

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	1937	2	18,315	\$1,551,901
4-Classroom Modular	0	1	4,200	\$109,509
Addition	1954	2	8,328	\$444,419
SITE				\$107,735
Campus Total			30,843	\$2,213,563

Building: Main

Category: Building Exterior

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Entrance							
	Entrance Control - Audio and Video	Main Entrance / 1st Floor	1	EA	7	\$0	
	Exterior Doors - Exterior Steel Door	#2	2	EA	6	\$961	
	Exterior Doors - Exterior Steel Door	#3	1	EA	6	\$481	
	Exterior Doors - Store Front	Main Entrance / 1st Floor	2	EA	7	\$0	
	Exterior Doors - Transom Lite	#2	1	EA	6	\$313	
	Exterior Doors - Transom Lite	Main Entrance / 1st Floor	2	EA	7	\$0	
	Exterior Stairs - Concrete	#2	60	LF	7	\$0	
	Exterior Stairs - Concrete	#3	44	LF	5	\$4,822	
	Exterior Stairs - Concrete	Main Entrance / 1st Floor	54	LF	7	\$0	
Foundation							
	Foundation - Concrete	Entire Building	365	LF	7	\$0	
	Superstructure - Steel with Clay Tile Arch	Entire Building	18,315	SF	7	\$0	
Lighting							
	Exterior Lighting - Parapet or Roof Mounted	Entire Building	5	EA	7	\$0	
	Exterior Lighting - Wall Mounted	Entire Building	4	EA	5	\$1,710	

Building: Main

Category: Building Exterior

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Roof System							
	Chimney - Brick Chimney- Concrete/ Mortar Liner	A / East	20	LF	6	\$19,094	strapping
	Coping - Stone	A	414	LF	6	\$13,297	
	Downspouts - Interior Downspouts	A	68	LF	7	\$0	
	Parapet - 16" - 30" Height	A / South	56	LF	6	\$2,237	
	Parapet - Parapet < 16" Height	A	242	LF	6	\$5,156	
	Parapet - Parapet > 30"	A	116	LF	6	\$7,415	
	Roof Structure - Steel with Clay Tile Arch	A	7,326	SF	7	\$0	
	Roof - Metal	A / North	144	SF	6	\$1,929	
	Roof - Modified Bitumen	A	7,326	SF	6	\$68,933	

Walls

	Cheek-Wall - Stone	Entire Building	240	SF	6	\$2,461	
	Exterior Walls - Brick	Entire Building	6,785	SF	6	\$45,602	
	Exterior Walls - Brick	Entire Building / East Façade	50	SF	5	\$1,190	bulging
	Exterior Walls - Stone-Cast	Entire Building	412	SF	6	\$2,769	

Windows

	Guard - Guards perforated	Entire Building	1,584	SF	7	\$0	
	Lintels - Steel	Entire Building	133	LF	5	\$44,950	corroded throughout
	Lintels - Stone	Entire Building	123	LF	6	\$0	
	Windows - Louver	Entire Building / East Façade	21	SF	6	\$157	
	Windows - Sash Aluminum Double-pane	Entire Building	3,000	SF	6	\$22,394	
	Windows - Sash Aluminum Double-pane	Entire Building / East Façade	72	SF	5	\$3,879	racking

Building Exterior Subtotal:

\$249,749

Building: Main

Category: Electrical System

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Emergency System							
	Automatic Transfer Switch	Entire Building / Basement	1	EA	4	\$8,200	Previous assessor ranked the ATS as a 2, however, visual assessment and interview with engineer did not indicate that the ATS was not working. ATS was ranked according to FACTS manual.
	Emergency A/C Power - Corridors and Stairs	Entire Building	2,524	SF	6	\$758	
	Emergency Battery Packs - Corridors and Stairs	Entire Building	4	EA	6	\$810	
	Exit Signs - Corridors and Stairs	Entire Building	5	EA	6	\$749	
	Security System - Intrusion Detection	Entire Building	26,643	SF	6	\$6,858	Serves the Main and Addition

Building: Main

Category: Electrical System

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Emergency System							
Main Service							
	Independent Electrical Service for emergency power	Basement	1	EA	6	\$2,921	
	Main Electrical Service - 1000 A 120/240/3PH	Basement	1	EA	6	\$4,540	Building engineer indicated that the main breaker tripped during a storm.
	PA System	Entire Building	26,643	SF	6	\$8,763	Note: PA System is operated through a phone system. Serves the Main and Addition
Power Distribution							
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	4	\$6,578	Damaged lock
	Lighting and Power Panels - Above 100 A	Entire Building	4	EA	6	\$1,988	Previous assessor ranked as 4, however, panels only show slight degradation and are labeled.
	Main Distribution Panels - Less than 400 amp	Entire Building / Mechanical Room	3	EA	4	\$26,457	Panels are greater than 40 years of age and are deteriorated.
	Transformers - 120/240 - 120/208	Entire Building / Boiler Room	1	EA	6	\$3,021	

Electrical System Subtotal:

\$71,642

Building: Main

Category: Safty System

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Fire Alarm							
	Fire Alarm Panel	Entire Building / Mechanical Room	1	EA	6	\$6,406	
	Fire Alarm Strobe Lights	Entire Building	18,315	SF	4	\$24,881	No strobe lights in classrooms.
	Fire Alarm_System	Entire Building	26,643	SF	6	\$12,954	Note: this panel services the Main and the Addition.

Safty System Subtotal:

\$44,241

Building: Main

Category: Mechanical System

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Air Handling Systems							
	Air Handling Unit- Built Up- Multi Zone- Hot Water Coils - 25001 - 35000 cfm	Boiler Room / Basement	1	EA	5	\$78,608	Provides ventilation and heating for addition.
	Air Intake	Boiler Room / Roof	1	EA	5	\$7,471	
	Auxiliaries - 25001 - 35000 cfm	Boiler Room / Basement	1	EA	5	\$16,577	
	Return Duct Work - Indoor- Vertical Shaft and Ducts	Boiler Room / Roof	100	LF	5	\$96,198	No return fan, but fresh air is provided from roof
	Zone Dampers	Boiler Room / Basement	16	EA	5	\$30,617	

Building: Main

Category: Mechanical System

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Air Handling Systems							
Boiler Systems							
	Boiler Auxiliary- Non Condensing Hot Water - 1001 - 2000 MBH	Boiler Room	3	EA	5	\$103,415	
	Chemical Pot Feeder	Boiler Room	1	EA	6	\$725	
	Combustion Dampers	Boiler Room	3	EA	6	\$1,227	
	Hot Water Pump	Boiler Room	2	EA	5	\$9,407	
	Non Condensing- Water Tube- Flexible Tube- Force Draft- Hot Water Boiler - 1001 - 2000 MBH	Boiler Room	3	EA	5	\$140,098	
	Water Fill System	Boiler Room	1	EA	5	\$5,828	
Mechanical Plumbing							
	Hydronic Supply and Return - Galvanized	Boiler Room	200	LF	4	\$65,894	Old piping with leaks and corrosion.
Temperature Control							
	Pneumatic System	Entire Building	25,952	SF	3	\$135,085	Serves the Main and Addition. Most dampers are manually adjusted.
	Thermostats - Pneumatic	Entire Building	15	EA	4	\$11,059	Most thermostats are old and/or damaged.
Ventilation							
	Exhaust Fans- Indoor - 1501 - 8000 CFM	Attic	1	EA	4	\$6,392	
Mechanical System Subtotal:						\$708,601	

