

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	1998	2	36,864	\$2,210,010
SITE				\$210,683
Campus Total			36,864	\$2,420,693

Building: Main

Category: Building Exterior

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Entrance							
	Entrance Control - Audio and Video	#1 - Main - S	1	EA	6	\$702	
	Entrance Control - Audio and Video	#5 - E	1	EA	7	\$0	
	Exterior Doors - Exterior Steel Door	#2 - SE	1	EA	7	\$0	
	Exterior Doors - Exterior Steel Door	#3 - SE	1	EA	6	\$481	
	Exterior Doors - Exterior Steel Door	#4 - E	1	EA	6	\$481	
	Exterior Doors - Exterior Steel Door	#6 - NE	1	EA	6	\$481	
	Exterior Doors - Exterior Steel Door	#8 - SW	1	EA	6	\$481	
	Exterior Doors - Exterior Steel Door	#9 - SW	1	EA	6	\$481	
	Exterior Doors - Side lite	#1 - Main - S	2	EA	6	\$627	
	Exterior Doors - Store Front	#1 - Main - S	2	EA	6	\$1,092	
	Exterior Doors - Store Front	#5 - E	2	EA	6	\$1,092	
	Exterior Doors - Store Front	#7 - NW	2	EA	6	\$1,092	
	Exterior Doors - Transom Lite	#1 - Main - S	1	EA	6	\$313	
	Exterior Doors - Transom Lite	#2 - SE	1	EA	7	\$0	
	Exterior Doors - Transom Lite	#3 - SE	1	EA	6	\$313	
	Exterior Doors - Transom Lite	#5 - E	1	EA	6	\$313	
	Exterior Doors - Transom Lite	#7 - NW	1	EA	6	\$313	
	Exterior Doors - Transom Lite	#8 - SW	1	EA	6	\$313	
	Exterior Doors - Transom Lite	#9 - SW	1	EA	6	\$313	

Building: Main

Category: Building Exterior

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Foundation							
	Foundation - Concrete	Entire Building	795	LF	7	\$0	
	Superstructure - Steel	Entire Building	38,342	SF	7	\$0	
Lighting							
	Exterior Lighting - Wall Mounted	Entire Building	1	EA	5	\$427	burned lense
	Exterior Lighting - Wall Mounted	Entire Building	16	EA	6	\$4,620	some bulbs are out
Roof System							
	Chimney - Metal Flue	Main Roof	20	LF	6	\$3,163	
	Chimney - Metal Flue	Main Roof	20	LF	6	\$3,163	
	Chimney - Metal Flue	Main Roof / Main Roofs	20	LF	6	\$3,163	
	Coping - Stone	Main Roof	795	LF	5	\$87,060	open joints and crumbling mortar base
	Downspouts - Interior Downspouts	Main Roof	62	LF	5	\$13,721	active leaks
	Downspouts - Interior Downspouts	Main Roof	248	LF	6	\$8,242	
	Parapet - 16" - 30" Height	Main Roof	120	LF	6	\$4,795	
	Parapet - Parapet > 30"	Main Roof	675	LF	6	\$43,147	
	Roof Structure - Steel / Metal Deck/ Concrete Topping	Main Roof	21,985	SF	7	\$0	
	Roof - Modified Bitumen	Main Roof	21,985	SF	4	\$602,677	poor seams, bubbles, water ponding
Walls							
	Exterior Walls - Brick	Entire Building	192	SF	6	\$1,743	
	Exterior Walls - Brick	Entire Building	24,645	SF	6	\$165,639	
	Exterior Walls - Stone-Cast	Entire Building	10	SF	5	\$176	cracks/open joints
	Exterior Walls - Stone-Cast	Entire Building	2,120	SF	6	\$14,249	
Windows							
	Clerestory - Glass Double-Pane	Entire Building	113	SF	6	\$1,058	
	Curtain wall - Louver	Entire Building	76	SF	6	\$852	
	Guard - Guards perforated	Entire Building	152	SF	6	\$1,941	
	Lintels - Steel	Entire Building	479	LF	7	\$0	
	Windows - Sash Aluminum Double-pane	Entire Building	2,838	SF	6	\$21,185	engineer reports approx. 3% have balance issues

Building Exterior Subtotal:

\$989,908

Building: Main

Category: Electrical System

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Emergency System							
	Automatic Transfer Switch	Electrical Room	1	EA	6	\$408	

