

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
Leased	1952	1	16,056	\$716,955
SITE				\$42,426
Campus Total			16,056	\$759,382

Building: Leased

Category: Building Exterior

Group	Item - Type	Quantity	Unit	Rank	Cost
Entrance					
	Entrance Control - Audio	2	EA	6	\$994
	Exterior Doors - Exterior Stainless Steel Door	2	EA	6	\$1,092
	Exterior Doors - Exterior Steel Door	9	EA	6	\$4,325
	Exterior Doors - Transom Lite	12	EA	6	\$3,760
	Exterior Stairs - Concrete	4	LF	5	\$438
	Exterior Stairs - Concrete	220	LF	6	\$17,989
	Exterior Stairs - Stone	6	LF	5	\$1,627
	Exterior Stairs - Stone	20	LF	6	\$2,260
	Stair Handrail - Steel_Stair Handrail	90	LF	6	\$780
Foundation					
	Foundation - Concrete	634	LF	7	\$0
	Superstructure - Concrete	23,954	SF	7	\$0
Lighting					
	Exterior Lighting - Wall Mounted	1	EA	5	\$427
	Exterior Lighting - Wall Mounted	6	EA	6	\$1,732
Roof System					
	Chimney - Brick Chimney- Concrete/ Mortar Liner	20	LF	5	\$57,031
	Coping - Metal	97	LF	6	\$3,115

Building: Leased

Category: Building Exterior

Group	Item - Type	Quantity	Unit	Rank	Cost
Roof System					
	Coping - Stone	593	LF	6	\$19,046
	Downspouts - Exterior Downspouts	120	LF	6	\$3,988
	Parapet - 16" - 30" Height	616	LF	6	\$24,612
	Roof - Asphalt Gravel Ballast	11,766	SF	6	\$119,628
	Roof - Metal	376	SF	6	\$5,038
	Roof Structure - Concrete	376	SF	6	\$6,458
	Roof Structure - Concrete	11,766	SF	7	\$0
Walls					
	Canopy - Concrete/ Stucco	130	SF	6	\$4,302
	Exterior Walls - Brick	4,987	SF	6	\$33,518
	Exterior Walls - Stone-Cast	15	SF	5	\$264
	Exterior Walls - Stone-Cast	684	SF	6	\$4,597
	Exterior Walls - Stone-Cut	895	SF	6	\$6,228
	Exterior Walls - Stucco	30	SF	2	\$1,281
	Exterior Walls - Stucco	115	SF	6	\$551
Windows					
	Lintels - Steel	336	LF	6	\$9,754
	Windows - Sash Aluminum Double-pane	9	SF	5	\$0
	Windows - Sash Aluminum Double-pane	2,047	SF	6	\$15,280

Building Exterior Subtotal:

\$350,115

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	2,228	SF	6	\$669
	Emergency Battery Packs - Corridors and Stairs	18	EA	6	\$3,645
	Emergency Battery Packs - Multipurpose Room	5	EA	6	\$1,013
	Emergency Battery Packs - Students Toilets	6	EA	6	\$1,215
	Exit Signs - Corridors and Stairs	9	EA	6	\$1,348
	Exit Signs - Multipurpose Room	2	EA	6	\$299
	Security System - CCTV	16,056	SF	5	\$12,628
	Security System - Intrusion Detection	10,056	SF	6	\$2,588

Building: Leased

Category: Electrical System

Group	Item - Type	Quantity	Unit	Rank	Cost
Main Service					
	Independent Electrical Service for emergency power	1	EA	6	\$2,921
	Main Electrical Service - 800 A and Less than 120/240/3PH	1	EA	6	\$3,613
	PA System	16,056	SF	6	\$5,281
Power Distribution					
	Lighting and Power Panels - Above 100 A	3	EA	6	\$1,491
	Main Distribution Panels - 400 - 600 amp	1	EA	6	\$528
Electrical System Subtotal:					\$37,647

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	16,056	SF	6	\$5,740
	Fire Alarm_System	16,056	SF	6	\$7,806
Safty System Subtotal:					\$19,952

