

Facility Assessment Report

This report contains the detailed findings of a facility assessment completed on the date noted in the document footer below. 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	1958	1	23,834	\$1,492,119
SITE				\$244,928
Campus Total			23,834	\$1,737,047

Building: Main

Category: Building Exterior

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Entrance							
	Entrance Control - Audio	#1 - Main - NE	1	EA	7	\$0	
	Entrance Control - Audio	#8 - NW	1	EA	7	\$0	
	Exterior Doors - Exterior FRP Door	#1 - Main - NE	2	EA	6	\$1,263	
	Exterior Doors - Exterior FRP Door	#10 - N	1	EA	6	\$631	
	Exterior Doors - Exterior FRP Door	#11 - N	1	EA	6	\$631	
	Exterior Doors - Exterior FRP Door	#12 - courtyard	1	EA	7	\$0	
	Exterior Doors - Exterior FRP Door	#13 - courtyard	1	EA	4	\$5,506	
	Exterior Doors - Exterior FRP Door	#2 - SE	1	EA	6	\$631	
	Exterior Doors - Exterior FRP Door	#3 - SE	1	EA	6	\$631	
	Exterior Doors - Exterior FRP Door	#4 - S	2	EA	6	\$1,263	
	Exterior Doors - Exterior FRP Door	#5 - S	1	EA	7	\$0	
	Exterior Doors - Exterior FRP Door	#6 - SW	1	EA	7	\$0	
	Exterior Doors - Exterior FRP Door	#7 - W	2	EA	7	\$0	
	Exterior Doors - Exterior FRP Door	#8 - NW	2	EA	7	\$0	
	Exterior Doors - Exterior FRP Door	#9 - NW	2	EA	6	\$1,263	
	Exterior Doors - Exterior Steel Door	#15 - NW garage	1	EA	6	\$481	
	Exterior Doors - Exterior Steel Door	#17 - N garage	1	EA	6	\$481	
	Exterior Doors - Overhead Rolling/ Garage Door	#14 - NW garage	1	EA	6	\$1,433	
	Exterior Doors - Overhead Rolling/ Garage Door	#16 - N garage	1	EA	6	\$1,433	
	Exterior Doors - Side lite	#1 - Main - NE	2	EA	7	\$0	
	Exterior Doors - Side lite	#4 - S	2	EA	6	\$627	

Building: Main

Category: Building Exterior

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Entrance							
	Exterior Doors - Side lite	#8 - NW	2	EA	7	\$0	
	Exterior Doors - Transom Lite	#1 - Main - NE	3	EA	7	\$0	
	Exterior Doors - Transom Lite	#4 - S	3	EA	6	\$940	
	Exterior Doors - Transom Lite	#5 - S	1	EA	7	\$0	
	Exterior Doors - Transom Lite	#6 - SW	1	EA	7	\$0	
	Exterior Doors - Transom Lite	#7 - W	1	EA	7	\$0	
	Exterior Doors - Transom Lite	#8 - NW	3	EA	7	\$0	
	Exterior Stairs - Concrete	#4 - S	10	LF	7	\$0	
	Exterior Stairs - Concrete	#5 - S	48	LF	5	\$5,260	
	Exterior Stairs - Concrete	#6 - SW	48	LF	7	\$0	
	Exterior Stairs - Concrete	#7 - W	40	LF	7	\$0	
	Exterior Stairs - Concrete	#8 - NW	40	LF	7	\$0	
	Power Door Operator and Controls	#1 - Main - NE	1	EA	7	\$0	
	Ramp Handrail - Steel_Ramp Handrail	#4 - S	12	LF	7	\$0	LF
	Ramps - Concrete	#4 - S	20	LF	7	\$0	
	Stair Handrail - Steel_Stair Handrail	#4 - S	45	LF	7	\$0	LF
	Stair Handrail - Steel_Stair Handrail	#5 - S	16	LF	5	\$184	LF
	Stair Handrail - Steel_Stair Handrail	#6 - SW	16	LF	5	\$184	LF
	Stair Handrail - Steel_Stair Handrail	#7 - W	8	LF	5	\$92	LF
	Stair Handrail - Steel_Stair Handrail	#8 - NW	12	LF	5	\$138	LF
Foundation							
	Foundation - Concrete	Entire Building	4	LF	5	\$0	corner shearing off
	Foundation - Concrete	Entire Building	1	LF	5	\$0	spalling, exposed rebar
	Foundation - Concrete	Entire Building	1,164	LF	7	\$0	
	Superstructure - Concrete	Entire Building	22,779	SF	7	\$0	See crawl space water seepage notes.
	Superstructure - Heavy Timber	Entire Building	1,055	SF	7	\$0	
Lighting							
	Exterior Lighting - Wall Mounted	Entire Building	33	EA	6	\$9,529	
Roof System							
	Chimney - Brick Chimney- Concrete/ Mortar Liner	Main Roof	13	LF	7	\$0	
	Chimney - Brick Chimney- Concrete/ Mortar Liner	Main Roof	35	LF	5	\$99,805	vertical cracks; no liner
	Coping - Metal	Garage A	94	LF	6	\$3,019	
	Coping - Metal	Garage B	92	LF	6	\$2,955	
	Coping - Metal	Main Roof	851	LF	6	\$27,332	
	Coping - Metal	NE roof	185	LF	6	\$5,942	
	Downspouts - Exterior Downspouts	Main Roof	13	LF	6	\$432	

