

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	1971	2	25,927	\$1,684,573
SITE				\$115,778
Campus Total			25,927	\$1,800,350

Building: Main

Category: Building Exterior

Group	Item - Type	Quantity	Unit	Rank	Cost
Entrance					
	Entrance Control - Audio and Video	2	EA	7	\$0
	Exterior Doors - Exterior Steel Door	6	EA	6	\$2,883
	Exterior Doors - Transom Lite	2	EA	6	\$627
Foundation					
	Foundation - Concrete	543	LF	7	\$0
	Superstructure - Steel	25,927	SF	7	\$0
Lighting					
	Exterior Lighting - Parapet or Roof Mounted	9	EA	6	\$4,829
	Exterior Lighting - Wall Mounted	1	EA	5	\$427
	Exterior Lighting - Wall Mounted	1	EA	6	\$289
Roof System					
	Coping - Metal	606	LF	6	\$19,463
	Downspouts - Interior Downspouts	98	LF	6	\$3,257
	Roof - Asphalt Gravel Ballast	14,364	SF	4	\$402,594
	Roof Structure - Steel / Metal Deck/ Concrete Topping	14,364	SF	7	\$0
Walls					
	Exterior Walls - Brick	45	SF	5	\$1,071

Building: Main

Category: Building Exterior

Group	Item - Type	Quantity	Unit	Rank	Cost
Walls					
	Exterior Walls - Brick	12,608	SF	7	\$0
	Exterior Walls - Prefabricated Metal Panel Wall	497	SF	6	\$2,822
	Exterior Walls - Stone-Cast	543	SF	5	\$7,299
Windows					
	Curtain wall - Louver	360	SF	6	\$4,036
	Guard - Guards wire guard	36	SF	6	\$460
	Lintels - Stone	442	LF	6	\$0
	Windows - Casement Aluminum Double-pane	2,280	SF	6	\$17,019

Building Exterior Subtotal: **\$467,076**

Building: Main

Category: Electrical System

Group	Item - Type	Quantity	Unit	Rank	Cost
Emergency System					
	Automatic Transfer Switch	1	EA	5	\$0
	Emergency A/C Power - Corridors and Stairs	3,114	SF	6	\$935
	Emergency A/C Power - Lunchrooms	2,758	SF	6	\$1,025
	Emergency A/C Power - Students Toilets	896	SF	6	\$333
	Emergency Battery Packs - Lunchrooms	2	EA	6	\$405
	Exit Signs - Corridors and Stairs	32	EA	4	\$17,456
	Exit Signs - Lunchroom	2	EA	4	\$1,091
	Security System - CCTV	51,854	SF	6	\$15,572
	Security System - Intrusion Detection	51,854	SF	6	\$13,347
Main Service					
	Independent Electrical Service for emergency power	1	EA	6	\$2,921
	Main Electrical Service - 2000 A 120/208/3PH	1	EA	6	\$8,232
	PA System	25,927	SF	5	\$17,796
Power Distribution					
	Lighting and Power Panels - 100 A	2	EA	6	\$598
	Lighting and Power Panels - Above 100 A	6	EA	6	\$2,982
	Main Distribution Panels - 400 - 600 amp	4	EA	6	\$2,111

Electrical System Subtotal: **\$84,804**

Building: Main

Category: Safty System

Group	Item - Type	Quantity	Unit	Rank	Cost
Fire Alarm					
	Fire Alarm Panel	1	EA	4	\$49,477
	Fire Alarm_System	25,927	SF	4	\$51,535

Safty System Subtotal:

\$101,012

Building: Main

Category: Mechanical System

Group	Item - Type	Quantity	Unit	Rank	Cost
Air Handling Systems					
	Roof Top Unit-Single Zone-Roof Mounted- DX Cooling Only with Self Contained Compressor - 11 - 20 tons	1	EA	6	\$2,792
Heating Devices					
	Wall Heater - Electric	15	EA	5	\$8,049
Temperature Control					
	DDC System	25,927	SF	6	\$14,830
	Electric Controls	25,927	SF	5	\$0
	Thermostats - DDC	1	EA	6	\$0
Unit Ventilation					
	Unit Ventilators- Floor Mounted- Electric Heating & DX Cooling Coil W/ Self Contained Compressor	23	EA	5	\$227,258
Ventilation					
	Exhaust Fans- Indoor - Less than 500 CFM	1	EA	4	\$1,278
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	4	EA	4	\$25,568

Mechanical System Subtotal:

