

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	1965	2	44,825	\$2,074,544
SITE				\$237,688
Campus Total			44,825	\$2,312,232

Building: Main

Category: Building Exterior

Group	Item - Type	Quantity	Unit	Rank	Cost
Entrance					
	Entrance Control - Audio	2	EA	6	\$994
	Exterior Doors - Exterior Steel Door	15	EA	6	\$7,208
	Exterior Stairs - Concrete	65	LF	6	\$5,315
	Exterior Stairs - Stone	15	LF	6	\$1,695
	Power Door Operator and Controls	1	EA	6	\$0
	Ramp Handrail - Steel_Ramp Handrail	40	LF	6	\$347
	Ramps - Concrete	20	LF	6	\$3,005
	Stair Handrail - Steel_Stair Handrail	16	LF	6	\$139
Foundation					
	Foundation - Concrete	6	LF	6	\$971
	Foundation - Concrete	652	LF	7	\$0
	Superstructure - Concrete	44,825	SF	7	\$0
Lighting					
	Exterior Lighting - Parapet or Roof Mounted	12	EA	6	\$6,438
	Exterior Lighting - Wall Mounted	13	EA	6	\$3,754
Roof System					
	Chimney - Brick Chimney- Concrete/ Mortar Liner	15	LF	5	\$42,773
	Chimney - Brick Chimney- Concrete/ Mortar Liner	24	LF	6	\$22,912

Building: Main
Category: Building Exterior

Group	Item - Type	Quantity	Unit	Rank	Cost
Roof System					
	Coping - Metal	985	LF	6	\$31,636
	Downspouts - Exterior Downspouts	10	LF	4	\$1,355
	Downspouts - Interior Downspouts	134	LF	6	\$4,453
	Roof - Asphalt Gravel Ballast	25,225	SF	6	\$256,470
	Roof Structure - Concrete	25,225	SF	7	\$0
Walls					
	Canopy - Concrete/ Stucco	166	SF	6	\$5,493
	Exterior Walls - Brick	35	SF	4	\$5,763
	Exterior Walls - Brick	10	SF	5	\$238
	Exterior Walls - Brick	10,107	SF	6	\$67,929
	Exterior Walls - Precast Panel Wall	1	SF	5	\$11
	Exterior Walls - Precast Panel Wall	527	SF	6	\$3,542
	Exterior Walls - Stone-Cast	228	SF	6	\$1,532
Windows					
	Curtain wall - Louver	126	SF	6	\$1,413
	Guard - Guards wire guard	2,486	SF	6	\$31,746
	Lintels - Steel	660	LF	6	\$19,159
	Windows - Casement Lexan	2,666	SF	5	\$78,268

Building Exterior Subtotal:
\$604,559
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	6,140	SF	6	\$1,844
	Emergency A/C Power - Gym	3,620	SF	6	\$1,346
	Emergency A/C Power - Lunchrooms	2,540	SF	6	\$944
	Emergency Battery Packs - Corridors and Stairs	14	EA	6	\$2,835
	Emergency Battery Packs - Gym	6	EA	6	\$1,215
	Emergency Battery Packs - Lunchrooms	6	EA	6	\$1,215
	Emergency Battery Packs - Students Toilets	6	EA	6	\$1,215
	Exit Signs - Corridors and Stairs	11	EA	6	\$1,647
	Exit Signs - Lunchroom	2	EA	6	\$299
	Exit Signs - Multipurpose Room	6	EA	6	\$898

Building: Main
Category: Electrical System

Group	Item - Type	Quantity	Unit	Rank	Cost
Emergency System					
	Security System - CCTV	44,825	SF	6	\$13,461
	Security System - Intrusion Detection	44,825	SF	6	\$11,538
Main Service					
	Independent Electrical Service for emergency power	1	EA	6	\$2,921
	Main Electrical Service - 1200 A 120/240/3PH	1	EA	6	\$5,078
	PA System	44,825	SF	4	\$195,504
Power Distribution					
	Lighting and Power Panels - 100 A	1	EA	4	\$4,849
	Lighting and Power Panels - 100 A	6	EA	6	\$1,795
	Lighting and Power Panels - Above 100 A	5	EA	6	\$2,485
	Main Distribution Panels - 400 - 600 amp	3	EA	6	\$1,583
	Main Distribution Panels - Less than 400 amp	2	EA	6	\$1,006