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	7	\$0	Serves the Main and Addition
	Hot Water Storage Tank_Gas - 201 - 500 Gallons	Boiler Room	1	EA	3	\$13,270	Tank is leaking.
	Hot Water Storage Tank_Gas - 201 - 500 Gallons	Boiler Room	1	EA	5	\$2,249	
Piping							
	Domestic Piping-Cold Water from Risers to Fixtures	Entire Building	18,315	SF	6	\$3,667	Evidence of leakage due to corrosion.
	Domestic Piping-Cold Water Horizontal Lines	Entire Building	18,315	SF	6	\$4,452	Evidence of leakage due to corrosion.
	Domestic Piping-Cold Water Risers	Entire Building	18,315	SF	6	\$3,405	Evidence of leakage due to corrosion.
	Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	18,315	SF	6	\$2,881	Evidence of leakage due to corrosion.
	Domestic Piping-Hot Water Horizontal Lines	Entire Building	18,315	SF	5	\$0	Evidence of leakage due to corrosion.
	Domestic Piping-Hot Water Return Lines	Entire Building	18,315	SF	6	\$2,619	Evidence of leakage due to corrosion.
	Domestic Piping-Hot Water Return Risers	Entire Building	18,315	SF	6	\$2,619	Evidence of leakage due to corrosion.
	Sanitary Piping	Entire Building	18,315	SF	6	\$16,762	

Building: Main

Category: Plumbing System

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Piping							
	Storm Piping	Entire Building	18,315	SF	6	\$15,976	Building Engineer noted that some of the floor drains in the basement (Boiler Room) backs up.
	Vent Piping	Entire Building	18,315	SF	6	\$12,310	
Pumps							
	Pumps - Ejector-Simplex	Boiler Room	2	EA	6	\$1,490	
Plumbing System Subtotal:						\$81,700	

Building: Main

Category: Classrooms

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Classroom #100 (Regular Classroom)							
	Casework	1st Floor	9	LF	6	\$227	
	Ceiling - Plaster/Drywall	1st Floor	693	SF	6	\$2,398	
	Doors - Transom Window	1st Floor	9	SF	6	\$152	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	\$301	
	Floor - Tile/Sheet	1st Floor	693	SF	6	\$694	
	Lighting - Pendent/Surface	1st Floor	12	EA	7	\$0	
	Marker Board	1st Floor	50	LF	6	\$1,071	
	Walls - Plaster/Drywall	1st Floor	1,260	SF	6	\$3,477	
Classroom #101 (Kindergarten)							
	Casework	1st Floor	9	LF	6	\$227	
	Ceiling - Plaster/Drywall	1st Floor	693	SF	6	\$2,398	Cracks near north wall
	Doors - Transom Window	1st Floor	9	SF	6	\$152	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	\$301	
	Floor - Tile/Sheet	1st Floor	693	SF	5	\$3,112	Numerous cracks
	Lighting - Pendent/Surface	1st Floor	12	EA	7	\$0	
	Marker Board	1st Floor	20	LF	6	\$428	
	Walls - Plaster/Drywall	1st Floor	1,260	SF	6	\$3,477	
Classroom #102 (Computer Lab)							
	Casework	1st Floor	8	LF	6	\$202	
	Ceiling - Plaster/Drywall	1st Floor	812	SF	6	\$2,810	
	Doors - Transom Window	1st Floor	18	SF	6	\$305	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	6	\$602	
	Floor - Tile/Sheet	1st Floor	812	SF	6	\$813	

Building: Main

Category: Classrooms

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Classroom #102 (Computer Lab)							
	Lighting - Pendent/Surface	1st Floor	16	EA	7	\$0	
	Storage/ Closet	1st Floor	70	SF	5	\$1,129	
	Walls - Plaster/Drywall	1st Floor	6	SF	6	\$17	
Classroom #103 (Regular Classroom)							
	Casework	1st Floor	9	LF	6	\$227	
	Ceiling - Plaster/Drywall	1st Floor	693	SF	7	\$0	
	Chalk Board	1st Floor	11	LF	4	\$1,010	
	Doors - Transom Window	1st Floor	9	SF	6	\$152	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	\$301	
	Floor - Tile/Sheet	1st Floor	693	SF	6	\$694	
	Lighting - Pendent/Surface	1st Floor	12	EA	7	\$0	
	Marker Board	1st Floor	20	LF	6	\$428	
	Walls - Plaster/Drywall	1st Floor	1,260	SF	6	\$3,477	
Classroom #200 (Regular Classroom)							
	Casework	2nd Floor	9	LF	7	\$0	Covered with plastic.
	Ceiling - Plaster/Drywall	2nd Floor	12	SF	6	\$42	
	Doors - Transom Window	2nd Floor	9	SF	6	\$152	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	\$301	
	Floor - Tile/Sheet	2nd Floor	693	SF	5	\$3,112	Cracking and chipping
	Lighting - Pendent/Surface	2nd Floor	12	EA	5	\$2,191	Cracked lenses
	Marker Board	2nd Floor	30	LF	6	\$643	
	Walls - Plaster/Drywall	2nd Floor	160	SF	6	\$442	
Classroom #201 (Regular Classroom)							
	Casework	2nd Floor	9	LF	6	\$227	
	Ceiling - Plaster/Drywall	2nd Floor	693	SF	6	\$2,398	
	Chalk Board	2nd Floor	10	LF	4	\$918	
	Doors - Transom Window	2nd Floor	9	SF	6	\$152	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	5	\$1,174	
	Floor - Tile/Sheet	2nd Floor	693	SF	4	\$6,699	Cracking and chipping
	Lighting - Pendent/Surface	2nd Floor	12	EA	6	\$1,487	
	Marker Board	2nd Floor	20	LF	5	\$1,014	Significant wear damage
	Walls - Plaster/Drywall	2nd Floor	70	SF	5	\$357	
	Walls - Plaster/Drywall	2nd Floor	1,190	SF	6	\$3,284	
Classroom #201A (Regular Classroom)							
	Casework	2nd Floor	42	LF	6	\$1,061	