Building: Main

Category: Electrical System

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Emergency System							
	Emergency A/C Power - Corridors and Stairs	Entire Building	7,534	SF	6	\$2,262	
	Emergency A/C Power - Gym	Entire Building / 1st Floor	3,521	SF	6	\$1,309	
	Emergency A/C Power - Lunchrooms	Entire Building / 1st Floor	236	SF	6	\$88	
	Emergency A/C Power - Multipurpose Room	Entire Building / 1st Floor	2,158	SF	6	\$802	
	Emergency A/C Power - Students Toilets	Entire Building	836	SF	6	\$311	
	Emergency Battery Packs - Corridors and Stairs	Entire Building	4	EA	6	\$810	
	Emergency Battery Packs - Students Toilets	Entire Building	4	EA	6	\$810	
	Exit Signs - Corridors and Stairs	Entire Building	12	EA	6	\$1,797	
	Exit Signs - Gym	Entire Building / 1st Floor	4	EA	6	\$630	
	Exit Signs - Lunchroom	Entire Building / 1st Floor	8	EA	6	\$1,198	
	Exit Signs - Multipurpose Room	Entire Building / 1st Floor	4	EA	6	\$599	
	Security System - CCTV	Entire Building	36,864	SF	6	\$11,070	
	Security System - Intrusion Detection	Entire Building	36,864	SF	6	\$9,489	
Main Service							
	Independent Electrical Service for emergency power	Electrical Room	1	EA	7	\$0	Part of main switch gear
	Main Electrical Service - 1600 A 120/208/3PH	Electrical Room	1	EA	6	\$5,641	
	PA System	Entire Building	36,864	SF	6	\$12,125	
Power Distribution							
	Lighting and Power Panels - 100 A	Entire Building / 1st Floor	1	EA	6	\$299	
	Lighting and Power Panels - Above 100 A	Entire Building / Electrical Room	1	EA	6	\$497	
	Lighting and Power Panels - Above 100 A	Entire Building / Electrical Room	9	EA	6	\$4,473	PP's counted as lighting panels
	Main Distribution Panels - Greater than 600 amp	Entire Building / Electrical Room	1	EA	6	\$730	
Electrical System Subtotal:						\$55,349	

Building: Main

Category: Safty System

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Fire Alarm							
	Fire Alarm Panel	Entire Building / Electrical Room	1	EA	6	\$6,406	
	Fire Alarm Strobe Lights	Entire Building	36,864	SF	6	\$13,179	
	Fire Alarm_System	Entire Building	36,864	SF	6	\$17,923	
	Fire Pump Controller	Entire Building / 1st Floor	1	EA	6	\$1,823	
Pump Room Assembly							
	Fire Pump - 25-50 hp	1st Floor	1	EA	6	\$1,558	

Building: Main

Category: Safty System

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Pump Room Assembly							
	Jockey Pump	1st Floor	1	EA	6	\$758	
Sprinkler System							
	Sprinkler Heads	Entire Building	36,864	SF	6	\$0	
	Sprinkler Piping	Entire Building	36,864	SF	6	\$6,853	
	Wet Sprinkler System	Entire Building	36,864	SF	6	\$9,489	
Safty System Subtotal:						\$57,988	

Building: Main

Category: Mechanical System

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Air Conditioning							
	Chemical Pot Feeder	Entire Building / Boiler Room	1	EA	6	\$606	
	Chiller-Air Cooled- Recipricating-Roof Mounted - 101 - 200 tons	Entire Building / Roof	1	EA	6	\$4,314	
	Glycol Feed	Entire Building / Boiler Room	1	EA	6	\$490	
Air Handling Systems							
	Air Handling Unit- Package Single Zone- Indoor- Daul Temperature Coils- - 15001-20000 cfm	Mechanical Room	1	EA	6	\$3,350	AHU2
	Air Handling Unit- Package Single Zone- Indoor- Daul Temperature Coils- - 20001-30000 cfm	Mechanical Room	1	EA	6	\$3,350	AHU1
	Air Intake	Mechanical Room / Roof	2	EA	6	\$11,529	
	Fan Power Box - Fan Power Box with Hot Water Coil	Entire Building	25	EA	6	\$12,320	
	Indoor Return Fans- Centrifugal Squirrel Cage - 5000 - 10000 CFM	Mechanical Room	1	EA	6	\$1,857	
	Indoor Return Fans- Centrifugal Squirrel Cage - Greater than 20000 CFM	Mechanical Room	1	EA	6	\$2,433	
	Make Up Air Unit- Roof Mounted- Gas Heating - Less than 6000 cfm	Roof	1	EA	6	\$3,350	
	Outdoor Return Fans- Air Handling Unit Type - Less than 5000 CFM	2nd Floor	2	EA	6	\$2,564	
	VAV Box	Mechanical Room / Entire Building	4	EA	6	\$1,117	
Boiler Systems							
	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- Flexible Tube- Atmospheric- Hot Water Boiler - 1001 - 2000 MBH	Boiler Room	2	EA	5	\$93,399	

