

## 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 condition<sup>1</sup>. 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](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	1960	1	22,579	\$1,542,382
SITE				\$551,122
<b>Campus Total</b>			<b>22,579</b>	<b>\$2,093,504</b>

### Building: Main

#### Category: Building Exterior

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
<b>Entrance</b>							
	Entrance Control - Audio	#1 - Main - N	1	EA	6	\$497	
	Exterior Doors - Exterior FRP Door	#1 - Main - N	2	EA	6	\$1,263	
	Exterior Doors - Exterior FRP Door	#2 - NE	2	EA	6	\$1,263	
	Exterior Doors - Exterior FRP Door	#3 - E	1	EA	6	\$631	
	Exterior Doors - Exterior FRP Door	#3.5 - SE courtyard	1	EA	6	\$631	
	Exterior Doors - Exterior FRP Door	#4 - SE	2	EA	6	\$1,263	
	Exterior Doors - Exterior FRP Door	#5 - S	2	EA	6	\$1,263	
	Exterior Doors - Exterior FRP Door	#6 - SW	1	EA	6	\$631	
	Exterior Doors - Exterior FRP Door	#7 - NW	1	EA	6	\$631	
	Exterior Doors - Side lite	#1 - Main - N	2	EA	6	\$627	
	Exterior Doors - Side lite	#2 - NE	2	EA	6	\$627	
	Exterior Doors - Side lite	#4 - SE	2	EA	6	\$627	
	Exterior Doors - Side lite	#5 - S	2	EA	6	\$627	
	Exterior Doors - Transom Lite	#1 - Main - N	2	EA	6	\$627	
	Exterior Doors - Transom Lite	#2 - NE	2	EA	6	\$627	
	Exterior Doors - Transom Lite	#3 - E	1	EA	6	\$313	
	Exterior Doors - Transom Lite	#4 - SE	2	EA	6	\$627	
	Exterior Doors - Transom Lite	#5 - S	2	EA	6	\$627	
	Exterior Doors - Transom Lite	#6 - SW	1	EA	6	\$313	
	Exterior Doors - Transom Lite	#7 - NW	1	EA	6	\$313	
	Exterior Stairs - Concrete	#1 - Main - N	16	LF	6	\$1,308	

## Building: Main

### Category: Building Exterior

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
<b>Entrance</b>							
	Exterior Stairs - Concrete	#2 - NE	8	LF	6	\$654	
	Exterior Stairs - Concrete	#4 - SE	16	LF	6	\$1,308	
	Exterior Stairs - Concrete	#5 - S	8	LF	6	\$654	
	Exterior Stairs - Concrete	#6 - SW	11	LF	6	\$899	
	Exterior Stairs - Concrete	#7 - NW	10	LF	6	\$818	
	Power Door Operator and Controls	#1 - Main - N	1	EA	6	\$0	
	Power Door Operator and Controls	#4 - SE	1	EA	7	\$0	
	Ramp Handrail - Steel_Ramp Handrail	#1 - Main - N	48	LF	6	\$416	
	Ramp Handrail - Steel_Ramp Handrail	#4 - SE	40	LF	5	\$424	LF
	Ramps - Concrete	#1 - Main - N	24	LF	6	\$3,606	
	Ramps - Concrete	#4 - SE	20	LF	6	\$3,005	
	Stair Handrail - Steel_Stair Handrail	#1 - Main - N	11	LF	6	\$95	
	Stair Handrail - Steel_Stair Handrail	#4 - SE	14	LF	5	\$161	LF
	Stair Handrail - Steel_Stair Handrail	#5 - S	5	LF	6	\$43	LF
	Stair Handrail - Steel_Stair Handrail	#6 - SW	4	LF	6	\$35	LF
	Stair Handrail - Steel_Stair Handrail	#7 - NW	4	LF	6	\$35	LF
<b>Foundation</b>							
	Foundation - Concrete	Entire Building	4	LF	5	\$2,208	Spalling/exposed rebar
	Foundation - Concrete	Entire Building / East Façade	78	LF	6	\$15,149	caulk gap at walkway adjacent to wall
	Foundation - Concrete	Entire Building	700	LF	7	\$0	
	Superstructure - Concrete	Entire Building	22,579	SF	7	\$0	
<b>Lighting</b>							
	Exterior Lighting - Wall Mounted	Entire Building	3	EA	5	\$1,282	broken fixture
	Exterior Lighting - Wall Mounted	Entire Building	30	EA	6	\$8,662	
<b>Roof System</b>							
	Chimney - Brick Chimney- Stainless Steel Liner	Main Roof	13	LF	6	\$12,411	
	Chimney - Brick Chimney- Stainless Steel Liner	Main Roof	20	LF	6	\$19,094	
	Coping - Metal	Main Roof	741	LF	6	\$23,799	
	Coping - Metal	W. Pitched roof / Roof- West	224	LF	6	\$7,194	
	Downspouts - Interior Downspouts	Main Roof	100	LF	6	\$3,323	
	Roof Structure - Concrete	Main Roof	20,554	SF	7	\$0	
	Roof Structure - Concrete	W. Pitched roof / Roof- West	4,632	SF	7	\$0	
	Roof - Asphalt Gravel Ballast	Main Roof	20,709	SF	4	\$580,432	severely blistered
	Roof - Modified Bitumen	W. Pitched roof / Roof- West	5,372	SF	6	\$50,547	

