

## 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           | 1916             | 2                | 56,330                | \$3,841,364   |
| SITE           |                  |                  |                       | \$564,509     |
| Campus Total   |                  |                  | 56,330                | \$4,405,873   |

### Building: Main

#### Category: Building Exterior

| Group             | Item - Type                                    | Quantity | Unit | Rank | Cost     |
|-------------------|--|----------|------|------|----------|
| <b>Entrance</b>   |  |          |      |      |          |
|                   | Entrance Control - Audio and Video             | 3        | EA   | 7    | \$0      |
|                   | Exterior Doors - Exterior Steel Door           | 3        | EA   | 6    | \$1,442  |
|                   | Exterior Doors - Overhead Rolling/ Garage Door | 1        | EA   | 6    | \$1,433  |
|                   | Exterior Doors - Side lite                     | 4        | EA   | 6    | \$1,253  |
|                   | Exterior Doors - Store Front                   | 17       | EA   | 6    | \$9,283  |
|                   | Exterior Doors - Transom Lite                  | 9        | EA   | 6    | \$2,820  |
|                   | Exterior Stairs - Concrete                     | 20       | LF   | 5    | \$2,192  |
|                   | Exterior Stairs - Concrete                     | 463      | LF   | 6    | \$37,858 |
|                   | Power Door Operator and Controls               | 2        | EA   | 7    | \$0      |
|                   | Stair Handrail - Steel_Stair Handrail          | 12       | LF   | 4    | \$1,803  |
|                   | Stair Handrail - Steel_Stair Handrail          | 154      | LF   | 6    | \$1,335  |
| <b>Foundation</b> |  |          |      |      |          |
|                   | Foundation - Masonry                           | 15       | LF   | 5    | \$5,002  |
|                   | Foundation - Masonry                           | 963      | LF   | 7    | \$0      |
|                   | Superstructure - Heavy Timber                  | 54,460   | SF   | 7    | \$0      |
| <b>Lighting</b>   |  |          |      |      |          |
|                   | Exterior Lighting - Wall Mounted               | 22       | EA   | 6    | \$6,352  |

## Building: Main

### Category: Building Exterior

| Group              | Item - Type                                     | Quantity | Unit | Rank | Cost      |
|--------------------|---|----------|------|------|-----------|
| <b>Roof System</b> |   |          |      |      |           |
|                    | Chimney - Brick Chimney- Concrete/ Mortar Liner | 25       | LF   | 4    | \$140,799 |
|                    | Chimney - Brick Chimney- Concrete/ Mortar Liner | 37       | LF   | 6    | \$35,323  |
|                    | Chimney - Metal Flue                            | 60       | LF   | 7    | \$0       |
|                    | Coping - Metal                                  | 951      | LF   | 6    | \$30,544  |
|                    | Coping - Stone                                  | 128      | LF   | 6    | \$4,111   |
|                    | Downspouts - Exterior Downspouts                | 30       | LF   | 6    | \$997     |
|                    | Downspouts - Interior Downspouts                | 592      | LF   | 3    | \$276,571 |
|                    | Downspouts - Interior Downspouts                | 45       | LF   | 6    | \$1,495   |
|                    | Parapet - 16" - 30" Height                      | 252      | LF   | 6    | \$10,068  |
|                    | Parapet - Parapet < 16" Height                  | 767      | LF   | 6    | \$16,342  |
|                    | Parapet - Parapet > 30"                         | 60       | LF   | 6    | \$3,835   |
|                    | Roof - Asphalt Shingle                          | 28,152   | SF   | 5    | \$290,256 |
|                    | Roof - Metal                                    | 1,902    | SF   | 5    | \$52,412  |
|                    | Roof - Metal                                    | 504      | SF   | 6    | \$6,753   |
|                    | Roof - Modified Bitumen                         | 87       | SF   | 6    | \$819     |
|                    | Roof Structure - Heavy Timber                   | 294      | SF   | 6    | \$3,195   |
|                    | Roof Structure - Heavy Timber                   | 297      | SF   | 7    | \$0       |
|                    | Roof Structure - Steel with Clay Tile Arch      | 29,624   | SF   | 7    | \$0       |
| <b>Walls</b>       |   |          |      |      |           |
|                    | Cheek-Wall - Stone                              | 120      | SF   | 6    | \$1,230   |
|                    | Cornice - Cast Stone                            | 951      | LF   | 3    | \$524,552 |
|                    | Exterior Walls - Brick                          | 215      | SF   | 5    | \$5,119   |
|                    | Exterior Walls - Brick                          | 32,152   | SF   | 6    | \$216,094 |
|                    | Exterior Walls - Prefabricated Metal Panel Wall | 288      | SF   | 6    | \$1,635   |
|                    | Exterior Walls - Stone-Cast                     | 5        | SF   | 5    | \$88      |
|                    | Exterior Walls - Stone-Cast                     | 3,081    | SF   | 6    | \$20,707  |
| <b>Windows</b>     |   |          |      |      |           |
|                    | Clerestory - Glass Double-Pane                  | 425      | SF   | 6    | \$3,981   |
|                    | Guard - Guards perforated                       | 324      | SF   | 6    | \$4,137   |
|                    | Lintels - Steel                                 | 700      | LF   | 6    | \$20,320  |
|                    | Lintels - Stone                                 | 85       | LF   | 6    | \$0       |
|                    | Windows - Sash Aluminum Double-pane             | 6,309    | SF   | 6    | \$47,094  |