Building: Main

Category: Building Exterior

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Roof System							
	Downspouts - Exterior Downspouts	NE roof	30	LF	6	\$997	
	Downspouts - Interior Downspouts	Main Roof	52	LF	6	\$1,728	
	Roof Structure - Heavy Timber	Garage A	540	SF	7	\$0	
	Roof Structure - Heavy Timber	Garage B	515	SF	7	\$0	
	Roof Structure - Steel / Metal Deck/ Concrete Topping	Main Roof	21,587	SF	7	\$0	
	Roof Structure - Steel / Metal Deck/ Concrete Topping	NE roof	1,952	SF	7	\$0	
	Roof - Asphalt Gravel Ballast	NE roof	1,952	SF	5	\$46,085	some cracks & gravel wash-out
	Roof - Asphalt Shingle	Garage A	702	SF	6	\$3,222	
	Roof - Asphalt Shingle	Garage B	670	SF	6	\$3,076	
	Roof - Modified Bitumen	Main Roof	21,587	SF	5	\$454,089	split seams, bubbles, water ponding; active leak at flashing of S interior downspout
Walls							
	Canopy - Concrete/ Stucco	Entire Building	80	SF	6	\$2,647	
	Canopy - Fabric	Entire Building / Site West	285	SF	7	\$0	
	Exterior Walls - Brick	Entire Building	7,269	SF	6	\$48,855	
	Exterior Walls - Vinyl Siding	Entire Building	950	SF	7	\$0	vinyl siding
	Exterior Walls - Wood Siding	Entire Building	920	SF	6	\$2,947	wood siding
Windows							
	Curtain wall - Windows	Entire Building	3,733	SF	7	\$0	
	Guard - Guards perforated	Entire Building	1,230	SF	6	\$15,707	
	Lintels - Steel	Entire Building	9	LF	6	\$261	
	Windows - Insulated Panel	Entire Building	1,236	SF	6	\$9,226	
	Windows - Louver	Entire Building	168	SF	6	\$1,254	

Building Exterior Subtotal:

\$762,181

Building: Main

Category: Electrical System

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Emergency System							
	Automatic Transfer Switch	Boiler Room	1	EA	6	\$408	
	Emergency A/C Power - Corridors and Stairs	Entire Building / 1st Floor	3,330	SF	7	\$0	
	Emergency A/C Power - Multipurpose Room	Entire Building / 1st Floor	1,473	SF	7	\$0	
	Emergency A/C Power - Students Toilets	Entire Building / 1st Floor	561	SF	7	\$0	
	Emergency Battery Packs - Corridors and Stairs	1st Floor	7	EA	7	\$0	
	Emergency Battery Packs - Multipurpose Room	1st Floor	1	EA	7	\$0	

Building: Main

Category: Electrical System

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Emergency System							
	Emergency Battery Packs - Students Toilets	1st Floor	2	EA	7	\$0	
	Exit Signs - Corridors and Stairs	1st Floor	7	EA	7	\$0	
	Exit Signs - Multipurpose Room	1st Floor	2	EA	7	\$0	
	Security System - Intrusion Detection	Entire Building	23,834	SF	6	\$6,135	
Main Service							
	Independent Electrical Service for emergency power	Boiler Room	1	EA	7	\$0	
	Main Electrical Service - 800 A and 120/208/3PH	Boiler Room	1	EA	7	\$0	
	PA System	1st Floor	23,834	SF	6	\$7,839	
Power Distribution							
	Lighting and Power Panels - 100 A	1st floor and Boiler Room / 1st Floor	3	EA	7	\$0	
	Lighting and Power Panels - 100 A	1st floor and Boiler Room / Boiler Room	4	EA	7	\$0	
	Lighting and Power Panels - Above 100 A	1st floor and Boiler Room / Boiler Room	2	EA	7	\$0	
	Main Distribution Panels - Greater than 600 amp	1st floor and Boiler Room / Boiler Room	1	EA	7	\$0	