## Building: Main

### Category: Building Exterior

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
<b>Walls</b>							
	Canopy - Concrete/ Stucco	Entire Building	290	SF	6	\$9,596	
	Exterior Walls - Brick	Entire Building	7,005	SF	6	\$47,081	
	Exterior Walls - Prefabricated Metal Panel Wall	Entire Building	20	SF	5	\$172	large gap between panels
	Exterior Walls - Prefabricated Metal Panel Wall	Entire Building	220	SF	6	\$1,249	
<b>Windows</b>							
	Guard - Guards perforated	Entire Building	234	SF	6	\$2,988	
	Windows - Casement Aluminum Double-pane	Entire Building	2,468	SF	6	\$18,423	
	Windows - Decorative	Entire Building	16	SF	5	\$1,961	portion is boarded up
	Windows - Decorative	Entire Building	96	SF	6	\$717	stationary - double pane
	Windows - Insulated Panel	Entire Building	678	SF	6	\$5,061	
	Windows - Louver	Entire Building	85	SF	6	\$634	

### Building Exterior Subtotal:

**\$839,472**

## Building: Main

### Category: Electrical System

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
<b>Emergency System</b>							
	Automatic Transfer Switch	Boiler Room	1	EA	6	\$408	
	Emergency A/C Power - Corridors and Stairs	1st Floor	3,646	SF	7	\$0	
	Emergency A/C Power - Lunchrooms	1st Floor	2,637	SF	7	\$0	Gym/Lunchroom
	Emergency A/C Power - Students Toilets	1st Floor	769	SF	7	\$0	
	Emergency Battery Packs - Corridors and Stairs	Entire Building	10	EA	7	\$0	
	Emergency Battery Packs - Lunchrooms	Entire Building	4	EA	7	\$0	Gym/Lunchroom
	Emergency Battery Packs - Students Toilets	Entire Building	3	EA	7	\$0	
	Exit Signs - Corridors and Stairs	1st Floor	6	EA	7	\$0	
	Exit Signs - Lunchroom	1st Floor	2	EA	7	\$0	Gym/Lunchroom
	Security System - CCTV	Entire Building	22,579	SF	6	\$6,780	
	Security System - Intrusion Detection	Entire Building	22,579	SF	6	\$5,812	
<b>Main Service</b>							
	Independent Electrical Service for emergency power	Boiler Room	1	EA	6	\$2,921	
	Main Electrical Service - 1200 A 120/208/3PH	Boiler Room	1	EA	6	\$5,078	
	PA System	Main Office	22,579	SF	6	\$7,426	
<b>Power Distribution</b>							
	Lighting and Power Panels - 100 A	Entire Building	5	EA	7	\$0	Older equipment but still functioning

**Building: Main**

**Category: Electrical System**

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
<b>Power Distribution</b>							
	Main Distribution Panels - 400 - 600 amp	Entire Building / Boiler Room	1	EA	7	\$0	

**Electrical System Subtotal: \$28,425**

**Building: Main**

**Category: Safty System**

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
<b>Fire Alarm</b>							
	Fire Alarm Panel	Entire Building	1	EA	6	\$6,406	Main Office
	Fire Alarm Strobe Lights	Entire Building	22,579	SF	6	\$8,072	

**Safty System Subtotal: \$14,478**

**Building: Main**

**Category: Mechanical System**

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
<b>Boiler Systems</b>							
	Boiler Auxiliary- Non Condensing Hot Water - 1001 - 2000 MBH	Boiler Room	2	EA	6	\$4,093	
	Chemical Pot Feeder	Boiler Room	1	EA	6	\$725	
	Combustion Dampers	Boiler Room	2	EA	6	\$818	
	Glycol Feed System	Boiler Room	1	EA	6	\$539	
	Non Condensing- Water Tube- Flexible Tube- Force Draft- Hot Water Boiler - 1001 - 2000 MBH	Boiler Room	2	EA	6	\$1,996	
	Water Fill System	Boiler Room	1	EA	6	\$1,168	
<b>Gas Booster</b>							
	Gas Booster	Boiler Room	1	EA	6	\$499	
<b>Heating Devices</b>							
	Cabinet Heaters - With Hot Water Coil	Entire Building	12	EA	6	\$4,252	
	Unit Heater - Electric	Boiler Room	1	EA	6	\$278	
	Wall Heater - Electric	Entire Building	3	EA	6	\$417	
<b>Mechanical Plumbing</b>							
	Hot Water Pump - Less than 10	Boiler Room	2	EA	6	\$2,222	
	Hydronic Supply and Return - Steel	Entire Building	300	LF	6	\$23,033	