\$279,775

Building: Main

Category: Plumbing System

Group	Item - Type	Quantity	Unit	Rank	Cost
Hot Water					
	Electric Heater - 20 - 50 KW	1	EA	5	\$2,504
	Electric Heater - Less than 20 KW	1	EA	5	\$2,443
Piping					
	Domestic Piping-Cold Water from Risers to Fixtures	25,927	SF	6	\$5,191

Building: Main

Category: Plumbing System

Group	Item - Type	Quantity	Unit	Rank	Cost
Piping					
	Domestic Piping-Cold Water Horizontal Lines	25,927	SF	6	\$6,303
	Domestic Piping-Cold Water Risers	25,927	SF	6	\$4,820
	Domestic Piping-Hot Water from Risers to Fixtures	25,927	SF	6	\$4,078
	Domestic Piping-Hot Water Horizontal Lines	25,927	SF	6	\$4,820
	Domestic Piping-Hot Water Return Lines	25,927	SF	6	\$3,708
	Domestic Piping-Hot Water Return Risers	25,927	SF	6	\$3,708
	Sanitary Piping	25,927	SF	6	\$23,728
	Storm Piping	25,927	SF	6	\$22,616
	Vent Piping	25,927	SF	6	\$17,426

Plumbing System Subtotal:

\$101,344

Building: Main

Category: Classrooms

Group	Item - Type	Quantity	Unit	Rank	Cost
Computer Lab (1 room)					
	Ceiling - Lay-in	745	SF	6	\$2,237
	Chalk Board	30	LF	4	\$2,754
	Doors - Steel Doors incl hw	1	EA	6	\$301
	Floor - Tile	745	SF	6	\$1,630
	Lighting - Lay-in	12	EA	4	\$4,030
	Marker Board	16	LF	6	\$343
	Storage/ Closet	12	SF	6	\$87
	Walls - Metal Panel	837	SF	6	\$6,248
	Walls - Plaster/Drywall	279	SF	6	\$770
	Wireless System	1	EA	7	\$0
Kindergarten (1 room)					
	Casework	35	LF	6	\$884
	Ceiling - Lay-in	1,080	SF	6	\$3,243
	Doors - Steel Doors incl hw	2	EA	6	\$602
	Floor - Carpet	1,080	SF	6	\$2,301
	Lighting - Lay-in	16	EA	4	\$5,374
	Marker Board	16	LF	6	\$343
	Walls - Metal Panel	1,674	SF	6	\$12,496
Other Instructional Use (1 room)					
	Casework	6	LF	6	\$152

Building: Main

Category: Classrooms

Group	Item - Type	Quantity	Unit	Rank	Cost
Other Instructional Use (1 room)					
	Ceiling - Lay-in	745	SF	6	\$2,237
	Doors - Steel Doors incl hw	1	EA	6	\$301
	Floor - Tile	745	SF	6	\$1,630
	Lighting - Lay-in	12	EA	4	\$4,030
	Marker Board	16	LF	7	\$0
	Storage/ Closet	12	SF	6	\$87
	Walls - Metal Panel	1,145	SF	6	\$8,547
Regular Classroom (11 rooms)					
	Casework	86	LF	6	\$2,172
	Ceiling - Lay-in	900	SF	5	\$5,354
	Ceiling - Lay-in	7,330	SF	6	\$22,012
	Chalk Board	303	LF	4	\$27,817
	Chalk Board	22	LF	6	\$491
	Doors - Steel Doors incl hw	11	EA	6	\$3,311
	Floor - Tile	3,880	SF	6	\$8,489
	Floor - Tile/Sheet	4,350	SF	6	\$4,354
	Lighting - Lay-in	120	EA	4	\$40,302
	Lighting - Metal Halide/ High Pressure Sodium	12	EA	4	\$5,701
	Marker Board	134	LF	6	\$2,870
	Marker Board	48	LF	7	\$0
	Storage/ Closet	60	SF	6	\$435
	Walls - Metal Panel	10,432	SF	6	\$77,871
	Walls - Plaster/Drywall	711	SF	6	\$1,962
Science (2 rooms)					
	Casework	16	LF	6	\$404
	Ceiling - Lay-in	1,450	SF	6	\$4,354
	Chalk Board	22	LF	4	\$2,020
	Doors - Steel Doors incl hw	2	EA	6	\$602
	Floor - Tile/Sheet	1,450	SF	6	\$1,451
	Lighting - Lay-in	24	EA	4	\$8,060
	Marker Board	36	LF	6	\$771
	Science Lab Elements	1,450	SF	6	\$9,828
	Walls - Metal Panel	1,725	SF	6	\$12,876

Classrooms Subtotal:

\$304,136

Building: Main

Category: Rooms (Other Than Classrooms)