Building: Main

Category: Mechanical System

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Heating Devices							
	Cabinet Heaters - With Hot Water Coil	1st Floor	3	EA	6	\$1,063	
	Radiator Panels - Hot Water	1st Floor	84	EA	6	\$23,336	Radiant ceiling panels
	Unit Heater - Electric	Entire Building / Boiler Room	3	EA	6	\$833	
	Wall Heater - Electric	Entire Building / 1st Floor	1	EA	6	\$139	Pump room
Mechanical Plumbing							
	Chilled Water Pump - Less than 10	Entire Building / Boiler Room	2	EA	6	\$2,222	
	Draul Temperature Pump - Less than 10	Boiler Room	2	EA	5	\$22,990	Sings of leaking at volute tag not legible
	Hot Water Pump - Less than 10	Entire Building / Boiler Room	2	EA	6	\$2,222	
	Hydronic Supply and Return - Steel	Entire Building	600	LF	6	\$46,066	
Temperature Control							
	DDC System	Entire Building / 1st Floor	36,864	SF	5	\$60,623	
	Thermostats - DDC	Entire Building	38	EA	6	\$0	
Ventilation							
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	Entire Building / Roof	3	EA	6	\$1,777	
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Entire Building / Roof	1	EA	6	\$592	
	Exhaust Fans- Roof Mounted - Less than 500 CFM	Entire Building / Roof	2	EA	6	\$592	
	Type I Exhaust Hood- Kitchen	Entire Building / Roof	1	EA	6	\$1,248	
	Type II Exhaust Hood- Warming Kitchen	Entire Building / Roof	1	EA	6	\$920	

Mechanical System Subtotal: \$311,477

Building: Main

Category: Plumbing System

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Hot Water							
	Gas Heater - 150000 - 300000 BTU/HR	Entire Building / Boiler Room	2	EA	6	\$620	
Piping							
	Domestic Piping-Cold Water from Risers to Fixtures	Entire Building	36,864	SF	6	\$7,380	
	Domestic Piping-Cold Water Horizontal Lines	Entire Building	36,864	SF	6	\$8,962	
	Domestic Piping-Cold Water Risers	Entire Building	36,864	SF	6	\$6,853	
	Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	36,864	SF	6	\$5,799	
	Domestic Piping-Hot Water Horizontal Lines	Entire Building	36,864	SF	6	\$6,853	
	Domestic Piping-Hot Water Return Lines	Entire Building	36,864	SF	6	\$5,272	
	Domestic Piping-Hot Water Return Risers	Entire Building	36,864	SF	6	\$5,272	
	Sanitary Piping	Entire Building	36,864	SF	6	\$33,738	

Building: Main

Category: Plumbing System

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Piping							
	Storm Piping	Entire Building	36,864	SF	6	\$32,156	
	Vent Piping	Entire Building	36,864	SF	6	\$24,776	
Pumps							
	Pumps - Domestic Booster Pump-Duplex	Mechanical Room Elevator pit / 1st Floor	1	EA	6	\$1,977	In pump room
	Pumps - Sump-Simplex	Mechanical Room Elevator pit / 1st Floor	1	EA	6	\$745	Elevator pit. Unable to gain access
Plumbing System Subtotal:						\$140,402	

Building: Main

Category: Classrooms

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Classroom #107 (Regular Classroom)							
	Casework	1st Floor	45	LF	6	\$1,136	
	Ceiling - Lay-in	1st Floor	865	SF	6	\$2,598	
	Chalk Board	1st Floor	12	LF	4	\$1,102	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	\$301	
	Floor - Tile/Sheet	1st Floor	865	SF	6	\$866	
	Lighting - Lay-in	1st Floor	12	EA	6	\$1,428	
	Marker Board	1st Floor	12	LF	6	\$257	
	Storage/ Closet	1st Floor	10	SF	6	\$73	
	Walls - Concrete Block	1st Floor	767	SF	6	\$2,248	
	Walls - Plaster/Drywall	1st Floor	256	SF	6	\$707	
	Work Sink	1st Floor	1	EA	6	\$379	
Classroom #108 (Regular Classroom)							
	Casework	1st Floor	45	LF	6	\$1,136	
	Ceiling - Lay-in	1st Floor	865	SF	6	\$2,598	
	Chalk Board	1st Floor	12	LF	4	\$1,102	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	\$301	
	Floor - Tile/Sheet	1st Floor	865	SF	6	\$866	
	Lighting - Lay-in	1st Floor	12	EA	6	\$1,428	
	Marker Board	1st Floor	12	LF	6	\$257	
	Storage/ Closet	1st Floor	10	SF	6	\$73	
	Walls - Concrete Block	1st Floor	766	SF	6	\$2,246	
	Walls - Plaster/Drywall	1st Floor	256	SF	6	\$707	
	Work Sink	1st Floor	1	EA	6	\$379	

