

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	1998	1	34,600	\$1,871,932
SITE				\$339,605
Campus Total			34,600	\$2,211,537

Building: Main

Category: Building Exterior

Group	Item - Type	Quantity	Unit	Rank	Cost
Entrance					
	Entrance Control - Audio and Video	1	EA	6	\$702
	Exterior Doors - Exterior Steel Door	17	EA	6	\$8,169
	Exterior Doors - Store Front	7	EA	6	\$3,823
	Power Door Operator and Controls	1	EA	6	\$0
Foundation					
	Foundation - Concrete	1,211	LF	7	\$0
	Superstructure - Steel	34,600	SF	7	\$0
Lighting					
	Exterior Lighting - Wall Mounted	24	EA	6	\$6,930
Roof System					
	Chimney - Metal Flue	36	LF	6	\$5,693
	Coping - Metal	1,498	LF	6	\$48,112
	Downspouts - Exterior Downspouts	279	LF	6	\$9,272
	Downspouts - Interior Downspouts	290	LF	6	\$9,638
	Roof - Metal	1,570	SF	6	\$21,037
	Roof - PVC Membrane	35,880	SF	6	\$296,563
	Roof Structure - Steel / Metal Deck/ Concrete Topping	37,450	SF	7	\$0

Building: Main

Category: Building Exterior

Group	Item - Type	Quantity	Unit	Rank	Cost
Walls					
	Exterior Walls - Brick	15,390	SF	6	\$103,436
	Exterior Walls - Concrete Block	2,478	SF	6	\$16,655
	Exterior Walls - Stone-Cast	3,254	SF	6	\$21,870
Windows					
	Clerestory - Glass Double-Pane	276	SF	6	\$2,585
	Lintels - Steel	400	LF	6	\$11,612
	Skylite - Lexan	210	SF	6	\$5,018
	Storefront Windows	932	SF	6	\$10,449
	Windows - Decorative	1,860	SF	6	\$13,884

Building Exterior Subtotal: \$595,447

Building: Main

Category: Electrical System

Group	Item - Type	Quantity	Unit	Rank	Cost
Emergency System					
	Emergency Battery Packs - Auditorium and Aisle Lighting	8	EA	6	\$1,620
	Emergency Battery Packs - Corridors and Stairs	20	EA	6	\$4,050
	Emergency Battery Packs - Gym	3	EA	6	\$608
	Emergency Battery Packs - Lunchrooms	3	EA	6	\$608
	Emergency Battery Packs - Students Toilets	3	EA	6	\$608
	Exit Signs - Auditorium	6	EA	6	\$898
	Exit Signs - Corridors and Stairs	14	EA	6	\$2,096
	Exit Signs - Gym	2	EA	6	\$315
	Exit Signs - Lunchroom	2	EA	6	\$299
	Security System - CCTV	34,600	SF	6	\$10,390
	Security System - Intrusion Detection	34,600	SF	6	\$8,906
Main Service					
	Main Electrical Service - 800 A and 277/480/3PH	1	EA	6	\$3,897
	PA System	34,600	SF	6	\$11,380
Power Distribution					
	Lighting and Power Panels - 100 A	1	EA	6	\$299
	Lighting and Power Panels - Above 100 A	5	EA	6	\$2,485
	Main Distribution Panels - Less than 400 amp	3	EA	6	\$1,509
	Transformers - 277/480 - 120/208	3	EA	6	\$3,795

Building: Main

Category: Electrical System

Group	Item - Type	Quantity	Unit	Rank	Cost
Electrical System Subtotal:					\$53,764

Building: Main

Category: Safty System

Group	Item - Type	Quantity	Unit	Rank	Cost
Fire Alarm					
	Fire Alarm Panel	1	EA	5	\$20,036
	Fire Alarm Strobe Lights	34,600	SF	6	\$12,370
	Fire Alarm_System	34,600	SF	6	\$16,823
Sprinkler System					
	Sprinkler Heads	34,600	SF	7	\$0
	Sprinkler Piping	34,600	SF	6	\$6,432
	Wet Sprinkler System	34,600	SF	6	\$8,906
Safty System Subtotal:					\$64,567

