

Facility Assessment Detail

This report contains the findings of a facility assessment completed on the date noted in the document footer below. Assessors rate each facility feature and system by visual observation only; they do not test operability or perform destructive testing inside walls, ceilings or floors. The rankings below reflect the assessors' visual evaluations of the property condition as of that date. For additional information, you may visit the Facilities Standards webpage under CPS Policies and Guidelines at http://www.cps.edu/About_CPS/Policies_and_guidelines/Pages/facilitystandards.aspx.

Condition Rankings and Descriptions

- Rank 7:** The item/system is new or in good condition and no work is required.
- Rank 6:** The item/system requires general cleaning and/or routine maintenance.
- Rank 5:** The item/system requires repairs and has not reached the end of its serviceable life.
- Rank 4:** The item/system has reached its expected useful life, but is still fully operational. CPS will maintain until replacement occurs.
- Rank 3:** The item/system has surpassed its expected useful life and has limited operability. CPS will maintain until replacement occurs.
- Rank 2:** The item/system has surpassed its expected useful life and has low operability. CPS will maintain until replacement occurs.
- Rank 1:** The item's/system's failure leads to an immediate life safety condition for occupants or to the potential of an uninhabitable facility.¹

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.**
- Total Campus Need** 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.

Building: Main Category: EXTERIOR

Group	Sub Group	Item	Location	Rank	Quantity	Unit	Cost	Reason
Chimney		Brick Chimney - Concrete/ Mortar Liner	North Façade	3	12	LF	\$66,066	Multiple cracks in the masonry, interior shaft deterioration
Cornice		Cornice - Metal Projecting	South Façade	5	250	LF	\$73,970	
Doors		Exterior FRP Door	1st Floor	6	9	EA	\$5,012	
Doors		Exterior Steel Door	Entire Building	6	2	EA	\$661	
Doors		Exterior Wood Door	Entire Building	6	5	EA	\$1,604	
Doors		Transom Lite	1st Floor	6	50	EA	\$14,157	
Entrance		Concrete Exterior Stairs	South Entrances	6	36	LF	\$3,861	
Entrance		Entrance Controls - Audio and Video	South Entrances	6	1	EA	\$1,430	
Fire Escape		Fire Escapes	East and west facades	2	180	LF	\$229,343	Stair treads are bent and warped, potential trip and fall hazards
Foundation		Concrete Foundation	Entire Building	7	574	LF	\$0	
Lighting		Exterior Lights - Wall Mounted	Entire Building	6	10	EA	\$2,145	

Building: Main
Category: EXTERIOR

Group	Sub Group	Item	Location	Rank	Quantity	Unit	Cost	Reason
Lighting		Exterior Lights - Wall Mounted	Entire Building	6	14	EA	\$3,003	
Lintels		Lintels - Steel	East, north and west facade	7	190	LF	\$0	
Lintels		Lintels - Stone	North Façade	7	185	LF	\$0	
Parapet		Coping - Stone	Main roof, south facade	6	116	LF	\$0	
Parapet		Coping - Terra Cotta	Main roof, east, west and north facades	6	280	LF	\$0	
Parapet		Coping - Terra Cotta	Lower Roofs	6	340	LF	\$0	
Parapet		Parapet < 16" Height	Main Roof	7	390	LF	\$0	
Parapet		Parapet < 16" Height	Lower Roofs	6	340	LF	\$52,947	
Roof System		Exterior Downspouts	Main Roof	6	150	LF	\$2,789	
Roof System		Modified Bitumen Roof	Lower Roof	3	4,250	SF	\$100,279	Water runs down the inside face of the boiler room wall
Roof System		Modified Bitumen Roof	Low roof over boiler room	3	200	SF	\$4,719	roof leaks along south boiler room wall
Roof System		Modified Bitumen Roof	Main Roof	6	7,920	SF	\$56,062	
Roof System		Roof Structure: Heavy Timber	Lower Roofs	6	4,450	SF	\$79,798	
Roof System		Roof Structure: Heavy Timber	Main Roof	6	7,920	SF	\$142,023	
Superstructure		Concrete	Entire Building	6	38,000	SF	\$251,051	
Walls		Brick	Rear elevation, behind downspouts	5	300	SF	\$6,795	Tuckpointing need on rear elevation, water infiltration into classrooms 304 & 302
Walls		Brick	Entire Building	5	7,000	SF	\$158,558	
Windows		Window - Guards perforated	First floor window	7	675	SF	\$0	
Windows		Windows - Sash Aluminum Double-pane	Entire Building	5	5,500	SF	\$189,940	

EXTERIOR Sub Total \$1,446,213

Building: Main
Category: ELECTRICAL

Group	Sub Group	Item	Location	Rank	Quantity	Unit	Cost	Reason
Emergency System		Automatic Transfer switch	Mechanical Room	7	1	EA	\$0	
Emergency System		Emergency A/C power - Corridors and Stairs	Corridors and Stairs	4	9,227	SF	\$28,368	
Emergency System		Emergency A/C power - Gym and Lunch rooms	Gym	4	1,740	SF	\$3,110	
Emergency System		Emergency A/C power - Gym and Lunch rooms	Lunch room	4	1,014	SF	\$1,813	
Emergency System		Emergency Battery Packs - Corridors and Stairs	Entire Buildikng	6	19	EA	\$2,038	
Emergency System		Emergency Battery Packs - Lunchroom and Gym	Lunchroom	6	2	EA	\$215	
Emergency System		Emergency Battery Packs - Lunchroom and Gym	Gym	6	2	EA	\$215	
Emergency System		Exit Signs - Corridors and Stairs	Corridors and Stairs	6	12	EA	\$2,797	