Electrical System Subtotal:

\$14,382

Building: Main

Category: Safty System

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Fire Alarm							
	Fire Alarm Panel	Boiler Room	1	EA	6	\$6,406	
	Fire Alarm Strobe Lights	Boiler Room / 1st Floor	23,834	SF	7	\$0	

Safty System Subtotal:

\$6,406

Building: Main

Category: Mechanical System

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Air Conditioning							
	Condensing Unit- Roof Mounted - Less than 5 tons	Roof	1	EA	6	\$3,334	Split system condensing unit
Boiler Systems							
	Boiler Auxiliary- Scotch Marine- Steam Low Pressure Boiler - 50 - 75 HP	Boiler Room	2	EA	6	\$4,093	
	Chemical Feed System	Boiler Room	1	EA	6	\$1,078	
	Chemical Feeder	Boiler Room	1	EA	6	\$1,078	
	Combustion Dampers	Boiler Room	2	EA	7	\$0	Part of boiler unit

Building: Main

Category: Mechanical System

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Boiler Systems							
	Condensate Pump	Boiler Room / Basement	1	EA	5	\$18,196	1 of 2 not functioning
	Feed Water Pumps and Tank	Boiler Room	1	EA	5	\$36,450	1 of 4 pumps not working
	Non Condensing- Fire Tube- Scotch Marine- Steam- Low Pressure Boiler - 50 - 75 HP	Boiler Room	2	EA	6	\$4,093	
	Piping - Steam Pipe- Steel	Boiler Room / Entire Building	250	LF	6	\$472	
	Steam Traps	Boiler Room	2	EA	7	\$0	
	Vacuum Pump	Boiler Room	1	EA	6	\$2,471	
Heating Devices							
	Cabinet Heaters - With Steam Coil	1st Floor	5	EA	6	\$1,783	Originally noted as electric in prior assessments
	Fin Tube - Steam	1st Floor	84	LF	6	\$793	
	Unit Heater - Steam	Boiler Room	1	EA	6	\$278	
Mechanical Plumbing							
	Condensate-Steel or Galvanized	Entire Building	250	LF	6	\$19,194	
	Condenser Pump - Less than 10	Boiler Room	2	EA	5	\$22,990	1 of 2 pumps not functioning
Temperature Control							
	Pneumatic System	Entire Building	23,834	SF	6	\$12,611	
	Thermostats - Pneumatic	Entire Building / 1st Floor	22	EA	6	\$0	
Unit Ventilation							
	Unit Ventilators- Floor Mounted- Steam Heating Coils Only	Entire Building / 1st Floor	18	EA	6	\$22,459	
Ventilation							
	Exhaust Fans- Indoor - 500 - 1500 CFM	Entire Building / 1st Floor	1	EA	7	\$0	Above the Kitchen door
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	Entire Building / Roof	3	EA	6	\$1,777	
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	Entire Building / Roof	2	EA	4	\$12,784	
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Entire Building / Roof	12	EA	6	\$7,109	
	Type II Exhaust Hood- Warming Kitchen	Entire Building / Roof	1	EA	7	\$0	

Mechanical System Subtotal: \$173,042

Building: Main

Category: Plumbing System

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Hot Water							
	Gas Heater - 150000 - 300000 BTU/HR	Boiler Room	1	EA	6	\$310	

Building: Main

Category: Plumbing System

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Piping							
	Domestic Piping-Cold Water Horizontal Lines	Entire Building	23,834	SF	4	\$34,423	
	Domestic Piping-Hot Water Horizontal Lines	Entire Building	23,834	SF	4	\$30,674	
	Domestic Piping-Hot Water Return Lines	Entire Building	23,834	SF	4	\$20,450	
	Sanitary Piping	Entire Building	23,834	SF	7	\$0	
	Storm Piping	Entire Building	23,834	SF	7	\$0	
	Vent Piping	Entire Building	23,934	SF	7	\$0	
Pumps							
	Pumps - Domestic Booster Pump-Simplex	Boiler Room	1	EA	6	\$1,446	

