	6	\$7,907
Safety					
	Camera Viewing Station	1	EA	6	\$683
	Security Cameras	1	EA	6	\$194
Stairs					
	Ceiling - Plaster/Drywall	712	SF	6	\$5,213
	Floor - Asphalt	2,044	SF	6	\$15,842
	Handrails	324	LF	6	\$2,808
	Lighting - Pendent/Surface	6	EA	6	\$743
	Stairs - Asphalt	160	LF	6	\$1,485
	Walls - Plaster/Drywall	4,680	SF	6	\$12,916
Building Interior Subtotal:					\$195,902
Total Building Cost					\$3,635,583

Building: Annex

Category: Building Exterior

Group	Item - Type	Quantity	Unit	Rank	Cost
Entrance					
	Entrance Control - Audio	1	EA	6	\$497
	Exterior Doors - Exterior Steel Door	6	EA	6	\$2,883
	Power Door Operator and Controls	1	EA	6	\$0
Foundation					
	Foundation - Concrete	555	LF	7	\$0
	Superstructure - Steel	14,400	SF	7	\$0
Lighting					
	Exterior Lighting - Wall Mounted	3	EA	6	\$866
Roof System					
	Chimney - Metal Flue	30	LF	6	\$4,744
	Coping - Metal	555	LF	6	\$17,825
	Downspouts - Exterior Downspouts	42	LF	6	\$1,396
	Roof - Metal	15,315	SF	6	\$205,207
	Roof Structure - Steel / Metal Deck/ Concrete Topping	15,315	SF	7	\$0
Walls					
	Canopy - Metal	80	SF	6	\$1,718
	Exterior Walls - Brick	3,845	SF	6	\$25,842
	Exterior Walls - Stone-Cast	115	SF	6	\$773
	Exterior Walls - Stone-Cut	110	SF	6	\$739
Windows					
	Guard - Guards perforated	1,520	SF	6	\$19,410
	Lintels - Steel	250	LF	6	\$7,257
	Windows - Louver	160	SF	6	\$1,194
	Windows - Sash Aluminum Double-pane	1,520	SF	6	\$11,346
Building Exterior Subtotal:					\$301,700

Building: Annex
Category: Electrical System

Group	Item - Type	Quantity	Unit	Rank	Cost
Emergency System					
	Automatic Transfer Switch	1	EA	7	\$0
	Emergency A/C Power - Corridors and Stairs	2,054	SF	6	\$617
	Emergency Battery Packs - Corridors and Stairs	11	EA	6	\$2,228
	Emergency Battery Packs - Students Toilets	2	EA	6	\$405

Building: Annex
Category: Electrical System

Group	Item - Type	Quantity	Unit	Rank	Cost
Emergency System					
	Exit Signs - Corridors and Stairs	9	EA	4	\$4,909
	Security System - CCTV	14,400	SF	6	\$4,324
	Security System - Intrusion Detection	14,400	SF	6	\$3,707
Main Service					
	Independent Electrical Service for emergency power	1	EA	7	\$0
	Main Electrical Service - 800 A and 120/208/3PH	1	EA	6	\$3,570
	PA System	14,400	SF	7	\$0
Power Distribution					
	Lighting and Power Panels - 100 A	2	EA	7	\$0
	Lighting and Power Panels - Above 100 A	3	EA	7	\$0
	Main Distribution Panels - 400 - 600 amp	1	EA	7	\$0
Electrical System Subtotal:					\$19,760

Building: Annex
Category: Safty System

Group	Item - Type	Quantity	Unit	Rank	Cost
Fire Alarm					
	Fire Alarm Panel	1	EA	6	\$6,406
	Fire Alarm Strobe Lights	14,400	SF	7	\$0
	Fire Alarm_System	14,400	SF	7	\$0
Sprinkler System					
	Sprinkler Heads	14,400	SF	7	\$0
	Sprinkler Piping	14,400	SF	7	\$0
	Wet Sprinkler System	14,400	SF	7	\$0
Safty System Subtotal:					\$6,406

Building: Annex
Category: Mechanical System

Group	Item - Type	Quantity	Unit	Rank	Cost
Air Handling Systems					
	Air Handling Unit-Package Single Zone- Indoor- Hot Water Coils - 4000-8000 cfm	1	EA	6	\$3,350
	Air Intake	1	EA	7	\$0