Building: Leased

Category: Mechanical System

Group	Item - Type	Quantity	Unit	Rank	Cost
Air Handling Systems					
	Air Handling Unit- Package Single Zone- Indoor- Steam Coils - Less than 4000 cfm	1	EA	5	\$20,373
	Air Intake	1	EA	6	\$5,765
Boiler Systems					
	Piping - Condensate Pipe- Steel	200	LF	6	\$378
	Piping - Steam Pipe- Steel	200	LF	6	\$378
	Steam Traps	20	EA	5	\$26,298
Heating Devices					
	Fin Tube - Steam	8	LF	6	\$76
	Radiators - Steam	7	EA	5	\$11,727
	Radiators - Steam	27	EA	6	\$7,501

Building: Leased

Category: Mechanical System

Group	Item - Type	Quantity	Unit	Rank	Cost
Temperature Control					
	Electric Controls	16,056	SF	5	\$0
	Electric Thermostat	1	EA	5	\$0
Ventilation					
	Exhaust Fans- Indoor - 500 - 1500 CFM	1	EA	6	\$592
	Exhaust Fans- Roof Mounted - Less than 500 CFM	1	EA	4	\$1,942
	Exhaust Fans- Roof Mounted - Less than 500 CFM	3	EA	6	\$889

Mechanical System Subtotal:

\$75,917

Building: Leased

Category: Plumbing System

Group	Item - Type	Quantity	Unit	Rank	Cost
Piping					
	Domestic Piping-Cold Water from Risers to Fixtures	16,056	SF	6	\$3,214
	Domestic Piping-Cold Water Horizontal Lines	16,056	SF	6	\$3,903
	Domestic Piping-Cold Water Risers	16,056	SF	6	\$2,985
	Domestic Piping-Hot Water from Risers to Fixtures	16,056	SF	6	\$2,526
	Domestic Piping-Hot Water Horizontal Lines	16,056	SF	6	\$2,985
	Domestic Piping-Hot Water Return Lines	16,056	SF	6	\$2,296
	Domestic Piping-Hot Water Return Risers	16,056	SF	6	\$2,296
	Sanitary Piping	16,056	SF	6	\$14,694
	Storm Piping	16,056	SF	6	\$14,006
	Vent Piping	16,056	SF	6	\$10,791

Pumps

	Pumps - Ejector-Duplex	1	EA	6	\$1,387
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Plumbing System Subtotal:

\$61,083

Building: Leased

Category: Classrooms

Group	Item - Type	Quantity	Unit	Rank	Cost
Multi Purpose Room (1 room)					
	AC Units	1	EA	7	\$0
	Casework	15	LF	7	\$0
	Ceiling - Splined	814	SF	6	\$663

Building: Leased

Category: Classrooms

Group	Item - Type	Quantity	Unit	Rank	Cost
Multi Purpose Room (1 room)					
	Doors - Side-lite	24	SF	7	\$0
	Doors - Wood Doors inclu hw	1	EA	7	\$0
	Floor - Tile	814	SF	6	\$1,781
	Lighting - Pendent/Surface	14	EA	7	\$0
	Walls - Concrete Block	814	SF	6	\$2,386
	Walls - Structural Glazed Tile	814	SF	6	\$2,561
Office (1 room)					
	AC Units	1	EA	7	\$0
	Casework	15	LF	7	\$0
	Ceiling - Splined	814	SF	6	\$663
	Doors - Side-lite	24	SF	7	\$0
	Doors - Wood Doors inclu hw	1	EA	7	\$0
	Floor - Tile	814	SF	6	\$1,781
	Lighting - Pendent/Surface	14	EA	7	\$0
	Walls - Concrete Block	736	SF	6	\$2,158
	Walls - Structural Glazed Tile	192	SF	6	\$604
Pre School (7 rooms)					
	AC Units	7	EA	7	\$0
	Casework	105	LF	7	\$0
	Ceiling - Splined	22	SF	4	\$309
	Ceiling - Splined	5,522	SF	6	\$4,501
	Doors - Side-lite	48	SF	7	\$0
	Doors - Wood Doors inclu hw	3	EA	6	\$903
	Doors - Wood Doors inclu hw	4	EA	7	\$0
	Floor - Tile	4	SF	5	\$23
	Floor - Tile	4,748	SF	6	\$10,388
	Floor - Tile	754	SF	7	\$0
	Lighting - Pendent/Surface	92	EA	7	\$0
	Walls - Concrete Block	8	SF	2	\$420
	Walls - Concrete Block	6	SF	4	\$315
	Walls - Concrete Block	4,730	SF	6	\$13,866
	Walls - Structural Glazed Tile	1,936	SF	6	\$6,091

