

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	1903	3	38,751	\$2,851,240
SITE				\$205,983
Campus Total			38,751	\$3,057,223

Building: Main

Category: Building Exterior

Group	Item - Type	Quantity	Unit	Rank	Cost
Entrance					
	Entrance Control - Audio and Video	1	EA	7	\$0
	Exterior Doors - Exterior Steel Door	12	EA	6	\$5,767
	Exterior Doors - Exterior Wood Door	1	EA	5	\$1,341
	Exterior Doors - Exterior Wood Door	1	EA	6	\$481
	Exterior Stairs - Concrete	27	LF	6	\$2,208
Fire Escape					
	Fire Escape	59	LF	5	\$61,951
	Fire Escape	60	LF	6	\$37,906
Foundation					
	Foundation - Masonry	470	LF	7	\$0
	Superstructure - Steel with Clay Tile Arch	38,751	SF	7	\$0
Lighting					
	Exterior Lighting - Wall Mounted	5	EA	4	\$5,150
	Exterior Lighting - Wall Mounted	3	EA	5	\$1,282
	Exterior Lighting - Wall Mounted	12	EA	6	\$3,465
Roof System					
	Chimney - Brick Chimney- Stainless Steel Liner	70	LF	7	\$0

Building: Main

Category: Building Exterior

Group	Item - Type	Quantity	Unit	Rank	Cost
Roof System					
	Coping - Clay Tile	8	LF	5	\$784
	Coping - Clay Tile	432	LF	6	\$13,875
	Coping - Terra Cotta	116	LF	6	\$3,726
	Downspouts - Exterior Downspouts	1	LF	4	\$135
	Downspouts - Exterior Downspouts	159	LF	5	\$12,840
	Parapet - 16" - 30" Height	146	LF	4	\$98,644
	Parapet - 16" - 30" Height	150	LF	5	\$25,952
	Parapet - Parapet < 16" Height	64	LF	4	\$37,195
	Parapet - Parapet < 16" Height	160	LF	5	\$14,801
	Parapet - Parapet > 30"	19	LF	4	\$16,978
	Parapet - Parapet > 30"	17	LF	5	\$5,580
	Roof - Metal	64	SF	5	\$1,764
	Roof - Modified Bitumen	300	SF	4	\$10,352
	Roof - Modified Bitumen	12,553	SF	5	\$264,056
	Roof Structure - Heavy Timber	12,917	SF	7	\$0
Walls					
	Cheek-Wall - Stone	20	SF	5	\$476
	Cornice - Metal Projecting	512	LF	5	\$77,031
	Exterior Walls - Brick	10	SF	4	\$1,647
	Exterior Walls - Brick	17,965	SF	5	\$319,326
	Exterior Walls - Stone-Cut	3,544	SF	5	\$47,638
Windows					
	Guard - Guards perforated	1,046	SF	6	\$13,357
	Lintels - Brick	97	LF	7	\$0
	Lintels - Steel	4	LF	4	\$1,811
	Lintels - Steel	291	LF	7	\$0
	Lintels - Stone	131	LF	7	\$0
	Windows - Louver	20	SF	6	\$149
	Windows - Sash Aluminum Double-pane	2,840	SF	6	\$21,199

Building Exterior Subtotal:

\$1,108,867

Building: Main

Category: Electrical System

Group	Item - Type	Quantity	Unit	Rank	Cost
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Building: Main