Group	Item - Type	Quantity	Unit	Rank	Cost
Administrative Suites/Offices					
	Ceiling - Lay-in	1,825	SF	6	\$5,480
	Doors - Steel Doors incl hw	5	EA	6	\$1,505
	Doors - Steel Doors incl hw	1	EA	7	\$0
	Floor - Carpet	1,031	SF	6	\$2,197
	Floor - Concrete Epoxy/ Painted	289	SF	6	\$153
	Floor - Tile	506	SF	6	\$1,107
	Lighting - Lay-in	8	EA	4	\$2,687
	Lighting - Lay-in	10	EA	7	\$0
	Lighting - Pendent/Surface	3	EA	6	\$372
	Power Distribution	38	EA	6	\$80,745
	Power Distribution	8	EA	7	\$0
	Storage/ Closet	35	SF	6	\$254
	Walls - Metal Panel	1,846	SF	6	\$13,780
	Walls - Plaster/Drywall	1,228	SF	6	\$3,389
Kitchen					
	Ceiling - Lay-in	357	SF	6	\$1,072
	Doors - Steel Doors incl hw	2	EA	6	\$602
	Floor - Tile	357	SF	6	\$781
	Lighting - Lay-in	5	EA	7	\$0
	Walls - Metal Panel	138	SF	6	\$1,030
	Walls - Plaster/Drywall	414	SF	6	\$1,143
Library					
	Ceiling - Lay-in	975	SF	6	\$2,928
	Doors - Steel Doors incl hw	2	EA	6	\$602
	Floor - Tile	975	SF	6	\$2,133
	Lighting - Lay-in	16	EA	7	\$0
	Walls - Metal Panel	1,511	SF	6	\$11,279
Lunch & Multipurpose Room					
	Ceiling - Lay-in	2,758	SF	6	\$8,282
	Doors - Steel Doors incl hw	1	EA	6	\$301
	Floor - Tile	2,758	SF	6	\$6,034
	Lighting - Lay-in	20	EA	7	\$0
	Serving Line	8	LF	7	\$0
	Storage/ Closet	361	SF	6	\$2,617
	Walls - Metal Panel	4,413	SF	6	\$32,941

Building: Main

Category: Rooms (Other Than Classrooms)

Group	Item - Type	Quantity	Unit	Rank	Cost
MDF_IDF					
	Doors - Steel Doors incl hw	1	EA	6	\$301
	Finishes	95	SF	6	\$678
	Ventilation and Cooling	1	EA	6	\$1,855
Mechanical/ Service Rooms					
	Janitor's Closet	96	SF	6	\$688
	Storage Room	95	SF	6	\$681
Restroom					
	Accessories	967	SF	6	\$8,919
	Accessories	48	SF	7	\$0
	Ceiling - Lay-in	1,015	SF	6	\$3,048
	Doors - Steel Doors incl hw	21	EA	6	\$6,321
	Floor - Tile	48	SF	6	\$105
	Floor - Tile Ceramic/ Porcelain	868	SF	6	\$1,837
	Floor - Tile/Sheet	99	SF	6	\$99
	Floor Drain	4	EA	6	\$4,237
	Hand Dryer	8	EA	6	\$1,840
	Lavatory	13	EA	6	\$4,155
	Lighting - Lay-in	12	EA	6	\$1,428
	Lighting - Pendent/Surface	4	EA	6	\$496
	Lighting - Pendent/Surface	1	EA	7	\$0
	Partitions	18	EA	6	\$5,345
	Urinals	8	EA	6	\$2,688
	Walls - Metal Panel	190	SF	5	\$5,812
	Walls - Metal Panel	1,728	SF	6	\$12,899
	Walls - Plaster/Drywall	522	SF	6	\$1,441
	Walls - Tile Ceramic/ Porcelain	560	SF	6	\$1,265
	Water Closet	7	EA	5	\$9,407
	Water Closet	15	EA	6	\$5,040
	Water Closet	1	EA	7	\$0

Rooms (Other Than Classrooms) Subtotal:

\$263,997

Building: Main

Category: Building Interior

Group	Item - Type	Quantity	Unit	Rank	Cost
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Building: Main

