

# **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. 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
Leased	1926	3	42,197	\$1,573,072
SITE				\$53,214
Campus Total			42,197	\$1,626,286

#### **Building: Leased**

#### Category: Building Exterior

Group	Item - Type	Quantity	Unit	Rank	Cost
Entrance					
	Entrance Control - Audio	2	EA	7	\$0
	Exterior Doors - Exterior Steel Door	5	EA	6	\$2,403
	Exterior Doors - Store Front	2	EA	6	\$1,092
	Exterior Doors - Transom Lite	3	EA	6	\$940
	Exterior Stairs - Concrete	28	LF	5	\$3,068
	Exterior Stairs - Stone	8	LF	5	\$2,169
	Exterior Stairs - Stone	56	LF	6	\$6,327
	Stair Handrail - Steel_Stair Handrail	25	LF	6	\$217
Foundation					
	Foundation - Concrete	10	LF	6	\$1,942
	Foundation - Concrete	363	LF	7	\$0
	Superstructure - Concrete	29,960	SF	7	\$0
Lighting					
	Exterior Lighting - Wall Mounted	3	EA	6	\$866
Roof System					
	Chimney - Brick Chimney- Concrete/ Mortar Liner	25	LF	4	\$140,799
	Chimney - Brick Chimney- Concrete/ Mortar Liner	49	LF	7	\$0
	Coping - Stone	373	LF	6	\$11,980



Category: Building Exterior

Group	Item - Type	Quantity	Unit	Rank	Cost
Roof System					
	Downspouts - Exterior Downspouts	1	LF	4	\$0
	Downspouts - Exterior Downspouts	200	LF	6	\$6,647
	Parapet - 16" - 30" Height	365	LF	5	\$63,151
	Parapet - Parapet > 30"	8	LF	5	\$1,974
	Roof - Modified Bitumen	7,490	SF	6	\$70,476
	Roof Structure - Steel with Clay Tile Arch	7,490	SF	7	\$0
Walls					
	Cheek-Wall - Stone	4	SF	6	\$41
	Cornice - Cast Stone	482	LF	6	\$16,715
	Exterior Walls - Brick	16,517	SF	6	\$111,011
	Exterior Walls - Stone-Cast	1,760	SF	6	\$11,829
Windows					
	Curtain wall - Insulated Panel	1,274	SF	6	\$14,283
	Guard - Guards wire guard	484	SF	6	\$6,181
	Lintels - Steel	441	LF	6	\$12,802
	Windows - Decorative	240	SF	7	\$0
	Windows - Sash Aluminum Double-pane	113	SF	5	\$6,087
	Windows - Sash Aluminum Double-pane	2,141	SF	6	\$15,982
Building Exterio	or Subtotal:				\$508,981

## **Building: Leased**

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	6,262	SF	6	\$1,880
	Emergency A/C Power - Lunchrooms	1,999	SF	6	\$743
	Emergency A/C Power - Multipurpose Room	10,238	SF	6	\$3,806
	Emergency A/C Power - Students Toilets	1,051	SF	6	\$391
	Emergency Battery Packs - Corridors and Stairs	16	EA	7	\$0
	Emergency Battery Packs - Lunchrooms	1	EA	7	\$0
	Emergency Battery Packs - Multipurpose Room	3	EA	7	\$0
	Exit Signs - Corridors and Stairs	15	EA	6	\$2,246
	Exit Signs - Multipurpose Room	2	EA	6	\$299
	Security System - CCTV	42,197	SF	6	\$12,672



Category: Elect	rical System				
Group	Item - Type	Quantity	Unit	Rank	Cost
Emergency System					
	Security System - Intrusion Detection	42,197	SF	6	\$10,862
Main Service					
	Independent Electrical Service for emergency power	1	EA	6	\$2,921
	Main Electrical Service - 800 A and 120/240/3PH	1	EA	6	\$3,570
	PA System	42,197	SF	6	\$13,879
Power Distribution					
	Lighting and Power Panels - Above 100 A	6	EA	6	\$2,982
Electrical Syste	m Subtotal:				\$56,660

## **Building: Leased**

#### Category: Safty System

Group	Item - Type	Quantity	Unit	Rank	Cost
Fire Alarm					
	Fire Alarm Panel	1	EA	6	\$6,406
	Fire Alarm Strobe Lights	42,197	SF	7	\$0
Safty System	Subtotal:				\$6,406