Category: Electrical System

Group	Item - Type	Quantity	Unit	Rank	Cost
Emergency System					
	Automatic Transfer Switch	1	EA	6	\$408
	Emergency A/C Power - Corridors and Stairs	7,668	SF	6	\$2,303
	Emergency A/C Power - Gym	1,907	SF	6	\$709
	Emergency A/C Power - Lunchrooms	932	SF	6	\$347
	Emergency Battery Packs - Corridors and Stairs	1	EA	4	\$579
	Emergency Battery Packs - Corridors and Stairs	10	EA	6	\$2,025
	Emergency Battery Packs - Gym	1	EA	6	\$203
	Emergency Battery Packs - Lunchrooms	1	EA	6	\$203
	Exit Signs - Corridors and Stairs	23	EA	6	\$3,444
	Exit Signs - Gym	3	EA	6	\$472
	Exit Signs - Lunchroom	2	EA	6	\$299
	Security System - Intrusion Detection	38,751	SF	6	\$9,975
Main Service					
	Independent Electrical Service for emergency power	1	EA	6	\$2,921
	Main Electrical Service - 2001 to 3000 A 120/208/3PH	1	EA	7	\$0
	PA System	38,751	SF	6	\$12,745
Power Distribution					
	Lighting and Power Panels - 100 A	15	EA	6	\$4,487
	Main Distribution Panels - 400 - 600 amp	3	EA	6	\$1,583
	Main Distribution Panels - Greater than 600 amp	1	EA	6	\$730
Electrical System Subtotal:					\$43,432

Building: Main

Category: Safty System

Group	Item - Type	Quantity	Unit	Rank	Cost
Fire Alarm					
	Fire Alarm Panel	1	EA	4	\$49,477
	Fire Alarm Strobe Lights	38,751	SF	4	\$52,643
	Fire Alarm_System	38,751	SF	4	\$77,025
	Fire Pump Controller	1	EA	4	\$23,389
Pump Room Assembly					
	Fire Pump - Less than 25hp	1	EA	5	\$5,674
	Jockey Pump	1	EA	4	\$5,981

Building: Main

Category: Safty System

Group	Item - Type	Quantity	Unit	Rank	Cost
Sprinkler System					
	Dry Sprinkler System	38,751	SF	4	\$52,643
	Sprinkler Heads	38,751	SF	4	\$19,949
	Sprinkler Piping	38,751	SF	5	\$27,153

Safty System Subtotal:

\$313,934

Building: Main

Category: Mechanical System

Group	Item - Type	Quantity	Unit	Rank	Cost
Air Handling Systems					
	Air Handling Unit- Built Up- Multi Zone- Hot Water Coils - 25001 - 35000 cfm	1	EA	5	\$78,608
	Air Intake	1	EA	2	\$17,616
	Auxiliaries - 25001 - 35000 cfm	1	EA	5	\$16,577
	Return Duct Work - Masonry and Ducts- Missing or Existing Shaft	100	LF	4	\$0
	Zone Dampers	24	EA	4	\$115,025
Boiler Systems					
	Boiler Auxiliary- Non Condensing Hot Water - Less than 500 MBH	13	EA	6	\$26,603
	Combustion Dampers	1	EA	7	\$0
	Hot Water Pump	2	EA	6	\$748
	Non Condensing- Flexible Tube- Atmospheric- Hot Water Boiler - Less than 500 MBH	13	EA	6	\$12,972
Heating Devices					
	Cabinet Heaters - With Hot Water Coil	4	EA	5	\$7,019
	Unit Heater - Electric	2	EA	6	\$556
	Unit Heater - Hot Water	1	EA	5	\$1,532
	Wall Heater - Electric	10	EA	5	\$5,366
Mechanical Plumbing					
	Hydronic Supply and Return - Steel	250	LF	6	\$19,194
Temperature Control					
	Pneumatic System	38,751	SF	4	\$201,707
	Thermostats - Pneumatic	24	EA	6	\$0
Ventilation					
	Exhaust Fans- Indoor - 500 - 1500 CFM	1	EA	7	\$0
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	1	EA	3	\$4,245
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	4	EA	4	\$16,978

Building: Main

Category: Mechanical System

Group	Item - Type	Quantity	Unit	Rank	Cost
Ventilation	Type I Exhaust Hood- Kitchen	1	EA	3	\$28,265

Mechanical System Subtotal:

\$553,010

Building: Main

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 from Risers to Fixtures	38,751	SF	6	\$7,758
	Domestic Piping-Cold Water Horizontal Lines	38,751	SF	6	\$9,420
	Domestic Piping-Cold Water Risers	38,751	SF	6	\$7,204
	Domestic Piping-Hot Water from Risers to Fixtures	38,751	SF	6	\$6,096
	Domestic Piping-Hot Water Horizontal Lines	38,751	SF	6	\$7,204
	Domestic Piping-Hot Water Return Lines	38,751	SF	6	\$5,541
	Domestic Piping-Hot Water Return Risers	38,751	SF	6	\$5,541
	Sanitary Piping	38,751	SF	6	\$35,465
	Storm Piping	38,751	SF	6	\$33,802
	Vent Piping	38,751	SF	6	\$26,045

Plumbing System Subtotal:

\$146,325

Building: Main

Category: Classrooms

Group	Item - Type	Quantity	Unit	Rank	Cost
Computer Lab (1 room)	Ceiling - Splined	875	SF	6	\$713
	Chalk Board	14	LF	4	\$1,285
	Doors - Transom Window	9	SF	6	\$152
	Doors - Wood Doors inclu hw	1	EA	5	\$1,174
	Floor - Wood	875	SF	6	\$6,169
	Lighting - Pendent/Surface	14	EA	7	\$0
	Marker Board	13	LF	6	\$278
	Storage/ Closet	174	SF	5	\$2,807
	Walls - Plaster/Drywall	1,466	SF	6	\$4,046

Building: Main

Category: Classrooms

Group	Item - Type	Quantity	Unit	Rank	Cost
Computer Lab (1 room)					
Kindergarten (2 rooms)					
	Ceiling - Splined	1,703	SF	6	\$1,388
	Chalk Board	12	LF	4	\$1,102
	Doors - Transom Window	18	SF	6	\$305
	Doors - Wood Doors inclu hw	1	EA	5	\$1,174
	Doors - Wood Doors inclu hw	1	EA	6	\$301
	Floor - Tile/Sheet	1,703	SF	6	\$1,705
	Lighting - Pendent/Surface	28	EA	7	\$0
	Marker Board	42	LF	6	\$900
	Storage/ Closet	84	SF	5	\$1,355
	Storage/ Closet	171	SF	6	\$1,240
	Walls - Plaster/Drywall	1,465	SF	5	\$11,103
	Walls - Plaster/Drywall	1,455	SF	6	\$4,016
	Work Sink	1	EA	6	\$379
Library (1 room)					
	Casework	28	LF	6	\$707
	Ceiling - Plaster/Drywall	488	SF	6	\$1,689
	Doors - Transom Window	18	SF	6	\$305
	Doors - Wood Doors inclu hw	2	EA	6	\$602
	Floor - Wood	488	SF	6	\$3,440
	Lighting - Pendent/Surface	12	EA	7	\$0
	Marker Board	6	LF	6	\$129
	Walls - Plaster/Drywall	1,106	SF	6	\$3,052
Regular Classroom (8 rooms)					
	Casework	8	LF	5	\$1,673
	Ceiling - Plaster/Drywall	875	SF	6	\$3,028
	Ceiling - Splined	36	SF	4	\$506
	Ceiling - Splined	6,050	SF	6	\$4,931
	Chalk Board	187	LF	4	\$17,168
	Doors - Transom Window	81	SF	6	\$1,371
	Doors - Wood Doors inclu hw	4	EA	5	\$4,696
	Doors - Wood Doors inclu hw	5	EA	6	\$1,505
	Floor - Wood	4,375	SF	5	\$64,001
	Floor - Wood	2,586	SF	6	\$18,231
	Lighting - Pendent/Surface	112	EA	7	\$0
	Marker Board	156	LF	6	\$3,342