Building: Main
Category: ELECTRICAL

Group	Sub Group	Item	Location	Rank	Quantity	Unit	Cost	Reason
Emergency System		Exit Signs - Lunchroom - Gym - multipurpose rooms	Lunchroom	6	8	EA	\$1,865	
Emergency System		Exit Signs - Lunchroom - Gym - multipurpose rooms	Gym	6	8	EA	\$1,865	
Emergency System		Independent Electrical Service for emergency power	Mechanical Room	7	1	EA	\$0	
Emergency System		Public Announcement System	Entire Building	7	38,000	SF	\$0	
Emergency System		Security System - Intrusion detection	Entire Building	5	38,000	SF	\$62,491	
Main Service		Main Electrical service 2000 to 3000 A 120/208/3PH	Mechanical Room	7	1	EA	\$0	
Power Distribution		Lighting and power panels	Mechanical Room	2	1	EA	\$5,434	Cast Iron Panel - Fuses - System trips
Power Distribution		Lighting and power panels	Entire Building	6	6	EA	\$4,290	
Power Distribution		Main distribution panels 400-600 amp	Basement	6	2	EA	\$2,860	
Power Distribution		Main distribution panels 400-600 amp	Boiler Room	4	1	EA	\$12,155	Fused
Power Distribution		Main distribution panels above 600 amp	Mechanical Room	7	2	EA	\$0	
Power Distribution		Main distribution panels less than 400 amp	Mechanical Room	7	1	EA	\$0	
ELECTRICAL Sub Total							\$129,514	

Building: Main
Category: FIRE PROTECTION

Group	Sub Group	Item	Location	Rank	Quantity	Unit	Cost	Reason
Fire Alarm		Fire Alarm System	Mechanical Room	4	38,000	SF	\$134,220	
Fire Alarm		Fire Pump Controller	Mechanical Room	4	1	EA	\$18,590	
Pump Room Assembly		Fire Pump less than 25hp	Mechanical Room	3	1	EA	\$26,598	System Leaks
Pump Room Assembly		Jockey Pump	Mechanical Room	3	1	EA	\$7,436	
Sprinkler System		Dry Sprinkler System	Entire Building	3	38,000	SF	\$271,700	Audiable Leaks in Failed Piping on 3rd Floor - Pipe Clamps in Boiler Room and FA Tunnel.
FIRE PROTECTION Sub Total							\$458,544	

Building: Main
Category: MECHANICAL

Group	Sub Group	Item	Location	Rank	Quantity	Unit	Cost	Reason
Air Conditioning		Condensing Unit - Ground Mounted less than 5 tons	MDF Room	2	1	EA	\$7,150	System is defective and Room is very room
Air Conditioning		Window A/C Unit	Offices - 1st Floor	7	2	EA	\$0	
Air Conditioning		Window A/C Unit	Basement	5	1	EA	\$1,073	
Air Handling Systems		Air Intake - Built Up Air Handling Unit	Plenum	2	1	EA	\$26,169	One OA was sealed with a window.

Building: Main
Category: MECHANICAL

Group	Sub Group	Item	Location	Rank	Quantity	Unit	Cost	Reason
Air Handling Systems		Air intake for all Air Handling Units except built up AHU	Mechanical Room	7	2	EA	\$0	
Air Handling Systems		Multi Zone Built Up Air Handling Unit - Hot Water or Dual Temperature Water 8,000 to 15,000 cfm	Mechanical Room	3	1	EA	\$57,200	Missing Dampers Section between Pre-Heat and Re-Heat, Three Way Valves actuators do not work - One of two OA intakes have been omitted - Window Added
Air Handling Systems		Multi Zone Built Up Air Handling Unit Auxiliaries - Hot Water 8,000 to 15,000 cfm	Mechanical Room	2	1	EA	\$21,450	Missing Dampers Section between Pre-Heat and Re-Heat, Three Way Valves actuators do not work - One of two OA intakes have been omitted - Window Added
Air Handling Systems		Return Duct Work - Indoor - Vertical Shaft and Ducts	Entire Building	4	475	LF	\$849,063	
Air Handling Systems		Return Duct Work - Masonry and Ducts - Existing or Missing Exterior Shaft	Plenum	3	100	LF	\$264,550	One OA Intake has been deleted and replaced with a window. Flaking Paint
Boiler Systems		Boiler Assembly - Non-Condensing Flexible Tube Hot Water Boiler 1,001MBH-2,000 MBH	Boiler Room	6	1	EA	\$7,865	
Boiler Systems		Boiler Assembly - Non-Condensing Flexible Tube Hot Water Boiler 2,001MBH-3,000 MBH	Boiler Room	6	1	EA	\$10,296	
Boiler Systems		Boiler Auxiliary Non-Condensing Hot Water Boiler 1,001MBH-2,000 MBH	Boiler Room	6	6	EA	\$30,030	
Boiler Systems		Boiler Auxiliary Non-Condensing Hot Water Boiler 2,001MBH-3,000 MBH	Boiler Room	6	7	EA	\$39,039	
Boiler Systems		Combustion Dampers	Boiler Room	7	1	EA	\$0	
Heating Devices		Cabinet Heaters With Electric Coils	Mechanical Room	7	2	EA	\$0	
Heating Devices		Cabinet Heaters With Hot Water Coils	Entire Building	4	6	EA	\$30,888	
Heating Devices		Wall Heater - Electric	Entire Building	6	5	EA	\$515	
Heating Devices		Wall Heater - Electric	Basement	2	1	EA	\$1,030	Elements are deteriorated.
Mechanical Plumbing		Piping - Hydronic Supply and Return - Steel or Galvanized	Basement	5	300	LF	\$14,843	
Mechanical Plumbing		Pumps - Hot Water 5 to 10 HP	Boiler Room	6	2	EA	\$4,004	
Temperature Control		Direct Digital Control (DDC) System	Entire Building	3	38,000	SF	\$380,380	OA RESET DOES NOT WORK - BOILERS CONTROL 180 Degree water ONLY. Failure may be due to pneumatic system failures and omissions.