**Building Exterior Subtotal:**

**\$1,789,253**

## Building: Main

## Category: Electrical System

| Group                     | Item - Type   | Quantity | Unit | Rank | Cost      |
|---------------------------|---|----------|------|------|-----------|
| <b>Emergency System</b>   |   |          |      |      |           |
|                           | Automatic Transfer Switch                               | 3        | EA   | 6    | \$1,224   |
|                           | Emergency A/C Power - Auditorium and Aisle Lighting     | 5,388    | SF   | 6    | \$2,851   |
|                           | Emergency A/C Power - Corridors and Stairs              | 11,418   | SF   | 6    | \$3,429   |
|                           | Emergency A/C Power - Gym                               | 3,584    | SF   | 6    | \$1,333   |
|                           | Emergency A/C Power - Students Toilets                  | 2,012    | SF   | 6    | \$748     |
|                           | Emergency Battery Packs - Gym                           | 1        | EA   | 6    | \$203     |
|                           | Emergency Generator- Outdoor- Natural Gas - 60 - 100 KW | 1        | EA   | 6    | \$11,671  |
|                           | Exit Signs - Auditorium                                 | 7        | EA   | 6    | \$1,048   |
|                           | Exit Signs - Corridors and Stairs                       | 22       | EA   | 6    | \$3,294   |
|                           | Exit Signs - Gym  | 2        | EA   | 6    | \$315     |
|                           | Security System - CCTV                                  | 56,330   | SF   | 4    | \$201,380 |
|                           | Security System - Intrusion Detection                   | 56,330   | SF   | 6    | \$14,499  |
| <b>Main Service</b>       |   |          |      |      |           |
|                           | Main Electrical Service - 2000 A 120/208/3PH            | 1        | EA   | 6    | \$8,232   |
|                           | Main Electrical Service - 2001 to 3000 A 120/208/3PH    | 1        | EA   | 6    | \$10,867  |
|                           | PA System   | 56,330   | SF   | 5    | \$38,665  |
| <b>Power Distribution</b> |   |          |      |      |           |
|                           | Lighting and Power Panels - 100 A                       | 2        | EA   | 6    | \$598     |
|                           | Lighting and Power Panels - 100 A                       | 2        | EA   | 7    | \$0       |
|                           | Lighting and Power Panels - Above 100 A                 | 3        | EA   | 6    | \$1,491   |
|                           | Lighting and Power Panels - Above 100 A                 | 6        | EA   | 7    | \$0       |
|                           | Main Distribution Panels - 400 - 600 amp                | 2        | EA   | 6    | \$1,055   |
|                           | Main Distribution Panels - 400 - 600 amp                | 2        | EA   | 7    | \$0       |
|                           | Main Distribution Panels - Greater than 600 amp         | 1        | EA   | 6    | \$730     |

**Electrical System Subtotal: \$303,633**

## Building: Main

### Category: Safty System

| Group             | Item - Type              | Quantity | Unit | Rank | Cost     |
|-------------------|--------------------------|----------|------|------|----------|
| <b>Fire Alarm</b> |                          |          |      |      |          |
|                   | Fire Alarm Panel         | 1        | EA   | 6    | \$6,406  |
|                   | Fire Alarm Strobe Lights | 56,330   | SF   | 6    | \$20,138 |
|                   | Fire Alarm_System        | 56,330   | SF   | 6    | \$27,388 |