Building: Main

Category: Classrooms

Group	Item - Type	Quantity	Unit	Rank	Cost
Regular Classroom (8 rooms)					
	Storage/ Closet	696	SF	5	\$11,227
	Storage/ Closet	691	SF	6	\$5,010
	Walls - Plaster/Drywall	90	SF	4	\$1,323
	Walls - Plaster/Drywall	7,839	SF	5	\$59,412
	Walls - Plaster/Drywall	4,882	SF	6	\$13,474

Classrooms Subtotal:

\$262,413

Building: Main

Category: Rooms (Other Than Classrooms)

Group	Item - Type	Quantity	Unit	Rank	Cost
Administrative Suites/Offices					
	AC Unit	3	EA	6	\$1,487
	Ceiling - Exposed	632	SF	5	\$1,735
	Ceiling - Exposed	152	SF	6	\$226
	Ceiling - Plaster/Drywall	307	SF	6	\$1,062
	Doors - Steel Doors incl hw	1	EA	6	\$301
	Doors - Wood Doors inclu hw	4	EA	6	\$1,204
	Floor - Carpet	470	SF	6	\$1,001
	Floor - Epoxy/ Painted	152	SF	6	\$80
	Floor - Tile/Sheet	469	SF	6	\$469
	Lighting - Pendent/Surface	11	EA	6	\$1,363
	Lighting - Pendent/Surface	8	EA	7	\$0
	Walls - Concrete Block	394	SF	6	\$1,155
	Walls - Masonry	693	SF	5	\$28,640
	Walls - Masonry	657	SF	6	\$2,067
	Walls - Plaster/Drywall	888	SF	6	\$2,603

Gymnasia

	Ceiling - Plaster/Drywall	1,907	SF	6	\$10,526
	Doors - Transom Window	27	SF	6	\$457
	Doors - Wood Doors inclu hw	3	EA	5	\$3,522
	Floor - Wood	1,907	SF	4	\$55,195
	Lighting - Pendent/Surface	12	EA	7	\$0
	Storage/ Closet	174	SF	5	\$2,807
	Walls - Plaster/Drywall	2,024	SF	6	\$5,586

Building: Main

Category: Rooms (Other Than Classrooms)

Group	Item - Type	Quantity	Unit	Rank	Cost
Library					
	Ceiling - Plaster/Drywall	846	SF	6	\$2,928
	Doors - Wood Doors inclu hw	1	EA	6	\$301
	Floor - Carpet	846	SF	6	\$1,803
	Lighting - Pendent/Surface	9	EA	7	\$0
	Walls - Masonry	1,018	SF	6	\$3,203
Lunch & Multipurpose Room					
	Ceiling - Exposed	2,038	SF	6	\$3,031
	Doors - Steel Doors incl hw	4	EA	6	\$1,204
	Floor - Epoxy/ Painted	2,038	SF	6	\$1,078
	Lighting - Pendent/Surface	14	EA	6	\$1,735
	Lighting - Pendent/Surface	15	EA	7	\$0
	Lighting - Wall Mounted	1	EA	7	\$0
	Serving Line	15	LF	7	\$0
	Walls - Masonry	2,932	SF	6	\$9,224
Mechanical/ Service Rooms					
	Boiler Room	1,169	SF	5	\$18,856
	Janitor's Closet	21	SF	6	\$150
	Mechanical/ Service Rooms	410	SF	6	\$2,937
	Storage Room	140	SF	6	\$1,003
Restroom					
	Accessories	821	SF	6	\$7,572
	Ceiling - Exposed	1,230	SF	6	\$1,829
	Ceiling - Plaster/Drywall	341	SF	6	\$1,180
	Doors - Steel Doors incl hw	4	EA	6	\$1,204
	Doors - Wood Doors inclu hw	4	EA	6	\$1,204
	Floor - Tile	60	SF	5	\$269
	Floor - Tile	173	SF	6	\$379
	Floor - Tile Ceramic/ Porcelain	1,338	SF	6	\$2,832
	Floor Drain	7	EA	6	\$7,414
	Hand Dryer	2	EA	6	\$460
	Lavatory	9	EA	6	\$2,876
	Lighting - Pendent/Surface	12	EA	6	\$1,487
	Lighting - Pendent/Surface	16	EA	7	\$0
	Partitions	20	EA	6	\$5,939
	Urinals	10	EA	6	\$3,360
	Walls - Masonry	925	SF	5	\$38,227