Building: Main

Category: Mechanical System

Group	Item - Type	Quantity	Unit	Rank	Cost
Air Conditioning					
	Chiller-Air Cooled- Recipricating-Ground Mounted - 101 - 200 tons	1	EA	5	\$63,419
	Glycol Feed	1	EA	6	\$490
	Pipes - Chilled Water Pipe- Copper	400	LF	6	\$755
	Pressure Fill System	1	EA	6	\$1,405
Air Handling Systems					
	Fan Coil Unit- Celing Mounted - Hot Water and Chilled Water	25	EA	6	\$40,103
	Indoor Return Fans- Centrifugal Inline - 10001 - 20000 CFM	1	EA	6	\$1,857
	Roof Top Unit-Single Zone-Ground Mounted- Gas Heating and DX Cooling Coil - Greater than 45 tons	1	EA	6	\$2,792
Boiler Systems					
	Boiler Auxiliary- Non Condensing Hot Water - 1001 - 2000 MBH	2	EA	6	\$4,093
	Chemical Pot Feeder	1	EA	6	\$725
	Combustion Dampers	1	EA	6	\$409
	Glycol Feed System	1	EA	6	\$539
	Non Condensing- Water Tube- Flexible Tube- Force Draft- Hot Water Boiler - 1001 - 2000 MBH	2	EA	6	\$1,996

Building: Main

Category: Mechanical System

Group	Item - Type	Quantity	Unit	Rank	Cost
Boiler Systems					
	Piping - Chilled Water Pipes- Steel	80	LF	6	\$151
	Piping - Dual Temperature Pipes- Steel	500	LF	6	\$944
	Water Fill System	1	EA	6	\$1,168
Heating Devices					
	Cabinet Heaters - With Hot Water Coil	9	EA	6	\$3,189
	Unit Heater - Hot Water	1	EA	5	\$1,532
Mechanical Plumbing					
	Daul Temperature Pump - Less than 10	2	EA	6	\$2,222
	Hot Water Pump - Less than 10	1	EA	6	\$1,111
	Hydronic Supply and Return - Steel	300	LF	6	\$23,033
Temperature Control					
	DDC System	34,600	SF	6	\$19,791
	Thermostats - DDC	25	EA	6	\$0
Ventilation					
	Exhaust Fans- Indoor - 1501 - 8000 CFM	1	EA	6	\$592
	Exhaust Fans- Indoor - 500 - 1500 CFM	5	EA	6	\$2,962
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	3	EA	6	\$1,777
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	4	EA	6	\$2,370
	Exhaust Fans- Roof Mounted - Greater than 8000 CFM	1	EA	6	\$592
Mechanical System Subtotal:					\$180,017

Building: Main

Category: Plumbing System

Group	Item - Type	Quantity	Unit	Rank	Cost
Hot Water					
	Gas Heater - 300001 - 600000 BTU/HR	1	EA	5	\$2,249
Piping					
	Domestic Piping-Cold Water Horizontal Lines	34,600	SF	6	\$8,411
	Domestic Piping-Hot Water Horizontal Lines	34,600	SF	6	\$6,432
	Domestic Piping-Hot Water Return Lines	34,600	SF	6	\$4,948
	Sanitary Piping	34,600	SF	6	\$31,666
	Storm Piping	34,600	SF	6	\$30,182
	Vent Piping	34,600	SF	6	\$23,255

Building: Main

Category: Plumbing System

Group	Item - Type	Quantity	Unit	Rank	Cost
Plumbing System Subtotal:					\$107,143