Category: Building Interior

Group	Item - Type	Quantity	Unit	Rank	Cost
Corridor					
	Ceiling - Lay-in	2,990	SF	6	\$8,979
	Doors - Wood Doors include hw	4	EA	6	\$1,204
	Drinking Fountains - Double Fountain	1	EA	6	\$336
	Drinking Fountains - Single Water Cooler	1	EA	6	\$317
	Floor - Tile/Sheet	2,990	SF	6	\$1,625
	Lighting - Lay-in	10	EA	6	\$1,190
	Lighting - Lay-in	13	EA	7	\$0
	Walls - Metal Panel	5,877	SF	6	\$43,869
Safety					
	Camera Viewing Station	4	EA	6	\$2,730
	Security Cameras	11	EA	6	\$2,134
Stairs					
	Ceiling - Lay-in	272	SF	6	\$817
	Floor - Tile/Sheet	120	SF	6	\$65
	Handrails	128	LF	6	\$1,109
	Lighting - Lay-in	2	EA	6	\$238
	Stairs - Concrete	60	LF	6	\$498
	Walls - Metal Panel	2,320	SF	6	\$17,318

Building Interior Subtotal: **\$82,429**

Total Building Cost **\$1,684,573**

SITE

Category: Site

Group	Item - Type	Quantity	Unit	Rank	Cost
Civil/Drainage					
	Civil/ Drainage - Catch Basin	1	EA	6	\$1,094
	Civil/ Drainage - Site Manhole	1	EA	6	\$1,493
Fencing					
	Fencing - New Standard Ornamental	5	LF	5	\$712
	Fencing - New Standard Ornamental	743	LF	6	\$23,704
Landscape					
	Landscape - Grass	1,444	SF	6	\$1,198

SITE

Category: Site

Group	Item - Type	Quantity	Unit	Rank	Cost
Landscape					
	Landscape - Hardscape- Concrete	1,296	SF	6	\$6,690
	Landscape - Hardscape- Pavers	1,125	SF	6	\$6,371
	Parkway trees	14	EA	6	\$9,241
	Planting Beds/ Area	175	SF	6	\$288
	Play Area - Asphalt/ Hardscape	600	SF	4	\$6,358
	Play Area - Asphalt/ Hardscape	11,528	SF	6	\$27,860
Playground					
	Equipment - Combo 3-12	1	EA	6	\$7,092
	Surface - Square Rubber Mats	2,285	SF	6	\$12,319
Sidewalks					
	Sidewalks - Internal Walks	8	LF	6	\$96
	Sidewalks - Perimeter Sidewalks	225	SF	5	\$2,149
	Sidewalks - Perimeter Sidewalks	3,752	SF	6	\$7,458
Signage					
	Flag Pole - Building Mounted Flag Pole	1	EA	7	\$0
	Flag Pole - Flag Pole	1	EA	6	\$1,657
	Marquee - Free Standing Back Lighted	1	EA	6	\$0
	Monument - Building Mounted Cut Letter Sign	2	EA	6	\$0
Site Subtotal:					\$115,778
Total Site Cost					\$115,778

Campus Total ^{2 3}	\$1,800,350
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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.
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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
Main														
Computer Lab	Regular Classroom	1st Floor	104	NA	745	1	0	10	94	33	40	N	Y	Y
Kindergarten	Kindergarten	1st Floor	101	NA	1,080	1	1	10	151	54	40	N	Y	N
Other Instructional Use	Regular Classroom	2nd Floor	208	NA	745	1	0	10	94	33	40	N	Y	N
Regular Classroom	Regular Classroom	1st Floor	102	NA	745	1	0	10	94	33	40	N	Y	N
Regular Classroom	Regular Classroom	1st Floor	103	NA	725	1	1	10	94	33	40	N	Y	N
Regular Classroom	Regular Classroom	1st Floor	105	NA	725	1	0	10	94	33	40	N	Y	N
Regular Classroom	Regular Classroom	1st Floor	106	NA	745	1	0	10	94	33	40	N	Y	N
Regular Classroom	Regular Classroom	1st Floor	107	NA	725	1	1	10	94	33	40	N	Y	N
Regular Classroom	Regular Classroom	2nd Floor	202	NA	900	1	0	10	94	33	40	N	Y	N
Regular Classroom	Regular Classroom	2nd Floor	203	NA	725	1	0	10	94	33	40	N	Y	N
Regular Classroom	Regular Classroom	2nd Floor	204	NA	745	1	5	22	94	33	40	N	Y	Y
Regular Classroom	Regular Classroom	2nd Floor	205	NA	725	1	1	10	94	33	40	N	Y	N
Regular Classroom	Regular Classroom	2nd Floor	206	NA	745	1	0	10	94	33	40	N	Y	N
Regular Classroom	Regular Classroom	2nd Floor	209	NA	725	1	1	10	94	33	40	N	Y	N
Science	Regular Classroom	2nd Floor	201	NA	725	1	1	10	94	33	40	N	Y	N
Science	Regular Classroom	2nd Floor	207	NA	725	1	1	10	94	33	40	N	Y	N