Building: Main

Category: Classrooms

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Classroom #134 (Regular Classroom)							
	Casework	1st Floor	8	LF	6	\$202	
	Ceiling - Lay-in	1st Floor	450	SF	6	\$1,351	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	\$301	
	Floor - Tile/Sheet	1st Floor	450	SF	6	\$450	
	Lighting - Lay-in	1st Floor	6	EA	6	\$714	
	Marker Board	1st Floor	4	LF	6	\$86	
	Walls - Concrete Block	1st Floor	535	SF	6	\$1,568	
	Walls - Plaster/Drywall	1st Floor	267	SF	6	\$737	
	Work Sink	1st Floor	1	EA	6	\$379	
Classroom #201 (Regular Classroom)							
	Casework	2nd Floor	45	LF	6	\$1,136	
	Ceiling - Lay-in	2nd Floor	841	SF	6	\$2,526	
	Chalk Board	2nd Floor	12	LF	4	\$1,102	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	\$301	
	Floor - Tile/Sheet	2nd Floor	841	SF	6	\$842	
	Lighting - Lay-in	2nd Floor	12	EA	6	\$1,428	
	Marker Board	2nd Floor	12	LF	6	\$257	
	Storage/ Closet	2nd Floor	10	SF	6	\$73	
	Walls - Concrete Block	2nd Floor	766	SF	6	\$2,246	
	Walls - Plaster/Drywall	2nd Floor	256	SF	6	\$707	
	Work Sink	2nd Floor	1	EA	6	\$379	
Classroom #202 (Regular Classroom)							
	Casework	2nd Floor	45	LF	6	\$1,136	
	Ceiling - Lay-in	2nd Floor	841	SF	6	\$2,526	
	Chalk Board	2nd Floor	12	LF	4	\$1,102	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	\$301	
	Floor - Tile/Sheet	2nd Floor	841	SF	6	\$842	
	Lighting - Lay-in	2nd Floor	12	EA	6	\$1,428	
	Marker Board	2nd Floor	12	LF	6	\$257	
	Storage/ Closet	2nd Floor	10	SF	6	\$73	
	Walls - Concrete Block	2nd Floor	511	SF	6	\$1,498	
	Walls - Plaster/Drywall	2nd Floor	511	SF	6	\$1,410	
	Work Sink	2nd Floor	1	EA	6	\$379	
Classroom #203 (Regular Classroom)							
	Casework	2nd Floor	45	LF	6	\$1,136	
	Ceiling - Lay-in	2nd Floor	841	SF	6	\$2,526	

Building: Main

Category: Classrooms

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Classroom #203 (Regular Classroom)							
	Chalk Board	2nd Floor	12	LF	4	\$1,102	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	\$301	
	Floor - Tile/Sheet	2nd Floor	841	SF	6	\$842	
	Lighting - Lay-in	2nd Floor	12	EA	6	\$1,428	
	Marker Board	2nd Floor	12	LF	6	\$257	
	Storage/ Closet	2nd Floor	10	SF	6	\$73	
	Walls - Concrete Block	2nd Floor	511	SF	6	\$1,498	
	Walls - Plaster/Drywall	2nd Floor	511	SF	6	\$1,410	
	Work Sink	2nd Floor	1	EA	6	\$379	
Classroom #204 (Science Classroom)							
	Casework	2nd Floor	52	LF	6	\$1,313	
	Ceiling - Lay-in	2nd Floor	1,156	SF	6	\$3,471	
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	6	\$602	
	Floor - Tile/Sheet	2nd Floor	1,156	SF	6	\$1,157	
	Lighting - Lay-in	2nd Floor	15	EA	6	\$1,785	
	Marker Board	2nd Floor	24	LF	6	\$514	
	Storage/ Closet	2nd Floor	10	SF	6	\$73	
	Walls - Concrete Block	2nd Floor	607	SF	6	\$1,779	
	Walls - Plaster/Drywall	2nd Floor	607	SF	6	\$1,675	
	Work Sink	2nd Floor	3	EA	6	\$1,137	
Classroom #208 (Regular Classroom)							
	Ceiling - Lay-in	2nd Floor	845	SF	6	\$2,538	
	Doors - Side-lite	2nd Floor	18	SF	6	\$301	
	Doors - Side-lite	2nd Floor	12	SF	6	\$201	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	\$301	
	Floor - Tile	2nd Floor	845	SF	6	\$1,849	
	Lighting - Lay-in	2nd Floor	12	EA	6	\$1,428	
	Marker Board	2nd Floor	24	LF	6	\$514	
	Walls - Concrete Block	2nd Floor	1,154	SF	6	\$3,383	
Classroom #209 (Regular Classroom)							
	Casework	2nd Floor	45	LF	6	\$1,136	
	Ceiling - Lay-in	2nd Floor	845	SF	6	\$2,538	
	Doors - Side-lite	2nd Floor	12	SF	6	\$201	
	Doors - Side-lite	2nd Floor	12	SF	6	\$201	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	\$301	
	Floor - Tile	2nd Floor	845	SF	6	\$1,849	