Building: Annex
Category: Mechanical System

Group	Item - Type	Quantity	Unit	Rank	Cost
Boiler Systems					
	Boiler Auxiliary- Scotch Marine- Hot Water Boiler - 2001 - 3000 MBH	2	EA	6	\$1,996
	Chemical Pot Feeder	1	EA	6	\$725
	Combustion Dampers	3	EA	6	\$1,227
	Hot Water Pump	2	EA	6	\$748
	Non Condensing- Scotch Marine- Hot Water Boiler - 2001 - 3000 MBH	2	EA	6	\$1,996
	Piping - Dual Temperature Pipes- Copper	250	LF	7	\$0
	Piping - Dual Temperature Pipes- Steel	100	LF	6	\$189
	Water Fill System	1	EA	6	\$1,168
Gas Booster					
	Gas Booster	1	EA	6	\$499
Heating Devices					
	Cabinet Heaters - With Hot Water Coil	6	EA	6	\$2,126
	Unit Heater - Hot Water	2	EA	6	\$558
Temperature Control					
	Electric Thermostat	1	EA	7	\$0
Unit Ventilation					
	Unit Ventilators- Floor Mounted- Hot Water w/ DX Cooling Coil & w/ Self Contained Compressors	1	EA	4	\$22,939
	Unit Ventilators- Floor Mounted- Hot Water w/ DX Cooling Coil & w/ Self Contained Compressors	11	EA	5	\$108,689
Ventilation					
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	1	EA	6	\$592
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	1	EA	6	\$592
	Exhaust Fans- Roof Mounted - Less than 500 CFM	1	EA	6	\$296
Mechanical System Subtotal:					\$147,690

Building: Annex
Category: Plumbing System

Group	Item - Type	Quantity	Unit	Rank	Cost
Hot Water					
	Gas Heater - 150000 - 300000 BTU/HR	1	EA	5	\$2,249
Piping					
	Domestic Piping-Cold Water Horizontal Lines	14,400	SF	7	\$0

Building: Annex
Category: Plumbing System

Group	Item - Type	Quantity	Unit	Rank	Cost
Piping					
	Domestic Piping-Hot Water Horizontal Lines	14,400	SF	7	\$0
	Sanitary Piping	14,400	SF	7	\$0
	Vent Piping	14,400	SF	7	\$0

Plumbing System Subtotal:
\$2,249
Building: Annex
Category: Classrooms

Group	Item - Type	Quantity	Unit	Rank	Cost
Pre School (2 rooms)					
	Casework	48	LF	6	\$1,212
	Ceiling - Lay-in	1,696	SF	6	\$5,093
	Chalk Board	24	LF	4	\$2,203
	Doors - Steel Doors incl hw	2	EA	6	\$602
	Floor - Tile/Sheet	1,696	SF	6	\$1,698
	Lighting - Lay-in	18	EA	7	\$0
	Marker Board	24	LF	7	\$0
	Storage/ Closet	20	SF	6	\$145
	Walls - Concrete Block	1,556	SF	6	\$4,561
	Walls - Plaster/Drywall	510	SF	6	\$1,408

Regular Classroom (7 rooms)

Casework	156	LF	6	\$3,940
Ceiling - Lay-in	5,097	SF	6	\$15,306
Chalk Board	60	LF	4	\$5,508
Doors - Steel Doors incl hw	7	EA	6	\$2,107
Floor - Tile/Sheet	5,936	SF	6	\$5,942
Lighting - Lay-in	63	EA	7	\$0
Marker Board	12	LF	6	\$257
Marker Board	72	LF	7	\$0
Storage/ Closet	70	SF	6	\$508
Walls - Concrete Block	3,749	SF	6	\$10,990
Walls - Plaster/Drywall	3,210	SF	6	\$8,859

Special Education (1 room)

Casework	24	LF	6	\$606
Ceiling - Lay-in	848	SF	6	\$2,547
Doors - Steel Doors incl hw	1	EA	6	\$301

Building: Annex
Category: Classrooms

Group	Item - Type	Quantity	Unit	Rank	Cost
Special Education (1 room)					
	Floor - Tile/Sheet	848	SF	6	\$849
	Lighting - Lay-in	9	EA	7	\$0
	Marker Board	12	LF	7	\$0
	Storage/ Closet	10	SF	6	\$73
	Walls - Concrete Block	460	SF	6	\$1,348
	Walls - Plaster/Drywall	590	SF	6	\$1,628

Classrooms Subtotal:
\$77,691
Building: Annex
Category: Rooms (Other Than Classrooms)