Building: Main
Category: MECHANICAL

Group	Sub Group	Item	Location	Rank	Quantity	Unit	Cost	Reason
Temperature Control		Pneumatic System	Entire Building	2	38,000	SF	\$271,700	Basic Controls are not operating - Missing Major By-Pass Dampers in Housing
Temperature Control		Thermostats - Pneumatic	Entire building	4	18	EA	\$11,840	
Temperature Control		Zone Dampers	Entire Building	2	16	EA	\$13,499	
Ventilation		Exhaust Fan - Indoor	Mechanical Room	7	2	EA	\$0	No Drive or belts on Fan
Ventilation		Exhaust Fans - Roof Mounted 1,501 to 8,000 cfm	Roof	3	1	EA	\$4,290	
Ventilation		Exhaust Fans - Roof Mounted 1,501 to 8,000 cfm	Roof	4	1	EA	\$4,290	
Ventilation		Exhaust Fans - Roof Mounted 500 to 1,500 cfm	Lower Roof	4	2	EA	\$4,576	
Ventilation		Type I Exhaust Hood - Kitchen or Culinary Arts	Kitchen	2	1	EA	\$26,884	
MECHANICAL Sub Total							\$2,082,623	

Building: Main
Category: PLUMBING

Group	Sub Group	Item	Location	Rank	Quantity	Unit	Cost	Reason
Hot Water		Hot Water Heater - Gas 150,000 -300,000 BTU/HR	Boiler Room	4	1	EA	\$22,880	
Piping		Domestic Piping - Cold Water from Risers to Fixtures	Entire Building	3	38,000	SF	\$12,498	Leaks and Pipe Clamps observed
Piping		Domestic Piping - Cold Water Risers	Entire Building	4	38,000	SF	\$24,453	
Piping		Domestic Piping - Hot Water from Riser to fixtures	Entire Building	3	38,000	SF	\$8,151	Leaks and Pipe Clamps observed
Piping		Domestic Piping - Hot Water Risers	Entire Building	3	38,000	SF	\$20,649	Leaks and Pipe Clamps observed
Piping		Domestic Piping Cold Water Horizontal lines	Entire Building	3	38,000	SF	\$90,748	Leaks and Pipe Clamps observed
Piping		Domestic Piping Hot Water Horizontal lines	Entire Building	3	38,000	SF	\$74,989	Leaks and Pipe Clamps observed
Piping		Sanitary Piping	Entire Building	4	38,000	SF	\$36,408	
Piping		Storm Piping	Entire Building	4	38,000	SF	\$27,170	
Piping		Vent Piping	Entire Building	4	38,000	SF	\$21,736	
PLUMBING Sub Total							\$339,682	

Building: Main
Category: INTERIOR

Group	Sub Group	Item	Location	Rank	Quantity	Unit	Cost	Reason
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Building: Main
Category: INTERIOR

Group	Sub Group	Item	Location	Rank	Quantity	Unit	Cost	Reason
Administrative Suites	Administrative Suites/Offices	Ceiling - Plaster/Drywall	Basement Nurses Office	6	211	SF	\$597	
Administrative Suites	Administrative Suites/Offices	Ceiling - Plaster/Drywall	Basement Assistant Principal Office	5	153	SF	\$866	
Administrative Suites	Administrative Suites/Offices	Ceiling - Plaster/Drywall	first floor main office	6	430	SF	\$1,218	
Administrative Suites	Administrative Suites/Offices	Ceiling - Plaster/Drywall	Basement Parenting Office	6	322	SF	\$912	
Administrative Suites	Administrative Suites/Offices	Flooring - Carpet	first floor main office	7	430	SF	\$0	
Administrative Suites	Administrative Suites/Offices	Flooring - Concrete	Basement Assistant Principal Office	7	153	SF	\$0	
Administrative Suites	Administrative Suites/Offices	Flooring - Tile/Sheet	Basement Parenting Office	6	322	SF	\$460	
Administrative Suites	Administrative Suites/Offices	Flooring - Tile/Sheet	Basement Nurses Office	6	211	SF	\$302	
Administrative Suites	Administrative Suites/Offices	Lighting - Pendant/Surface	first floor main office	4	8	SF	\$53	
Administrative Suites	Administrative Suites/Offices	Lighting - Pendant/Surface	Basement Nurses Office	4	3	SF	\$20	T-12
Administrative Suites	Administrative Suites/Offices	Lighting - Pendant/Surface	Basement Assistant Principal Office	4	2	SF	\$13	T-12
Administrative Suites	Administrative Suites/Offices	Lighting - Pendant/Surface	Basement Parenting Office	4	5	SF	\$33	T-12
Administrative Suites	Administrative Suites/Offices	Walls - Concrete Block	Basement Assistant Principal Office	6	700	SF	\$2,002	
Administrative Suites	Administrative Suites/Offices	Walls - Concrete Block	Basement Parenting Office	5	796	SF	\$6,010	
Administrative Suites	Administrative Suites/Offices	Walls - Plaster/Drywall	first floor main office	6	640	SF	\$1,510	
Administrative Suites	Administrative Suites/Offices	Walls - Plaster/Drywall	Basement Nurses Office	5	601	SF	\$2,836	
Corridor		Ceiling - Plaster/Drywall	1st Floor	6	850	SF	\$2,407	
Corridor		Ceiling - Plaster/Drywall	Basement	6	3,210	SF	\$9,089	
Corridor		Ceiling - Splined	2nd Floor	6	1,658	SF	\$3,556	
Corridor		Ceiling - Splined	3rd Floor	6	1,659	SF	\$3,559	
Corridor		Flooring Asphalt	2nd Floor	6	1,658	SF	\$2,371	
Corridor		Flooring Asphalt	1st Floor	6	850	SF	\$1,216	
Corridor		Flooring Concrete	Basement	6	3,210	SF	\$15,148	