Building: Main

Category: Classrooms

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Classroom #201A (Regular Classroom)							
	Ceiling - Plaster/Drywall	2nd Floor	340	SF	7	\$0	
	Doors - Transom Window	2nd Floor	9	SF	6	\$152	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	\$301	
	Floor - Tile/Sheet	2nd Floor	340	SF	7	\$0	
	Lighting - Pendent/Surface	2nd Floor	4	EA	7	\$0	
	Marker Board	2nd Floor	6	LF	7	\$0	
	Walls - Plaster/Drywall	2nd Floor	813	SF	6	\$2,244	
Classroom #202 (Regular Classroom)							
	Casework	2nd Floor	8	LF	6	\$202	
	Ceiling - Plaster/Drywall	2nd Floor	693	SF	6	\$2,398	Cracks and chipping paint
	Chalk Board	2nd Floor	20	LF	4	\$1,836	Partially covered; Obsolete material
	Doors - Transom Window	2nd Floor	9	SF	6	\$152	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	\$301	
	Floor - Tile/Sheet	2nd Floor	693	SF	6	\$694	
	Lighting - Pendent/Surface	2nd Floor	12	EA	5	\$2,191	Cracked lens
	Marker Board	2nd Floor	10	LF	7	\$0	
	Walls - Plaster/Drywall	2nd Floor	1,260	SF	6	\$3,477	
Classroom #203 (Regular Classroom)							
	Casework	2nd Floor	9	LF	7	\$0	Sealed with plastic, casework was being replaced.
	Ceiling - Plaster/Drywall	2nd Floor	693	SF	6	\$2,398	
	Chalk Board	2nd Floor	30	LF	4	\$2,754	Obsolete material
	Doors - Transom Window	2nd Floor	9	SF	6	\$152	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	5	\$1,174	
	Floor - Tile/Sheet	2nd Floor	673	SF	5	\$3,022	
	Floor - Tile/Sheet	2nd Floor	20	SF	4	\$296	Cracked and chipped tiles
	Lighting - Pendent/Surface	2nd Floor	12	EA	5	\$2,191	Cracked lens
	Walls - Plaster/Drywall	2nd Floor	1,260	SF	6	\$3,477	

Classrooms Subtotal:

\$85,652

Building: Main

Category: Rooms (Other Than Classrooms)

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Administrative Suites/Offices							
	Ceiling - Exposed	Basement - Staff Office	152	SF	5	\$417	
	Doors - Wood Doors inclu hw	Basement - Staff Office	1	EA	6	\$301	

Building: Main

Category: Rooms (Other Than Classrooms)

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Administrative Suites/Offices							
	Floor - Epoxy/ Painted	Basement - Staff Office	152	SF	5	\$261	
	Lighting - Pendent/Surface	Basement - Staff Office	3	EA	6	\$372	
	Storage/ Closet	Basement - Staff Office	36	SF	5	\$581	
	Walls - Masonry	Basement - Staff Office	394	SF	5	\$16,283	
	Work Sink	Basement - Staff Office	1	EA	6	\$508	
	Ceiling - Plaster/Drywall	Faculty Lounge	288	SF	7	\$0	
	Doors - Transom Window	Faculty Lounge	9	SF	6	\$152	
	Doors - Wood Doors inclu hw	Faculty Lounge	1	EA	6	\$301	
	Floor - Tile/Sheet	Faculty Lounge	288	SF	6	\$288	
	Lighting - Pendent/Surface	Faculty Lounge	6	EA	7	\$0	
	Walls - Plaster/Drywall	Faculty Lounge	705	SF	7	\$0	
	Work Sink	Faculty Lounge	1	EA	6	\$508	
	Ceiling - Plaster/Drywall	Main Office	143	SF	7	\$0	
	Doors - Transom Window	Main Office	9	SF	6	\$152	
	Doors - Wood Doors inclu hw	Main Office	1	EA	6	\$301	
	Floor - Carpet	Main Office	143	SF	7	\$0	
	Lighting - Pendent/Surface	Main Office	2	EA	7	\$0	
	Storage/ Closet	Main Office	3	SF	6	\$22	
	Walls - Plaster/Drywall	Main Office	513	SF	6	\$1,416	
	AC Unit	Principal's Office	1	EA	6	\$496	
	Ceiling - Plaster/Drywall	Principal's Office	135	SF	7	\$0	
	Doors - Wood Doors inclu hw	Principal's Office	1	EA	5	\$1,174	Wear damage
	Floor - Carpet	Principal's Office	135	SF	7	\$0	
	Lighting - Pendent/Surface	Principal's Office	3	EA	7	\$0	
	Walls - Plaster/Drywall	Principal's Office	345	SF	7	\$0	9 LF of casework
MDF_IDF							
	AC Unit	102A-MDF/Copy room	1	EA	7	\$0	
	Doors - Wood Doors inclu hw	102A-MDF/Copy room	1	EA	6	\$301	
	Finishes	102A-MDF/Copy room	154	SF	6	\$1,099	
	Ventilation and Cooling	102A-MDF/Copy room	1	EA	7	\$0	
Mechanical/ Service Rooms							
	Janitor's Closet	1st Flr - Janitor's Closet	16	SF	6	\$115	
	Janitor's Closet	2nd Flr-Janitor's Closet	18	SF	6	\$129	
	Mechanical/ Service Rooms	Basement Mechanical Room	1,485	SF	6	\$10,639	Large open mechanical area in the basement subdivided by equipment
	Storage Room	Basement Storage	556	SF	6	\$3,983	

Building: Main

Category: Rooms (Other Than Classrooms)

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Restroom							
	Accessories	1st Flr - Boys Restroom	224	SF	6	\$2,066	
	Ceiling - Plaster/Drywall	1st Flr - Boys Restroom	224	SF	5	\$2,053	Water damage
	Doors - Transom Window	1st Flr - Boys Restroom	36	SF	6	\$610	
	Doors - Wood Doors inclu hw	1st Flr - Boys Restroom	4	EA	5	\$4,696	
	Floor Drain	1st Flr - Boys Restroom	1	EA	6	\$1,059	
	Floor - Tile Ceramic/ Porcelain	1st Flr - Boys Restroom	224	SF	6	\$474	
	Hand Dryer	1st Flr - Boys Restroom	2	EA	6	\$460	
	Lavatory	1st Flr - Boys Restroom	2	EA	6	\$639	
	Lighting - Pendent/Surface	1st Flr - Boys Restroom	4	EA	6	\$496	
	Partitions	1st Flr - Boys Restroom	2	EA	5	\$1,502	
	Urinals	1st Flr - Boys Restroom	7	EA	6	\$2,352	
	Walls - Plaster/Drywall	1st Flr - Boys Restroom	80	SF	6	\$221	Small holes
	Walls - Structural Glazed Tile	1st Flr - Boys Restroom	554	SF	6	\$1,743	
	Water Closet	1st Flr - Boys Restroom	2	EA	6	\$672	
	Accessories	1st Flr - Girls Restroom	224	SF	6	\$2,066	
	Ceiling - Plaster/Drywall	1st Flr - Girls Restroom	224	SF	6	\$775	
	Doors - Transom Window	1st Flr - Girls Restroom	36	SF	6	\$610	
	Doors - Wood Doors inclu hw	1st Flr - Girls Restroom	4	EA	6	\$1,204	
	Floor Drain	1st Flr - Girls Restroom	1	EA	6	\$1,059	
	Floor - Tile Ceramic/ Porcelain	1st Flr - Girls Restroom	224	SF	5	\$3,578	Floor cracks
	Hand Dryer	1st Flr - Girls Restroom	2	EA	6	\$460	
	Lavatory	1st Flr - Girls Restroom	2	EA	6	\$639	
	Lighting - Pendent/Surface	1st Flr - Girls Restroom	3	EA	7	\$0	
	Partitions	1st Flr - Girls Restroom	7	EA	6	\$2,078	
	Walls - Plaster/Drywall	1st Flr - Girls Restroom	80	SF	6	\$221	
	Walls - Structural Glazed Tile	1st Flr - Girls Restroom	554	SF	6	\$1,743	
	Water Closet	1st Flr - Girls Restroom	7	EA	6	\$2,352	
	Accessories	2nd Flr- Girls Restroom	224	SF	6	\$2,066	
	Ceiling - Plaster/Drywall	2nd Flr- Girls Restroom	224	SF	6	\$775	
	Doors - Transom Window	2nd Flr- Girls Restroom	36	SF	6	\$610	
	Doors - Wood Doors inclu hw	2nd Flr- Girls Restroom	4	EA	6	\$1,204	
	Floor Drain	2nd Flr- Girls Restroom	1	EA	6	\$1,059	
	Floor - Tile Ceramic/ Porcelain	2nd Flr- Girls Restroom	224	SF	6	\$474	
	Hand Dryer	2nd Flr- Girls Restroom	2	EA	6	\$460	
	Lavatory	2nd Flr- Girls Restroom	2	EA	6	\$639	
	Lighting - Pendent/Surface	2nd Flr- Girls Restroom	3	EA	7	\$0	
	Partitions	2nd Flr- Girls Restroom	7	EA	5	\$5,256	