**Building: Main**

**Category: Mechanical System**

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
<b>Temperature Control</b>							
	Hybrid Pneumatic/DDC System	Entire Building	22,579	SF	6	\$20,341	Has some fine tuning control issues
	Thermostats - Pneumatic	Entire Building	18	EA	6	\$0	
<b>Unit Ventilation</b>							
	Unit Ventilators- Floor Mounted- Hot Water Heating Coils Only	Entire Building	18	EA	6	\$22,459	
<b>Ventilation</b>							
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	Roof	2	EA	7	\$0	
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Roof	3	EA	7	\$0	
	Exhaust Fans- Roof Mounted - Less than 500 CFM	Roof	1	EA	7	\$0	

**Mechanical System Subtotal: \$82,840**

**Building: Main**

**Category: Plumbing System**

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
<b>Hot Water</b>							
	Gas Heater - 150000 - 300000 BTU/HR	Boiler Room	1	EA	6	\$310	
<b>Piping</b>							
	Domestic Piping-Cold Water Horizontal Lines	Entire Building	22,579	SF	4	\$32,611	
	Domestic Piping-Hot Water Horizontal Lines	Entire Building	22,579	SF	4	\$29,059	
	Domestic Piping-Hot Water Return Lines	Entire Building	22,579	SF	4	\$19,373	
	Sanitary Piping	Entire Building	22,579	SF	7	\$0	
	Storm Piping	Entire Building	22,579	SF	7	\$0	
	Vent Piping	Entire Building	22,579	SF	7	\$0	
<b>Pumps</b>							
	Pumps - Domestic Booster Pump-Simplex	Boiler Room	1	EA	6	\$1,446	Circulating pump

**Plumbing System Subtotal: \$82,798**

**Building: Main**

**Category: Classrooms**

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
<b>Classroom #101 (Regular Classroom)</b>							
	AC Units	1st Floor	1	EA	3	\$6,086	Connected to the house circuit and has incorrect support brackets. (Not supported properly.)

**Building: Main**

**Category: Classrooms**

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
<b>Classroom #101 (Regular Classroom)</b>							
	Casework	1st Floor	25	LF	6	\$631	
	Ceiling - Plaster/Drywall	1st Floor	852	SF	6	\$2,948	
	Chalk Board	1st Floor	20	LF	4	\$1,836	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	\$301	
	Floor - Tile	1st Floor	852	SF	6	\$1,864	
	Lighting - Pendent/Surface	1st Floor	16	EA	7	\$0	
	Marker Board	1st Floor	20	LF	7	\$0	
	Storage/ Closet	1st Floor	41	SF	6	\$297	
	Walls - Concrete Block	1st Floor	1,107	SF	6	\$3,245	
	Work Sink	1st Floor	1	EA	6	\$379	
<b>Classroom #102 (Regular Classroom)</b>							
	AC Units	1st Floor	1	EA	3	\$6,086	Connected to house circuit and has incorrect support brackets. (Not supported properly.)
	Casework	1st Floor	25	LF	6	\$631	
	Ceiling - Plaster/Drywall	1st Floor	852	SF	6	\$2,948	
	Chalk Board	1st Floor	20	LF	4	\$1,836	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	\$301	
	Floor - Tile	1st Floor	852	SF	6	\$1,864	
	Lighting - Pendent/Surface	1st Floor	16	EA	7	\$0	
	Marker Board	1st Floor	20	LF	7	\$0	
	Storage/ Closet	1st Floor	41	SF	6	\$297	
	Walls - Concrete Block	1st Floor	1,107	SF	6	\$3,245	
	Work Sink	1st Floor	1	EA	6	\$379	
<b>Classroom #103 (Regular Classroom)</b>							
	AC Units	1st Floor	1	EA	3	\$6,086	Connected to the building circuit and has incorrect support brackets. (Not supported properly.)
	Casework	1st Floor	25	LF	6	\$631	
	Ceiling - Plaster/Drywall	1st Floor	812	SF	6	\$2,810	
	Chalk Board	1st Floor	20	LF	4	\$1,836	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	\$301	
	Floor - Tile	1st Floor	812	SF	6	\$1,777	
	Lighting - Pendent/Surface	1st Floor	16	EA	7	\$0	
	Marker Board	1st Floor	20	LF	7	\$0	
	Storage/ Closet	1st Floor	41	SF	6	\$297	
	Walls - Concrete Block	1st Floor	1,055	SF	6	\$3,093	
	Work Sink	1st Floor	1	EA	6	\$379	