Building: Main
Category: INTERIOR

Group	Sub Group	Item	Location	Rank	Quantity	Unit	Cost	Reason
Corridor		Flooring Wood	3rd Floor	7	1,659	SF	\$0	
Corridor		Lighting - Pendant/ Surface	3rd Floor	4	1,659	SF	\$16,132	T12
Corridor		Lighting - Pendant/ Surface	2nd Floor	4	1,658	SF	\$16,122	T12
Corridor		Lighting - Pendant/ Surface	1st Floor	4	850	SF	\$8,265	T12
Corridor		Lighting - Pendant/ Surface	Basement	4	3,210	SF	\$31,214	T-12
Corridor		Stair Handrails	East Entrances	6	54	LF	\$0	
Corridor		Stair Handrails	Entire Building	6	174	LF	\$0	
Corridor		Stair Handrails	First floor, stairs at main office	6	24	LF	\$0	
Corridor		Stair Handrails	West Entrances	6	54	LF	\$0	
Corridor		Stair Handrails	Main Entrance	6	68	LF	\$0	
Corridor		Stairs - Asphalt	Entire Building	6	87	LF	\$622	
Corridor		Stairs - Asphalt	Main Entrance	6	34	LF	\$243	
Corridor		Stairs - Asphalt	First floor, stairs at main office	6	12	LF	\$86	
Corridor		Stairs - Asphalt	West Entrances	5	27	LF	\$1,351	
Corridor		Stairs - Asphalt	East Entrances	6	27	LF	\$193	
Corridor		Walls - Concrete Block	Basement	6	6,500	SF	\$18,590	
Corridor		Walls - Plaster/Drywall	1st Floor	6	1,932	SF	\$4,559	
Corridor		Walls - Plaster/Drywall	2nd Floor	6	3,298	SF	\$7,782	
Corridor		Walls - Plaster/Drywall	3rd Floor	6	3,298	SF	\$7,782	
Corridor		Walls - Plaster/Drywall	Basement	5	9,710	SF	\$45,821	
Doors		Interior Steel Doors incl hw	Basement	6	7	EA	\$1,982	
Doors		Interior Wood Doors incl hw	3rd Floor	6	7	EA	\$1,982	
Doors		Interior Wood Doors incl hw	2nd Floor	6	8	EA	\$2,265	
Doors		Interior Wood Doors incl hw	1st Floor	6	21	EA	\$5,946	
Doors		Interior Wood Doors incl hw	Basement	3	3	EA	\$9,627	One door to air-intake chamber has missing panel and is leaking air. Opening have been cut into Housing Doors for Return Air.
Doors		Interior Wood Doors incl hw	Basement	6	25	EA	\$7,079	
Doors		Side-lite	1st Floor	6	31	SF	\$576	
Doors		Transom Window	Basement	6	75	SF	\$1,394	
Doors		Transom Window	1st Floor	6	103	SF	\$1,915	
Doors		Transom Window	2nd Floor	6	45	SF	\$837	
Doors		Transom Window	3rd Floor	6	39	SF	\$725	
Drinking Fountains		Double Fountain	Basement	6	2	EA	\$1,316	

Building: Main
Category: INTERIOR

Group	Sub Group	Item	Location	Rank	Quantity	Unit	Cost	Reason
Drinking Fountains		Single Fountain	2nd Floor	6	1	EA	\$386	
Drinking Fountains		Single Fountain	3rd Floor	6	1	EA	\$386	
Drinking Fountains		Single Fountain	1st Floor	6	1	EA	\$386	
Gymnasium / Auditorium	Standard Dedicated Gymnasium	Flooring - Wood	3rd Floor	6	1,740	SF	\$13,138	
Gymnasium / Auditorium	Standard Dedicated Gymnasium	Lighting - Pendant/Surface	3rd Floor	4	10	EA	\$9,152	
Gymnasium / Auditorium	Standard Dedicated Gymnasium	Walls - Plaster/Drywall	3rd Floor	6	2,124	SF	\$18,224	
Kitchen	Cooking Kitchen	Ceiling - Plaster/Drywall	Basement	6	164	SF	\$619	
Kitchen	Cooking Kitchen	Flooring - Concrete	Basement	7	164	SF	\$0	
Kitchen	Cooking Kitchen	Lighting - Pendant/Surface	Basement	4	3	SF	\$20	T-12
Kitchen	Cooking Kitchen	Wall - Concrete Block	Basement	6	390	SF	\$1,115	
Library		Flooring Carpet	Basement	4	793	SF	\$8,233	
Library		Lighting - Pendant/ Surface	Basement	4	9	SF	\$59	T-12
Library		Walls - Plaster/Drywall	Basement	6	1,933	SF	\$4,561	
Lunchroom	Lunchroom	Ceiling - Plaster/Drywall	Basement	6	850	SF	\$2,407	
Lunchroom	Lunchroom	Flooring - Tile/Sheet	Basement	6	850	SF	\$1,216	
Lunchroom	Lunchroom	Serving Line	Basement	7	17	LF	\$0	
Lunchroom	Lunchroom	Wall - Concrete Block	Basement	6	884	SF	\$2,528	
MDF/IDF		Finishes	Basement	6	82	SF	\$279	
MDF/IDF		Ventilation and Cooling	Basement	5	1	EA	\$7,007	Excessive heat
Mechanical/Service Rooms		Air Intake Plenums	Basement	5	910	SF	\$10,306	Flamable items found stored in the room
Mechanical/Service Rooms		Boiler Room	Basement	5	1,116	SF	\$12,639	Wall surfaces have extensive water damages.
Mechanical/Service Rooms		Janitor's Closet	2nd Floor	6	1	SF	\$5	
Mechanical/Service Rooms		Janitor's Closet	1st Floor	5	1	SF	\$11	
Mechanical/Service Rooms		Mechanical/Service Rooms	Basement sprinkler pump room	4	89	SF	\$2,520	
Mechanical/Service Rooms		Storage Room	Room 101 coat storage	6	190	SF	\$897	
Mechanical/Service Rooms		Storage Room	Room 202 coat room	6	190	SF	\$897	
Mechanical/Service Rooms		Storage Room	main office storage room	6	18	SF	\$85	
Mechanical/Service Rooms		Storage Room	Room 205 coat room	6	190	SF	\$897	
Mechanical/Service Rooms		Storage Room	Classroom 102 coat room	6	190	SF	\$897	
Mechanical/Service Rooms		Storage Room	Room 301 coat room	6	190	SF	\$897	
Mechanical/Service Rooms		Storage Room	1st Floor	6	190	SF	\$897	
Mechanical/Service Rooms		Storage Room	Basement storage room next to library	6	200	SF	\$944	