#### Safty System Subtotal:

## **Building: Leased**

## **Category: Mechanical System**

Group	Item - Type	Quantity	Unit	Rank	Cost
Air Conditioning					
	Condensing Unit- Roof Mounted - Less than 5 tons	1	EA	6	\$3,334
	Heat Pump- Ceiling Mounted- Electric Heating & DX Cooling- Remote Mounted Compressor - Less than 3 tons	2	EA	6	\$2,809
Boiler Systems					
	Boiler Auxiliary- Steam Boiler - Less than 50 HP	3	EA	6	\$6,139
	Chemical Feed System	1	EA	6	\$1,078
	Chemical Feeder	1	EA	6	\$1,078
	Combustion Dampers	3	EA	6	\$1,227
	Condensate Pump	1	EA	6	\$2,021
	Feed Water Pumps and Tank	1	EA	6	\$2,545
	Non Condensing- Water Tube- Flexible Tube- Force Draft- Steam Boiler - Less than 50 HP	1	EA	6	\$2,046
	Piping - Steam Pipe- Steel	120	LF	5	\$1,690



Category: Mechanical System

Group	Item - Type	Quantity	Unit	Rank	Cost
Boiler Systems					
	Steam Traps	12	EA	5	\$15,779
	Vacuum Pump	1	EA	6	\$2,471
Heating Devices					
	Cabinet Heaters - With Electric Coil	1	EA	6	\$357
	Radiators - Steam	85	EA	6	\$23,614
	Unit Heater - Electric	1	EA	6	\$278
	Unit Heater - Gas	1	EA	6	\$278
Mechanical Plumb	ing				
	Condensate-Steel or Galvanized	120	LF	5	\$19,658
Temperature Cont	rol				
	DDC System	42,197	SF	6	\$24,137
	Thermostats - DDC	3	EA	6	\$0
Ventilation					
	Exhaust Fans- Indoor - Less than 500 CFM	3	EA	6	\$889
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	3	EA	6	\$1,777
Mechanical Sy	vstem Subtotal:				\$113,205
Building: Leas	sed				
Category: Plur	nbing System				
Group	Item - Type	Quantity	Unit	Rank	Cost

Group	Item - Type	Quantity	Unit	Rank	Cost
Hot Water					
	Electric Heater - 20 - 50 KW	1	EA	7	\$0
	Gas Heater - Less than 150000 BTU/HR	1	EA	6	\$310
Piping					
	Domestic Piping-Cold Water from Risers to Fixtures	42,197	SF	4	\$30,171
	Domestic Piping-Cold Water Horizontal Lines	42,197	SF	4	\$60,945
	Domestic Piping-Cold Water Risers	42,197	SF	4	\$33,791
	Domestic Piping-Hot Water from Risers to Fixtures	42,197	SF	4	\$22,930
	Domestic Piping-Hot Water Horizontal Lines	42,197	SF	4	\$54,308
	Domestic Piping-Hot Water Return Lines	42,197	SF	4	\$36,205
	Domestic Piping-Hot Water Return Risers	42,197	SF	4	\$20,516
	Sanitary Piping	42,197	SF	6	\$38,619
	Storm Piping	42,197	SF	6	\$36,808



Category: Pl	umbing System					
Group	Item - Type	Quantity	Unit	Rank	Cost	
Piping						
	Vent Piping	42,197	SF	6	\$28,361	
Pumps						
	Pumps - Domestic Booster Pump-Simplex	1	EA	7	\$0	
	Pumps - Ejector-Simplex	1	EA	7	\$0	
Plumbing Sy	Plumbing System Subtotal:					