Building: Main

Category: Rooms (Other Than Classrooms)

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Restroom							
	Walls - Plaster/Drywall	2nd Flr- Girls Restroom	80	SF	6	\$221	Holes
	Walls - Structural Glazed Tile	2nd Flr- Girls Restroom	554	SF	6	\$1,743	
	Water Closet	2nd Flr- Girls Restroom	7	EA	6	\$2,352	
	Accessories	2nd Flr-Boy's Toilet	224	SF	6	\$2,066	
	Ceiling - Plaster/Drywall	2nd Flr-Boy's Toilet	224	SF	6	\$775	
	Doors - Transom Window	2nd Flr-Boy's Toilet	36	SF	6	\$610	
	Doors - Wood Doors inclu hw	2nd Flr-Boy's Toilet	4	EA	6	\$1,204	
	Floor Drain	2nd Flr-Boy's Toilet	1	EA	6	\$1,059	
	Floor - Tile Ceramic/ Porcelain	2nd Flr-Boy's Toilet	224	SF	5	\$3,578	Significant cracks
	Hand Dryer	2nd Flr-Boy's Toilet	2	EA	6	\$460	
	Lavatory	2nd Flr-Boy's Toilet	2	EA	6	\$639	
	Lighting - Pendent/Surface	2nd Flr-Boy's Toilet	3	EA	7	\$0	
	Partitions	2nd Flr-Boy's Toilet	2	EA	5	\$1,502	
	Urinals	2nd Flr-Boy's Toilet	7	EA	6	\$2,352	
	Walls - Plaster/Drywall	2nd Flr-Boy's Toilet	80	SF	6	\$221	
	Walls - Structural Glazed Tile	2nd Flr-Boy's Toilet	554	SF	6	\$1,743	
	Water Closet	2nd Flr-Boy's Toilet	2	EA	5	\$2,688	
	Ceiling - Exposed	Basement Staff Toilet	42	SF	5	\$115	
	Doors - Wood Doors inclu hw	Basement Staff Toilet	1	EA	6	\$301	
	Floor - Concrete Epoxy/ Painted	Basement Staff Toilet	42	SF	5	\$72	
	Lighting - Pendent/Surface	Basement Staff Toilet	1	EA	5	\$183	
	Walls - Concrete Block	Basement Staff Toilet	218	SF	5	\$2,238	
	Water Closet	Basement Staff Toilet	1	EA	6	\$336	
	Accessories	Faculty Lounge	53	SF	6	\$489	
	Ceiling - Plaster/Drywall	Faculty Lounge	53	SF	6	\$183	
	Doors - Wood Doors inclu hw	Faculty Lounge	1	EA	6	\$301	
	Floor - Tile Ceramic/ Porcelain	Faculty Lounge	53	SF	5	\$847	Cracking tile
	Lavatory	Faculty Lounge	1	EA	6	\$320	
	Lighting - Pendent/Surface	Faculty Lounge	1	EA	6	\$124	
	Partitions	Faculty Lounge	1	EA	6	\$297	
	Walls - Plaster/Drywall	Faculty Lounge	357	SF	7	\$0	
	Water Closet	Faculty Lounge	1	EA	6	\$336	
	Accessories	Main Office Toilet	17	SF	7	\$0	
	Ceiling - Plaster/Drywall	Main Office Toilet	17	SF	6	\$59	
	Doors - Wood Doors inclu hw	Main Office Toilet	1	EA	6	\$301	Door closer broken
	Floor - Tile Ceramic/ Porcelain	Main Office Toilet	17	SF	6	\$36	
	Lighting - Pendent/Surface	Main Office Toilet	1	EA	7	\$0	

Building: Main

Category: Rooms (Other Than Classrooms)

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Restroom							
	Walls - Plaster/Drywall	Main Office Toilet	148	SF	7	\$0	
	Water Closet	Main Office Toilet	1	EA	7	\$0	

Rooms (Other Than Classrooms) Subtotal:

\$117,919

Building: Main

Category: Building Interior

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Corridor							
	Ceiling - Plaster/Drywall	1st Floor	1,248	SF	6	\$7,727	
	Doors - Wood Doors include hw	1st Floor	2	EA	6	\$602	
	Drinking Fountains - Single Fountain	1st Floor	2	EA	6	\$551	
	Floor - Tile/Sheet	1st Floor	1,248	SF	6	\$678	
	Lighting - Pendent/Surface	1st Floor	18	EA	7	\$0	
	Student Lockers - Two Tiers	1st Floor	71	EA	7	\$0	
	Walls - Plaster/Drywall	1st Floor	1,108	SF	6	\$4,912	
	Walls - Structural Glazed Tile	1st Floor	1,108	SF	5	\$56,295	
	Ceiling - Plaster/Drywall	2nd Floor	1,248	SF	6	\$7,727	
	Drinking Fountains - Single Fountain	2nd Floor	2	EA	6	\$551	
	Floor - Tile/Sheet	2nd Floor	1,248	SF	6	\$678	
	Lighting - Pendent/Surface	2nd Floor	16	EA	7	\$0	
	Student Lockers - Two Tiers	2nd Floor	90	EA	7	\$0	
	Walls - Plaster/Drywall	2nd Floor	1,108	SF	6	\$4,912	
	Walls - Structural Glazed Tile	2nd Floor	1,108	SF	5	\$56,295	
Safety							
	Camera Viewing Station		1	EA	6	\$683	
	Security Cameras		9	EA	6	\$1,746	
Stairs							
	Ceiling - Exposed	Basement Stairs	90	SF	5	\$247	Peeling paint
	Floor - Epoxy/ Painted	Basement Stairs	90	SF	5	\$411	
	Handrails	Basement Stairs	18	LF	6	\$156	
	Lighting - Pendent/Surface	Basement Stairs	2	EA	6	\$248	
	Stairs - Concrete	Basement Stairs	52	LF	6	\$431	
	Walls - Masonry	Basement Stairs	737	SF	5	\$30,458	Peeling paint
	Ceiling - Plaster/Drywall	North Stairs	392	SF	6	\$2,870	
	Floor - Tile	North Stairs	95	SF	6	\$52	