Building: Main
Category: INTERIOR

Group	Sub Group	Item	Location	Rank	Quantity	Unit	Cost	Reason
Mechanical/Service Rooms		Storage Room	Storage room next to boiler room	5	468	SF	\$5,300	
Mechanical/Service Rooms		Storage Room	Room 105 coat room	6	190	SF	\$897	
Mechanical/Service Rooms		Storage Room	Gymnasium storage room	6	190	SF	\$897	
Mechanical/Service Rooms		Storage Room	room 304 coat room	6	190	SF	\$897	
Mechanical/Service Rooms		Storage Room	Room 201 coat room	6	190	SF	\$897	
Mechanical/Service Rooms		Storage Room	Room 204 coat room	6	190	SF	\$897	
Mechanical/Service Rooms		Storage Room	Room 302 coat storage	5	190	SF	\$2,152	
Staff Restroom	Children's Standard Student Restroom	Accessories	Basement, Girls	7	615	SF	\$0	
Staff Restroom	Children's Standard Student Restroom	Accessories	Basement, Boys	7	615	SF	\$0	
Staff Restroom	Children's Standard Student Restroom	Accessories	Second floor, girls restroom	6	75	SF	\$579	
Staff Restroom	Staff Restroom	Accessories	Engineers Toilet near boiler rm	6	28	SF	\$216	
Staff Restroom	Staff Restroom	Accessories	First floor, women's staff restroom	6	60	SF	\$463	
Staff Restroom	Staff Restroom	Accessories	Other	6	43	SF	\$332	
Staff Restroom	Early Childhood Student Restroom	Accessories	Room 104 bathroom	6	68	SF	\$525	
Staff Restroom	Children's Standard Student Restroom	Accessories	Second floor, boys restroom	6	109	SF	\$842	
Staff Restroom	Children's Standard Student Restroom	Ceiling - Plaster/Drywall	Basement, Boys	6	615	SF	\$1,741	
Staff Restroom	Children's Standard Student Restroom	Ceiling - Plaster/Drywall	Basement, Girls	6	612	SF	\$1,733	
Staff Restroom	Children's Standard Student Restroom	Ceiling - Plaster/Drywall	Second floor, boys restroom	6	109	SF	\$309	
Staff Restroom	Early Childhood Student Restroom	Ceiling - Plaster/Drywall	Room 104 bathroom	6	68	SF	\$193	
Staff Restroom	Staff Restroom	Ceiling - Plaster/Drywall	Engineers Toilet near boiler rm	6	28	SF	\$79	
Staff Restroom	Staff Restroom	Ceiling - Plaster/Drywall	First floor,men's staff restroom	6	53	SF	\$150	
Staff Restroom	Staff Restroom	Ceiling - Plaster/Drywall	Other	6	43	SF	\$122	
Staff Restroom	Children's Standard Student Restroom	Floor Drain	Second floor, girls restroom	7	1	EA	\$0	
Staff Restroom	Children's Standard Student Restroom	Floor Drain	Basement, Girls	6	1	EA	\$300	
Staff Restroom	Children's Standard Student Restroom	Floor Drain	Basement, Boys	6	1	EA	\$300	

Building: Main
Category: INTERIOR

Group	Sub Group	Item	Location	Rank	Quantity	Unit	Cost	Reason
Staff Restroom	Children's Standard Student Restroom	Floor Drain	Second floor, boys restroom	7	1	EA	\$0	
Staff Restroom	Staff Restroom	Floor Drain	Engineers Toilet near boiler rm	6	1	EA	\$300	
Staff Restroom	Children's Standard Student Restroom	Flooring - Tile Ceramic/Porcelain	Second floor, girls restroom	6	75	SF	\$191	
Staff Restroom	Children's Standard Student Restroom	Flooring - Tile Ceramic/Porcelain	Second floor, boys restroom	6	109	SF	\$277	
Staff Restroom	Early Childhood Student Restroom	Flooring - Tile/Sheet	Room 104 bathroom	6	68	SF	\$97	
Staff Restroom	Staff Restroom	Flooring - Tile/Sheet	Other	6	43	SF	\$61	
Staff Restroom	Staff Restroom	Flooring - Tile/Sheet	First floor, women's staff restroom	6	60	SF	\$86	
Staff Restroom	Staff Restroom	Flooring - Tile/Sheet	First floor,men's staff restroom	6	53	SF	\$76	
Staff Restroom	Children's Standard Student Restroom	Hand Dryer	Basement, Boys	6	2	EA	\$434	
Staff Restroom	Children's Standard Student Restroom	Hand Dryer	Basement, Girls	6	2	EA	\$434	
Staff Restroom	Staff Restroom	Lavatory	First floor,men's staff restroom	7	1	EA	\$0	
Staff Restroom	Staff Restroom	Lavatory	Other	7	1	EA	\$0	
Staff Restroom	Staff Restroom	Lavatory	First floor, women's staff restroom	7	1	EA	\$0	
Staff Restroom	Children's Standard Student Restroom	Lavatory	Basement, Boys	7	2	EA	\$0	
Staff Restroom	Children's Standard Student Restroom	Lavatory	Basement, Girls	7	2	EA	\$0	
Staff Restroom	Children's Standard Student Restroom	Lavatory	Second floor, girls restroom	7	1	EA	\$0	
Staff Restroom	Children's Standard Student Restroom	Lavatory	Second floor, boys restroom	7	1	EA	\$0	
Staff Restroom	Early Childhood Student Restroom	Lavatory	Room 104 bathroom	7	1	EA	\$0	
Staff Restroom	Staff Restroom	Lavatory	Engineers Toilet near boiler rm	7	1	EA	\$0	
Staff Restroom	Staff Restroom	Lighting - Pendant/ Surface	Engineers Toilet near boiler rm	4	1	SF	\$4	T-12
Staff Restroom	Children's Standard Student Restroom	Lighting - Pendant/ Surface	Basement, Boys	4	12	SF	\$51	T-12
Staff Restroom	Staff Restroom	Lighting - Pendant/ Surface	First floor, women's staff restroom	4	1	SF	\$4	
Staff Restroom	Staff Restroom	Lighting - Pendant/ Surface	Other	4	1	SF	\$4	