Building: Main

Category: Rooms (Other Than Classrooms)

Group	Item - Type	Quantity	Unit	Rank	Cost
Restroom					
	Walls - Masonry	925	SF	6	\$2,910
	Walls - Plaster/Drywall	1,052	SF	6	\$2,954
	Walls - Tile Ceramic/ Porcelain	489	SF	6	\$1,105
	Water Closet	22	EA	6	\$7,392

Rooms (Other Than Classrooms) Subtotal:

\$259,533

Building: Main

Category: Building Interior

Group	Item - Type	Quantity	Unit	Rank	Cost
Corridor					
	Ceiling - Exposed	710	SF	5	\$1,949
	Ceiling - Exposed	958	SF	6	\$1,425
	Ceiling - Plaster/Drywall	835	SF	6	\$5,170
	Ceiling - Splined	3,320	SF	6	\$9,590
	Doors - Steel Doors incl hw	6	EA	6	\$1,806
	Doors - Transom Window	40	EA	6	\$677
	Doors - Wood Doors include hw	1	EA	6	\$301
	Drinking Fountains - Single Fountain	2	EA	6	\$551
	Floor - Concrete Epoxy/ Painted	710	SF	6	\$345
	Floor - Epoxy/ Painted	3,453	SF	6	\$1,827
	Floor - Wood	1,660	SF	5	\$24,284
	Lighting - Pendent/Surface	21	EA	6	\$2,602
	Lighting - Pendent/Surface	30	EA	7	\$0
	Stairs - Concrete Stairs	118	LF	6	\$979
	Walls - Masonry	958	SF	5	\$39,591
	Walls - Masonry	1,706	SF	6	\$5,367
	Walls - Plaster/Drywall	1,436	SF	5	\$10,596
	Walls - Plaster/Drywall	1,793	SF	6	\$7,948
Stairs					
	Ceiling - Plaster/Drywall	1,796	SF	6	\$13,150
	Floor - Epoxy/ Painted	1,845	SF	6	\$976
	Handrails	342	LF	6	\$2,964
	Lighting - Pendent/Surface	16	EA	7	\$0
	Lighting - Wall Mounted	4	EA	6	\$496
	Lighting - Wall Mounted	4	EA	7	\$0

Building: Main

Category: Building Interior

Group	Item - Type	Quantity	Unit	Rank	Cost
Stairs					
	Stairs - Concrete	2,198	LF	6	\$18,230
	Stairs - Wood	322	LF	7	\$0
	Walls - Plaster/Drywall	4,674	SF	6	\$12,900

Building Interior Subtotal: **\$163,724**

Total Building Cost **\$2,851,240**

SITE

Category: Site

Group	Item - Type	Quantity	Unit	Rank	Cost
Civil/Drainage					
	Civil/ Drainage - Site Drain	1	EA	6	\$310
	Civil/ Drainage - Site Manhole	7	EA	6	\$10,449
Fencing					
	Fencing - Chain Link	439	LF	5	\$26,774
	Fencing - Old Standard Ornamental	330	LF	6	\$17,083
Landscape					
	Landscape - Hardscape- Concrete	384	SF	6	\$1,982
	Play Area - Asphalt/ Hardscape	5,037	SF	5	\$22,977
Parking Lot					
	Surface - Asphalt	9,375	SF	4	\$74,003
Playground					
	Equipment - School Age 5-12	1	EA	6	\$3,546
	Surface - Square Rubber Mats	2,695	SF	6	\$14,529
Sidewalks					
	Sidewalks - Perimeter Sidewalks	2,000	SF	4	\$26,140
	Sidewalks - Perimeter Sidewalks	4,120	SF	6	\$8,189

Site Subtotal: **\$205,983**

Total Site Cost **\$205,983**

Campus Total ^{2 3}**\$3,057,223**

¹ It is very rare for assessors to find a feature in this condition. If assessors do, they are required to report it immediately to CPS, and CPS addresses it immediately. Thus, no features will be ranked "1" in this report; by the time the report is compiled, they have been resolved.