**Safty System Subtotal: \$53,931**

## Building: Main

### Category: Mechanical System

| Group                       | Item - Type   | Quantity | Unit | Rank | Cost     |
|-----------------------------|---|----------|------|------|----------|
| <b>Air Conditioning</b>     |   |          |      |      |          |
|                             | Chiller-Air Cooled- Recipricating-Ground Mounted - 50 - 100 tons                          | 1        | EA   | 5    | \$47,700 |
|                             | Chiller-Air Cooled- Recipricating-Ground Mounted - 50 - 100 tons                          | 1        | EA   | 6    | \$3,659  |
| <b>Air Handling Systems</b> |   |          |      |      |          |
|                             | Air Handling Unit- Built Up- Multi Zone- Daul Temperature Coils - 25001 - 35000 cfm       | 1        | EA   | 6    | \$6,511  |
|                             | Air Handling Unit- Package Single Zone- Indoor- Daul Temperature Coils- - 10001-15000 cfm | 1        | EA   | 6    | \$3,350  |
|                             | Air Handling Unit- Package Single Zone- Indoor- Daul Temperature Coils- - 6000-10000 cfm  | 1        | EA   | 6    | \$3,350  |
|                             | Air Intake  | 3        | EA   | 6    | \$17,294 |
|                             | Auxiliaries - 10001-15000 cfm   | 1        | EA   | 6    | \$0      |
|                             | Auxiliaries - 25001 - 35000 cfm   | 1        | EA   | 6    | \$6,511  |
|                             | Auxiliaries - 6000-10000 cfm  | 1        | EA   | 6    | \$0      |
|                             | Indoor Return Fans- Centrifugal Inline - 10001 - 20000 CFM                                | 1        | EA   | 6    | \$1,857  |
|                             | Indoor Return Fans- Centrifugal Inline - 5000 - 10000 CFM                                 | 1        | EA   | 6    | \$1,857  |
|                             | Return Duct Work - Indoor- Vertical Shaft and Ducts                                       | 100      | LF   | 6    | \$0      |
|                             | Zone Dampers  | 16       | EA   | 6    | \$13,329 |
| <b>Boiler Systems</b>       |   |          |      |      |          |
|                             | Boiler Auxiliary- Condensing Hot Water - 1001 - 2000 HP                                   | 2        | EA   | 6    | \$6,176  |
|                             | Chemical Pot Feeder   | 1        | EA   | 6    | \$725    |
|                             | Combustion Dampers  | 1        | EA   | 6    | \$409    |
|                             | Condensing- Hot Water Boiler - 1001 - 2000 MBH  | 2        | EA   | 6    | \$1,996  |
|                             | Glycol Feed System  | 1        | EA   | 6    | \$539    |
|                             | Piping - Dual Temperature Pipes- Steel  | 800      | LF   | 6    | \$1,510  |
|                             | Water Fill System   | 1        | EA   | 6    | \$1,168  |
| <b>Heating Devices</b>      |   |          |      |      |          |
|                             | Fin Tube - Electric   | 80       | LF   | 6    | \$755    |
|                             | PTAC - Electric Heating and Self Contained Cooling  | 2        | EA   | 6    | \$482    |
|                             | Unit Heater - Electric  | 1        | EA   | 5    | \$1,008  |
|                             | Unit Heater - Electric  | 2        | EA   | 6    | \$556    |
|                             | Unit Heater - Gas   | 1        | EA   | 6    | \$278    |
|                             | Wall Heater - Electric  | 15       | EA   | 6    | \$2,084  |
| <b>Mechanical Plumbing</b>  |   |          |      |      |          |
|                             | Daul Temperature Pump - 10 - 20 HP  | 2        | EA   | 6    | \$2,485  |
|                             | Hot Water Pump - Less than 10   | 3        | EA   | 6    | \$3,334  |
| <b>Temperature Control</b>  |   |          |      |      |          |
|                             | DDC System  | 56,330   | SF   | 6    | \$32,221 |
|                             | Thermostats - DDC   | 16       | EA   | 6    | \$0      |

## Building: Main

### Category: Mechanical System

| Group                      | Item - Type                              | Quantity | Unit | Rank | Cost    |
|----------------------------|--|----------|------|------|---------|
| <b>Temperature Control</b> |  |          |      |      |         |
| <b>Ventilation</b>         |  |          |      |      |         |
|                            | Exhaust Fans- Indoor - 500 - 1500 CFM    | 3        | EA   | 6    | \$1,777 |
|                            | Exhaust Fans- Indoor - Less than 500 CFM | 2        | EA   | 6    | \$592   |

**Mechanical System Subtotal: \$163,510**

## Building: Main

### Category: Plumbing System

| Group            | Item - Type  | Quantity | Unit | Rank | Cost     |
|------------------|--|----------|------|------|----------|
| <b>Hot Water</b> |  |          |      |      |          |
|                  | Electric Heater - Less than 20 KW                  | 1        | EA   | 6    | \$682    |
|                  | Gas Heater - 150000 - 300000 BTU/HR                | 1        | EA   | 5    | \$2,249  |
| <b>Piping</b>    |  |          |      |      |          |
|                  | Domestic Piping-Cold Water from Risers to Fixtures | 56,330   | SF   | 4    | \$40,276 |
|                  | Domestic Piping-Cold Water Horizontal Lines        | 56,330   | SF   | 4    | \$81,357 |
|                  | Domestic Piping-Cold Water Risers                  | 56,330   | SF   | 4    | \$45,109 |
|                  | Domestic Piping-Hot Water from Risers to Fixtures  | 56,330   | SF   | 4    | \$30,610 |
|                  | Domestic Piping-Hot Water Horizontal Lines         | 56,330   | SF   | 4    | \$72,497 |
|                  | Domestic Piping-Hot Water Return Lines             | 56,330   | SF   | 4    | \$48,331 |
|                  | Domestic Piping-Hot Water Return Risers            | 56,330   | SF   | 4    | \$27,388 |
|                  | Sanitary Piping                                    | 56,330   | SF   | 6    | \$51,553 |
|                  | Storm Piping                                       | 56,330   | SF   | 6    | \$49,137 |
|                  | Vent Piping  | 56,330   | SF   | 6    | \$37,859 |
| <b>Pumps</b>     |  |          |      |      |          |
|                  | Pumps - Domestic Booster Pump-Simplex              | 1        | EA   | 5    | \$8,937  |

**Plumbing System Subtotal: \$495,985**

## Building: Main

### Category: Classrooms

| Group                    | Item - Type                 | Quantity | Unit | Rank | Cost    |
|--------------------------|-----------------------------|----------|------|------|---------|
| <b>Art Room (1 room)</b> |                             |          |      |      |         |
|                          | Casework                    | 10       | LF   | 6    | \$253   |
|                          | Ceiling - Lay-in            | 502      | SF   | 6    | \$1,508 |
|                          | Doors - Wood Doors inclu hw | 1        | EA   | 6    | \$301   |