Building: Main
Category: INTERIOR

Group	Sub Group	Item	Location	Rank	Quantity	Unit	Cost	Reason
Staff Restroom	Early Childhood Student Restroom	Lighting - Pendant/ Surface	Room 104 bathroom	4	2	SF	\$9	
Staff Restroom	Children's Standard Student Restroom	Lighting - Pendant/ Surface	Second floor, boys restroom	4	2	SF	\$9	
Staff Restroom	Children's Standard Student Restroom	Lighting - Pendant/ Surface	Second floor, girls restroom	4	2	SF	\$9	
Staff Restroom	Children's Standard Student Restroom	Lighting - Pendant/ Surface	Basement, Girls	4	12	SF	\$51	T-12
Staff Restroom	Staff Restroom	Lighting - Pendant/ Surface	First floor,men's staff restroom	4	1	SF	\$4	
Staff Restroom	Children's Standard Student Restroom	Partitions	Second floor, boys restroom	6	1	EA	\$179	
Staff Restroom	Early Childhood Student Restroom	Partitions	Room 104 bathroom	6	1	EA	\$179	
Staff Restroom	Staff Restroom	Partitions	First floor,men's staff restroom	6	1	EA	\$179	
Staff Restroom	Staff Restroom	Partitions	First floor, women's staff restroom	4	2	EA	\$3,586	
Staff Restroom	Staff Restroom	Partitions	Other	6	1	EA	\$179	
Staff Restroom	Children's Standard Student Restroom	Partitions	Basement, Boys	6	3	EA	\$538	
Staff Restroom	Children's Standard Student Restroom	Partitions	Basement, Girls	6	8	EA	\$1,435	
Staff Restroom	Children's Standard Student Restroom	Partitions	Second floor, girls restroom	6	2	EA	\$359	
Staff Restroom	Children's Standard Student Restroom	Urinals	Basement, Boys	7	8	EA	\$0	
Staff Restroom	Children's Standard Student Restroom	Urinals	Second floor, boys restroom	7	2	EA	\$0	
Staff Restroom	Staff Restroom	Wall - Concrete Block	Engineers Toilet near boiler rm	5	328	SF	\$2,477	
Staff Restroom	Staff Restroom	Wall - Plaster/Drywall	First floor, women's staff restroom	6	332	SF	\$783	
Staff Restroom	Staff Restroom	Wall - Plaster/Drywall	First floor,men's staff restroom	6	292	SF	\$689	
Staff Restroom	Staff Restroom	Wall - Plaster/Drywall	Other	6	240	SF	\$566	
Staff Restroom	Children's Standard Student Restroom	Wall - Structural Glazed Tile	Basement, Boys	6	1,000	SF	\$7,150	
Staff Restroom	Children's Standard Student Restroom	Wall - Structural Glazed Tile	Basement, Girls	6	1,000	SF	\$7,150	
Staff Restroom	Early Childhood Student Restroom	Wall - Tile Ceramic/ Porcelain	Room 104 bathroom	6	75	SF	\$191	
Staff Restroom	Children's Standard Student Restroom	Wall - Tile Ceramic/ Porcelain	Second floor, girls restroom	6	220	SF	\$560	

Building: Main
Category: INTERIOR

Group	Sub Group	Item	Location	Rank	Quantity	Unit	Cost	Reason
Staff Restroom	Children's Standard Student Restroom	Wall - Tile Ceramic/ Porcelain	Second floor, boys restroom	6	260	SF	\$662	
Staff Restroom	Staff Restroom	Water Closet	Engineers Toilet near boiler rm	7	1	EA	\$0	
Staff Restroom	Staff Restroom	Water Closet	Other	7	1	EA	\$0	
Staff Restroom	Children's Standard Student Restroom	Water Closet	Basement, Boys	7	3	EA	\$0	
Staff Restroom	Children's Standard Student Restroom	Water Closet	Basement, Girls	7	8	EA	\$0	
Staff Restroom	Children's Standard Student Restroom	Water Closet	Second floor, girls restroom	7	2	EA	\$0	
Staff Restroom	Children's Standard Student Restroom	Water Closet	Second floor, boys restroom	7	1	EA	\$0	
Staff Restroom	Early Childhood Student Restroom	Water Closet	Room 104 bathroom	7	1	EA	\$0	
Staff Restroom	Staff Restroom	Water Closet	First floor, women's staff restroom	7	2	EA	\$0	
Staff Restroom	Staff Restroom	Water Closet	First floor,men's staff restroom	7	1	EA	\$0	
INTERIOR Sub Total							\$398,974	