Plumbing System Subtotal: \$87,303

Building: Main

Category: Classrooms

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Classroom #100 (Kindergarten)							
	Casework	1st Floor	32	LF	7	\$0	
	Ceiling - Splined	1st Floor	1,224	SF	7	\$0	
	Doors - Steel Doors incl hw	1st Floor	2	EA	7	\$0	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	\$0	
	Floor - Tile	1st Floor	1,224	SF	7	\$0	
	Lighting - Pendent/Surface	1st Floor	28	EA	7	\$0	
	Marker Board	1st Floor	6	LF	7	\$0	
	Walls - Masonry	1st Floor	1,897	SF	7	\$0	
	Work Sink	1st Floor	1	EA	7	\$0	
Classroom #102 (Regular Classroom)							
	Casework	1st Floor	18	LF	7	\$0	
	Ceiling - Splined	1st Floor	859	SF	7	\$0	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	\$0	
	Floor - Tile	1st Floor	859	SF	7	\$0	
	Lighting - Pendent/Surface	1st Floor	18	EA	7	\$0	
	Marker Board	1st Floor	20	LF	7	\$0	
	Storage/ Closet	1st Floor	20	SF	7	\$0	
	Walls - Concrete Block	1st Floor	1,331	SF	7	\$0	
	Work Sink	1st Floor	1	EA	7	\$0	

Building: Main

Category: Classrooms

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Classroom #103 (Regular Classroom)							
	Casework	1st Floor	8	LF	6	\$202	
	Ceiling - Splined	1st Floor	850	SF	6	\$693	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	\$301	
	Floor - Tile/Sheet	1st Floor	850	SF	6	\$851	
	Lighting - Pendent/Surface	1st Floor	18	EA	6	\$2,230	
	Marker Board	1st Floor	22	LF	6	\$471	
	Storage/ Closet	1st Floor	20	SF	6	\$145	
	Walls - Concrete Block	1st Floor	882	SF	6	\$2,586	
Classroom #104 (Regular Classroom)							
	Ceiling - Splined	1st Floor	859	SF	7	\$0	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	\$0	
	Floor - Tile	1st Floor	859	SF	7	\$0	
	Lighting - Pendent/Surface	1st Floor	18	EA	7	\$0	
	Marker Board	1st Floor	20	LF	7	\$0	
	Storage/ Closet	1st Floor	24	SF	7	\$0	
	Walls - Concrete Block	1st Floor	1,331	SF	7	\$0	
Classroom #105 (Regular Classroom)							
	Casework	1st Floor	8	LF	6	\$202	
	Ceiling - Splined	1st Floor	850	SF	6	\$693	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	\$301	
	Floor - Tile Quarry	1st Floor	850	SF	6	\$1,799	
	Lighting - Pendent/Surface	1st Floor	18	EA	6	\$2,230	
	Marker Board	1st Floor	22	LF	6	\$471	
	Storage/ Closet	1st Floor	20	SF	6	\$145	
	Walls - Concrete Block	1st Floor	882	SF	6	\$2,586	
Classroom #106 (Regular Classroom)							
	Casework	1st Floor	8	LF	7	\$0	
	Ceiling - Splined	1st Floor	859	SF	7	\$0	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	\$0	
	Floor - Tile	1st Floor	859	SF	7	\$0	
	Lighting - Pendent/Surface	1st Floor	18	EA	7	\$0	
	Marker Board	1st Floor	20	LF	7	\$0	
	Storage/ Closet	1st Floor	24	SF	7	\$0	
	Walls - Concrete Block	1st Floor	1,331	SF	7	\$0	