**Building: Main**

**Category: Classrooms**

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
<b>Classroom #104 (Regular Classroom)</b>							
	AC Units	1st Floor	1	EA	3	\$6,086	Connected to the house circuit and has incorrect support brackets. (Not supported properly.)
	Casework	1st Floor	25	LF	6	\$631	
	Ceiling - Plaster/Drywall	1st Floor	812	SF	6	\$2,810	
	Chalk Board	1st Floor	20	LF	4	\$1,836	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	\$301	
	Floor - Tile	1st Floor	812	SF	6	\$1,777	
	Lighting - Pendent/Surface	1st Floor	16	EA	7	\$0	
	Marker Board	1st Floor	20	LF	7	\$0	
	Storage/ Closet	1st Floor	41	SF	6	\$297	
	Walls - Concrete Block	1st Floor	1,055	SF	6	\$3,093	
	Work Sink	1st Floor	1	EA	6	\$379	
<b>Classroom #105 (Computer Lab)</b>							
	AC Units	1st Floor	1	EA	3	\$6,086	Connected to the building circuit and has improper support brackets. (Not supported properly.)
	Casework	1st Floor	25	LF	6	\$631	
	Ceiling - Plaster/Drywall	1st Floor	894	SF	6	\$3,094	
	Chalk Board	1st Floor	20	LF	4	\$1,836	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	\$301	
	Floor - Tile	1st Floor	894	SF	6	\$1,956	
	Lighting - Pendent/Surface	1st Floor	12	EA	7	\$0	
	Marker Board	1st Floor	20	LF	7	\$0	
	Storage/ Closet	1st Floor	41	SF	6	\$297	
	Walls - Concrete Block	1st Floor	1,117	SF	6	\$3,274	
	Wireless System	1st Floor	1	EA	6	\$372	
	Work Sink	1st Floor	1	EA	6	\$379	
<b>Classroom #107 (Kindergarten)</b>							
	AC Units	1st Floor	1	EA	3	\$6,086	On lighting panel; and has incorrect support brackets. (Not supported properly.)
	Casework	1st Floor	62	LF	6	\$1,566	
	Ceiling - Plaster/Drywall	1st Floor	1,100	SF	6	\$3,807	
	Doors - Wood Doors inclu hw	1st Floor	3	EA	6	\$903	
	Floor - Tile/Sheet	1st Floor	1,100	SF	6	\$1,101	
	Lighting - Pendent/Surface	1st Floor	21	EA	7	\$0	
	Marker Board	1st Floor	16	LF	7	\$0	
	Storage/ Closet	1st Floor	36	SF	6	\$261	
	Walls - Concrete Block	1st Floor	1,375	SF	6	\$4,031	

**Building: Main**

**Category: Classrooms**

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
<b>Classroom #107 (Kindergarten)</b>							
	Work Sink	1st Floor	1	EA	6	\$379	
<b>Classroom #110 (Science)</b>							
	AC Units	1st Floor	1	EA	3	\$6,086	Connected to the building circuit and has incorrect support brackets. (Not supported properly.)
	Casework	1st Floor	25	LF	6	\$631	
	Ceiling - Plaster/Drywall	1st Floor	812	SF	6	\$2,810	
	Chalk Board	1st Floor	20	LF	4	\$1,836	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	\$301	
	Floor - Tile	1st Floor	812	SF	6	\$1,777	
	Lighting - Pendent/Surface	1st Floor	16	EA	7	\$0	
	Marker Board	1st Floor	20	LF	7	\$0	
	Storage/ Closet	1st Floor	41	SF	6	\$297	
	Walls - Concrete Block	1st Floor	1,105	SF	6	\$3,239	
	Work Sink	1st Floor	1	EA	6	\$379	
<b>Classroom #111 (Music Room)</b>							
	AC Units	1st Floor	1	EA	3	\$6,086	On lighting panel; and has incorrect support brackets. (Not supported properly.)
	Casework	1st Floor	56	LF	6	\$1,414	
	Ceiling - Plaster/Drywall	1st Floor	852	SF	6	\$2,948	
	Chalk Board	1st Floor	18	LF	4	\$1,653	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	\$301	
	Floor - Tile Quarry	1st Floor	852	SF	6	\$1,803	
	Lighting - Pendent/Surface	1st Floor	16	EA	7	\$0	
	Marker Board	1st Floor	18	LF	6	\$386	
	Walls - Concrete Block	1st Floor	897	SF	6	\$2,630	
<b>Classroom #112 (Regular Classroom)</b>							
	AC Units	1st Floor	1	EA	3	\$6,086	No separate circuit and has incorrect support brackets. (Not supported properly.)
	Casework	1st Floor	25	LF	6	\$631	
	Ceiling - Plaster/Drywall	1st Floor	812	SF	6	\$2,810	
	Chalk Board	1st Floor	20	LF	4	\$1,836	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	\$301	
	Floor - Tile	1st Floor	812	SF	6	\$1,777	
	Lighting - Pendent/Surface	1st Floor	16	EA	7	\$0	
	Marker Board	1st Floor	20	LF	7	\$0	
	Storage/ Closet	1st Floor	41	SF	6	\$297	
	Walls - Concrete Block	1st Floor	1,055	SF	6	\$3,093	