² As stated above, Total Assessed Campus Need does not include the addition of features not already in a particular facility, such as programmatic improvements, school-wide ADA compliance, air conditioning, space reconfiguration or construction to alleviate overcrowding; these items are treated as separate capital needs. The Total Assessed Campus Need includes current deficiencies and is based on current unit cost estimates; it does not reflect a complete project cost.

³ The overall condition of different items can change after an assessment date due to many variables, including newly occurring deficiencies, renovation or repairs and cost changes. These dollar figures in this report are estimates only and are based solely on the data that was collected as of the assessment date in the footer below.

Definitions

- **Quantity** means, for each item, the total number (or amount) of that item that exists and was evaluated.
- **Unit** means the generally accepted standard unit of measure for each item. Some items, like doors, are measured individually and use the unit of measurement "EA" for "each." Other items, like chimneys, are measured in terms of linear feet ("LF"). Still other items, like flooring, are generally measured in square feet ("SF").
- **Cost** means a basic estimate for each item needing some level of repair or replacement. Cost does not include all expenses that would be necessary to complete a repair or replacement project. This is because, depending on the item and on the overall scope of a construction project, repair/replacement projects can include additional costs such as destructive testing, environmental needs, discovered conditions, and additional work triggered by building codes.
- **For the same reason, the Total Campus Need listed at the end of this report reflects only a portion of what it would actually cost to repair/replace all of the listed features.**
- **Campus Total** also does not reflect features that do not yet exist at a particular facility, such as: programmatic improvements, school-wide ADA compliance, air conditioning, space reconfiguration, or construction to alleviate overcrowding; these are viewed as separate capital needs.

Classroom Summary

Current Usage	Intended Usage	Room Location	Room Number	Floor Plan Room Number	Area (SF)	Voice Outlets	Data Outlets	Elect. Outlets	Glazed Window Area	Operable Window Area	Noise Level	Window Stop	Power Strip	Smart-Board
Main														
Computer Lab	Regular Classroom	1st Floor	105	105	1,049	1	18	44	135	67	40	N	N	N
Kindergarten	Regular Classroom	1st Floor	102	102	1,024	1	7	26	192	96	40	Y	Y	N
Kindergarten	Kindergarten	1st Floor	104	104	934	1	6	26	192	96	40	N	Y	N
Library	Regular Classroom	2nd Floor	203	203	488	1	8	19	75	33	40	Y	Y	N
Regular Classroom	Regular Classroom	1st Floor	101	101	1,043	1	4	26	135	67	40	N	Y	N
Regular Classroom	Regular Classroom	2nd Floor	201	201	1,043	1	4	26	135	67	40	N	Y	N
Regular Classroom	Regular Classroom	2nd Floor	202	202	1,046	1	7	16	144	72	40	Y	Y	N
Regular Classroom	Regular Classroom		204	204	1,049	1	9	26	144	72	40	Y	Y	N
Regular Classroom	Regular Classroom	2nd Floor	205	205	1,049	1	7	28	135	72	40	Y	Y	N
Regular Classroom	Regular Classroom	3rd Floor	301	301	1,019	1	8	22	85	42	40	Y	Y	N
Regular Classroom	Regular Classroom	3rd Floor	302	302	1,050	1	7	24	144	72	40	Y	Y	N
Regular Classroom	Regular Classroom	3rd Floor	304	304	1,049	1	9	26	144	72	40	Y	Y	N