Building: Main

Category: Classrooms

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Classroom #209 (Regular Classroom)							
	Lighting - Lay-in	2nd Floor	12	EA	6	\$1,428	
	Marker Board	2nd Floor	24	LF	6	\$514	
	Storage/ Closet	2nd Floor	4	SF	6	\$29	
	Walls - Concrete Block	2nd Floor	1,154	SF	6	\$3,383	
	Work Sink	2nd Floor	1	EA	6	\$379	
Classroom #210 (Regular Classroom)							
	Casework	2nd Floor	45	LF	6	\$1,136	
	Ceiling - Lay-in	2nd Floor	845	SF	6	\$2,538	
	Doors - Side-lite	2nd Floor	18	SF	6	\$301	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	\$301	
	Floor - Tile	2nd Floor	845	SF	6	\$1,849	
	Lighting - Lay-in	2nd Floor	12	EA	6	\$1,428	
	Marker Board	2nd Floor	24	LF	6	\$514	
	Walls - Concrete Block	2nd Floor	1,154	SF	6	\$3,383	
	Work Sink	2nd Floor	1	EA	6	\$379	
Classroom #211 (Regular Classroom)							
	Casework	2nd Floor	45	LF	6	\$1,136	
	Ceiling - Lay-in	2nd Floor	845	SF	6	\$2,538	
	Doors - Side-lite	2nd Floor	12	SF	6	\$201	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	\$301	
	Floor - Tile	2nd Floor	845	SF	6	\$1,849	
	Lighting - Lay-in	2nd Floor	12	EA	6	\$1,428	
	Marker Board	2nd Floor	24	LF	6	\$514	
	Storage/ Closet	2nd Floor	4	SF	6	\$29	
	Walls - Concrete Block	2nd Floor	1,154	SF	6	\$3,383	
	Work Sink	2nd Floor	1	EA	6	\$379	

Classrooms Subtotal:

\$120,434

Building: Main

Category: Rooms (Other Than Classrooms)

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Administrative Suites/Offices							
	Ceiling - Lay-in	1st floor main office suite	1,350	SF	6	\$4,054	
	Doors - Wood Doors inclu hw	1st floor main office suite	4	EA	6	\$1,204	
	Floor - Terrazzo	1st floor main office suite	169	SF	6	\$370	

Building: Main

Category: Rooms (Other Than Classrooms)

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Administrative Suites/Offices							
	Floor - Tile/Sheet	1st floor main office suite	1,181	SF	6	\$1,182	
	Lighting - Lay-in	1st floor main office suite	26	EA	6	\$3,093	
	Power Distribution	1st floor main office suite	30	EA	6	\$63,746	
	Storage/ Closet	1st floor main office suite	150	SF	6	\$1,088	
	Walls - Concrete Block	1st floor main office suite	1,519	SF	6	\$4,453	
	Walls - Plaster/Drywall	1st floor main office suite	1,519	SF	6	\$4,192	
	Work Slnk	1st floor main office suite	1	EA	6	\$508	
	Ceiling - Lay-in	2nd flr east end of corridor, engineer's office #208	283	SF	6	\$850	
	Doors - Wood Doors inclu hw	2nd flr east end of corridor, engineer's office #208	2	EA	6	\$602	
	Floor - Carpet	2nd flr east end of corridor, engineer's office #208	183	SF	6	\$390	
	Floor - Tile/Sheet	2nd flr east end of corridor, engineer's office #208	100	SF	6	\$100	
	Lighting - Lay-in	2nd flr east end of corridor, engineer's office #208	3	EA	6	\$357	
	Power Distribution	2nd flr east end of corridor, engineer's office #208	12	EA	6	\$25,499	
	Walls - Concrete Block	2nd flr east end of corridor, engineer's office #208	333	SF	6	\$976	
	Walls - Plaster/Drywall	2nd flr east end of corridor, engineer's office #208	333	SF	6	\$919	
	Ceiling - Lay-in	Gym Teacher's Office	182	SF	6	\$547	
	Doors - Wood Doors inclu hw	Gym Teacher's Office	1	EA	6	\$301	
	Floor - Carpet	Gym Teacher's Office	182	SF	6	\$388	
	Lighting - Lay-in	Gym Teacher's Office	4	EA	7	\$0	
	Power Distribution	Gym Teacher's Office	4	EA	6	\$8,500	
	Walls - Concrete Block	Gym Teacher's Office	345	SF	6	\$1,011	
	Ceiling - Lay-in	Room 118, Kitchen Manager's Office	69	SF	6	\$207	
	Doors - Wood Doors inclu hw	Room 118, Kitchen Manager's Office	1	EA	6	\$301	
	Floor - Tile	Room 118, Kitchen Manager's Office	69	SF	6	\$151	
	Lighting - Lay-in	Room 118, Kitchen Manager's Office	1	EA	7	\$0	
	Power Distribution	Room 118, Kitchen Manager's Office	4	EA	6	\$8,500	
	Walls - Concrete Block	Room 118, Kitchen Manager's Office	264	SF	6	\$774	
	Ceiling - Lay-in	Room 124, Teacher's Lounge	194	SF	6	\$583	
	Doors - Wood Doors inclu hw	Room 124, Teacher's Lounge	1	EA	6	\$301	
	Floor - Tile	Room 124, Teacher's Lounge	194	SF	6	\$424	
	Lighting - Lay-in	Room 124, Teacher's Lounge	4	EA	7	\$0	
	Power Distribution	Room 124, Teacher's Lounge	8	EA	6	\$16,999	