## **Building: Leased**

Category: Classrooms

Group	Item - Type	Quantity	Unit	Rank	Cost
Computer Lab (1 roo	om)				
	Ceiling	740		6	\$0
	Doors - Transom Window	40	SF	6	\$677
	Doors - Wood Doors inclu hw	2	EA	6	\$602
	Floor - Tile/Sheet	740	SF	6	\$741
	Lighting - Pendent/Surface	6	EA	7	\$0
	Walls - Metal Panel	495	SF	6	\$3,695
	Walls - Plaster/Drywall	495	SF	6	\$1,366
Library (1 room)					
	Ceiling - Lay-in	590	SF	6	\$1,772
	Ceiling - Plaster/Drywall	30	SF	6	\$104
	Doors - Transom Window	36	SF	6	\$610
	Doors - Wood Doors inclu hw	2	EA	6	\$602
	Floor - Wood	620	SF	6	\$4,371
	Lighting - Pendent/Surface	4	EA	7	\$0
	Walls - Concrete Block	24	SF	6	\$70
	Walls - Plaster/Drywall	797	SF	6	\$2,200
Multi Purpose Roon	n (1 room)				
	Ceiling - Lay-in	590	SF	6	\$1,772
	Ceiling - Plaster/Drywall	30	SF	6	\$104
	Doors - Transom Window	36	SF	6	\$610
	Doors - Wood Doors inclu hw	2	EA	6	\$602
	Floor - Wood	620	SF	6	\$4,371
	Lighting - Pendent/Surface	8	EA	7	\$0
	Marker Board	30	LF	7	\$0



Category: Classrooms

Group	Item - Type	Quantity	Unit	Rank	Cos
Multi Purpose Ro	om (1 room)				
	Walls - Concrete Block	24	SF	6	\$70
	Walls - Plaster/Drywall	797	SF	6	\$2,200
Music Room (1 ro	bom)				
	AC Units	1	EA	6	\$496
	Ceiling - Splined	840	SF	6	\$685
	Doors - Wood Doors inclu hw	2	EA	6	\$602
	Floor - Terrazzo	840	SF	6	\$1,838
	Lighting - Pendent/Surface	14	EA	7	\$0
	Marker Board	16	LF	7	\$0
	Walls - Plaster/Drywall	649	SF	6	\$1,791
Regular Classroo	m (12 rooms)				
	Ceiling - Lay-in	5,870	SF	6	\$17,637
	Ceiling - Plaster/Drywall	970	SF	6	\$3,357
	Ceiling - Splined	1,320	SF	6	\$1,076
	Chalk Board	20	LF	4	\$1,836
	Doors - Transom Window	402	SF	6	\$6,806
	Doors - Wood Doors inclu hw	22	EA	6	\$6,622
	Floor - Terrazzo	1,320	SF	6	\$2,888
	Floor - Wood	6,920	SF	6	\$48,785
	Lighting - Pendent/Surface	118	EA	7	\$0
	Marker Board	276	LF	7	\$0
	Walls	435		6	\$0
	Walls - Concrete Block	1,538	SF	6	\$4,509
	Walls - Plaster/Drywall	9,359	SF	6	\$25,830
Special Education	n (2 rooms)				
	Ceiling - Splined	1,240	SF	6	\$1,011
	Doors - Wood Doors inclu hw	4	EA	6	\$1,204
	Floor - Terrazzo	1,240	SF	6	\$2,713
	Lighting - Pendent/Surface	24	EA	7	\$0
	Marker Board	9	LF	7	\$0
	Walls - Concrete Block	1,648	SF	6	\$4,831
	Walls - Plaster/Drywall	688	SF	6	\$1,899
					¢400.054

**Classrooms Subtotal:** 

\$162,951

# **Building: Leased**



4416 N Troy St Chicago, IL 60625

## Category: Rooms (Other Than Classrooms)

Group	Item - Type	Quantity	Unit	Rank	Cost
Administrative Suit	tes/Offices				
	AC Unit	3	EA	6	\$1,487
	Ceiling - Lay-in	163	SF	6	\$489
	Ceiling - Plaster/Drywall	544	SF	6	\$1,883
	Ceiling - Splined	778	SF	6	\$634
	Doors - Wood Doors inclu hw	8	EA	6	\$2,408
	Floor - Carpet	469	SF	6	\$999
	Floor - Concrete	75	SF	5	\$129
	Floor - Terrazzo	428	SF	6	\$936
	Floor - Tile	350	SF	6	\$766
	Floor - Wood	163	SF	6	\$1,149
	Lighting - Lay-in	3	EA	7	\$0
	Lighting - Pendent/Surface	10	EA	7	\$0
	Power Distribution	50	EA	6	\$106,244
	Walls - Concrete Block	116	SF	6	\$340
	Walls - Metal Panel	476	SF	6	\$3,553
	Walls - Plaster/Drywall	2,265	SF	6	\$6,251
	Walls - Structural Glazed Tile	122	SF	6	\$384
Kitchen					
	Ceiling - Plaster/Drywall	277	SF	6	\$959
	Doors - Wood Doors inclu hw	1	EA	6	\$301
	Floor - Concrete	277	SF	6	\$147
	Lighting - Pendent/Surface	4	EA	7	\$0
	Walls - Metal Panel	545	SF	6	\$4,068
					¥ )
Lunch & Multipurp		40.000	05	0	¢45.000
	Ceiling - Exposed	10,238	SF	6	\$15,226
	Ceiling - Plaster/Drywall	1,499	SF	6	\$5,187
	Doors - Steel Doors incl hw	9	EA	6	\$2,709
	Doors - Wood Doors inclu hw	2	EA	6	\$602
	Floor - Terrazzo	8,973	SF	6	\$19,632
	Floor - Tile	1,265	SF	5	\$5,680
	Floor - Tile/Sheet	1,499	SF	6	\$1,500
	Lighting - Lay-in	18	EA	7	\$0
	Lighting - Pendent/Surface	24	EA	7	\$0
	Serving Line	14	LF	6	\$833
	Stage	954	SF	6	\$5,511
	Walls - Concrete Block	1,904	SF	6	\$5,582
	Walls - Plaster/Drywall	11,085	SF	6	\$30,593
	Walls - Structural Glazed Tile	1,549	SF	6	\$4,873