**Building: Main**

**Category: Classrooms**

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
<b>Classroom #112 (Regular Classroom)</b>							
	Work Sink	1st Floor	1	EA	6	\$379	
<b>Classroom #113 (Regular Classroom)</b>							
	AC Units	1st Floor	1	EA	3	\$6,086	On lighting panel; and has incorrect support brackets. (Not supported properly.)
	Casework	1st Floor	56	LF	6	\$1,414	
	Ceiling - Plaster/Drywall	1st Floor	809	SF	6	\$2,800	
	Chalk Board	1st Floor	18	LF	4	\$1,653	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	\$301	
	Floor - Tile/Sheet	1st Floor	809	SF	6	\$810	
	Lighting - Pendent/Surface	1st Floor	16	EA	7	\$0	
	Marker Board	1st Floor	18	LF	6	\$386	
	Walls - Concrete Block	1st Floor	864	SF	6	\$2,533	
<b>Classroom #115 (Regular Classroom)</b>							
	AC Units	1st Floor	1	EA	3	\$6,086	On lighting panel; and has incorrect support brackets. (Not supported properly.)
	Casework	1st Floor	56	LF	6	\$1,414	
	Ceiling - Plaster/Drywall	1st Floor	852	SF	6	\$2,948	
	Chalk Board	1st Floor	18	LF	4	\$1,653	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	\$301	
	Floor - Tile/Sheet	1st Floor	852	SF	6	\$853	
	Lighting - Pendent/Surface	1st Floor	16	EA	7	\$0	
	Marker Board	1st Floor	18	LF	6	\$386	
	Walls - Concrete Block	1st Floor	864	SF	6	\$2,533	

**Classrooms Subtotal:**

**\$189,902**

**Building: Main**

**Category: Rooms (Other Than Classrooms)**

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
<b>Administrative Suites/Offices</b>							
	Ceiling - Plaster/Drywall	1st floor teacher's lounge north of gym	205	SF	6	\$709	
	Floor - Tile/Sheet	1st floor teacher's lounge north of gym	205	SF	6	\$205	
	Lighting - Pendent/Surface	1st floor teacher's lounge north of gym	4	EA	7	\$0	
	Power Distribution	1st floor teacher's lounge north of gym	6	EA	6	\$12,749	
	Walls - Concrete Block	1st floor teacher's lounge north of gym	558	SF	6	\$1,636	
	AC Unit	1st flr inside gym	1	EA	3	\$6,086	On lighting panel; and has incorrect support brackets. (Not supported properly.)

## Building: Main

### Category: Rooms (Other Than Classrooms)

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
<b>Administrative Suites/Offices</b>							
	Ceiling - Plaster/Drywall	1st flr inside gym	130	SF	6	\$450	
	Doors - Wood Doors inclu hw	1st flr inside gym	1	EA	6	\$301	
	Floor - Tile/Sheet	1st flr inside gym	130	SF	6	\$130	
	Lighting - Lay-in	1st flr inside gym	1	EA	7	\$0	
	Power Distribution	1st flr inside gym	6	EA	6	\$12,749	
	Walls - Concrete Block	1st flr inside gym	460	SF	6	\$1,348	
	Ceiling - Plaster/Drywall	Principal's Office	211	SF	6	\$730	
	Doors - Wood Doors inclu hw	Principal's Office	1	EA	6	\$301	
	Floor - Tile	Principal's Office	211	SF	6	\$462	
	Lighting - Pendent/Surface	Principal's Office	4	EA	7	\$0	
	Power Distribution	Principal's Office	4	EA	6	\$8,500	
	Storage/ Closet	Principal's Office	21	SF	6	\$152	
	Walls - Concrete Block	Principal's Office	211	SF	6	\$619	
	AC Unit	Room 106, Main Office	1	EA	3	\$6,086	No separate circuit and incorrect support brackets (Not secured properly)
	Ceiling - Plaster/Drywall	Room 106, Main Office	450	SF	6	\$1,557	
	Doors - Store Front	Room 106, Main Office	1	EA	6	\$1,208	
	Doors - Wood Doors inclu hw	Room 106, Main Office	1	EA	6	\$301	
	Floor - Tile	Room 106, Main Office	450	SF	6	\$985	
	Lighting - Pendent/Surface	Room 106, Main Office	7	EA	7	\$0	
	Power Distribution	Room 106, Main Office	8	EA	6	\$16,999	
	Walls - Concrete Block	Room 106, Main Office	450	SF	6	\$1,319	
	AC Unit	Room 106A, Counselor's Office	1	EA	3	\$6,086	Connected to the building circuit 1 and has incorrect support brackets. (Not supported properly.)
	Ceiling - Plaster/Drywall	Room 106A, Counselor's Office	380	SF	6	\$1,315	
	Doors - Wood Doors inclu hw	Room 106A, Counselor's Office	1	EA	6	\$301	
	Floor - Tile	Room 106A, Counselor's Office	380	SF	6	\$831	
	Lighting - Pendent/Surface	Room 106A, Counselor's Office	8	EA	7	\$0	
	Power Distribution	Room 106A, Counselor's Office	8	EA	6	\$16,999	
	Walls - Concrete Block	Room 106A, Counselor's Office	500	SF	6	\$1,466	
<b>Gymnasia</b>							
	Ceiling - Plaster/Drywall	1st Floor	2,631	SF	6	\$14,523	
	Doors - Wood Doors inclu hw	1st Floor	4	EA	6	\$1,204	
	Floor - Tile/Sheet	1st Floor	2,631	SF	6	\$2,634	
	Lighting - Lay-in	1st Floor	12	EA	7	\$0	
	Sound System	1st Floor	1	EA	6	\$41,654	
	Storage/ Closet	1st Floor	154	SF	6	\$1,117	