Building: Main

Category: Rooms (Other Than Classrooms)

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Administrative Suites/Offices							
	Walls - Concrete Block	Room 124, Teacher's Lounge	556	SF	6	\$1,630	
	Work Slnk	Room 124, Teacher's Lounge	1	EA	6	\$508	
Gymnasia							
	Bleacher Seating	1st Floor	95	EA	6	\$2,750	
	Ceiling - Exposed	1st Floor	3,521	SF	6	\$5,236	
	Doors - Steel Doors incl hw	1st Floor	2	EA	6	\$602	
	Doors - Store Front	1st Floor	1	EA	6	\$1,208	
	Floor - Sport Flooring	1st Floor	3,521	SF	6	\$7,603	
	Lighting - Metal Halide/Sodium Vapor	1st Floor	8	EA	7	\$0	
	Lighting - Pendent/Surface	1st Floor	4	EA	7	\$0	
	Walls - Concrete Block	1st Floor	6,442	SF	6	\$18,885	
Kitchen							
	Ceiling - Lay-in	1st Floor	542	SF	6	\$1,628	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	\$301	
	Floor - Concrete Epoxy/ Painted	1st Floor	542	SF	5	\$930	Concrete floor has severe cracks and several holes
	Lighting - Lay-in	1st Floor	6	EA	7	\$0	
	Walls - Masonry	1st Floor	892	SF	6	\$2,806	
Library							
	Casework	1st Floor	82	LF	7	\$0	
	Ceiling - Lay-in	1st Floor	2,205	SF	6	\$6,622	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	6	\$602	
	Floor - Carpet	1st Floor	2,205	SF	6	\$4,698	
	Lighting - Lay-in	1st Floor	24	EA	7	\$0	
	Walls - Concrete Block	1st Floor	3,093	SF	6	\$9,067	
Lunch & Multipurpose Room							
	Ceiling - Exposed	1st Floor	2,158	SF	6	\$3,209	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	6	\$602	
	Floor - Tile	1st Floor	2,158	SF	6	\$4,721	
	Lighting - Metal Halide/Sodium Vapor	1st Floor	6	EA	6	\$802	
	Lighting - Pendent/Surface	1st Floor	3	EA	7	\$0	
	Walls - Concrete Block	1st Floor	5,614	SF	6	\$16,457	
	Ceiling - Lay-in	Servery, 1st Floor	296	SF	6	\$889	
	Doors - Wood Doors inclu hw	Servery, 1st Floor	1	EA	6	\$301	
	Floor - Tile	Servery, 1st Floor	296	SF	6	\$648	

Building: Main

Category: Rooms (Other Than Classrooms)

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Lunch & Multipurpose Room							
	Lighting - Lay-in	Servery, 1st Floor	3	EA	7	\$0	
	Serving Line	Servery, 1st Floor	12	LF	7	\$0	
	Walls - Masonry	Servery, 1st Floor	535	SF	6	\$1,683	
MDF_IDF							
	Doors - Wood Doors inclu hw	Room 122	1	EA	6	\$301	
	Finishes	Room 122	127	SF	6	\$906	
Mechanical/ Service Rooms							
	Janitor's Closet	1st Floor	28	SF	6	\$201	
	Mechanical/ Service Rooms	1st Floor	408	SF	6	\$2,923	
	Storage Room	1st Floor	1,016	SF	6	\$7,279	
	Vaults	1st Floor	210	SF	6	\$1,505	
	Boiler Room	2nd Floor	1,461	SF	6	\$10,467	
	Janitor's Closet	2nd Floor	56	SF	6	\$401	
Prep Room							
	Casework	2nd flr #205	18	LF	6	\$455	
	Ceiling - Lay-in	2nd flr #205	277	SF	6	\$832	
	Doors - Wood Doors inclu hw	2nd flr #205	1	EA	6	\$301	
	Floor - Tile/Sheet	2nd flr #205	277	SF	6	\$277	
	Lighting - Lay-in	2nd flr #205	3	EA	6	\$357	
	Walls - Concrete Block	2nd flr #205	603	SF	6	\$1,768	
Restroom							
	Accessories	1st Floor	209	SF	6	\$1,928	
	Accessories	1st Floor	62	SF	6	\$572	
	Accessories	1st Floor	209	SF	6	\$1,928	
	Accessories	1st Floor	44	SF	6	\$406	
	Ceiling - Plaster/Drywall	1st Floor	62	SF	6	\$215	
	Ceiling - Plaster/Drywall	1st Floor	209	SF	6	\$723	
	Ceiling - Plaster/Drywall	1st Floor	44	SF	6	\$152	
	Ceiling - Plaster/Drywall	1st Floor	209	SF	6	\$723	
	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 Drain	1st Floor	1	EA	6	\$1,059	
	Floor Drain	1st Floor	1	EA	6	\$1,059	