## Building: Main

### Category: Classrooms

| Group                        | Item - Type                 | Quantity | Unit | Rank | Cost    |
|------------------------------|-----------------------------|----------|------|------|---------|
| <b>Art Room (1 room)</b>     |                             |          |      |      |         |
|                              | Floor - Tile                | 502      | SF   | 6    | \$1,098 |
|                              | Lighting - Pendent/Surface  | 8        | EA   | 7    | \$0     |
|                              | Marker Board                | 12       | LF   | 6    | \$257   |
|                              | Storage/ Closet             | 30       | SF   | 6    | \$218   |
|                              | Walls - Plaster/Drywall     | 756      | SF   | 6    | \$2,086 |
| <b>Computer Lab (1 room)</b> |                             |          |      |      |         |
|                              | Casework                    | 10       | LF   | 6    | \$253   |
|                              | Ceiling - Plaster/Drywall   | 818      | SF   | 6    | \$2,831 |
|                              | Chalk Board                 | 24       | LF   | 4    | \$2,203 |
|                              | Doors - Wood Doors inclu hw | 1        | EA   | 6    | \$301   |
|                              | Floor - Carpet              | 818      | SF   | 6    | \$1,743 |
|                              | Lighting - Pendent/Surface  | 14       | EA   | 7    | \$0     |
|                              | Marker Board                | 12       | LF   | 6    | \$257   |
|                              | Storage/ Closet             | 60       | SF   | 6    | \$435   |
|                              | Walls - Plaster/Drywall     | 1,496    | SF   | 6    | \$4,129 |
|                              | Wireless System             | 1        | EA   | 6    | \$372   |
| <b>Kindergarten (1 room)</b> |                             |          |      |      |         |
|                              | Casework                    | 66       | LF   | 6    | \$1,667 |
|                              | Ceiling - Plaster/Drywall   | 1,334    | SF   | 6    | \$4,616 |
|                              | Doors - Side-lite           | 6        | SF   | 6    | \$100   |
|                              | Doors - Transom Window      | 10       | SF   | 6    | \$169   |
|                              | Doors - Wood Doors inclu hw | 3        | EA   | 6    | \$903   |
|                              | Floor - Tile/Sheet          | 1,334    | SF   | 6    | \$1,335 |
|                              | Lighting - Pendent/Surface  | 19       | EA   | 7    | \$0     |
|                              | Marker Board                | 6        | LF   | 6    | \$129   |
|                              | Storage/ Closet             | 117      | SF   | 6    | \$848   |
|                              | Walls - Plaster/Drywall     | 2,668    | SF   | 6    | \$7,363 |
|                              | Work Sink                   | 1        | EA   | 6    | \$379   |
| <b>Library (2 rooms)</b>     |                             |          |      |      |         |
|                              | Casework                    | 10       | LF   | 6    | \$253   |
|                              | Ceiling - Plaster/Drywall   | 1,686    | SF   | 6    | \$5,835 |
|                              | Doors - Wood Doors inclu hw | 4        | EA   | 6    | \$1,204 |
|                              | Floor - Carpet              | 1,686    | SF   | 6    | \$3,592 |
|                              | Lighting - Pendent/Surface  | 28       | EA   | 7    | \$0     |
|                              | Marker Board                | 8        | LF   | 6    | \$171   |
|                              | Storage/ Closet             | 120      | SF   | 6    | \$870   |

## Building: Main

### Category: Classrooms

| Group                               | Item - Type                 | Quantity | Unit | Rank | Cost     |
|-------------------------------------|-----------------------------|----------|------|------|----------|
| <b>Library (2 rooms)</b>            |                             |          |      |      |          |
|                                     | Walls - Plaster/Drywall     | 3,034    | SF   | 6    | \$8,374  |
| <b>Pre School (1 room)</b>          |                             |          |      |      |          |
|                                     | Ceiling - Plaster/Drywall   | 763      | SF   | 6    | \$2,640  |
|                                     | Doors - Wood Doors inclu hw | 1        | EA   | 6    | \$301    |
|                                     | Floor - Wood                | 763      | SF   | 6    | \$5,379  |
|                                     | Lighting - Pendent/Surface  | 12       | EA   | 7    | \$0      |
|                                     | Storage/ Closet             | 30       | SF   | 6    | \$218    |
|                                     | Walls - Plaster/Drywall     | 1,506    | SF   | 6    | \$4,156  |
| <b>Regular Classroom (10 rooms)</b> |                             |          |      |      |          |
|                                     | Casework                    | 94       | LF   | 6    | \$2,374  |
|                                     | Ceiling - Plaster/Drywall   | 8,588    | SF   | 6    | \$29,720 |
|                                     | Chalk Board                 | 158      | LF   | 4    | \$14,505 |
|                                     | Doors - Transom Window      | 3        | SF   | 6    | \$51     |
|                                     | Doors - Wood Doors inclu hw | 10       | EA   | 6    | \$3,010  |
|                                     | Floor - Wood                | 8,588    | SF   | 6    | \$60,545 |
|                                     | Lighting - Pendent/Surface  | 140      | EA   | 7    | \$0      |
|                                     | Marker Board                | 144      | LF   | 6    | \$3,085  |
|                                     | Storage/ Closet             | 440      | SF   | 6    | \$3,190  |
|                                     | Walls - Plaster/Drywall     | 14,642   | SF   | 6    | \$40,410 |
| <b>Science (1 room)</b>             |                             |          |      |      |          |
|                                     | Casework                    | 74       | LF   | 6    | \$1,869  |
|                                     | Ceiling - Plaster/Drywall   | 1,364    | SF   | 6    | \$4,720  |
|                                     | Doors - Wood Doors inclu hw | 2        | EA   | 6    | \$602    |
|                                     | Floor - Wood                | 1,364    | SF   | 6    | \$9,616  |
|                                     | Lighting - Pendent/Surface  | 20       | EA   | 7    | \$0      |
|                                     | Marker Board                | 24       | LF   | 6    | \$514    |
|                                     | Science Lab Elements        | 1,364    | SF   | 6    | \$9,245  |
|                                     | Storage/ Closet             | 20       | SF   | 6    | \$145    |
|                                     | Walls - Plaster/Drywall     | 1,727    | SF   | 6    | \$4,766  |
|                                     | Work Sink                   | 3        | EA   | 6    | \$1,137  |
| <b>Special Education (2 rooms)</b>  |                             |          |      |      |          |
|                                     | Casework                    | 8        | LF   | 6    | \$202    |
|                                     | Ceiling - Lay-in            | 338      | SF   | 6    | \$1,015  |
|                                     | Ceiling - Plaster/Drywall   | 536      | SF   | 6    | \$1,855  |
|                                     | Doors - Transom Window      | 3        | SF   | 6    | \$51     |