**Building: Main**

**Category: Rooms (Other Than Classrooms)**

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
<b>Gymnasia</b>							
	Walls - Concrete Block	1st Floor	1,641	SF	6	\$4,811	
	Walls - Structural Glazed Tile	1st Floor	1,641	SF	6	\$5,163	
<b>Library</b>							
	AC Unit	1st flr Rm #109	2	EA	3	\$12,173	On lighting panel; not sufficient support (Not secured properly)
	Casework	1st flr Rm #109	72	LF	6	\$1,818	
	Ceiling - Plaster/Drywall	1st flr Rm #109	1,100	SF	6	\$3,807	
	Doors - Wood Doors incl hw	1st flr Rm #109	3	EA	6	\$903	
	Floor - Tile/Sheet	1st flr Rm #109	1,100	SF	6	\$1,101	
	Lighting - Pendent/Surface	1st flr Rm #109	21	EA	7	\$0	
	Storage/ Closet	1st flr Rm #109	30	SF	6	\$218	
	Walls - Concrete Block	1st flr Rm #109	1,382	SF	6	\$4,051	
<b>MDF_IDF</b>							
	AC Unit	1st Floor	1	EA	3	\$6,086	Connected to the house circuit and has incorrect support brackets (Not secured properly)
	Doors - Steel Doors incl hw	1st Floor	1	EA	6	\$301	
	Finishes	1st Floor	132	SF	6	\$942	
<b>Mechanical/ Service Rooms</b>							
	Storage Room	1st floor south of gym along corridor	182	SF	6	\$1,304	
	Janitor's Closet	1st Floor	37	SF	6	\$265	
	Storage Room	1st Floor	70	SF	6	\$502	
	Boiler Room	Boiler Room	935	SF	6	\$6,699	
	Storage Room	Former Staff Locker Room	135	SF	6	\$967	
	Storage Room	Yard Storage Room	135	SF	6	\$967	
<b>Restroom</b>							
	Accessories	1st floor north of gym, men's	35	SF	6	\$323	
	Ceiling - Plaster/Drywall	1st floor north of gym, men's	35	SF	6	\$121	
	Doors - Wood Doors incl hw	1st floor north of gym, men's	1	EA	6	\$301	
	Floor - Tile/Sheet	1st floor north of gym, men's	35	SF	6	\$35	
	Lavatory	1st floor north of gym, men's	1	EA	6	\$320	
	Lighting - Pendent/Surface	1st floor north of gym, men's	1	EA	7	\$0	
	Walls - Concrete Block	1st floor north of gym, men's	230	SF	6	\$674	
	Water Closet	1st floor north of gym, men's	1	EA	6	\$336	
	Accessories	1st floor north of gym, women's	76	SF	6	\$701	
	Ceiling - Plaster/Drywall	1st floor north of gym, women's	76	SF	6	\$263	
	Doors - Wood Doors incl hw	1st floor north of gym, women's	1	EA	6	\$301	