Electrical System Subtotal:
\$254,088
Building: Main
Category: Safty System

Group	Item - Type	Quantity	Unit	Rank	Cost
Fire Alarm					
	Fire Alarm Panel	1	EA	6	\$6,406
	Fire Alarm Strobe Lights	44,825	SF	6	\$16,025
	Fire Alarm_System	44,825	SF	6	\$21,794

Safty System Subtotal:
\$44,225
Building: Main
Category: Mechanical System

Group	Item - Type	Quantity	Unit	Rank	Cost
Air Conditioning					
	Condensing Unit- Ground Mounted - Less than 5 tons	1	EA	6	\$3,334
Air Handling Systems					
	Air Handling Unit-Package Single Zone- Indoor- Hot Water Coils - 4000-8000 cfm	2	EA	5	\$52,885
	Air Intake	2	EA	6	\$11,529

Building: Main
Category: Mechanical System

Group	Item - Type	Quantity	Unit	Rank	Cost
Boiler Systems					
	Boiler Auxiliary- Scotch Marine- Steam Low Pressure Boiler - 101 - 150 HP	2	EA	6	\$5,091
	Chemical Feeder	1	EA	6	\$1,078
	Combustion Dampers	2	EA	6	\$818
	Condensate Pump	2	EA	6	\$4,042
	Feed Water Pumps and Tank	1	EA	6	\$2,545
	Non Condensing- Fire Tube- Scotch Marine- Steam- Low Pressure Boiler - 101 - 150 HP	2	EA	5	\$24,345
	Piping - Condensate Pipe- Steel	40	LF	6	\$76
	Piping - Steam Pipe- Steel	40	LF	6	\$76
	Steam Traps	3	EA	5	\$3,945
Gas Booster					
	Gas Booster	2	EA	6	\$998
Heat Exchangers					
	Heat Exchanger - Steam to Hot Water Shell Type	1	EA	6	\$0
Heating Devices					
	Cabinet Heaters - With Hot Water Coil	5	EA	5	\$8,774
	Cabinet Heaters - With Hot Water Coil	13	EA	6	\$4,606
Mechanical Plumbing					
	Hot Water Pump - Less than 10	2	EA	6	\$2,222
Temperature Control					
	Pneumatic System	44,825	SF	5	\$154,480
	Thermostats - Pneumatic	4	EA	4	\$2,949
	Thermostats - Pneumatic	14	EA	6	\$0
Unit Ventilation					
	Unit Ventilators- Floor Mounted- Hot Water Heating Coils Only	15	EA	5	\$128,443
	Unit Ventilators- Floor Mounted- Hot Water w/ DX Cooling Coil & w/ Self Contained Compressors	3	EA	5	\$29,642
Ventilation					
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	6	EA	6	\$3,554
	Type I Exhaust Hood- Culinary Arts	1	EA	6	\$1,248

Mechanical System Subtotal:
\$446,680
Building: Main

Category: Plumbing System

Group	Item - Type	Quantity	Unit	Rank	Cost
Hot Water					
	Gas Heater - 300001 - 600000 BTU/HR	1	EA	6	\$310
Piping					
	Domestic Piping-Cold Water from Risers to Fixtures	44,825	SF	6	\$8,974
	Domestic Piping-Cold Water Horizontal Lines	44,825	SF	6	\$10,897
	Domestic Piping-Cold Water Risers	44,825	SF	6	\$8,333
	Domestic Piping-Hot Water from Risers to Fixtures	44,825	SF	6	\$7,051
	Domestic Piping-Hot Water Horizontal Lines	44,825	SF	6	\$8,333
	Domestic Piping-Hot Water Return Lines	44,825	SF	6	\$6,410
	Domestic Piping-Hot Water Return Risers	44,825	SF	6	\$6,410
	Sanitary Piping	44,825	SF	6	\$41,024
	Storm Piping	44,825	SF	6	\$39,101
	Vent Piping	44,825	SF	6	\$30,127
Pumps					
	Pumps - Sump-Duplex	1	EA	5	\$7,535
Plumbing System Subtotal:					\$174,504