Building: Main

Category: Classrooms

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Classroom #107 (Regular Classroom)							
	Casework	1st Floor	8	LF	6	\$202	
	Ceiling - Splined	1st Floor	850	SF	6	\$693	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	\$301	
	Floor - Tile Quarry	1st Floor	850	SF	6	\$1,799	
	Lighting - Pendent/Surface	1st Floor	18	EA	6	\$2,230	
	Marker Board	1st Floor	22	LF	6	\$471	
	Storage/ Closet	1st Floor	20	SF	6	\$145	
	Walls - Concrete Block	1st Floor	882	SF	6	\$2,586	
Classroom #108 (Computer Lab)							
	AC Units	1st Floor	2	EA	7	\$0	
	Ceiling - Splined	1st Floor	859	SF	7	\$0	
	Charging Station	1st Floor	1	EA	7	\$0	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	\$0	
	Floor - Tile	1st Floor	859	SF	7	\$0	
	Lighting - Pendent/Surface	1st Floor	18	EA	7	\$0	
	Marker Board	1st Floor	28	LF	7	\$0	
	Storage/ Closet	1st Floor	24	SF	7	\$0	
	Walls - Concrete Block	1st Floor	1,331	SF	7	\$0	
	Wireless System	1st Floor	1	EA	7	\$0	
Classroom #109 (Regular Classroom)							
	Casework	1st Floor	8	LF	6	\$202	
	Ceiling - Splined	1st Floor	850	SF	6	\$693	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	\$301	
	Floor - Tile/Sheet	1st Floor	850	SF	6	\$851	
	Lighting - Pendent/Surface	1st Floor	18	EA	6	\$2,230	
	Marker Board	1st Floor	22	LF	6	\$471	
	Storage/ Closet	1st Floor	20	SF	6	\$145	
	Walls - Concrete Block	1st Floor	882	SF	6	\$2,586	
Classroom #110 (Regular Classroom)							
	Casework	1st Floor	12	LF	7	\$0	
	Ceiling - Splined	1st Floor	859	SF	7	\$0	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	\$0	
	Floor - Tile	1st Floor	859	SF	7	\$0	
	Lighting - Pendent/Surface	1st Floor	18	EA	7	\$0	
	Marker Board	1st Floor	20	LF	7	\$0	
	Storage/ Closet	1st Floor	24	SF	7	\$0	

Building: Main

Category: Classrooms

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Classroom #110 (Regular Classroom)							
	Walls - Concrete Block	1st Floor	1,331	SF	7	\$0	
Classroom #111 (Science Classroom)							
	Casework	1st Floor	74	LF	6	\$1,869	
	Ceiling - Splined	1st Floor	850	SF	6	\$693	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	\$301	
	Floor - Tile/Sheet	1st Floor	850	SF	6	\$851	
	Lighting - Pendent/Surface	1st Floor	18	EA	6	\$2,230	
	Marker Board	1st Floor	22	LF	6	\$471	
	Walls - Concrete Block	1st Floor	882	SF	6	\$2,586	
	Work Sink	1st Floor	2	EA	6	\$758	

Classrooms Subtotal:

\$41,569

Building: Main

Category: Rooms (Other Than Classrooms)

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Administrative Suites/Offices							
	AC Unit	1st floor main office suite	1	EA	3	\$6,086	Unit is not properly supported.
	Ceiling - Plaster/Drywall	1st floor main office suite	872	SF	6	\$3,018	
	Doors - Wood Doors inclu hw	1st floor main office suite	4	EA	6	\$1,204	
	Floor - Tile/Sheet	1st floor main office suite	872	SF	6	\$873	
	Lighting - Pendent/Surface	1st floor main office suite	15	EA	6	\$1,858	
	Power Distribution	1st floor main office suite	15	EA	6	\$31,873	
	Storage/ Closet	1st floor main office suite	236	SF	6	\$1,711	
	Walls - Concrete Block	1st floor main office suite	1,392	SF	6	\$4,081	
	Walls - Plaster/Drywall	1st floor main office suite	696	SF	6	\$1,921	
	AC Unit	Engineer's Office	1	EA	4	\$6,086	Unit does not work and should be replaced
	Ceiling - Plaster/Drywall	Engineer's Office	318	SF	5	\$2,915	Evidence of water infiltration above the windows
	Doors - Wood Doors inclu hw	Engineer's Office	1	EA	7	\$0	
	Floor - Concrete	Engineer's Office	318	SF	7	\$0	
	Lighting - Pendent/Surface	Engineer's Office	3	EA	7	\$0	
	Power Distribution	Engineer's Office	4	EA	7	\$0	
	Walls - Concrete Block	Engineer's Office	318	SF	6	\$932	
	Ceiling - Splined	Room 112, Conference Room, Formerly Room 114	766	SF	7	\$0	
	Doors - Wood Doors inclu hw	Room 112, Conference Room, Formerly Room 114	2	EA	7	\$0	

Building: Main

Category: Rooms (Other Than Classrooms)