Classrooms Subtotal:

\$49,413

Building: Leased

Category: Rooms (Other Than Classrooms)

Group	Item - Type	Quantity	Unit	Rank	Cost
Administrative Suites/Offices					
	AC Unit	1	EA	7	\$0
	Ceiling - Splined	958	SF	6	\$781
	Doors - Wood Doors inclu hw	1	EA	6	\$301
	Doors - Wood Doors inclu hw	1	EA	7	\$0
	Floor - Terrazzo	144	SF	6	\$315
	Floor - Tile	814	SF	6	\$1,781
	Lighting - Pendent/Surface	15	EA	7	\$0
	Power Distribution	22	EA	6	\$46,747
	Storage/ Closet	8	SF	6	\$58
	Walls - Concrete Block	1,034	SF	6	\$3,031
	Walls - Structural Glazed Tile	300	SF	6	\$944
Kitchen					
	Ceiling - Exposed	544	SF	7	\$0
	Floor - Concrete	544	SF	7	\$0
	Lighting - Pendent/Surface	5	EA	7	\$0
	Walls - Concrete Block	396	SF	6	\$1,161
	Walls - Masonry	433	SF	6	\$1,362
Library					
	Ceiling - Splined	151	SF	6	\$123
	Doors - Transom Window	18	SF	7	\$0
	Doors - Wood Doors inclu hw	1	EA	7	\$0
	Floor - Tile	151	SF	6	\$330
	Lighting - Pendent/Surface	1	EA	7	\$0
	Walls - Concrete Block	300	SF	6	\$879
	Walls - Structural Glazed Tile	108	SF	6	\$340
Lunch & Multipurpose Room					
	Ceiling - Exposed	1,834	SF	6	\$2,728
	Doors - Wood Doors inclu hw	1	EA	6	\$301
	Floor - Concrete	1,834	SF	6	\$970
	Lighting - Pendent/Surface	15	EA	7	\$0
	Walls - Concrete Block	1,556	SF	6	\$4,561
Mechanical/ Service Rooms					
	Janitor's Closet	20	SF	6	\$143
	Mechanical/ Service Rooms	436	SF	7	\$0
Restroom					
	Accessories	908	SF	6	\$8,375

Building: Leased

Category: Rooms (Other Than Classrooms)

Group	Item - Type	Quantity	Unit	Rank	Cost
Restroom					
	Ceiling - Exposed	125	SF	6	\$186
	Ceiling - Plaster/Drywall	298	SF	7	\$0
	Ceiling - Splined	485	SF	6	\$395
	Doors - Wood Doors inclu hw	5	EA	6	\$1,505
	Doors - Wood Doors inclu hw	1	EA	7	\$0
	Floor - Concrete	125	SF	6	\$66
	Floor - Tile Ceramic/ Porcelain	783	SF	6	\$1,657
	Floor Drain	2	EA	6	\$2,118
	Lavatory	7	EA	6	\$2,237
	Lighting - Pendent/Surface	7	EA	7	\$0
	Lighting - Wall Mounted	4	EA	4	\$1,573
	Partitions	15	EA	6	\$4,454
	Urinals	3	EA	6	\$1,008
	Walls - Concrete Block	359	SF	6	\$1,052
	Walls - Masonry	177	SF	6	\$557
	Walls - Structural Glazed Tile	2,268	SF	6	\$7,135
	Water Closet	15	EA	6	\$5,040