## Building: Main

### Category: Classrooms

| Group                              | Item - Type                 | Quantity | Unit | Rank | Cost    |
|------------------------------------|-----------------------------|----------|------|------|---------|
| <b>Special Education (2 rooms)</b> |                             |          |      |      |         |
|                                    | Doors - Wood Doors inclu hw | 2        | EA   | 6    | \$602   |
|                                    | Floor - Carpet              | 536      | SF   | 6    | \$1,142 |
|                                    | Floor - Tile                | 338      | SF   | 6    | \$740   |
|                                    | Lighting - Pendent/Surface  | 10       | EA   | 7    | \$0     |
|                                    | Marker Board                | 16       | LF   | 6    | \$343   |
|                                    | Storage/ Closet             | 53       | SF   | 6    | \$384   |
|                                    | Walls - Plaster/Drywall     | 1,693    | SF   | 6    | \$4,673 |

### Classrooms Subtotal:

**\$269,257**

## Building: Main

### Category: Rooms (Other Than Classrooms)

| Group                                | Item - Type                 | Quantity | Unit | Rank | Cost     |
|--------------------------------------|-----------------------------|----------|------|------|----------|
| <b>Administrative Suites/Offices</b> |                             |          |      |      |          |
|                                      | Ceiling - Lay-in            | 136      | SF   | 6    | \$408    |
|                                      | Ceiling - Plaster/Drywall   | 114      | SF   | 5    | \$1,045  |
|                                      | Ceiling - Plaster/Drywall   | 3,392    | SF   | 6    | \$11,738 |
|                                      | Ceiling - Plaster/Drywall   | 144      | SF   | 7    | \$0      |
|                                      | Doors - Steel Doors incl hw | 2        | EA   | 6    | \$602    |
|                                      | Doors - Wood Doors inclu hw | 1        | EA   | 4    | \$3,413  |
|                                      | Doors - Wood Doors inclu hw | 9        | EA   | 6    | \$2,709  |
|                                      | Doors - Wood Doors inclu hw | 6        | EA   | 7    | \$0      |
|                                      | Floor - Carpet              | 1,978    | SF   | 6    | \$4,215  |
|                                      | Floor - Carpet              | 136      | SF   | 7    | \$0      |
|                                      | Floor - Tile                | 148      | SF   | 6    | \$324    |
|                                      | Floor - Tile/Sheet          | 588      | SF   | 6    | \$589    |
|                                      | Floor - Wood                | 549      | SF   | 6    | \$3,870  |
|                                      | Floor - Wood                | 144      | SF   | 7    | \$0      |
|                                      | Lighting - Lay-in           | 3        | EA   | 6    | \$357    |
|                                      | Lighting - Pendent/Surface  | 1        | EA   | 6    | \$124    |
|                                      | Lighting - Pendent/Surface  | 47       | EA   | 7    | \$0      |
|                                      | Power Distribution          | 38       | EA   | 6    | \$80,745 |
|                                      | Power Distribution          | 28       | EA   | 7    | \$0      |
|                                      | Storage/ Closet             | 191      | SF   | 6    | \$1,385  |
|                                      | Walls - Concrete Block      | 160      | SF   | 6    | \$469    |
|                                      | Walls - Metal Panel         | 96       | SF   | 6    | \$717    |
|                                      | Walls - Plaster/Drywall     | 114      | SF   | 5    | \$864    |