Building: Main

Category: Rooms (Other Than Classrooms)

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Restroom							
	Floor - Terrazzo	1st Floor	62	SF	6	\$136	
	Floor - Terrazzo	1st Floor	209	SF	6	\$457	
	Floor - Terrazzo	1st Floor	44	SF	6	\$96	
	Floor - Terrazzo	1st Floor	209	SF	6	\$457	
	Lavatory	1st Floor	3	EA	6	\$959	
	Lavatory	1st Floor	1	EA	6	\$320	
	Lavatory	1st Floor	1	EA	6	\$320	
	Lavatory	1st Floor	3	EA	6	\$959	
	Lighting - Lay-in	1st Floor	1	EA	6	\$119	
	Lighting - Lay-in	1st Floor	5	EA	6	\$595	
	Lighting - Lay-in	1st Floor	5	EA	6	\$595	
	Lighting - Lay-in	1st Floor	1	EA	6	\$119	
	Partitions	1st Floor	4	EA	6	\$1,188	
	Partitions	1st Floor	2	EA	6	\$594	
	Urinals	1st Floor	2	EA	6	\$672	
	Walls - Structural Glazed Tile	1st Floor	242	SF	6	\$761	
	Walls - Structural Glazed Tile	1st Floor	541	SF	6	\$1,702	
	Walls - Structural Glazed Tile	1st Floor	541	SF	6	\$1,702	
	Walls - Structural Glazed Tile	1st Floor	284	SF	6	\$893	
	Water Closet	1st Floor	1	EA	6	\$336	
	Water Closet	1st Floor	4	EA	6	\$1,344	
	Water Closet	1st Floor	2	EA	6	\$672	
	Water Closet	1st Floor	1	EA	6	\$336	
	Accessories	2nd Floor	44	SF	6	\$406	
	Accessories	2nd Floor	62	SF	6	\$572	
	Accessories	2nd Floor	209	SF	6	\$1,928	
	Accessories	2nd Floor	209	SF	6	\$1,928	
	Ceiling - Plaster/Drywall	2nd Floor	62	SF	6	\$215	
	Ceiling - Plaster/Drywall	2nd Floor	209	SF	6	\$723	
	Ceiling - Plaster/Drywall	2nd Floor	44	SF	6	\$152	
	Ceiling - Plaster/Drywall	2nd Floor	209	SF	6	\$723	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	\$301	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	\$301	
	Floor Drain	2nd Floor	1	EA	6	\$1,059	
	Floor Drain	2nd Floor	1	EA	6	\$1,059	
	Floor Drain	2nd Floor	1	EA	6	\$1,059	
	Floor Drain	2nd Floor	1	EA	6	\$1,059	

Building: Main

Category: Rooms (Other Than Classrooms)

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Restroom							
	Floor - Terrazzo	2nd Floor	44	SF	6	\$96	
	Floor - Terrazzo	2nd Floor	209	SF	6	\$457	
	Floor - Terrazzo	2nd Floor	209	SF	6	\$457	
	Floor - Terrazzo	2nd Floor	62	SF	6	\$136	
	Lavatory	2nd Floor	3	EA	6	\$959	
	Lavatory	2nd Floor	1	EA	6	\$320	
	Lavatory	2nd Floor	3	EA	6	\$959	
	Lavatory	2nd Floor	1	EA	6	\$320	
	Lighting - Lay-in	2nd Floor	5	EA	6	\$595	
	Lighting - Lay-in	2nd Floor	1	EA	6	\$119	
	Lighting - Lay-in	2nd Floor	5	EA	6	\$595	
	Lighting - Lay-in	2nd Floor	1	EA	6	\$119	
	Partitions	2nd Floor	2	EA	6	\$594	
	Partitions	2nd Floor	4	EA	6	\$1,188	
	Urinals	2nd Floor	2	EA	6	\$672	
	Walls - Structural Glazed Tile	2nd Floor	541	SF	6	\$1,702	
	Walls - Structural Glazed Tile	2nd Floor	242	SF	6	\$761	
	Walls - Structural Glazed Tile	2nd Floor	284	SF	6	\$893	
	Walls - Structural Glazed Tile	2nd Floor	541	SF	6	\$1,702	
	Water Closet	2nd Floor	2	EA	6	\$672	
	Water Closet	2nd Floor	1	EA	6	\$336	
	Water Closet	2nd Floor	1	EA	6	\$336	
	Water Closet	2nd Floor	4	EA	6	\$1,344	
	Accessories	In the Server Area	44	SF	6	\$406	
	Ceiling - Plaster/Drywall	In the Server Area	44	SF	6	\$152	
	Doors - Wood Doors inclu hw	In the Server Area	1	EA	6	\$301	
	Floor Drain	In the Server Area	1	EA	6	\$1,059	
	Floor - Terrazzo	In the Server Area	44	SF	6	\$96	
	Lavatory	In the Server Area	1	EA	6	\$320	
	Lighting - Lay-in	In the Server Area	1	EA	7	\$0	
	Walls - Tile Ceramic/ Porcelain	In the Server Area	125	SF	6	\$282	
	Water Closet	In the Server Area	1	EA	6	\$336	