Building: Main
Category: ROOM

Group	Sub Group	Item	Location	Rank	Quantity	Unit	Cost	Reason
Casework	Classroom	Casework				LF	\$0	
Casework	Classroom	Casework		6	29	LF	\$1,037	
Casework	Classroom	Casework				LF	\$0	
Casework	Classroom	Casework				LF	\$0	
Casework	Classroom	Casework				LF	\$0	
Casework	Classroom	Casework				LF	\$0	
Casework	Classroom	Casework		6	27	LF	\$965	
Casework	Classroom	Casework				LF	\$0	
Casework	Classroom	Casework				LF	\$0	
Casework	Classroom	Casework				LF	\$0	
Casework	Classroom	Casework				LF	\$0	
Casework	Classroom	Casework				LF	\$0	
Ceiling	Classroom	Lay-In/Drop		6	870	SF	\$1,866	
Ceiling	Classroom	Lay-In/Drop		5	870	SF	\$4,927	
Ceiling	Classroom	Lay-In/Drop		5	877	SF	\$4,966	
Ceiling	Classroom	Lay-In/Drop		6	872	SF	\$1,870	

Building: Main
Category: ROOM

Group	Sub Group	Item	Location	Rank	Quantity	Unit	Cost	Reason
Ceiling	Classroom	Lay-In/Drop		6	870	SF	\$1,866	
Ceiling	Classroom	Lay-In/Drop		6	846	SF	\$1,815	
Ceiling	Classroom	Lay-In/Drop		6	868	SF	\$1,862	
Ceiling	Classroom	Lay-In/Drop		6	868	SF	\$1,862	
Ceiling	Classroom	Lay-In/Drop		6	853	SF	\$1,830	
Ceiling	Classroom	Lay-In/Drop		6	864	SF	\$1,853	
Ceiling	Classroom	Lay-In/Drop		6	832	SF	\$1,785	
Ceiling	Classroom	Plaster/Drywall		6	482	SF	\$1,365	
Chalk Board	Classroom	Chalk Board		4	12	LF	\$1,459	
Chalk Board	Classroom	Chalk Board		4	24	LF	\$2,917	
Chalk Board	Classroom	Chalk Board		4	22	LF	\$2,674	
Chalk Board	Classroom	Chalk Board		4	20	LF	\$2,431	
Chalk Board	Classroom	Chalk Board		4		LF		
Chalk Board	Classroom	Chalk Board		4	28	LF	\$3,403	
Chalk Board	Classroom	Chalk Board		4	24	LF	\$2,917	
Chalk Board	Classroom	Chalk Board		4		LF		
Chalk Board	Classroom	Chalk Board		4	50	LF	\$6,078	
Chalk Board	Classroom	Chalk Board		4	22	LF	\$2,674	
Chalk Board	Classroom	Chalk Board		4	12	LF	\$1,459	
Chalk Board	Classroom	Chalk Board		4	22	LF	\$2,674	
Floor	Classroom	Floor		7	846	SF	\$0	
Floor	Classroom	Wood		6	870	SF	\$6,569	
Floor	Classroom	Wood		6	482	SF	\$3,639	
Floor	Classroom	Wood		6	868	SF	\$6,554	
Floor	Classroom	Wood		6	870	SF	\$6,569	
Floor	Classroom	Wood		6	832	SF	\$6,282	
Floor	Classroom	Wood		6	868	SF	\$6,554	
Floor	Classroom	Wood		7	864	SF	\$0	
Floor	Classroom	Wood		6	877	SF	\$6,622	
Floor	Classroom	Wood		6	872	SF	\$6,584	
Floor	Classroom	Wood		7	853	SF	\$0	
Floor	Classroom	Wood		6	870	SF	\$6,569	
GYM_CEILING	Standard Dedicated Gymnasium	Gymnasia Ceiling	3rd Floor	6	1,740	SF	\$14,879	
Lighting	Classroom	Pendant/Surface		4	14	EA	\$5,506	
Lighting	Classroom	Pendant/Surface		4	14	EA	\$5,506	
Lighting	Classroom	Pendant/Surface		4	14	EA	\$5,506	
Lighting	Classroom	Pendant/Surface		4	14	EA	\$5,506	

Building: Main
Category: ROOM

Group	Sub Group	Item	Location	Rank	Quantity	Unit	Cost	Reason
Lighting	Classroom	Pendant/Surface		4	12	EA	\$4,719	
Lighting	Classroom	Pendant/Surface		4	14	EA	\$5,506	
Lighting	Classroom	Pendant/Surface		4	14	EA	\$5,506	T-12
Lighting	Classroom	Pendant/Surface		4	14	EA	\$5,506	
Lighting	Classroom	Pendant/Surface		4	14	EA	\$5,506	
Lighting	Classroom	Pendant/Surface		4	14	EA	\$5,506	
Lighting	Classroom	Pendant/Surface		4	14	EA	\$5,506	
Lighting	Classroom	Pendant/Surface		4	14	EA	\$5,506	
LUNCH_LIGHT	Lunchroom	Lunchroom Lighting	Basement	4	15	EA	\$9,116	T-12
Marker Board	Classroom	Marker Board		6	22	LF	\$629	
Marker Board	Classroom	Marker Board		6	24	LF	\$686	
Marker Board	Classroom	Marker Board		6	24	LF	\$686	
Marker Board	Classroom	Marker Board		6	24	LF	\$686	
Marker Board	Classroom	Marker Board		6	22	LF	\$629	
Marker Board	Classroom	Marker Board		6	22	LF	\$629	
Marker Board	Classroom	Marker Board		6	12	LF	\$343	
Marker Board	Classroom	Marker Board		6	12	LF	\$343	
Marker Board	Classroom	Marker Board		6	22	LF	\$629	
Marker Board	Classroom	Marker Board		7	6	LF	\$0	
Marker Board	Classroom	Marker Board		6	22	LF	\$629	
Marker Board	Classroom	Marker Board		6	24	LF	\$686	
RESTROOM_CEILING	Children's Standard Student Restroom	Restroom Ceiling	Second floor, girls restroom	6	75	SF	\$212	
RESTROOM_CEILING	Staff Restroom	Restroom Ceiling	First floor, women's staff restroom	6	60	SF	\$170	
RESTROOM_FLOOR	Children's Standard Student Restroom	Restroom Floor	Basement, Boys	6	615	SF	\$1,565	
RESTROOM_FLOOR	Staff Restroom	Restroom Floor	Engineers Toilet near boiler rm	6	28	SF	\$71	
RESTROOM_FLOOR	Children's Standard Student Restroom	Restroom Floor	Basement, Girls	6	612	SF	\$1,558	
Wall	Classroom	Wall		6	1,366	SF	\$3,223	
Wall	Classroom	Wall		6	1,383	SF	\$3,263	
Wall	Classroom	Wall		5	1,214	SF	\$5,729	
Wall	Classroom	Wall		6	1,214	SF	\$2,864	
Wall	Classroom	Wall		5	1,214	SF	\$5,729	
Wall	Classroom	Wall		6	1,214	SF	\$2,864	
Wall	Classroom	Wall		6	1,383	SF	\$3,263	
Wall	Classroom	Wall		6	1,408	SF	\$3,322	