Building: Main
Category: Classrooms

Group	Item - Type	Quantity	Unit	Rank	Cost
Computer Lab (2 rooms)					
	AC Units	2	EA	5	\$3,652
	Casework	30	LF	6	\$758
	Ceiling - Splined	1,735	SF	6	\$1,414
	Doors - Wood Doors inclu hw	2	EA	6	\$602
	Floor - Tile	1,735	SF	6	\$3,796
	Lighting - Pendent/Surface	37	EA	6	\$4,584
	Marker Board	16	LF	6	\$343
	Marker Board	8	LF	7	\$0
	Storage/ Closet	65	SF	6	\$471
	Walls - Concrete Block	1,947	SF	6	\$5,708
	Walls - Plaster/Drywall	340	SF	6	\$938
	Wireless System	1	EA	7	\$0
Music Room (1 room)					
	AC Units	1	EA	5	\$1,826
	Casework	30	LF	6	\$758

Building: Main
Category: Classrooms

Group	Item - Type	Quantity	Unit	Rank	Cost
Music Room (1 room)					
	Ceiling - Splined	725	SF	6	\$591
	Doors - Wood Doors inclu hw	1	EA	6	\$301
	Floor - Tile	725	SF	6	\$1,586
	Lighting - Pendent/Surface	16	EA	6	\$1,982
	Marker Board	15	LF	7	\$0
	Walls - Concrete Block	975	SF	6	\$2,858
	Walls - Structural Glazed Tile	2	SF	5	\$128
	Walls - Structural Glazed Tile	23	SF	6	\$72
Regular Classroom (11 rooms)					
	AC Units	10	EA	5	\$18,258
	Casework	320	LF	6	\$8,081
	Ceiling - Splined	8,170	SF	6	\$6,659
	Doors - Wood Doors inclu hw	11	EA	6	\$3,311
	Floor - Tile	8,170	SF	6	\$17,875
	Lighting - Pendent/Surface	178	EA	6	\$22,053
	Marker Board	107	LF	7	\$0
	Storage/ Closet	130	SF	6	\$943
	Walls - Concrete Block	10,080	SF	6	\$29,550
	Walls - Tile	725	SF	6	\$1,586

Classrooms Subtotal:
\$140,684
Building: Main
Category: Rooms (Other Than Classrooms)

Group	Item - Type	Quantity	Unit	Rank	Cost
Administrative Suites/Offices					
	AC Unit	6	EA	5	\$10,955
	Ceiling - Plaster/Drywall	270	SF	6	\$934
	Ceiling - Splined	1,636	SF	6	\$1,334
	Doors - Side-lite	12	SF	6	\$201
	Doors - Steel Doors incl hw	1	EA	6	\$301
	Doors - Wood Doors inclu hw	7	EA	6	\$2,107
	Floor - Carpet	358	SF	6	\$763
	Floor - Tile	1,548	SF	6	\$3,387
	Lighting - Lay-in	1	EA	6	\$119
	Lighting - Pendent/Surface	36	EA	6	\$4,460

Building: Main
Category: Rooms (Other Than Classrooms)

Group	Item - Type	Quantity	Unit	Rank	Cost
Administrative Suites/Offices					
	Power Distribution	60	EA	6	\$127,493
	Storage/ Closet	48	SF	6	\$348
	Walls - Concrete Block	3,915	SF	6	\$11,477
Gymnasia					
	Ceiling - Splined	3,943	SF	6	\$3,214
	Doors - Steel Doors incl hw	4	EA	6	\$1,204
	Floor - Sport Flooring	3,943	SF	6	\$8,514
	Lighting - Pendent/Surface	16	EA	6	\$1,982
	Scoreboards	1	EA	6	\$2,244
	Stage	513	SF	6	\$2,964
	Stage Curtain	2	EA	6	\$0
	Stage Lighting System	1	EA	6	\$12,369
	Stage-Stairs - Wood	14	LF	6	\$164
	Storage/ Closet	540	SF	6	\$3,915
	Walls - Concrete Block	2,330	SF	6	\$6,830
	Walls - Structural Glazed Tile	2,300	SF	6	\$7,236
Kitchen					
	Ceiling - Plaster/Drywall	590	SF	6	\$2,042
	Doors - Wood Doors inclu hw	2	EA	6	\$602
	Floor - Tile	590	SF	6	\$1,291
	Lighting - Pendent/Surface	12	EA	6	\$1,487
	Serving Line	30	LF	6	\$1,785
	Storage/ Closet	265	SF	6	\$1,921
	Walls - Structural Glazed Tile	915	SF	6	\$2,879
Locker/Shower Room					
	Benches, ped mounted	20	LF	6	\$2,178
	Ceiling - Plaster/ Drywall	96	SF	6	\$332
	Doors - Steel Doors incl hw	2	EA	6	\$602
	Floor - Terrazzo	96	SF	6	\$210
	Lighting - Pendent/Surface	2	EA	6	\$248
	Student Lockers - One Tier	20	EA	6	\$1,857
	Walls - Concrete Block	240	SF	6	\$704
Lunch & Multipurpose Room					
	Ceiling - Lay-in	1,948	SF	6	\$5,850
	Doors - Wood Doors inclu hw	3	EA	6	\$903