Rooms (Other Than Classrooms) Subtotal:

\$104,216

Building: Leased

Category: Building Interior

Group	Item - Type	Quantity	Unit	Rank	Cost
Corridor					
	Ceiling - Lay-in	98	SF	6	\$294
	Ceiling - Splined	2,017	SF	6	\$5,826
	Doors - Wood Doors include hw	4	EA	6	\$1,204
	Drinking Fountains - Double Fountain	3	EA	6	\$1,008
	Floor - Tile/Sheet	2,017	SF	6	\$1,096
	Lighting - Lay-in	2	EA	7	\$0
	Lighting - Pendent/Surface	12	EA	7	\$0
	Walls - Concrete Block	1,614	SF	6	\$4,731
	Walls - Structural Glazed Tile	403	SF	6	\$1,268
Safety					
	Camera Viewing Station	2	EA	6	\$1,365
	Security Cameras	2	EA	6	\$388

Building: Leased

Category: Building Interior

Group	Item - Type	Quantity	Unit	Rank	Cost
Stairs					
	Ceiling - Splined	192	SF	6	\$555
	Floor - Tile/Sheet	192	SF	6	\$104
	Handrails	45	LF	6	\$390
	Lighting - Pendent/Surface	2	EA	7	\$0
	Stairs - Concrete	5	LF	6	\$41
	Stairs - Tile	18	LF	6	\$167
	Walls - Concrete Block	221	SF	7	\$0
	Walls - Structural Glazed Tile	55	SF	6	\$173

Building Interior Subtotal: \$18,612

Total Building Cost \$716,955

SITE

Category: Site

Group	Item - Type	Quantity	Unit	Rank	Cost
Civil/Drainage					
	Civil/ Drainage - Catch Basin	1	EA	6	\$1,094
	Civil/ Drainage - Site Drain	2	EA	6	\$621
	Civil/ Drainage - Site Manhole	3	EA	6	\$4,478
Fencing					
	Fencing - Chain Link	17	LF	6	\$319
	Fencing - New Standard Ornamental	155	LF	6	\$4,945
Landscape					
	Landscape - Grass	1,883	SF	6	\$1,562
	Landscape - Hardscape- Concrete	125	SF	5	\$1,169
	Planting Beds/ Area	1,018	SF	6	\$1,674
	Retaining Wall - Concrete	236	SF	6	\$5,531
Sidewalks					
	Sidewalks - Internal Walks	15	LF	5	\$867
	Sidewalks - Internal Walks	295	LF	6	\$3,544
	Sidewalks - Perimeter Sidewalks	50	SF	4	\$804
	Sidewalks - Perimeter Sidewalks	2,668	SF	6	\$5,303

SITE

Category: Site

Group	Item - Type	Quantity	Unit	Rank	Cost
Signage	Monument - Building Mounted Cut Letter Sign	1	EA	5	\$10,516
	Monument - Sign	1	EA	6	\$0

Site Subtotal: **\$42,426**

Total Site Cost **\$42,426**

Campus Total ^{2 3} **\$759,382**

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
Leased														
Multi Purpose Room	Pre School	1st Floor	Nature Center	Adjacent to 003	814	1	0	8	150	60	40	N	N	N
Office	Pre School	1st Floor	Resource Room	Between 2 and 4	814	1	0	26	150	60	40	N	N	N
Pre School	Pre School	1st Floor	001	1	754	1	0	28	150	60	40	N	N	N
Pre School	Pre School	1st Floor	002	2	806	1	0	28	150	60	40	N	N	N
Pre School	Pre School	1st Floor	003	3	754	1	0	8	150	60	40	N	N	N
Pre School	Pre School	1st Floor	004	7	820	1	0	28	150	60	40	N	N	N
Pre School	Pre School	1st Floor	005	4	814	1	0	26	150	60	40	N	N	N
Pre School	Pre School	1st Floor	006	5	754	1	0	8	150	60	40	N	N	N
Pre School	Pre School	1st Floor	007	8	820	1	0	8	150	60	40	N	N	N