## Building: Main

### Category: Rooms (Other Than Classrooms)

| Group                                | Item - Type                          | Quantity | Unit | Rank | Cost     |
|--------------------------------------|--------------------------------------|----------|------|------|----------|
| <b>Administrative Suites/Offices</b> |                                      |          |      |      |          |
|                                      | Walls - Plaster/Drywall              | 5,969    | SF   | 6    | \$16,474 |
|                                      | Work Sink                            | 1        | EA   | 7    | \$0      |
| <b>Auditorium &amp; Theater</b>      |                                      |          |      |      |          |
|                                      | Ceiling - Plaster/Drywall            | 5,388    | SF   | 6    | \$44,919 |
|                                      | Doors - Steel Doors incl hw          | 13       | EA   | 6    | \$3,913  |
|                                      | Floor - Carpet                       | 1,978    | SF   | 6    | \$4,215  |
|                                      | Floor - Concrete Epoxy/ Painted      | 2,644    | SF   | 6    | \$1,399  |
|                                      | Floor - Wood                         | 766      | SF   | 6    | \$5,400  |
|                                      | Lighting - Pendent/Surface           | 42       | EA   | 7    | \$0      |
|                                      | Main Floor Seating                   | 459      | EA   | 6    | \$79,828 |
|                                      | Sound System                         | 1        | EA   | 6    | \$10,721 |
|                                      | Stage                                | 766      | SF   | 6    | \$4,425  |
|                                      | Stage Curtain                        | 2        | EA   | 6    | \$0      |
|                                      | Stage Lighting System                | 1        | EA   | 6    | \$8,077  |
|                                      | Stage-Stairs - Tile                  | 12       | LF   | 6    | \$111    |
|                                      | Storage/ Closet                      | 441      | SF   | 6    | \$3,197  |
|                                      | Walls - Plaster/Drywall              | 5,388    | SF   | 6    | \$25,657 |
| <b>Gymnasias</b>                     |                                      |          |      |      |          |
|                                      | Ceiling - Plaster/Drywall            | 3,584    | SF   | 5    | \$51,610 |
|                                      | Doors - Side-lite                    | 6        | SF   | 6    | \$100    |
|                                      | Doors - Transom Window               | 10       | SF   | 6    | \$169    |
|                                      | Doors - Wood Doors inclu hw          | 2        | EA   | 6    | \$602    |
|                                      | Floor - Wood                         | 3,584    | SF   | 6    | \$25,267 |
|                                      | Lighting - Metal Halide/Sodium Vapor | 16       | EA   | 7    | \$0      |
|                                      | Scoreboards                          | 1        | EA   | 7    | \$0      |
|                                      | Walls - Plaster/Drywall              | 5,632    | SF   | 5    | \$42,685 |
| <b>MDF_IDF</b>                       |                                      |          |      |      |          |
|                                      | AC Unit                              | 1        | EA   | 6    | \$496    |
|                                      | Doors - Wood Doors inclu hw          | 1        | EA   | 6    | \$301    |
|                                      | Finishes                             | 136      | SF   | 6    | \$970    |
|                                      | Ventilation and Cooling              | 1        | EA   | 6    | \$1,855  |
| <b>Mechanical/ Service Rooms</b>     |                                      |          |      |      |          |
|                                      | Boiler Room                          | 934      | SF   | 6    | \$6,691  |
|                                      | Janitor's Closet                     | 252      | SF   | 6    | \$1,805  |
|                                      | Mechanical/ Service Rooms            | 1,691    | SF   | 6    | \$12,115 |

## Building: Main

### Category: Rooms (Other Than Classrooms)

| Group  | Item - Type                     | Quantity | Unit | Rank | Cost             |
|--|---------------------------------|----------|------|------|------------------|
| <b>Mechanical/ Service Rooms</b>               |                                 |          |      |      |                  |
|  | Storage Room                    | 210      | SF   | 6    | \$1,505          |
| <b>Restroom</b>                                |                                 |          |      |      |                  |
|  | Accessories                     | 2,014    | SF   | 6    | \$18,576         |
|  | Ceiling - Lay-in                | 53       | SF   | 6    | \$159            |
|  | Ceiling - Plaster/Drywall       | 1,961    | SF   | 6    | \$6,786          |
|  | Doors - Steel Doors incl hw     | 1        | EA   | 7    | \$0              |
|  | Doors - Wood Doors inclu hw     | 7        | EA   | 6    | \$2,107          |
|  | Floor - Concrete                | 17       | SF   | 6    | \$9              |
|  | Floor - Tile                    | 149      | SF   | 6    | \$326            |
|  | Floor - Tile Ceramic/ Porcelain | 1,944    | SF   | 6    | \$4,114          |
|  | Floor Drain                     | 4        | EA   | 7    | \$0              |
|  | Hand Dryer                      | 9        | EA   | 6    | \$2,070          |
|  | Lavatory                        | 15       | EA   | 6    | \$4,794          |
|  | Lighting - Lay-in               | 2        | EA   | 7    | \$0              |
|  | Lighting - Pendent/Surface      | 16       | EA   | 7    | \$0              |
|  | Lighting - Wall Mounted         | 1        | EA   | 6    | \$124            |
|  | Lighting - Wall Mounted         | 1        | EA   | 7    | \$0              |
|  | Partitions                      | 18       | EA   | 6    | \$5,345          |
|  | Urinals                         | 8        | EA   | 6    | \$2,688          |
|  | Walls - Masonry                 | 58       | SF   | 6    | \$182            |
|  | Walls - Plaster/Drywall         | 575      | SF   | 5    | \$4,358          |
|  | Walls - Plaster/Drywall         | 2,165    | SF   | 6    | \$5,975          |
|  | Walls - Structural Glazed Tile  | 2,300    | SF   | 6    | \$7,236          |
|  | Water Closet                    | 17       | EA   | 6    | \$5,712          |
|  | Water Closet                    | 1        | EA   | 7    | \$0              |
| <b>Rooms (Other Than Classrooms) Subtotal:</b> |                                 |          |      |      | <b>\$538,643</b> |