Building: Main

Category: Building Interior

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Stairs							
	Floor - Tile/Sheet	North Stairs	220	SF	6	\$120	
	Handrails	North Stairs	69	LF	6	\$598	
	Lighting - Pendent/Surface	North Stairs	6	EA	7	\$0	
	Lighting - Wall Mounted	North Stairs	2	EA	7	\$0	
	Stairs - Terrazzo	North Stairs	172	LF	6	\$1,596	
	Walls - Plaster/Drywall	North Stairs	731	SF	6	\$2,017	
	Walls - Structural Glazed Tile	North Stairs	731	SF	6	\$2,300	
	Ceiling - Plaster/Drywall	South Stairs	392	SF	6	\$2,870	
	Floor - Tile	South Stairs	95	SF	6	\$52	
	Floor - Tile/Sheet	South Stairs	220	SF	6	\$120	
	Handrails	South Stairs	69	LF	6	\$598	
	Lighting - Pendent/Surface	South Stairs	8	EA	7	\$0	Missing lamp lens
	Stairs - Terrazzo	South Stairs	172	LF	6	\$1,596	Area
	Walls - Plaster/Drywall	South Stairs	731	SF	7	\$0	
	Walls - Structural Glazed Tile	South Stairs	731	SF	6	\$2,300	
Building Interior Subtotal:						\$192,398	

Total Building Cost

\$1,551,901

Building: 4-Classroom Modular

Category: Building Exterior

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Entrance							
	Entrance Control - Audio and Video	#6	1	EA	7	\$0	
	Exterior Doors - Exterior Steel Door	#6	2	EA	6	\$961	
	Exterior Doors - Exterior Steel Door	#7	2	EA	6	\$961	
	Exterior Stairs - Concrete	#7	12	LF	7	\$0	
	Stair Handrail - Steel_Stair Handrail	#7	26	LF	6	\$225	
Foundation							
	Foundation - Concrete	Entire Building	260	LF	7	\$0	
	Superstructure - Slab on Grade	Entire Building	4,200	SF	7	\$0	
Lighting							
	Exterior Lighting - Wall Mounted	Entire Building	8	EA	6	\$2,310	Lights need to be cleaned and/or replaced.

Building: 4-Classroom Modular

Category: Building Exterior

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Roof System							
	Coping - Metal	D	200	LF	5	\$8,454	
	Coping - Metal	D	60	LF	4	\$5,313	water infiltration
	Roof Structure - Steel / Metal Deck/ Concrete Topping	D	4,200	SF	7	\$0	
	Roof - EPDM/ Synthetic Rubber	D	4,200	SF	6	\$35,556	
Walls							
	Exterior Walls - Hardie Board	Entire Building	2,270	SF	6	\$0	
	Exterior Walls - Hardie Board	Entire Building	850	SF	3	\$0	deteriorated, missing and exposed baseboard and sheathing
Windows							
	Guard - Guards wire guard	Entire Building	240	SF	6	\$3,065	
	Lintels - Steel	Entire Building	48	LF	7	\$0	
	Windows - Sash Aluminum Double-pane	Entire Building	240	SF	6	\$1,792	

Building Exterior Subtotal: \$58,636

Building: 4-Classroom Modular

Category: Electrical System

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Emergency System							
	Emergency A/C Power - Corridors and Stairs	Entire Building	1,000	SF	6	\$300	
	Emergency Battery Packs - Corridors and Stairs	Entire Building	2	EA	6	\$405	
	Exit Signs - Corridors and Stairs	Entire Building	2	EA	7	\$0	
Main Service							
	Main Electrical Service	West Facade / West Façade	2		7	\$0	Main service name plate information was not accessible and therefore amperage could not be verified.
Power Distribution							
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	7	\$0	

Electrical System Subtotal: \$705

Building: 4-Classroom Modular

Category: Safty System

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
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Building: 4-Classroom Modular

Category: Safty System

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Sprinkler System							
	Sprinkler Heads	Entire Building	4,200	SF	6	\$0	
	Sprinkler Piping	Entire Building	4,200	SF	6	\$781	
	Wet Sprinkler System	Entire Building	4,200	SF	6	\$1,081	

Safty System Subtotal: \$1,862

Building: 4-Classroom Modular

Category: Mechanical System

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Temperature Control							
	Electric Thermostat	Entire Building	4	EA	7	\$0	Panels control wall-mounted AC units.
Unit Ventilation							
	Unit Ventilators - Vertical Package Electric Heat & Self Contained Cooling	Entire Building	4	EA	6	\$0	
Ventilation							
	Exhaust Fans- Roof Mounted - Less than 500 CFM	Roof	6	EA	6	\$1,777	

Mechanical System Subtotal: \$1,777

Building: 4-Classroom Modular

Category: Plumbing System

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Hot Water							
	Electric Heater - Less than 20 KW	Mechanical Room	1	EA	7	\$0	Lochinvar M#JRCO12E, S#FA11427976, 1500W
Piping							
	Domestic Piping-Cold Water Horizontal Lines	Entire Building	4,200	SF	6	\$1,021	
	Domestic Piping-Hot Water Horizontal Lines	Entire Building	4,200	SF	6	\$781	
	Domestic Piping-Hot Water Return Lines	Entire Building	4,200	SF	6	\$601	
	Sanitary Piping	Entire Building	4,200	SF	6	\$3,844	
	Storm Piping	Entire Building	4,200	SF	6	\$3,664	
	Vent Piping	Entire Building	4,200	SF	6	\$2,823	

Plumbing System Subtotal: \$12,733

Building: 4-Classroom Modular

Category: Classrooms

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Classroom #A-2nd Grade (Regular Classroom)							
	Ceiling - Lay-in	1st Floor	589	SF	6	\$1,769	
	Ceiling - Lay-in	1st Floor	8	SF	4	\$112	Water damage
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	\$0	
	Floor - Tile/Sheet	1st Floor	597	SF	5	\$2,681	
	Lighting - Lay-in	1st Floor	12	EA	7	\$0	
	Marker Board	1st Floor	12	LF	7	\$0	
	Storage/ Closet	1st Floor	46	SF	7	\$0	
	Walls - Plaster/Drywall	1st Floor	769	SF	7	\$0	
Classroom #B-1st Grade (Regular Classroom)							
	Ceiling - Lay-in	1st Floor	8	SF	4	\$112	Water damage
	Ceiling - Lay-in	1st Floor	597	SF	6	\$1,793	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	\$0	
	Floor - Tile/Sheet	1st Floor	597	SF	5	\$2,681	
	Lighting - Lay-in	1st Floor	12	EA	7	\$0	
	Marker Board	1st Floor	12	LF	7	\$0	
	Storage/ Closet	1st Floor	46	SF	7	\$0	
	Walls - Plaster/Drywall	1st Floor	769	SF	7	\$0	
Classroom #C-Kindergarten (Kindergarten)							
	Ceiling - Lay-in	1st Floor	643	SF	7	\$0	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	\$0	
	Floor - Tile/Sheet	1st Floor	643	SF	5	\$2,887	Cracking
	Lighting - Lay-in	1st Floor	12	EA	6	\$1,428	
	Marker Board	1st Floor	12	LF	7	\$0	
	Storage/ Closet	1st Floor	40	SF	7	\$0	
	Walls - Plaster/Drywall	1st Floor	769	SF	7	\$0	
Classroom #D-3rd Grade (Regular Classroom)							
	Ceiling - Lay-in	1st Floor	597	SF	7	\$0	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	\$0	
	Floor - Tile/Sheet	1st Floor	597	SF	5	\$2,681	Multiple cracks
	Lighting - Lay-in	1st Floor	12	EA	7	\$0	
	Marker Board	1st Floor	12	LF	7	\$0	
	Storage/ Closet	1st Floor	46	SF	6	\$334	
	Walls - Plaster/Drywall	1st Floor	769	SF	7	\$0	