## Building: Main

### Category: Rooms (Other Than Classrooms)

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
<b>Restroom</b>							
	Floor - Tile/Sheet	1st floor north of gym, women's	76	SF	6	\$76	
	Lavatory	1st floor north of gym, women's	1	EA	6	\$320	
	Lighting - Pendent/Surface	1st floor north of gym, women's	1	EA	7	\$0	
	Partitions	1st floor north of gym, women's	2	EA	6	\$594	
	Walls - Concrete Block	1st floor north of gym, women's	298	SF	6	\$874	
	Water Closet	1st floor north of gym, women's	2	EA	6	\$672	
	Accessories	1st Floor	367	SF	6	\$3,385	
	Accessories	1st Floor	364	SF	6	\$3,357	
	Ceiling - Plaster/Drywall	1st Floor	367	SF	6	\$1,270	
	Ceiling - Plaster/Drywall	1st Floor	364	SF	6	\$1,260	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	\$301	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	\$301	
	Floor Drain	1st Floor	1	EA	6	\$1,059	
	Floor Drain	1st Floor	1	EA	6	\$1,059	
	Floor - Tile Ceramic/ Porcelain	1st Floor	364	SF	6	\$770	
	Floor - Tile Ceramic/ Porcelain	1st Floor	367	SF	6	\$777	
	Hand Dryer	1st Floor	2	EA	6	\$460	
	Hand Dryer	1st Floor	2	EA	6	\$460	
	Lavatory	1st Floor	4	EA	6	\$1,278	
	Lavatory	1st Floor	4	EA	6	\$1,278	
	Lighting - Pendent/Surface	1st Floor	4	EA	7	\$0	
	Lighting - Pendent/Surface	1st Floor	4	EA	7	\$0	
	Partitions	1st Floor	8	EA	6	\$2,375	
	Partitions	1st Floor	2	EA	6	\$594	
	Urinals	1st Floor	8	EA	6	\$2,688	
	Walls - Structural Glazed Tile	1st Floor	495	SF	6	\$1,557	
	Walls - Structural Glazed Tile	1st Floor	485	SF	6	\$1,526	
	Water Closet	1st Floor	2	EA	6	\$672	
	Water Closet	1st Floor	9	EA	6	\$3,024	
	Accessories	1st flr inside classroom #107	38	SF	6	\$350	
	Ceiling - Plaster/Drywall	1st flr inside classroom #107	38	SF	6	\$132	
	Doors - Steel Doors incl hw	1st flr inside classroom #107	1	EA	6	\$301	
	Floor - Tile/Sheet	1st flr inside classroom #107	38	SF	6	\$38	
	Lavatory	1st flr inside classroom #107	1	EA	6	\$320	
	Lighting - Lay-in	1st flr inside classroom #107	1	EA	7	\$0	
	Walls - Concrete Block	1st flr inside classroom #107	240	SF	6	\$704	
	Water Closet	1st flr inside classroom #107	1	EA	6	\$336	

**Building: Main**

**Category: Rooms (Other Than Classrooms)**

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
<b>Restroom</b>							
	Accessories	1st flr inside library #109	23	SF	6	\$212	
	Ceiling - Plaster/Drywall	1st flr inside library #109	23	SF	5	\$211	Drywall/paint is peeling from a previous leak
	Doors - Wood Doors inclu hw	1st flr inside library #109	1	EA	6	\$301	
	Floor - Tile/Sheet	1st flr inside library #109	23	SF	6	\$23	
	Lavatory	1st flr inside library #109	1	EA	6	\$320	
	Lighting - Lay-in	1st flr inside library #109	1	EA	7	\$0	
	Walls - Concrete Block	1st flr inside library #109	185	SF	6	\$542	
	Water Closet	1st flr inside library #109	1	EA	6	\$336	
	Accessories	In Principal's Office	28	SF	6	\$258	
	Ceiling - Plaster/Drywall	In Principal's Office	28	SF	6	\$97	
	Doors - Wood Doors inclu hw	In Principal's Office	1	EA	6	\$301	
	Floor - Tile	In Principal's Office	28	SF	6	\$61	
	Lavatory	In Principal's Office	1	EA	6	\$320	
	Lighting - Pendent/Surface	In Principal's Office	1	EA	7	\$0	
	Lighting - Wall Mounted	In Principal's Office	1	EA	7	\$0	
	Walls - Concrete Block	In Principal's Office	125	SF	6	\$366	
	Water Closet	In Principal's Office	1	EA	6	\$336	

**Rooms (Other Than Classrooms) Subtotal:**

**\$257,015**

**Building: Main**

**Category: Building Interior**

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
<b>Corridor</b>							
	Ceiling - Lay-in	1st Floor	3,646	SF	6	\$10,949	
	Doors - Wood Doors include hw	1st Floor	8	EA	6	\$2,408	
	Drinking Fountains - Double Fountain	1st Floor	1	EA	6	\$336	
	Drinking Fountains - Double Water Cooler	1st Floor	2	EA	6	\$754	
	Floor - Tile/Sheet	1st Floor	3,646	SF	6	\$1,981	
	Lighting - Lay-in	1st Floor	30	EA	7	\$0	
	Student Lockers - Two Tiers	1st Floor	94	EA	6	\$4,363	
	Walls - Concrete Block	1st Floor	6,636	SF	6	\$19,453	
<b>Safety</b>							
	Camera Viewing Station	Entire Building and Site / 1st Floor	8	EA	6	\$5,461	
	Security Cameras	Entire Building and Site / Entire Building	4	EA	6	\$776	
	Security Cameras	Entire Building and Site / Entire Site	5	EA	6	\$970	

**Building: Main**

**Category: Building Interior**

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
<b>Building Interior Subtotal:</b>						<b>\$47,452</b>	