Building: Main

Category: Classrooms

Group	Item - Type	Quantity	Unit	Rank	Cost
Art Room (2 rooms)					
	Ceiling - Lay-in	1,710	SF	5	\$10,172
	Doors - Steel Doors incl hw	1	EA	6	\$301
	Doors - Wood Doors inclu hw	1	EA	6	\$301
	Floor - Tile	1,710	SF	6	\$3,741
	Lighting - Lay-in	33	EA	6	\$3,926
	Marker Board	18	LF	7	\$0
	Storage/ Closet	150	SF	6	\$1,088
	Walls - Plaster/Drywall	2,214	SF	6	\$6,110
Computer Lab (1 room)					
	Ceiling - Lay-in	1,100	SF	5	\$6,544
	Doors - Wood Doors inclu hw	1	EA	6	\$301
	Floor - Tile	1,100	SF	6	\$2,407
	Lighting - Lay-in	24	EA	6	\$2,855
	Walls - Plaster/Drywall	1,373	SF	6	\$3,789
Kindergarten (2 rooms)					
	Ceiling - Lay-in	2,056	SF	5	\$12,231
	Chalk Board	9	LF	4	\$826
	Doors - Steel Doors incl hw	2	EA	6	\$602
	Floor - Tile	2,056	SF	6	\$4,498
	Lighting - Lay-in	36	EA	6	\$4,283
	Marker Board	8	LF	7	\$0
	Walls - Plaster/Drywall	2,304	SF	6	\$6,359
Regular Classroom (8 rooms)					
	Ceiling - Lay-in	5,514	SF	5	\$32,802
	Ceiling - Lay-in	941	SF	6	\$2,826
	Chalk Board	4	LF	4	\$367
	Doors - Steel Doors incl hw	2	EA	6	\$602
	Doors - Wood Doors inclu hw	6	EA	6	\$1,806
	Floor - Tile	6,455	SF	6	\$14,123
	Lighting - Lay-in	132	EA	6	\$15,705

Building: Main

Category: Classrooms

Group	Item - Type	Quantity	Unit	Rank	Cost
Regular Classroom (8 rooms)					
	Marker Board	16	LF	6	\$343
	Marker Board	40	LF	7	\$0
	Walls - Plaster/Drywall	2	SF	5	\$10
	Walls - Plaster/Drywall	8,330	SF	6	\$22,990
Science Lab Level 3 (1 room)					
	Ceiling - Lay-in	834	SF	5	\$4,961
	Doors - Wood Doors inclu hw	1	EA	6	\$301
	Floor - Tile	834	SF	6	\$1,825
	Lighting - Lay-in	15	EA	6	\$1,785
	Marker Board	8	LF	7	\$0
	Walls - Plaster/Drywall	1,048	SF	6	\$2,892
	Work Sink	2	EA	6	\$758
Classrooms Subtotal:					\$174,431

Building: Main

Category: Rooms (Other Than Classrooms)

Group	Item - Type	Quantity	Unit	Rank	Cost
Administrative Suites/Offices					
	Ceiling - Lay-in	200	SF	5	\$1,220
	Ceiling - Lay-in	2,609	SF	6	\$7,835
	Doors - Side-lite	30	SF	6	\$502
	Doors - Steel Doors incl hw	11	EA	6	\$3,311
	Doors - Wood Doors inclu hw	3	EA	6	\$903
	Floor - Tile	2,809	SF	6	\$6,146
	Lighting - Lay-in	41	EA	6	\$4,878
	Power Distribution	70	EA	6	\$148,742
	Power Distribution	4	EA	7	\$0
	Storage/ Closet	149	SF	6	\$1,080
	Walls - Concrete Block	276	SF	6	\$809
	Walls - Plaster/Drywall	6,245	SF	6	\$17,236
	Work Sink	1	EA	6	\$508
Auditorium & Theater					
	Ceiling - Lay-in	6,150	SF	5	\$36,585
	Doors - Steel Doors incl hw	6	EA	6	\$1,806
	Floor - Tile	6,150	SF	6	\$13,456

Building: Main

Category: Rooms (Other Than Classrooms)