Group	Item - Type	Quantity	Unit	Rank	Cost
Administrative Suites/Offices					
	Ceiling - Lay-in	362	SF	6	\$1,087
	Doors - Steel Doors incl hw	1	EA	6	\$301
	Floor - Tile/Sheet	362	SF	6	\$362
	Lighting - Lay-in	4	EA	7	\$0
	Power Distribution	6	EA	7	\$0
	Walls - Concrete Block	319	SF	6	\$935
	Walls - Plaster/Drywall	516	SF	6	\$1,424
MDF_IDF					
	AC Unit	1	EA	4	\$6,086
	Doors - Steel Doors incl hw	1	EA	6	\$301
	Finishes	99	SF	5	\$1,598
	Finishes	201	SF	6	\$1,434
	Ventilation and Cooling	1	EA	6	\$1,855
Mechanical/ Service Rooms					
	Boiler Room	415	SF	6	\$2,973
	Janitor's Closet	34	SF	6	\$244
	Mechanical/ Service Rooms	272	SF	6	\$1,949
Restroom					
	Accessories	1,234	SF	6	\$11,382
	Ceiling - Plaster/Drywall	1,234	SF	6	\$4,270
	Doors - Steel Doors incl hw	2	EA	6	\$602
	Floor - Concrete Epoxy/ Painted	1,147	SF	6	\$607

Building: Annex
Category: Rooms (Other Than Classrooms)

Group	Item - Type	Quantity	Unit	Rank	Cost
Restroom					
	Floor - Tile/Sheet	87	SF	6	\$87
	Floor Drain	6	EA	6	\$6,355
	Hand Dryer	4	EA	6	\$920
	Lavatory	8	EA	6	\$2,557
	Lighting - Lay-in	12	EA	7	\$0
	Partitions	7	EA	6	\$2,078
	Urinals	6	EA	6	\$2,016
	Walls - Concrete Block	3,815	SF	6	\$11,184
	Water Closet	14	EA	6	\$4,704

Rooms (Other Than Classrooms) Subtotal:
\$67,312
Building: Annex
Category: Building Interior

Group	Item - Type	Quantity	Unit	Rank	Cost
Corridor					
	Ceiling - Lay-in	1,786	SF	6	\$5,363
	Ceiling - Plaster/Drywall	268	SF	6	\$1,659
	Doors - Steel Doors incl hw	6	EA	6	\$1,806
	Drinking Fountains - Single Fountain	2	EA	6	\$551
	Floor - Tile Ceramic/ Porcelain	268	SF	6	\$747
	Floor - Tile/Sheet	1,786	SF	6	\$971
	Lighting - Lay-in	20	EA	7	\$0
	Walls - Concrete Block	6,055	SF	6	\$17,750

Safety

	Security Cameras	1	EA	6	\$194
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Building Interior Subtotal:
\$29,042
Total Building Cost
\$651,850
SITE
Category: Site

Group	Item - Type	Quantity	Unit	Rank	Cost
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SITE
Category: Site

Group	Item - Type	Quantity	Unit	Rank	Cost
Civil/Drainage					
	Civil/ Drainage - Catch Basin	11	EA	6	\$12,032
	Civil/ Drainage - Site Manhole	2	EA	5	\$7,395
	Civil/ Drainage - Site Manhole	5	EA	6	\$7,464
Fencing					
	Fencing - Chain Link	50	LF	5	\$3,049
	Fencing - Chain Link	190	LF	6	\$3,567
	Fencing - Guard Rail	200	LF	6	\$2,311
	Fencing - New Standard Ornamental	35	LF	5	\$4,984
	Fencing - New Standard Ornamental	930	LF	6	\$29,670
	Fencing - Wood Fencing w/ Steel Frame	125	LF	6	\$1,639
Landscape					
	Landscape - Grass	3,855	SF	5	\$5,843
	Landscape - Hardscape- Asphalt	5,000	SF	5	\$22,809
	Landscape - Hardscape- Asphalt	12,690	SF	6	\$30,668
	Landscape - Hardscape- Concrete	450	SF	5	\$4,208
	Landscape - Hardscape- Concrete	420	SF	6	\$2,553
	Lighting - Pole Mounted	4	EA	4	\$14,155
	Lighting - Pole Mounted	3	EA	6	\$3,251
	Parkway trees	3	EA	4	\$7,872
	Parkway trees	21	EA	6	\$13,861
	Planting Beds/ Area	1,120	SF	6	\$1,842
	Play Area - Synthetic Turf Play Field	3,920	SF	7	\$0
	Trash Receptacles	2	EA	6	\$625
	Walking Path - Asphalt	1,680	SF	6	\$5,405
Parking Lot					
	Concrete Curbs	115	LF	6	\$1,477
	Surface - Asphalt	12,675	SF	6	\$30,632
	Surface - Concrete	2,660	SF	4	\$39,255
	Trash Enclosure - Chain Links	930	SF	6	\$16,318
	Vehicular Screening	120	LF	6	\$9,448
Playground					
	Equipment - Combo 3-12	1	EA	6	\$7,092
	Surface - Square Rubber Mats	400	SF	5	\$4,038
	Surface - Square Rubber Mats	1,720	SF	6	\$9,273