Building: Main
Category: Rooms (Other Than Classrooms)

Group	Item - Type	Quantity	Unit	Rank	Cost
Lunch & Multipurpose Room					
	Floor - Tile	1,948	SF	6	\$4,262
	Lighting - Pendent/Surface	36	EA	6	\$4,460
	Walls - Concrete Block	925	SF	6	\$2,712
	Walls - Plaster/Drywall	725	SF	6	\$2,001
MDF_IDF					
	Doors - Wood Doors inclu hw	1	EA	6	\$301
	Finishes	80	SF	6	\$571
	Ventilation and Cooling	1	EA	6	\$1,855
Mechanical/ Service Rooms					
	Boiler Room	2,325	SF	6	\$16,657
	Crawl Space - Unfinished	3,850	SF	6	\$23,839
	Janitor's Closet	161	SF	6	\$1,153
	Mechanical/ Service Rooms	582	SF	6	\$4,170
	Storage Room	196	SF	6	\$1,404
	Vaults	55	SF	6	\$394
Restroom					
	Accessories	578	SF	6	\$5,331
	Accessories	937	SF	7	\$0
	Ceiling - Lay-in	50	SF	7	\$0
	Ceiling - Plaster/Drywall	13	SF	5	\$162
	Ceiling - Plaster/Drywall	270	SF	6	\$934
	Ceiling - Plaster/Drywall	1,182	SF	7	\$0
	Doors - Steel Doors incl hw	1	EA	7	\$0
	Doors - Wood Doors inclu hw	5	EA	6	\$1,505
	Doors - Wood Doors inclu hw	12	EA	7	\$0
	Floor - Concrete	200	SF	6	\$106
	Floor - Tile	328	SF	6	\$718
	Floor - Tile	417	SF	7	\$0
	Floor - Tile Ceramic/ Porcelain	570	SF	7	\$0
	Floor Drain	4	EA	7	\$0
	Lavatory	2	EA	6	\$639
	Lavatory	17	EA	7	\$0
	Lighting - Lay-in	5	EA	6	\$595
	Lighting - Lay-in	5	EA	7	\$0
	Lighting - Pendent/Surface	9	EA	7	\$0
	Lighting - Wall Mounted	3	EA	6	\$372

Building: Main
Category: Rooms (Other Than Classrooms)

Group	Item - Type	Quantity	Unit	Rank	Cost
Restroom					
	Partitions	18	EA	7	\$0
	Urinals	6	EA	7	\$0
	Walls - Concrete Block	2	SF	5	\$28
	Walls - Concrete Block	1,650	SF	6	\$4,837
	Walls - Concrete Block	1,061	SF	7	\$0
	Walls - Structural Glazed Tile	1,200	SF	7	\$0
	Walls - Tile	56	SF	7	\$0
	Walls - Tile Ceramic/ Porcelain	1,074	SF	7	\$0
	Water Closet	3	EA	6	\$1,008
	Water Closet	22	EA	7	\$0

Rooms (Other Than Classrooms) Subtotal: \$319,418

Building: Main
Category: Building Interior

Group	Item - Type	Quantity	Unit	Rank	Cost
Corridor					
	Ceiling - Lay-in	5	SF	5	\$45
	Ceiling - Lay-in	4,975	SF	6	\$14,940
	Ceiling - Plaster/Drywall	448	SF	6	\$2,774
	Doors - Steel Doors incl hw	3	EA	6	\$903
	Doors - Wood Doors include hw	6	EA	6	\$1,806
	Drinking Fountains - Double Fountain	5	EA	6	\$1,680
	Floor - Concrete	330	SF	6	\$175
	Floor - Terrazzo	135	SF	6	\$1,133
	Floor - Tile Ceramic/ Porcelain	118	SF	6	\$329
	Floor - Tile/Sheet	4,980	SF	6	\$2,706
	Lighting - Pendent/Surface	48	EA	6	\$5,947
	Lighting - Wall Mounted	1	EA	6	\$124
	Walls - Concrete Block	7,130	SF	6	\$20,902
	Walls - Structural Glazed Tile	5,189	SF	6	\$16,325