Classrooms Subtotal:

\$16,477

Building: 4-Classroom Modular

Category: Rooms (Other Than Classrooms)

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Restroom							
	Accessories	1st Floor	170	SF	6	\$1,568	
	Accessories	1st Floor	138	SF	6	\$1,273	
	Ceiling - Plaster/Drywall	1st Floor	170	SF	6	\$588	
	Ceiling - Plaster/Drywall	1st Floor	138	SF	6	\$478	
	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	6	\$1,059	
	Floor Drain	1st Floor	1	EA	6	\$1,059	
	Floor - Tile/Sheet	1st Floor	170	SF	7	\$0	
	Floor - Tile/Sheet	1st Floor	138	SF	7	\$0	
	Hand Dryer	1st Floor	1	EA	7	\$0	
	Hand Dryer	1st Floor	1	EA	7	\$0	
	Lavatory	1st Floor	2	EA	7	\$0	
	Lavatory	1st Floor	2	EA	7	\$0	
	Lighting - Pendent/Surface	1st Floor	1	EA	7	\$0	
	Lighting - Pendent/Surface	1st Floor	2	EA	6	\$248	
	Partitions	1st Floor	2	EA	7	\$0	
	Partitions	1st Floor	4	EA	7	\$0	
	Urinals	1st Floor	3	EA	7	\$0	
	Walls - Plaster/Drywall	1st Floor	435	SF	7	\$0	
	Walls - Plaster/Drywall	1st Floor	390	SF	6	\$1,076	FRP
	Water Closet	1st Floor	2	EA	6	\$672	
	Water Closet	1st Floor	4	EA	7	\$0	

Rooms (Other Than Classrooms) Subtotal:

\$8,021

Building: 4-Classroom Modular

Category: Building Interior

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Corridor							
	Ceiling - Lay-in	1st Floor	679	SF	7	\$0	
	Doors - Steel Doors incl hw	1st Floor	4	EA	6	\$1,204	
	Drinking Fountains - Double Fountain	1st Floor	1	EA	7	\$0	
	Floor - Tile/Sheet	1st Floor	679	SF	5	\$3,049	Multiple cracks
	Lighting - Lay-in	1st Floor	8	EA	7	\$0	
	Walls - Plaster/Drywall	1st Floor	1,138	SF	6	\$5,045	

Building: 4-Classroom Modular

Category: Building Interior

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Building Interior Subtotal:						\$9,298	

Total Building Cost

\$109,509

Building: Addition

Category: Building Exterior

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Entrance							
	Entrance Control - Audio and Video	#4	1	EA	7	\$0	
	Exterior Doors - Exterior Steel Door	#4	2	EA	6	\$961	
	Exterior Doors - Exterior Steel Door	#5	2	EA	6	\$961	
	Exterior Doors - Transom Lite	#4	2	EA	6	\$627	
	Exterior Doors - Transom Lite	#5	2	EA	6	\$627	
	Exterior Stairs - Concrete	#4	14	LF	6	\$1,145	
	Exterior Stairs - Concrete	#5	144	LF	7	\$0	
	Ramp Handrail - Steel_Ramp Handrail	#4	41	LF	7	\$0	
	Ramps - Steel or Aluminum	#4	24	LF	6	\$3,606	
Foundation							
	Foundation - Concrete	Entire Building	333	LF	7	\$0	
	Superstructure - Steel with Clay Tile Arch	Entire Building	8,328	SF	7	\$0	
Lighting							
	Exterior Lighting - Parapet or Roof Mounted	Entire Building	3	EA	7	\$0	
	Exterior Lighting - Wall Mounted	Entire Building	4	EA	5	\$1,710	
Roof System							
	Coping - Stone	B	137	LF	6	\$4,400	
	Coping - Stone	C	216	LF	6	\$6,937	
	Downspouts - Interior Downspouts	B	62	LF	6	\$2,060	
	Downspouts - Interior Downspouts	C	28	LF	4	\$13,081	blocked, causing substantial ponding
	Parapet - Parapet < 16" Height	B	120	LF	4	\$58,771	deteriorated flashing
	Parapet - Parapet < 16" Height	B	17	LF	6	\$435	
	Parapet - Parapet < 16" Height	C	216	LF	6	\$4,602	
	Roof Structure - Steel / Metal Deck/ Concrete Topping	B	2,345	SF	7	\$0	
	Roof Structure - Steel / Metal Deck/ Concrete Topping	C	3,638	SF	7	\$0	
	Roof - Modified Bitumen	B	2,345	SF	6	\$22,065	
	Roof - Modified Bitumen	C	3,638	SF	6	\$34,231	

Building: Addition

Category: Building Exterior

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Walls							
	Exterior Walls - Brick	Entire Building	6,911	SF	6	\$46,449	
	Exterior Walls - Stone-Cast	Entire Building	124	SF	6	\$833	
Windows							
	Guard - Guards perforated	Entire Building	495	SF	7	\$0	
	Guard - Guards wire guard	Entire Building	360	SF	6	\$4,597	
	Lintels - Steel	Entire Building	60	LF	5	\$20,278	
	Lintels - Stone	Entire Building	36	LF	6	\$0	
	Windows - Sash Aluminum Double-pane	Entire Building	1,179	SF	6	\$8,801	

Building Exterior Subtotal: \$237,177

Building: Addition

Category: Electrical System

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Emergency System							
	Emergency A/C Power - Corridors and Stairs	Entire Building	562	SF	6	\$169	
	Emergency A/C Power - Gym	Entire Building	2,413	SF	6	\$897	
	Emergency Battery Packs - Corridors and Stairs	Corridor / East	1	EA	6	\$203	
	Exit Signs - Corridors and Stairs	Entire Building / South	1	EA	4	\$545	No battery packs and not on generator or UPS.
	Exit Signs - Gym	Entire Building / South	4	EA	4	\$2,313	No battery packs and not on generator or UPS.
Power Distribution							
	Lighting and Power Panels - Above 100 A	Entire Building	3	EA	6	\$1,491	Fed from Main

Electrical System Subtotal: \$5,618

Building: Addition

Category: Safty System

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Fire Alarm							
	Fire Alarm Strobe Lights	Entire Building	8,328	SF	4	\$11,314	Control in the Main. No strobe lights in classrooms.