SITE
Category: Site

Group	Item - Type	Quantity	Unit	Rank	Cost
Sidewalks					
	Sidewalks - Internal Walks	20	LF	5	\$1,155
	Sidewalks - Internal Walks	560	LF	6	\$6,727
	Sidewalks - Perimeter Sidewalks	255	SF	4	\$4,102
	Sidewalks - Perimeter Sidewalks	30	SF	5	\$287
	Sidewalks - Perimeter Sidewalks	10,550	SF	6	\$20,970
Signage					
	Flag Pole - Building Mounted Flag Pole	1	EA	6	\$828
Site Subtotal:					\$336,806
Total Site Cost					\$336,806
Campus Total ^{2 3}					\$4,624,239

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	Science	3rd Floor	304	304	888	1	34	80	66	24	40	Y	Y	N
Health	Play Room	Basement	B-2	B-2	735	1	0	20	66	30	40	N	Y	N
Kindergarten	Regular Classroom	1st Floor	103	103	888	1	0	14	78	13	40	Y	Y	Y
Kindergarten	Regular Classroom	1st Floor	104	104	888	2	2	10	66	24	40	Y	Y	Y
Kindergarten	Kindergarten	1st Floor	107	107	888	1	0	8	66	24	40	Y	Y	Y
Kindergarten	Kindergarten	1st Floor	108	108	1,373	2	1	8	98	16	2	Y	Y	N
Library	Library	2nd Floor	208	208	1,365	2	3	10	98	16	2	Y	Y	N
Music Room	Lunch Room	Basement	B-1	B-1	1,046	1	0	9	55	25	40	N	Y	N
Other Instructional Use	Regular Classroom	2nd Floor	207	207	888	1	7	22	88	48	40	Y	Y	N
Regular Classroom	Regular Classroom	1st Floor	101	101	888	1	0	8	66	24	40	Y	Y	Y
Regular Classroom	Regular Classroom	1st Floor	102	102	1,085	1	8	26	166	90	40	Y	Y	Y
Regular Classroom	Regular Classroom	1st Floor	105	105	888	1	0	8	66	24	40	Y	Y	Y
Regular Classroom	Regular Classroom	2nd Floor	201	201	888	1	0	8	66	24	40	Y	Y	Y
Regular Classroom	Regular Classroom	2nd Floor	202	202	1,091	1	8	26	166	90	40	Y	Y	Y
Regular Classroom	Regular Classroom	2nd Floor	204	204	888	2	2	10	88	48	40	Y	Y	N
Regular Classroom	Regular Classroom	2nd Floor	205	205	888	1	1	8	66	24	40	Y	Y	Y
Regular Classroom	Regular Classroom	2nd Floor	206	206	888	1	1	8	88	48	40	Y	Y	Y
Regular Classroom	Regular Classroom	3rd Floor	301	301	888	1	1	8	66	24	40	Y	Y	N
Regular Classroom	Regular Classroom	3rd Floor	302	302	1,113	1	1	10	166	90	40	Y	Y	Y
Regular Classroom	Regular Classroom	3rd Floor	303	303	888	1	6	14	78	13	40	Y	Y	N
Regular Classroom	Regular Classroom	3rd Floor	305	305	888	1	6	8	66	24	40	Y	Y	N
Regular Classroom	Regular Classroom	3rd Floor	307	307	888	1	1	8	88	48	40	Y	Y	N
Regular Classroom	Regular Classroom	3rd Floor	308	308	1,410	1	4	10	98	16	2	Y	Y	N
Science	Regular Classroom	3rd Floor	306	306	888	1	26	52	66	24	40	Y	Y	N
Special Education	Regular Classroom	2nd Floor	203	203	888	1	6	14	78	13	40	Y	Y	Y

Annex

Pre School	Regular Classroom	1st Floor	109	109	848	1	7	18	130	48	40	N	Y	N
Pre School	Regular Classroom	1st Floor	110	110	848	1	7	18	102	48	40	N	Y	N
Regular Classroom	Regular Classroom	1st Floor	111	111	848	1	7	18	102	48	40	N	Y	N
Regular Classroom	Regular Classroom	1st Floor	112	112	848	1	7	18	130	48	40	N	Y	Y
Regular Classroom	Regular Classroom	1st Floor	114	114	848	1	7	18	130	48	40	N	Y	N
Regular Classroom	Regular Classroom	1st Floor	115	115	848	1	7	18	130	48	40	N	Y	N
Regular Classroom	Regular Classroom	1st Floor	116	116	848	1	7	18	130	48	40	N	Y	N
Regular Classroom	Regular Classroom	1st Floor	117	117	848	1	7	18	130	48	40	N	Y	N
Regular Classroom	Regular Classroom	1st Floor	118	118	848	1	7	18	130	48	40	N	Y	N
Special Education	Regular Classroom	1st Floor	113	113	848	1	7	18	130	48	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
Annex														