## Building: Main

### Category: Building Interior

| Group           | Item - Type                          | Quantity | Unit | Rank | Cost     |
|-----------------|--------------------------------------|----------|------|------|----------|
| <b>Corridor</b> |                                      |          |      |      |          |
|                 | Ceiling - Plaster/Drywall            | 10,152   | SF   | 6    | \$62,860 |
|                 | Doors - Wood Doors include hw        | 12       | EA   | 6    | \$3,612  |
|                 | Drinking Fountains - Double Fountain | 4        | EA   | 6    | \$1,344  |
|                 | Floor - Tile/Sheet                   | 10,152   | SF   | 6    | \$5,517  |

## Building: Main

### Category: Building Interior

| Group                      | Item - Type                                   | Quantity | Unit | Rank | Cost     |
|----------------------------|---|----------|------|------|----------|
| <b>Corridor</b>            |   |          |      |      |          |
|                            | Lighting - Pendent/Surface                    | 66       | EA   | 7    | \$0      |
|                            | Student Lockers - One Tier                    | 379      | EA   | 6    | \$35,185 |
|                            | Walls - Plaster/Drywall                       | 16,920   | SF   | 6    | \$75,006 |
| <b>Safety</b>              |   |          |      |      |          |
|                            | Camera Viewing Station                        | 2        | EA   | 6    | \$1,365  |
| <b>Stairs</b>              |   |          |      |      |          |
|                            | Ceiling - Plaster/Drywall                     | 1,136    | SF   | 6    | \$8,317  |
|                            | Floor - Tile/Sheet                            | 844      | SF   | 6    | \$459    |
|                            | Handrails                                     | 128      | LF   | 6    | \$1,109  |
|                            | Lighting - Pendent/Surface                    | 2        | EA   | 6    | \$248    |
|                            | Lighting - Pendent/Surface                    | 2        | EA   | 7    | \$0      |
|                            | Lighting - Wall Mounted                       | 2        | EA   | 6    | \$248    |
|                            | Lighting - Wall Mounted                       | 2        | EA   | 7    | \$0      |
|                            | Stairs - Tile                                 | 60       | LF   | 6    | \$557    |
|                            | Walls - Plaster/Drywall                       | 4,380    | SF   | 6    | \$12,088 |
| <b>Vertical Conveyance</b> |   |          |      |      |          |
|                            | Elevator - Elevator- Roped Holeless Hydraulic | 1        | EA   | 6    | \$19,238 |

**Building Interior Subtotal: \$227,153**

**Total Building Cost \$3,841,364**

## SITE

### Category: Site

| Group                 | Item - Type                    | Quantity | Unit | Rank | Cost     |
|-----------------------|--------------------------------|----------|------|------|----------|
| <b>Athletic</b>       |                                |          |      |      |          |
|                       | Surface - Asphalt              | 7,423    | SF   | 5    | \$33,861 |
|                       | Surface - Natural              | 18,271   | SF   | 6    | \$15,154 |
| <b>Civil/Drainage</b> |                                |          |      |      |          |
|                       | Civil/ Drainage - Catch Basin  | 1        | EA   | 5    | \$2,570  |
|                       | Civil/ Drainage - Catch Basin  | 2        | EA   | 6    | \$2,188  |
|                       | Civil/ Drainage - Site Manhole | 2        | EA   | 6    | \$2,985  |
| <b>Fencing</b>        |                                |          |      |      |          |
|                       | Fencing - Chain Link           | 112      | LF   | 6    | \$2,103  |