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Administrative Suites/Offices							
	Floor - Tile	Room 112, Conference Room, Formerly Room 114	766	SF	7	\$0	
	Lighting - Pendant/Surface	Room 112, Conference Room, Formerly Room 114	12	EA	7	\$0	
	Power Distribution	Room 112, Conference Room, Formerly Room 114	8	EA	7	\$0	
	Walls - Concrete Block	Room 112, Conference Room, Formerly Room 114	541	SF	7	\$0	
Kitchen							
	Ceiling - Plaster/Drywall	1st Floor	625	SF	7	\$0	
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	\$0	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	\$0	
	Floor - Tile	1st Floor	625	SF	7	\$0	
	Lighting - Pendant/Surface	1st Floor	10	EA	7	\$0	
	Walls - Concrete Block	1st Floor	812	SF	7	\$0	
Library							
	Casework	1st flr #101 Former Kindergarten Classroom	68	LF	6	\$1,717	
	Ceiling - Splined	1st flr #101 Former Kindergarten Classroom	1,304	SF	6	\$1,063	
	Doors - Wood Doors inclu hw	1st flr #101 Former Kindergarten Classroom	1	EA	6	\$301	
	Floor - Tile/Sheet	1st flr #101 Former Kindergarten Classroom	1,304	SF	6	\$1,305	
	Lighting - Pendant/Surface	1st flr #101 Former Kindergarten Classroom	24	EA	6	\$2,973	
	Storage/ Closet	1st flr #101 Former Kindergarten Classroom	45	SF	6	\$326	
	Walls - Masonry	1st flr #101 Former Kindergarten Classroom	1,630	SF	6	\$5,128	Brick walls
Lunch & Multipurpose Room							
	Ceiling - Splined	1st Floor	1,473	SF	6	\$1,201	
	Doors - Steel Doors incl hw	1st Floor	2	EA	7	\$0	
	Floor - Tile	1st Floor	1,473	SF	7	\$0	
	Lighting - Metal Halide/Sodium Vapor	1st Floor	12	EA	7	\$0	
	Market Board	1st Floor	6	LF	7	\$0	
	Walls - Concrete Block	1st Floor	1,841	SF	7	\$0	

Building: Main

Category: Rooms (Other Than Classrooms)

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
MDF_IDF							
	Doors	In Multipurpose Room	1		7	\$0	
	Finishes	In Multipurpose Room	94	SF	7	\$0	
	Ventilation and Cooling	In Multipurpose Room	1	EA	7	\$0	
Mechanical/ Service Rooms							
	Boiler Room	1st Floor	856	SF	6	\$6,133	
	Janitor's Closet	1st Floor	25	SF	6	\$179	
	Storage Room	1st Floor	345	SF	7	\$0	
	Crawl Space - Unfinished	Basement	21,050	SF	5	\$280,245	Water seepage. Standing water.
Restroom							
	Accessories	1st floor inside main office suite	37	SF	6	\$341	
	Ceiling - Plaster/Drywall	1st floor inside main office suite	37	SF	6	\$128	
	Doors - Wood Doors inclu hw	1st floor inside main office suite	1	EA	6	\$301	
	Floor - Tile Ceramic/ Porcelain	1st floor inside main office suite	37	SF	6	\$78	
	Lavatory	1st floor inside main office suite	1	EA	6	\$320	
	Lighting - Pendent/Surface	1st floor inside main office suite	1	EA	6	\$124	
	Walls - Concrete Block	1st floor inside main office suite	195	SF	6	\$572	
	Water Closet	1st floor inside main office suite	1	EA	6	\$336	
	Accessories	1st Floor	262	SF	7	\$0	
	Accessories	1st Floor	266	SF	7	\$0	
	Ceiling - Plaster/Drywall	1st Floor	1	SF	7	\$0	
	Ceiling - Plaster/Drywall	1st Floor	266	SF	7	\$0	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	\$0	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	\$0	
	Floor Drain	1st Floor	1	EA	7	\$0	
	Floor - Tile Ceramic/ Porcelain	1st Floor	262	SF	7	\$0	
	Floor - Tile Ceramic/ Porcelain	1st Floor	266	SF	7	\$0	
	Lavatory	1st Floor	1	EA	7	\$0	
	Lavatory	1st Floor	1	EA	7	\$0	
	Lighting - Pendent/Surface	1st Floor	2	EA	7	\$0	
	Lighting - Pendent/Surface	1st Floor	2	EA	7	\$0	
	Partitions	1st Floor	6	EA	7	\$0	
	Partitions	1st Floor	3	EA	7	\$0	
	Urinals	1st Floor	4	EA	7	\$0	
	Walls - Structural Glazed Tile	1st Floor	408	SF	7	\$0	
	Walls - Structural Glazed Tile	1st Floor	398	SF	7	\$0	
	Water Closet	1st Floor	2	EA	7	\$0	