Safety

	Metal Dedector	1	EA	6	\$881
	Security Cameras	7	EA	6	\$1,358

Stairs

	Ceiling - Lay-in	606	SF	6	\$1,820
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Building: Main
Category: Building Interior

Group	Item - Type	Quantity	Unit	Rank	Cost
Stairs					
	Floor - Terrazzo	360	SF	6	\$3,022
	Handrails	165	LF	6	\$1,430
	Lighting - Lay-in	1	EA	6	\$119
	Lighting - Pendent/Surface	5	EA	6	\$619
	Stairs - Terrazzo	75	LF	6	\$696
	Walls - Concrete Block	1,155	SF	6	\$3,386
	Walls - Structural Glazed Tile	2,310	SF	6	\$7,267

Building Interior Subtotal: **\$90,385**

Total Building Cost **\$2,074,544**

SITE
Category: Site

Group	Item - Type	Quantity	Unit	Rank	Cost
Civil/Drainage					
	Civil/ Drainage - Catch Basin	4	EA	7	\$0
	Civil/ Drainage - Site Manhole	2	EA	7	\$0
Fencing					
	Fencing - Chain Link	1,033	LF	6	\$19,396
	Fencing - Old Standard Ornamental	125	LF	6	\$6,471
Landscape					
	Benches	1	EA	6	\$430
	Landscape - Grass	1,856	SF	6	\$1,539
	Landscape - Hardscape- Asphalt	2,300	SF	6	\$5,558
	Parkway trees	8	EA	6	\$5,280
	Planting Beds/ Area	400	SF	6	\$658
Parking Lot					
	Surface - Asphalt	22,000	SF	6	\$53,167
	Trash Enclosure - Wood	632	SF	5	\$26,083
Playground					
	Equipment - School Age 5-12	1	EA	5	\$66,350
	Surface - Poured Surface	2,750	SF	5	\$37,791

SITE
Category: Site

Group	Item - Type	Quantity	Unit	Rank	Cost
Sidewalks					
	Sidewalks - Internal Walks	115	LF	6	\$1,381
	Sidewalks - Perimeter Sidewalks	6,000	SF	6	\$11,926
Signage					
	Flag Pole - Flag Pole	1	EA	6	\$1,657
	Marquee - Free Standing Back Lighted	1	EA	6	\$0
	Monument - Building Mounted Cut Letter Sign	1	EA	6	\$0
Site Subtotal:					\$237,688
Total Site Cost					\$237,688
Campus Total ^{2 3}					\$2,312,232

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	Kindergarten	1st Floor	104	115	995	1	3	25	216	72	40	N	Y	N
Computer Lab	Regular Classroom	2nd Floor	205	215	740	1	5	40	162	54	40	N	Y	N
Music Room	Regular Classroom	2nd Floor	218	218	725	0	0	6	162	54	40	N	Y	N
Regular Classroom	Regular Classroom	1st Floor	101	110	725	0	2	12	162	54	40	N	Y	Y
Regular Classroom	Regular Classroom	1st Floor	102	111	725	0	2	12	162	54	40	N	Y	Y
Regular Classroom	Kindergarten	1st Floor	103	114	995	1	3	12	216	72	40	N	Y	Y
Regular Classroom	Kindergarten	1st Floor	105	116	995	1	3	12	216	72	40	N	Y	Y
Regular Classroom	Regular Classroom	2nd Floor	200	210	725	0	2	12	162	54	40	N	Y	N
Regular Classroom	Regular Classroom	2nd Floor	201	211	725	0	2	12	162	54	40	N	Y	Y
Regular Classroom	Regular Classroom	2nd Floor	202	212	745	0	2	12	162	54	40	N	Y	Y
Regular Classroom	Regular Classroom	2nd Floor	203	213	725	0	2	12	162	54	40	N	Y	Y
Regular Classroom	Regular Classroom	2nd Floor	206	215	360	0	2	14	84	28	40	N	Y	N
Regular Classroom	Regular Classroom	2nd Floor	207	216	725	0	0	6	162	54	40	N	Y	Y
Regular Classroom	Regular Classroom	2nd Floor	209	217	725	0	0	14	162	54	40	N	Y	N