Category: Rooms (Other Than Classrooms)

Group	Item - Type	Quantity	Unit	Rank	Cost
Lunch & Multipurp	bose Room				
MDF_IDF					
	AC Unit	1	EA	7	\$0
	Doors - Wood Doors inclu hw	1	EA	6	\$301
	Finishes	196	SF	6	\$1,399
			-		+ )
Mechanical/ Service					
	Boiler Room	679	SF	6	\$4,865
	Janitor's Closet	32	SF	6	\$229
	Mechanical/ Service Rooms	266	SF	6	\$1,906
	Storage Room	528	SF	6	\$3,783
Restroom					
	Accessories	1,185	SF	6	\$10,930
	Accessories	28	SF	7	\$0
	Ceiling - Lay-in	48	SF	6	\$144
	Ceiling - Plaster/Drywall	1,137	SF	6	\$3,935
	Ceiling - Plaster/Drywall	28	SF	7	\$0
	Doors - Wood Doors inclu hw	7	EA	6	\$2,107
	Doors - Wood Doors inclu hw	1	EA	7	\$0
	Floor - Concrete	28	SF	7	\$0
	Floor - Concrete Epoxy/ Painted	48	SF	6	\$25
	Floor - Tile Ceramic/ Porcelain	1,137	SF	6	\$2,406
	Floor Drain	3	EA	6	\$3,177
	Floor Drain	1	EA	7	\$0
	Hand Dryer	4	EA	6	\$920
	Lavatory	9	EA	6	\$2,876
	Lavatory	1	EA	7	\$0
	Lighting - Lay-in	1	EA	7	\$0
	Lighting - Pendent/Surface	9	EA	7	\$0
	Partitions	24	EA	6	\$7,126
	Urinals	15	EA	6	\$5,040
	Walls - Plaster/Drywall	1,027	SF	6	\$2,834
	Walls - Structural Glazed Tile	1,027	SF	6	\$3,231
	Walls - Tile	102	SF	7	\$0
	Water Closet	28	EA	6	\$9,407
	Water Closet	1	EA	7	\$0,407



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## **Building: Leased**

Category: Rooms (Other Than Classrooms)

Group	Item - Type	Quantity	Unit	Rank	Cost
Rooms (Other Than Classrooms) Subtotal:					\$297,698

## **Building: Leased**

## Category: Building Interior

Group	Item - Type	Quantity	Unit	Rank	Cost
Corridor					
	Ceiling - Plaster/Drywall	3,575	SF	6	\$22,136
	Ceiling - Plaster/Drywall	1,203	SF	7	\$0
	Drinking Fountains - Single Fountain	3	EA	6	\$827
	Drinking Fountains - Single Fountain	2	EA	7	\$0
	Floor - Concrete Epoxy/ Painted	4,778	SF	6	\$2,323
	Lighting - Pendent/Surface	32	EA	7	\$0
	Stairs - Terrazzo	60	LF	6	\$557
	Student Lockers - One Tier	6	EA	6	\$557
	Walls - Metal Panel	830	SF	6	\$6,196
	Walls - Plaster/Drywall	5,672	SF	6	\$25,144
Stairs					
	Ceiling - Plaster/Drywall Ceiling - Plaster/Drywall Drinking Fountains - Single Fountain Drinking Fountains - Single Fountain Floor - Concrete Epoxy/ Painted Lighting - Pendent/Surface Stairs - Terrazzo Student Lockers - One Tier Walls - Metal Panel	420	SF	6	\$3,075
	Floor - Concrete Epoxy/ Painted	420	SF	6	\$204
	Handrails	96	LF	6	\$832
	Lighting - Pendent/Surface	4	EA	7	\$0
	Stairs - Terrazzo	60	LF	6	\$557
	Walls - Plaster/Drywall	652	SF	6	\$1,799
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## **Total Building Cost**