Group	Item - Type	Quantity	Unit	Rank	Cost
Auditorium & Theater					
	Lighting - Lay-in	56	EA	6	\$6,663
	Lighting - Wall Mounted	4	EA	6	\$496
	Main Floor Seating	894	EA	6	\$155,481
	Stage	2,024	SF	6	\$11,693
	Stage Curtain	5	EA	6	\$0
	Stage Lighting System	1	EA	6	\$8,077
	Storage/ Closet	345	SF	6	\$2,501
	Walls - Concrete Block	8,260	SF	6	\$24,214
Gymnasia					
	Bleacher Seating	120	EA	6	\$3,473
	Ceiling - Exposed	3,968	SF	6	\$5,901
	Doors - Steel Doors incl hw	2	EA	6	\$602
	Floor - Wood	3,968	SF	6	\$27,974
	Lighting - Metal Halide/Sodium Vapor	15	EA	6	\$2,006
	Storage/ Closet	125	SF	5	\$2,016
	Walls - Concrete Block	6,340	SF	6	\$18,586
Kitchen					
	Ceiling - Lay-in	233	SF	6	\$700
	Doors - Wood Doors inclu hw	1	EA	6	\$301
	Floor - Tile	233	SF	6	\$510
	Lighting - Lay-in	4	EA	6	\$476
	Serving Line	12	LF	6	\$714
	Storage/ Closet	85	SF	6	\$616
	Walls - Plaster/Drywall	523	SF	6	\$1,443
Locker/Shower Room					
	Accessories	440	SF	6	\$1,724
	Ceiling - Lay-In	440	SF	6	\$1,321
	Doors - Steel Doors incl hw	2	EA	6	\$602
	Floor - Tile Ceramic/ Porcelain	440	SF	6	\$931
	Floor Drain	4	EA	6	\$4,237
	Lavatory	4	EA	6	\$1,278
	Lighting - Lay-in	6	EA	6	\$714
	Partitions	3	EA	6	\$891
	Showers	2	EA	6	\$623
	Urinals	1	EA	6	\$336
	Walls - Concrete Block	336	SF	6	\$985

Building: Main

Category: Rooms (Other Than Classrooms)

Group	Item - Type	Quantity	Unit	Rank	Cost
Locker/Shower Room					
	Walls - Plaster/Drywall	600	SF	6	\$1,656
	Walls - Tile Ceramic/ Porcelain	294	SF	6	\$664
	Water Closet	3	EA	6	\$1,008
Lunch & Multipurpose Room					
	Ceiling - Lay-in	1,438	SF	6	\$4,318
	Doors - Wood Doors inclu hw	1	EA	6	\$301
	Floor - Tile	1,438	SF	6	\$3,146
	Lighting - Lay-in	19	EA	6	\$2,261
	Walls - Plaster/Drywall	2,260	SF	6	\$6,237
MDF_IDF					
	Doors - Wood Doors inclu hw	1	EA	6	\$301
	Finishes	185	SF	6	\$1,320
Mechanical/ Service Rooms					
	Boiler Room	700	SF	6	\$5,015
	Janitor's Closet	25	SF	5	\$403
	Janitor's Closet	25	SF	6	\$179
	Mechanical/ Service Rooms	25	SF	6	\$179
Restroom					
	Accessories	1,022	SF	6	\$9,426
	Ceiling - Lay-in	241	SF	5	\$1,442
	Ceiling - Lay-in	781	SF	6	\$2,348
	Doors - Steel Doors incl hw	1	EA	5	\$1,174
	Doors - Steel Doors incl hw	8	EA	6	\$2,408
	Floor - Tile Ceramic/ Porcelain	1,022	SF	6	\$2,163
	Floor Drain	7	EA	6	\$7,414
	Lavatory	1	EA	5	\$1,590
	Lavatory	12	EA	6	\$3,835
	Lighting - Lay-in	1	EA	5	\$162
	Lighting - Lay-in	15	EA	6	\$1,785
	Lighting - Pendent/Surface	1	EA	6	\$124
	Lighting - Wall Mounted	1	EA	6	\$124
	Partitions	14	EA	6	\$4,157
	Urinals	6	EA	6	\$2,016
	Walls - Plaster/Drywall	5	SF	5	\$26
	Walls - Plaster/Drywall	2,362	SF	6	\$6,519

Building: Main

Category: Rooms (Other Than Classrooms)

Group	Item - Type	Quantity	Unit	Rank	Cost
Restroom	Walls - Tile Ceramic/ Porcelain	890	SF	6	\$2,011
	Water Closet	19	EA	6	\$6,384

Rooms (Other Than Classrooms) Subtotal: \$615,196

Building: Main

Category: Building Interior

Group	Item - Type	Quantity	Unit	Rank	Cost
Corridor	Ceiling - Lay-in	4,810	SF	6	\$14,444
	Ceiling - Plaster/Drywall	680	SF	6	\$4,210
	Doors - Wood Doors include hw	2	EA	6	\$602
	Drinking Fountains - Double Fountain	2	EA	6	\$672
	Floor - Tile/Sheet	4,810	SF	6	\$2,614
	Lighting - Lay-in	64	EA	6	\$7,614
	Lighting - Wall Mounted	7	EA	6	\$867
	Student Lockers - One Tier	72	EA	6	\$6,684
	Walls - Masonry	1,075	SF	6	\$3,382
	Walls - Plaster/Drywall	8,757	SF	6	\$38,820
Safety	Camera Viewing Station	1	EA	6	\$683
	Security Cameras	4	EA	6	\$776