## SITE

### Category: Site

| Group                  | Item - Type                       | Quantity | Unit | Rank | Cost             |
|------------------------|-----------------------------------|----------|------|------|------------------|
| <b>Fencing</b>         |                                   |          |      |      |                  |
|                        | Fencing - New Standard Ornamental | 184      | LF   | 6    | \$5,870          |
|                        | Fencing - Old Standard Ornamental | 293      | LF   | 6    | \$15,167         |
| <b>Landscape</b>       |                                   |          |      |      |                  |
|                        | Benches                           | 11       | EA   | 6    | \$4,730          |
|                        | Landscape - Grass                 | 252,515  | SF   | 6    | \$209,436        |
|                        | Landscape - Hardscape- Concrete   | 945      | SF   | 6    | \$4,878          |
|                        | Landscape - Hardscape- Pavers     | 1,064    | SF   | 6    | \$6,025          |
|                        | Parkway trees                     | 70       | EA   | 6    | \$46,203         |
|                        | Planting Beds/ Area               | 3,372    | SF   | 6    | \$5,545          |
|                        | Play Area - Asphalt/ Hardscape    | 5,680    | SF   | 6    | \$13,727         |
|                        | Retaining Wall - Concrete         | 360      | SF   | 6    | \$8,438          |
|                        | Trash Receptacles                 | 3        | EA   | 6    | \$937            |
| <b>Parking Lot</b>     |                                   |          |      |      |                  |
|                        | Surface - Asphalt                 | 3,930    | SF   | 4    | \$35,293         |
|                        | Surface - Asphalt                 | 19,412   | SF   | 6    | \$46,913         |
|                        | Trash Enclosure - Chain Links     | 562      | SF   | 7    | \$0              |
| <b>Playground</b>      |                                   |          |      |      |                  |
|                        | Equipment - Combo 3-12            | 1        | EA   | 7    | \$0              |
|                        | Surface - Poured Surface          | 2,807    | SF   | 6    | \$20,552         |
| <b>Sidewalks</b>       |                                   |          |      |      |                  |
|                        | Sidewalks - Internal Walks        | 392      | LF   | 4    | \$32,759         |
|                        | Sidewalks - Internal Walks        | 25       | LF   | 5    | \$1,444          |
|                        | Sidewalks - Internal Walks        | 632      | LF   | 6    | \$7,592          |
|                        | Sidewalks - Perimeter Sidewalks   | 19,359   | SF   | 6    | \$38,480         |
| <b>Signage</b>         |                                   |          |      |      |                  |
|                        | Flag Pole - Flag Pole             | 1        | EA   | 6    | \$1,657          |
|                        | Monument - Sign-Lighted           | 1        | EA   | 6    | \$0              |
| <b>Site Subtotal:</b>  |                                   |          |      |      | <b>\$564,509</b> |
| <b>Total Site Cost</b> |                                   |          |      |      | <b>\$564,509</b> |

|                                    |                    |
|------------------------------------|--------------------|
| <b>Campus Total <sup>2 3</sup></b> | <b>\$4,405,873</b> |
|------------------------------------|--------------------|

<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.

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## 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 |
|-------------------|-------------------|---------------|-------------|------------------------|-----------|---------------|--------------|----------------|--------------------|----------------------|-------------|-------------|-------------|-------------|
| <b>Main</b>       |                   |               |             |                        |           |               |              |                |                    |                      |             |             |             |             |
| Art Room          | Regular Classroom | 1st Floor     | 109E        | 109                    | 502       | 1             | 1            | 22             | 84                 | 42                   | 40          |             |             |             |
| Computer Lab      | Computer Lab      | 2nd Floor     | 205         | 205                    | 818       | 1             | 29           | 72             | 140                | 70                   | 40          |             |             |             |
| Kindergarten      | Kindergarten      | 1st Floor     | 112         | Kindergarten           | 1,334     | 2             | 2            | 22             | 240                | 120                  | 40          |             | Y           |             |
| Library           | Regular Classroom | 2nd Floor     | 201         | 201                    | 868       | 2             | 2            | 15             | 140                | 70                   | 40          |             |             |             |
| Library           | Regular Classroom | 2nd Floor     | 203         | 203                    | 818       | 3             | 2            | 15             | 140                | 70                   | 40          |             |             |             |
| Pre School        | Regular Classroom | 1st Floor     | 107         | 107                    | 763       | 1             | 1            | 11             | 140                | 70                   | 40          |             |             |             |
| Regular Classroom | Regular Classroom | 1st Floor     | 101         | 101                    | 818       | 1             | 2            | 13             | 140                | 70                   | 40          |             |             |             |
| Regular Classroom | Regular Classroom | 1st Floor     | 102         | 102                    | 920       | 2             | 2            | 19             | 140                | 70                   | 40          |             |             |             |
| Regular Classroom | Regular Classroom | 1st Floor     | 103         | 103                    | 818       | 1             | 2            | 15             | 140                | 70                   | 40          |             |             |             |
| Regular Classroom | Regular Classroom | 1st Floor     | 105         | 105                    | 818       | 1             | 2            | 15             | 140                | 70                   | 40          |             |             |             |
| Regular Classroom | Regular Classroom | 2nd Floor     | 202         | 202                    | 920       | 1             | 2            | 13             | 140                | 70                   | 40          |             |             |             |
| Regular Classroom | Regular Classroom | 2nd Floor     | 204         | 204                    | 920       | 1             | 1            | 18             | 140                | 70                   | 40          |             |             |             |
| Regular Classroom | Regular Classroom | 2nd Floor     | 207         | 207                    | 818       | 1             | 2            | 20             | 140                | 70                   | 40          |             |             |             |
| Regular Classroom | Regular Classroom | 2nd Floor     | 209         | 209                    | 818       | 1             | 4            | 20             | 140                | 70                   | 40          |             |             |             |
| Regular Classroom | Regular Classroom | 2nd Floor     | 211         | 211                    | 818       | 3             | 4            | 20             | 140                | 70                   | 40          |             |             |             |
| Regular Classroom | Regular Classroom | 2nd Floor     | 212         | 212                    | 920       | 1             | 2            | 18             | 140                | 70                   | 40          |             |             |             |
| Science           | Science           | 2nd Floor     | 210         | 210                    | 1,364     | 2             | 15           | 33             | 280                | 140                  | 40          |             | Y           |             |
| Special Education | Office            | 1st Floor     | 108         | 108                    | 536       | 2             | 1            | 14             | 80                 | 40                   | 40          |             | Y           |             |
| Special Education | Regular Classroom | 1st Floor     | 109W        | 109                    | 338       | 1             | 1            | 20             | 56                 | 28                   | 40          |             |             |             |