Safty System Subtotal: \$11,314

Building: Addition

Category: Mechanical System

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Heating Devices							
	Wall Heater - Electric	Gym / South	2	EA	5	\$1,073	
Temperature Control							
	Thermostats - Pneumatic	Entire Building	6	EA	4	\$4,423	Thermostats unable to provide temperature control.
Ventilation							
	Exhaust Fans- Indoor - 1501 - 8000 CFM	Attic	2	EA	6	\$1,185	Located in attic space above link.
	Exhaust Fans- Roof Mounted - Less than 500 CFM	Attic	1	EA	6	\$296	Access is through hatch in Men's Washroom.
Mechanical System Subtotal:						\$6,978	

Building: Addition

Category: Plumbing System

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Piping							
	Domestic Piping-Cold Water Horizontal Lines	Entire Building	8,328	SF	6	\$2,025	Evidence of leakage due to corrosion.
	Domestic Piping-Hot Water Horizontal Lines	Entire Building	8,328	SF	6	\$1,548	Evidence of leakage due to corrosion.
	Domestic Piping-Hot Water Return Lines	Entire Building	8,328	SF	6	\$1,191	Evidence of leakage due to corrosion.
	Sanitary Piping	Entire Building	8,328	SF	6	\$7,622	
	Storm Piping	Entire Building	8,328	SF	6	\$7,265	
	Vent Piping	Entire Building	8,328	SF	6	\$5,597	
Plumbing System Subtotal:						\$25,247	

Building: Addition

Category: Classrooms

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Classroom #104 (Regular Classroom)							
	Casework	1st Floor	10	LF	6	\$253	
	Ceiling - Plaster/Drywall	1st Floor	691	SF	6	\$2,391	
	Doors - Transom Window	1st Floor	9	SF	6	\$152	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	\$301	
	Floor - Tile/Sheet	1st Floor	691	SF	5	\$3,103	
	Lighting - Pendent/Surface	1st Floor	12	EA	6	\$1,487	
	Marker Board	1st Floor	40	LF	6	\$857	
	Walls - Plaster/Drywall	1st Floor	1,260	SF	5	\$9,550	Cracks near windows
Classroom #205 (Science Classroom)							
	Casework	2nd Floor	11	LF	6	\$278	
	Ceiling - Plaster/Drywall	2nd Floor	706	SF	7	\$0	

Building: Addition

Category: Classrooms

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Classroom #205 (Science Classroom)							
	Chalk Board	2nd Floor	5	LF	4	\$459	
	Doors - Transom Window	2nd Floor	9	SF	6	\$152	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	\$301	
	Floor - Tile/Sheet	2nd Floor	706	SF	5	\$3,170	
	Lighting - Pendent/Surface	2nd Floor	10	EA	6	\$1,239	Cracked lamp lenses
	Marker Board	2nd Floor	15	LF	6	\$321	
	Storage/ Closet	2nd Floor	6	SF	5	\$97	Cracks near north corner
	Storage/ Closet	2nd Floor	72	SF	5	\$1,161	Missing lamp lens
	Walls - Plaster/Drywall	2nd Floor	1,229	SF	6	\$3,392	Peeling paint
	Work Sink	2nd Floor	2	EA	7	\$0	
Classrooms Subtotal:						\$28,664	

Building: Addition

Category: Rooms (Other Than Classrooms)

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Administrative Suites/Offices							
	Ceiling - Plaster/Drywall	105-Adjustment Room	323	SF	7	\$0	
	Doors - Transom Window	105-Adjustment Room	9	SF	6	\$152	
	Doors - Wood Doors inclu hw	105-Adjustment Room	1	EA	6	\$301	
	Floor - Tile/Sheet	105-Adjustment Room	323	SF	6	\$323	
	Lighting - Pendent/Surface	105-Adjustment Room	6	EA	7	\$0	
	Walls - Plaster/Drywall	105-Adjustment Room	850	SF	5	\$6,442	Cracks along south west wall
	Ceiling - Plaster/Drywall	Library Office	86	SF	6	\$298	
	Doors - Wood Doors inclu hw	Library Office	1	EA	6	\$301	
	Floor - Tile/Sheet	Library Office	86	SF	6	\$86	
	Lighting - Pendent/Surface	Library Office	2	EA	7	\$0	
	Storage/ Closet	Library Office	3	SF	6	\$22	
	Walls - Plaster/Drywall	Library Office	291	SF	6	\$803	
Gymnasia							
	Ceiling - Lay-in	1st Floor	2,804	SF	7	\$0	
	Ceiling - Plaster/Drywall	1st Floor	399	SF	6	\$2,202	Some paint peeling in storage room
	Doors - Steel Doors incl hw	1st Floor	2	EA	6	\$602	
	Doors - Wood Doors inclu hw	1st Floor	5	EA	6	\$1,505	
	Floor - Tile	1st Floor	85	SF	6	\$186	
	Floor - Tile/Sheet	1st Floor	304	SF	5	\$1,365	Cracking in stage stair area

Building: Addition

Category: Rooms (Other Than Classrooms)

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Gymnasia							
	Floor - Wood	1st Floor	2,814	SF	6	\$19,838	
	Lighting - Lay-in	1st Floor	12	EA	6	\$1,428	
	Lighting - Pendent/Surface	1st Floor	6	EA	6	\$743	
	Sound System	1st Floor	1	EA	6	\$41,654	
	Stage	1st Floor	414	SF	6	\$2,392	Missing door knob on north stage door
	Stage Curtain	1st Floor	8	EA	7	\$0	
	Stage-Stairs - Tile	1st Floor	41	LF	6	\$381	South stage access used as storage
	Storage/ Closet	1st Floor	154	SF	6	\$1,117	Missing lamp lenses
	Walls - Plaster/Drywall	1st Floor	990	SF	6	\$2,732	
	Walls - Structural Glazed Tile	1st Floor	3,589	SF	6	\$11,291	
Library							
	AC Unit	204	1	EA	3	\$6,086	Unit is not installed per CPS standards
	Casework	204	66	LF	6	\$1,667	
	Ceiling - Splined	204	693	SF	6	\$565	
	Doors - Transom Window	204	9	SF	6	\$152	
	Doors - Wood Doors inclu hw	204	1	EA	6	\$301	
	Floor - Tile/Sheet	204	693	SF	7	\$0	
	Lighting - Pendent/Surface	204	14	EA	7	\$0	
	Walls - Plaster/Drywall	204	1,260	SF	6	\$3,477	Peeling paint
Mechanical/ Service Rooms							
	Storage Room	Storage near library	10	SF	7	\$0	
Restroom							
	Accessories	Gymnasium Men's Toilet	58	SF	6	\$535	
	Ceiling - Plaster/Drywall	Gymnasium Men's Toilet	58	SF	7	\$0	
	Doors - Wood Doors inclu hw	Gymnasium Men's Toilet	1	EA	6	\$301	
	Floor - Tile Ceramic/ Porcelain	Gymnasium Men's Toilet	58	SF	6	\$123	
	Lavatory	Gymnasium Men's Toilet	1	EA	7	\$0	
	Lighting - Pendent/Surface	Gymnasium Men's Toilet	1	EA	6	\$124	
	Partitions	Gymnasium Men's Toilet	1	EA	6	\$297	
	Urinals	Gymnasium Men's Toilet	1	EA	7	\$0	
	Walls - Plaster/Drywall	Gymnasium Men's Toilet	275	SF	6	\$759	
	Water Closet	Gymnasium Men's Toilet	1	EA	7	\$0	
	Accessories	Gymnasium Women's Toilet	58	SF	6	\$535	
	Ceiling - Plaster/Drywall	Gymnasium Women's Toilet	58	SF	6	\$201	
	Doors - Wood Doors inclu hw	Gymnasium Women's Toilet	1	EA	6	\$301	
	Floor - Tile Ceramic/ Porcelain	Gymnasium Women's Toilet	58	SF	6	\$123	

Building: Addition

Category: Rooms (Other Than Classrooms)