## \$1,573,072

#### SITE

#### Category: Site

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Group	Item - Type	Quantity	Unit	Rank	Cost
Civil/Drainage					
	Civil/ Drainage - Catch Basin	2	EA	7	\$0
	Civil/ Drainage - Site Drain	1	EA	5	\$1,379
	Civil/ Drainage - Site Manhole	1	EA	7	\$0
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#### SITE

#### Category: Site

Group	Item - Type	Quantity	Unit	Rank	Cost
Fencing					
	Fencing - New Standard Ornamental	88	LF	6	\$2,807
Landscape					
	Landscape - Grass	300	SF	6	\$249
	Parkway trees	3	EA	7	\$0
	Retaining Wall - Concrete	62	SF	6	\$1,453
Parking Lot					
	Pavers	4,051	SF	6	\$22,534
	Surface - Asphalt	789	SF	5	\$4,118
	Surface - Asphalt	6,576	SF	6	\$15,892
Sidewalks					
	Sidewalks - Internal Walks	136	LF	6	\$1,634
	Sidewalks - Perimeter Sidewalks	1,583	SF	6	\$3,147
Site Subtotal:					\$53,214
Total Site Cost					\$53,214

## Campus Total <sup>2 3</sup>

\$1,626,286

<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.

#### 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 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").



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- 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.



4416 N Troy St Chicago, IL 60625

## **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
Leased	ł	-									-			
Computer Lab	Art Room	Basement	omputer Lab Bl	001	740	1	25	50	51	24	40	Ν	Y	Ν
Library	Regular Classroom	3rd Floor	306	306	620	1	2	16	72	40	40	Ν	Y	Ν
Multi Purpose Room	Regular Classroom	3rd Floor	305	305	620	1	2	16	72	40	40	Ν	Y	Y
Music Room	Music Room	1st Floor	101	101	840	1	0	4	96	48	40	Ν	Ν	Ν
Regular Classroom	Regular Classroom	1st Floor	104	104	700	1	3	16	72	40	40	Ν	Y	Y
Regular Classroom	Regular Classroom	1st Floor	106	106	620	1	3	16	72	40	40	Ν	Y	Ν
Regular Classroom	Regular Classroom	2nd Floor	201	201	700	1	2	16	72	40	40	Ν	Y	Ν
Regular Classroom	Regular Classroom	2nd Floor	202	202	700	1	2	16	72	40	40	Ν	Y	Y
Regular Classroom	Regular Classroom	2nd Floor	203	203	700	1	2	16	72	40	40	Ν	Y	Y
Regular Classroom	Regular Classroom	2nd Floor	204	204	700	1	2	16	72	40	40	Ν	Y	Y
Regular Classroom	Regular Classroom	2nd Floor	205	205	620	1	2	16	72	40	40	Ν	Y	Ν
Regular Classroom	Regular Classroom	2nd Floor	206	206	620	1	2	16	72	40	40	Ν	Y	Ν
Regular Classroom	Regular Classroom	3rd Floor	301	301	700	1	2	16	72	40	40	Ν	Y	Y
Regular Classroom	Regular Classroom	3rd Floor	302	302	700	1	2	16	72	40	40	Ν	Y	Y
Regular Classroom	Regular Classroom	3rd Floor	303	303	700	1	2	16	72	40	40	Ν	Y	Y
Regular Classroom	Regular Classroom	3rd Floor	304	304	700	1	2	16	72	40	40	Ν	Y	Y
Special Education	Regular Classroom	1st Floor	103	103	620	1	3	16	72	40	40	Ν	Y	Ν
Special Education	Regular Classroom	1st Floor	105	105	620	1	1	16	72	40	40	Ν	Y	Ν