**Total Building Cost**

**\$1,542,382**

**SITE**

**Category: Site**

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
<b>Civil/Drainage</b>							
	Civil/ Drainage - Catch Basin	Entire Site	1	EA	5	\$2,570	Repair surrounding asphalt in the parking lot
	Civil/ Drainage - Catch Basin	Entire Site	14	EA	7	\$0	
<b>Fencing</b>							
	Fencing - Chain Link	Entire Site	40	LF	5	\$2,440	NE - leaning fence
	Fencing - Chain Link	Entire Site	1,045	LF	6	\$19,621	
	Fencing - New Standard Ornamental	Entire Site	372	LF	6	\$11,868	
<b>Landscape</b>							
	Benches	Entire Site / Site - East	9	EA	6	\$3,870	
	Benches	Entire Site / Site - East	1	EA	4	\$2,826	Concrete bench - damaged
	Irrigation	Entire Site / Site - East	96,545	SF	5	\$259,552	Engineer reports it has not been used for 8 years, but it works
	Landscape - Grass	Entire Site	112,346	SF	6	\$93,180	
	Lighting - Pole Mounted	Entire Site / Site - East	13	EA	6	\$14,089	
	Lighting - Pole Mounted	Entire Site / Site - East	3	EA	5	\$6,104	replace broken/missing fixtures
	Planting Beds/ Area	Entire Site	2,800	SF	6	\$4,605	
	Play Area - Asphalt/ Hardscape	Entire Site / Site - East	14,704	SF	6	\$35,535	
	Trash Receptacles	Entire Site / Site - East	4	EA	6	\$1,249	
<b>Parking Lot</b>							
	Concrete Curbs	Parking Lot- South	734	LF	6	\$9,426	
	Interior Plantings	Parking Lot- South	20	LF	7	\$0	
	Lighting - Pole Mounted	Parking Lot- South	4	EA	7	\$0	
	Surface - Asphalt	Parking Lot- South	500	SF	5	\$2,953	center aisle - cracks/bulges
	Surface - Asphalt	Parking Lot- South	13,569	SF	6	\$32,792	
	Vehicular Screening	Parking Lot- South	235	LF	7	\$0	
<b>Playground</b>							
	Equipment - Combo 3-12	East / Site - East	1	EA	6	\$7,092	
	Equipment - Combo 3-12	North	1	EA	6	\$7,092	

**SITE**

**Category: Site**

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
<b>Playground</b>							
	Equipment - Swingset	East / Site - East	1	EA	6	\$1,182	
	Surface - Wood Chips	East / Site - East	4,897	SF	6	\$9,874	add mulch
	Surface - Wood Chips	North	1,952	SF	6	\$3,936	add mulch
<b>Sidewalks</b>							
	Sidewalks - Internal Walks	Entire Site	914	LF	6	\$10,979	
	Sidewalks - Perimeter Sidewalks	Entire Site	3,337	SF	6	\$6,633	
<b>Signage</b>							
	Flag Pole - Flag Pole	Roof - West, Site West, West Facade / Roof- West	1	EA	6	\$1,657	
	Marquee - Free Standing Back Lighted	Roof - West, Site West, West Facade / Site West	1	EA	7	\$0	
	Monument - Building Mounted Cut Letter Sign	Roof - West, Site West, West Facade / West Façade	1	EA	6	\$0	

**Site Subtotal:** **\$551,122**

**Total Site Cost** **\$551,122**

**Campus Total <sup>2 3</sup>** **\$2,093,504**

<sup>1</sup> 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.

<sup>2</sup> 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.

<sup>3</sup> 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”).

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- **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
<b>Main</b>														
Computer Lab	Computer Lab	1st Floor	105	105	894	1	1	84	64	30	40	N	Y	N
Kindergarten	Kindergarten	1st Floor	107	107	1,100	2	2	10	300	40	40	N	Y	Y
Music Room	Regular Classroom	1st Floor	111	111	852	1	1	10	240	32	40	N	Y	Y
Regular Classroom	Regular Classroom	1st Floor	101	101	852	1	1	10	121	52	40	N	Y	Y
Regular Classroom	Regular Classroom	1st Floor	102	102	852	1	1	10	121	52	40	N	Y	N
Regular Classroom	Regular Classroom	1st Floor	103	103	812	1	1	10	121	52	40	N	Y	Y
Regular Classroom	Regular Classroom	1st Floor	104	104	812	1	1	10	121	52	40	N	Y	Y
Regular Classroom	Regular Classroom	1st Floor	112	112	812	1	1	10	121	52	40	N	N	N
Regular Classroom	Regular Classroom	1st Floor	113	113	809	1	1	10	240	32	40	N	Y	Y
Regular Classroom	Regular Classroom	1st Floor	115	115	852	1	1	10	240	32	40	N	Y	Y
Science	Regular Classroom	1st Floor	110	110	812	1	1	10	121	52	40	N	Y	N