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Restroom							
	Lavatory	Gymnasium Women's Toilet	1	EA	6	\$320	
	Lighting - Pendent/Surface	Gymnasium Women's Toilet	7	EA	7	\$0	
	Partitions	Gymnasium Women's Toilet	1	EA	6	\$297	
	Walls - Plaster/Drywall	Gymnasium Women's Toilet	275	SF	6	\$759	
	Water Closet	Gymnasium Women's Toilet	1	EA	7	\$0	

Rooms (Other Than Classrooms) Subtotal:

\$113,086

Building: Addition

Category: Building Interior

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Corridor							
	Ceiling - Plaster/Drywall	1sr Floor - S + SE Corridor / 1st Floor	591	SF	6	\$3,659	
	Doors - Steel Doors incl hw	1sr Floor - S + SE Corridor / 1st Floor	2	EA	7	\$0	
	Doors - Transom Window	1sr Floor - S + SE Corridor / 1st Floor	18	EA	6	\$305	
	Floor - Tile/Sheet	1sr Floor - S + SE Corridor / 1st Floor	591	SF	7	\$0	
	Lighting - Pendent/Surface	1sr Floor - S + SE Corridor / 1st Floor	8	EA	7	\$0	
	Student Lockers - Two Tiers	1sr Floor - S + SE Corridor / 1st Floor	65	EA	7	\$0	
	Walls - Plaster/Drywall	1sr Floor - S + SE Corridor / 1st Floor	708	SF	6	\$3,139	
	Walls - Structural Glazed Tile	1sr Floor - S + SE Corridor / 1st Floor	40	SF	5	\$2,553	
	Walls - Structural Glazed Tile	1sr Floor - S + SE Corridor / 1st Floor	626	SF	6	\$1,969	
	Ceiling - Plaster/Drywall	2nd Floor S Corridor	264	SF	6	\$1,635	
	Floor - Tile/Sheet	2nd Floor S Corridor	264	SF	6	\$143	
	Lighting - Pendent/Surface	2nd Floor S Corridor	2	EA	6	\$248	
	Student Lockers - Two Tiers	2nd Floor S Corridor	19	EA	6	\$882	
	Walls - Plaster/Drywall	2nd Floor S Corridor	264	SF	6	\$1,170	
	Walls - Structural Glazed Tile	2nd Floor S Corridor	201	SF	6	\$632	

Building Interior Subtotal:

\$16,335

Total Building Cost

\$444,419

SITE

Category: Site

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
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SITE

Category: Site

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Athletic							
	Surface - Natural	northeast	5,625	SF	6	\$4,665	
Civil/Drainage							
	Civil/ Drainage - Site Manhole	Entire Site	3	EA	7	\$0	
Fencing							
	Fencing - Chain Link	Entire Site	111	LF	5	\$6,770	baseball backstop fencing is corrodded
	Fencing - Guard Rail	Entire Site	180	LF	6	\$2,080	
	Fencing - New Standard Ornamental	Entire Site	1,808	LF	7	\$0	
	Fencing - New Standard Ornamental	Entire Site / Site South	5	LF	5	\$0	fencing is bent
	Fencing - New Standard Ornamental	Entire Site / Site West	8	LF	5	\$0	bent
	Fencing - Wood Fencing w/ Steel Frame	Entire Site	120	LF	5	\$9,498	
Landscape							
	Benches	Entire Site / Site West	4	EA	7	\$0	
	Landscape - Grass	Entire Site	84,500	SF	7	\$0	
	Landscape - Hardscape- Pavers	Entire Site / Site West	212	SF	5	\$2,177	overgrown
	Parkway trees	Entire Site	55	EA	7	\$0	
	Planting Beds/ Area	Entire Site / South West	2,100	SF	7	\$0	
	Retaining Wall - Concrete	Entire Site / East Façade	168	SF	6	\$3,938	
	Trash Receptacles	Entire Site / Site - East	1	EA	6	\$312	
Parking Lot							
	Surface - Asphalt	North	8,160	SF	6	\$19,720	
	Surface - Asphalt	North	5,000	SF	5	\$26,098	cracked and uneven
	Trash Enclosure - Wood	North	756	SF	5	\$31,200	
Playground							
	Equipment - Combo 3-12	West	1	EA	7	\$0	
	Equipment - Pre K 3-5	West	1	EA	7	\$0	separate truck feature w/slide
	Equipment - Swingset	West	1	EA	7	\$0	
	Surface - Poured Surface	West	50	SF	5	\$687	top layer missing
	Surface - Poured Surface	West	2,475	SF	7	\$0	
Sidewalks							
	Sidewalks - Perimeter Sidewalks	Entire Site	12,956	SF	7	\$0	
	Sidewalks - Perimeter Sidewalks	Entire Site / Site - East	20	SF	6	\$52	
	Sidewalks - Perimeter Sidewalks	Entire Site / Site North	20	SF	6	\$52	
	Sidewalks - Perimeter Sidewalks	Entire Site / Site West	40	SF	6	\$104	
	Sidewalks - Perimeter Sidewalks	Entire Site / Site West	40	SF	5	\$382	

SITE

Category: Site

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
	Flag Pole - Flag Pole Monument - Sign	Entire Site	1	EA	7	\$0	Main entrance
		Entire Site	1	EA	7	\$0	

Site Subtotal: **\$107,735**

Total Site Cost **\$107,735**

Campus Total ^{2 3} **\$2,213,563**

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	102	102	882	2	36	26	150	60	40	Y	Y	N
Kindergarten	Regular Classroom	1st Floor	101	101	693	1	0	24	150	60	40	Y	Y	N
Regular Classroom	Regular Classroom	1st Floor	100	100	693	1	0	23	150	60	40	Y	Y	N
Regular Classroom	Regular Classroom	1st Floor	103	103	693	1	0	22	150	60	40	Y	Y	N
Regular Classroom	Regular Classroom	2nd Floor	200	200	693	1	2	26	150	60	40	Y	Y	N
Regular Classroom	Regular Classroom	2nd Floor	201	201	693	1	2	26	150	60	40	Y	Y	N
Regular Classroom	Store Room	2nd Floor	201A	N/A	340	0	0	4	60	24	40	Y	Y	N
Regular Classroom	Regular Classroom	2nd Floor	202	202	693	1	1	25	150	48	40	Y	Y	N
Regular Classroom	Regular Classroom	2nd Floor	203	203	693	1	6	26	150	60	40	Y	Y	Y

4-Classroom Modular

Kindergarten	Regular Classroom	1st Floor	C-Kindergarten	N/A	643	0	1	16	60	30	40	Y	Y	N
Regular Classroom	Regular Classroom	1st Floor	A-2nd Grade	N/A	643	0	1	16	60	30	40	Y	Y	Y
Regular Classroom	Regular Classroom	1st Floor	B-1st Grade	N/A	643	0	1	16	60	30	40	Y	Y	N
Regular Classroom	Regular Classroom	1st Floor	D-3rd Grade	N/A	643	0	1	16	60	30	40	Y	Y	N

Addition

Regular Classroom	Regular Classroom	1st Floor	104	104	691	1	2	23	150	60	40	Y	Y	N
Science Classroom	Regular Classroom	2nd Floor	205	205	784	1	0	33	150	60	40	Y	Y	N