Building: Main

Category: Rooms (Other Than Classrooms)

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Restroom							
	Water Closet	1st Floor	6	EA	7	\$0	
	Accessories	In Kindegarten Room 100	33	SF	7	\$0	
	Ceiling - Plaster/Drywall	In Kindegarten Room 100	33	SF	7	\$0	
	Doors - Wood Doors inclu hw	In Kindegarten Room 100	1	EA	6	\$301	
	Floor - Tile Ceramic/ Porcelain	In Kindegarten Room 100	33	SF	6	\$70	
	Lavatory	In Kindegarten Room 100	1	EA	7	\$0	
	Lighting - Pendent/Surface	In Kindegarten Room 100	1	EA	7	\$0	
	Walls - Concrete Block	In Kindegarten Room 100	185	SF	7	\$0	
	Water Closet	In Kindegarten Room 100	1	EA	7	\$0	
	Accessories	In Kitchen	37	SF	7	\$0	
	Ceiling - Plaster/Drywall	In Kitchen	37	SF	7	\$0	
	Doors - Wood Doors inclu hw	In Kitchen	1	EA	7	\$0	
	Floor - Tile Ceramic/ Porcelain	In Kitchen	37	SF	7	\$0	
	Lavatory	In Kitchen	1	EA	7	\$0	
	Lighting - Pendent/Surface	In Kitchen	1	EA	7	\$0	
	Walls - Concrete Block	In Kitchen	195	SF	7	\$0	
	Water Closet	In Kitchen	1	EA	7	\$0	
	Accessories	In Room 112	24	SF	7	\$0	
	Ceiling - Plaster/Drywall	In Room 112	24	SF	7	\$0	
	Doors - Wood Doors inclu hw	In Room 112	1	EA	7	\$0	
	Floor - Tile Ceramic/ Porcelain	In Room 112	24	SF	7	\$0	
	Lavatory	In Room 112	1	EA	7	\$0	
	Lighting - Pendent/Surface	In Room 112	1	EA	7	\$0	
	Walls - Concrete Block	In Room 112	174	SF	7	\$0	
	Water Closet	In Room 112	1	EA	7	\$0	
	Accessories	In the boiler room	54	SF	7	\$0	
	Ceiling - Plaster/Drywall	In the boiler room	54	SF	6	\$187	
	Doors - Wood Doors inclu hw	In the boiler room	1	EA	7	\$0	
	Floor - Concrete	In the boiler room	54	SF	6	\$29	
	Lavatory	In the boiler room	1	EA	7	\$0	
	Lighting - Pendent/Surface	In the boiler room	1	EA	6	\$124	
	Student Lockers	In the boiler room	4	EA	7	\$0	
	Walls - Concrete Block	In the boiler room	225	SF	7	\$0	
	Water Closet	In the boiler room	1	EA	7	\$0	

Rooms (Other Than Classrooms) Subtotal:

\$366,040

Building: Main

Category: Building Interior

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Corridor							
	Ceiling - Lay-in	1st Floor	3,330	SF	6	\$10,000	
	Drinking Fountains - Double Fountain	1st Floor	1	EA	6	\$336	
	Drinking Fountains - Double Water Cooler	1st Floor	1	EA	6	\$377	
	Drinking Fountains - Single Fountain	1st Floor	1	EA	6	\$276	
	Floor - Tile/Sheet	1st Floor	3,330	SF	6	\$1,810	
	Lighting - Lay-in	1st Floor	40	EA	6	\$4,759	
	Student Lockers - Two Tiers	1st Floor	180	EA	6	\$8,355	
	Walls - Concrete Block	1st Floor	3,840	SF	6	\$11,257	
	Walls - Masonry	1st Floor	1,280	SF	6	\$4,027	

Building Interior Subtotal:

\$41,196

Total Building Cost

\$1,492,119

SITE

Category: Site

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Athletic							
	Surface - Asphalt	West / Site West	6,112	SF	6	\$14,771	
Civil/Drainage							
	Civil/ Drainage - Catch Basin	Entire Site	4	EA	7	\$0	
	Civil/ Drainage - Site Manhole	Entire Site	3	EA	7	\$0	
Fencing							
	Fencing - Chain Link	Entire Site / North	286	LF	6	\$5,370	
	Fencing - New Standard Ornamental	Entire Site	712	LF	7	\$0	
Landscape							
	Benches	Entire Site	20	EA	7	\$0	
	Irrigation	Entire Site / Site - East	3,800	SF	7	\$0	
	Landscape - Grass	Entire Site / Site - East	7,513	SF	6	\$6,231	
	Landscape - Grass	Entire Site / Site West	41,484	SF	5	\$62,881	Rolling and sinking
	Landscape - Grass	Entire Site / South East	60	SF	5	\$0	water ponding adjacent to sidewalk
	Parkway trees	Entire Site / Site - East	13	EA	7	\$0	
	Planting Beds/ Area	Entire Site / Site - East	3,800	SF	6	\$6,249	
	Play Area - Asphalt/ Hardscape	Entire Site	200	SF	5	\$1,181	South by rubber mats; broken-up asphalt
	Play Area - Asphalt/ Hardscape	Entire Site / Site West	31,642	SF	6	\$76,469	

SITE

Category: Site

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Landscape							
	Retaining Wall - Concrete	Entire Site	40	SF	5	\$2,519	Southeast crawl space ventilation well; pulling away from foundation
	Retaining Wall - Concrete	Entire Site	80	SF	7	\$0	East & West crawl space ventilation well
Parking Lot							
	Lighting - Pole Mounted	North	3	EA	6	\$4,357	
	Surface - Asphalt	North	490	SF	5	\$2,894	Excessive cracking and water ponding throughout.
	Surface - Asphalt	North	14,000	SF	6	\$33,834	
Playground							
	Equipment - Combo 3-12	South / Site South	1	EA	7	\$0	
	Equipment - Pre K 3-5	North	1	EA	7	\$0	
	Surface - Poured Surface	North	1,185	SF	7	\$0	
	Surface - Poured Surface	South / Site South	276	SF	7	\$0	
	Surface - Square Rubber Mats	South / Site South	2,382	SF	6	\$12,842	
Service Garage							
	Service Garage - Free-Standing	North West	515	SF	6	\$4,728	wood siding
	Service Garage - Free-Standing	North West	540	SF	7	\$0	vinyl siding
Sidewalks							
	Sidewalks - Internal Walks	East	120	LF	6	\$1,441	
	Sidewalks - Internal Walks	East / Main Entrance	10	LF	5	\$578	Sank 2" near entrance
	Sidewalks - Perimeter Sidewalks	East	4,318	SF	6	\$8,583	
Signage							
	Flag Pole - Building Mounted Flag Pole	East	1	EA	7	\$0	
	Monument - Building Mounted Cut Letter Sign	East	1	EA	7	\$0	
Site Subtotal:						\$244,928	
Total Site Cost						\$244,928	
Campus Total ^{2 3}						\$1,737,047	

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														
Computer Lab	Regular Classroom	1st Floor	108	110	859	1	38	76	222	36	40	N	Y	Y
Kindergarten	Kindergarten	1st Floor	100	102	1,224	1	2	10	274	49	40	N	Y	Y
Regular Classroom	Regular Classroom	1st Floor	102	104	859	1	2	8	228	36	40	N	Y	Y
Regular Classroom	Regular Classroom	1st Floor	103	103	850	1	1	8	228	36	40	N	Y	Y
Regular Classroom	Regular Classroom	1st Floor	104	106	859	1	2	22	228	36	40	N	Y	Y
Regular Classroom	Regular Classroom	1st Floor	105	105	850	1	1	8	240	60	40	N	Y	Y
Regular Classroom	Regular Classroom	1st Floor	106	108	859	1	2	8	228	36	40	N	Y	Y
Regular Classroom	Regular Classroom	1st Floor	107	107	850	1	1	8	240	60	40	N	Y	Y
Regular Classroom	Regular Classroom	1st Floor	109	109	850	1	2	8	240	60	40	N	Y	Y
Regular Classroom	Regular Classroom	1st Floor	110	112	859	1	2	8	228	36	40	N	Y	Y
Science Classroom	Science Classroom	1st Floor	111	111	850	1	1	16	240	60	40	N	Y	Y