Building Interior Subtotal: \$81,369

Total Building Cost \$1,871,932

SITE

Category: Site

Group	Item - Type	Quantity	Unit	Rank	Cost
Civil/Drainage	Civil/ Drainage - Catch Basin	2	EA	6	\$2,188
	Civil/ Drainage - Site Drain	1	EA	6	\$310
	Civil/ Drainage - Site Manhole	1	EA	6	\$1,493

SITE

Category: Site

Group	Item - Type	Quantity	Unit	Rank	Cost
Fencing					
	Fencing - Chain Link	27	LF	6	\$507
	Fencing - Old Standard Ornamental	787	LF	6	\$40,740
	Fencing - Wood Fencing w/ Steel Frame	5	LF	5	\$396
	Fencing - Wood Fencing w/ Steel Frame	57	LF	6	\$747
Landscape					
	Landscape - Grass	31,951	SF	6	\$26,500
	Landscape - Hardscape- Concrete	1,293	SF	6	\$6,675
	Planting Beds/ Area	543	SF	6	\$893
	Play Area - Asphalt/ Hardscape	32,302	SF	5	\$147,352
	Trash Receptacles	1	EA	6	\$312
Parking Lot					
	Concrete Curbs	1,403	LF	6	\$18,016
	Lighting - Pole Mounted	4	EA	6	\$5,810
	Surface - Asphalt	28,474	SF	6	\$68,813
Playground					
	Equipment - Pre K 3-5	1	EA	6	\$3,546
	Surface - Wood Chips	1,603	SF	6	\$3,232
Sidewalks					
	Sidewalks - Internal Walks	534	LF	6	\$6,414
	Sidewalks - Perimeter Sidewalks	2,014	SF	6	\$4,003
Signage					
	Flag Pole - Flag Pole	1	EA	6	\$1,657
	Marquee - Building Mounted Back Lighted	1	EA	6	\$0
	Marquee - Free Standing Back Lighted	1	EA	6	\$0
Site Subtotal:					\$339,605
Total Site Cost					\$339,605
Campus Total ^{2 3}					\$2,211,537

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														
Art Room	Art Room	1st Floor	104	104	820	0	0	12	91	10	40	N	N	Y
Art Room	Music Room	1st Floor	126	126	890	1	3	12	110	12	40	N	N	Y
Computer Lab	Computer Lab	1st Floor	Media Center	Media Center	1,100	12	0	26	144	16	40	N	N	Y
Kindergarten	Kindergarten	1st Floor	121	121	1,028	1	4	8	75	6	40	N	N	Y
Kindergarten	Kindergarten	1st Floor	123	123	1,028	1	4	8	75	6	40	N	N	Y
Regular Classroom	Regular Classroom	1st Floor	106	106	815	4	0	14	91	10	40	N	N	Y
Regular Classroom	Regular Classroom	1st Floor	107	107	800	4	0	14	91	10	40	N	N	Y
Regular Classroom	Regular Classroom	1st Floor	108	108	815	4	0	14	91	10	40	N	N	Y
Regular Classroom	Regular Classroom	1st Floor	109	109	800	3	0	14	91	10	40	N	N	Y
Regular Classroom	Regular Classroom	1st Floor	110	110	834	4	0	14	91	10	40	N	N	Y
Regular Classroom	Regular Classroom	1st Floor	111	111	941	4	0	14	91	10	40	N	N	Y
Regular Classroom	Regular Classroom	1st Floor	120	120	725	1	4	14	90	12	40	N	N	N
Regular Classroom	Regular Classroom	1st Floor	122	122	725	1	4	14	90	12	40	N	N	Y
Science Lab Level 3	Science Lab Level 3	1st Floor	105	105	834	4	0	18	91	10	40	N	N	Y