**Building: Main
Category: ROOM**

Group	Sub Group	Item	Location	Rank	Quantity	Unit	Cost	Reason
Wall	Classroom	Wall		5	1,408	SF	\$6,644	
Wall	Classroom	Wall		6	1,074	SF	\$2,534	
Wall	Classroom	Wall		5	1,408	SF	\$6,644	
Wall	Classroom	Wall		6	1,383	SF	\$3,263	
ROOM Sub Total							\$263,269	
Building Main Sub Total							\$5,118,820	

**Building: SITE
Category: SITE**

Group	Sub Group	Item	Location	Rank	Quantity	Unit	Cost	Reason
Civil/Drainage		Site Manhole	Entire site	6	11	EA	\$8,022	
Fencing		Chain Link	Parking area and along east property line	5	425	LF	\$15,194	
Fencing		Iron and Concrete Post	North, west and south property lines	6	400	LF	\$11,326	
Landscape		Asphalt Play Area/Hardscape	West side of property	6	5,900	SF	\$5,062	
Landscape		Parkway trees	South property line	2	3	EA	\$7,362	Tress and grates are missing
Parking Lot		Asphalt	North side of property	4	8,125	SF	\$69,713	
Parking Lot		Concrete	Central light well	5	400	SF	\$2,494	
Playground		Playground Equipment - School Age 5-12	West side of property	6	1	EA	\$0	
Playground		Playground Surfacing - Square Rubber Mats	West side of property	4	2,500	SF	\$55,413	
Sidewalks		Perimeter Sidewalks	East, south and west property lines	6	8,250	SF	\$15,573	
Signage		Flag Pole	South west corner of building	7	1	EA	\$0	
SITE Sub Total							\$190,157	
SITE Sub Total							\$190,157	

Building: SITE
Category: SITE

Group	Sub Group	Item	Location	Rank	Quantity	Unit	Cost	Reason
Total Campus Need ^{2 3}							\$5,308,977	

¹ It is very rare for an assessor to find a feature in this condition. If they do, they are required to report it immediately to CPS, and CPS addresses it immediately. Thus, no features will be ranked "1" in summary reports; 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.

Room Summary														
Room Number	Room Size	Voice Outlet	Data Outlet	Elect Outlet	Noise Level	Glaze Window Area	Operable Window Area	No. of Window AC	Window Stop	Smart Board	Power Strip	Room Type	Room Sub Type	Location
Building: Main														
101	864	1	7	26	40	97	91		N	N	N	Classroom		
102	853	1	7	26	40	97	91		N	N	N	Classroom		
104	846	1	7	26	40	97	91		N	N	N	Classroom		
105	868	1	18	26	40	99	92		N	N	N	Classroom		
201	877	1	7	26	40	99	92		N	N	N	Classroom		
202	868	1	7	26	40	97	91		N	N	N	Classroom		
203	482	1	7	18	40	73	68		N	N	N	Classroom		
204	870	1	7	26	40	97	91		N	N	N	Classroom		
205	872	1	7	26	40	99	92		N	N	N	Classroom		
301	832	1	7	26	40	60	60		N	N	Y	Classroom		
302	870	1	7	26	40	97	91		N	N	N	Classroom		
304	870	1	7	26	40	97	91		N	N	N	Classroom		
Other	68								N	N	N	Restroom	Early Childhood Student Restroom	Room 104 bathroom
Other	1740								N	N	N	Gymnasia	Standard Dedicated Gymnasium	3rd Floor
Other	75								N	N	N	Restroom	Children's Standard Student Restroom	Second floor, girls restroom
Other	615								N	N	N	Restroom	Children's Standard Student Restroom	Basement, Boys
Other	60								N	N	N	Restroom	Staff Restroom	First floor, women's staff restroom
Other	53								N	N	N	Restroom	Staff Restroom	First floor, men's staff restroom
Other	612								N	N	N	Restroom	Children's Standard Student Restroom	Basement, Girls
Other	850								N	N	N	Lunch & Multipurpose Room	Lunchroom	Basement
Other	430			8					N	N	N	Administrative Suites/Offices		first floor main office
Other	322			8					N	N	Y	Administrative Suites/Offices		Basement Parenting Office
Other	43								N	N	N	Restroom	Staff Restroom	
Other	211			8					N	N	Y	Administrative Suites/Offices		Basement Nurses Office
Other	153			6					N	N	N	Administrative Suites/Offices		Basement Assistant Principal Office
Other	164								N	N	N	Kitchen	Cooking Kitchen	Basement
Other	28								N	N	N	Restroom	Staff Restroom	Engineers Toilet near boiler rm
Other	109								N	N	N	Restroom	Children's Standard Student Restroom	Second floor, boys restroom