Rooms (Other Than Classrooms) Subtotal:

\$331,515

Building: Main

Category: Building Interior

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Corridor							
	Ceiling - Lay-in	1st Floor	2,857	SF	6	\$8,580	
	Doors - Wood Doors include hw	1st Floor	4	EA	6	\$1,204	
	Drinking Fountains - Double Fountain	1st Floor	1	EA	6	\$336	
	Floor - Terrazzo	1st Floor	2,857	SF	6	\$23,982	
	Lighting - Lay-in	1st Floor	54	EA	6	\$6,425	
	Student Lockers - One Tier	1st Floor	150	EA	6	\$13,925	
	Walls - Concrete Block	1st Floor	4,120	SF	6	\$12,078	
	Ceiling - Lay-in	2nd Floor	2,857	SF	6	\$8,580	
	Doors - Wood Doors include hw	2nd Floor	4	EA	6	\$1,204	
	Drinking Fountains - Double Fountain	2nd Floor	1	EA	6	\$336	
	Floor - Terrazzo	2nd Floor	2,857	SF	6	\$23,982	
	Lighting - Lay-in	2nd Floor	54	EA	6	\$6,425	
	Student Lockers - One Tier	2nd Floor	150	EA	6	\$13,925	
	Walls - Concrete Block	2nd Floor	4,120	SF	6	\$12,078	
Safety							
	Camera Viewing Station	Entire building / 1st Floor	4	EA	6	\$2,730	
	Security Cameras	Entire building	10	EA	6	\$1,940	
	Security Cameras	Entire building	5	EA	6	\$970	
Stairs							
	Ceiling - Lay-in	East	1,037	SF	6	\$3,114	
	Floor - Terrazzo	East	910	SF	6	\$7,639	
	Handrails	East	128	LF	6	\$1,109	
	Lighting - Lay-in	East	12	EA	6	\$1,428	
	Stairs - Terrazzo	East	30	LF	6	\$278	
	Walls - Concrete Block	East	3,047	SF	6	\$8,932	
	Ceiling - Lay-in	West	1,037	SF	6	\$3,114	
	Floor - Terrazzo	West	910	SF	6	\$7,639	
	Handrails	West	128	LF	6	\$1,109	
	Lighting - Lay-in	West	12	EA	6	\$1,428	
	Stairs - Terrazzo	West	30	LF	6	\$278	
	Walls - Concrete Block	West	3,047	SF	6	\$8,932	
Vertical Conveyance							
	Elevator - Elevator- Roped Holeless Hydraulic		1	EA	6	\$19,238	
Building Interior Subtotal:						\$202,938	
Total Building Cost						\$2,210,010	

SITE

Category: Site

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Athletic							
	Surface - Asphalt	North / Site North	6,296	SF	6	\$15,216	
Civil/Drainage							
	Civil/ Drainage - Catch Basin	Entire Site / Site North	4	EA	6	\$4,375	
	Civil/ Drainage - Site Manhole	Entire Site / Site - East	4	EA	6	\$5,971	
Fencing							
	Fencing - Old Standard Ornamental	North	4	LF	5	\$668	Location: NE by parking lot - bent
	Fencing - Old Standard Ornamental	North / Entire Site	728	LF	6	\$37,686	
Landscape							
	Benches	Entire Site / Site North	6	EA	6	\$2,580	
	Landscape - Grass	Entire Site	20,464	SF	6	\$16,973	
	Parkway trees	Entire Site	21	EA	7	\$0	
	Planting Beds/ Area	Entire Site	2,839	SF	6	\$4,669	
	Play Area - Asphalt/ Hardscape	Entire Site / Site North	8,906	SF	6	\$21,523	
	Trash Receptacles	Entire Site / Site North	2	EA	6	\$625	
Parking Lot							
	Concrete Curbs	Parking Lot- North	355	LF	6	\$4,559	
	Interior Plantings	Parking Lot- North	30	LF	6	\$1,276	
	Lighting - Pole Mounted	Parking Lot- North	2	EA	6	\$2,905	
	Surface - Asphalt	Parking Lot- North	5,847	SF	5	\$26,672	Alligator cracking throughout
	Vehicular Screening	Parking Lot- North	142	LF	5	\$20,221	sparse
Playground							
	Equipment - Combo 3-12	North / Site North	1	EA	6	\$7,092	griffiti
	Surface - Poured Surface	North / Site North	2,534	SF	5	\$34,823	backfill SW concrete border at soil washout
Sidewalks							
	Sidewalks - Internal Walks	Entire Site	314	LF	7	\$0	
	Sidewalks - Perimeter Sidewalks	Entire Site	125	SF	5	\$1,194	Location: E & W site - movement
	Sidewalks - Perimeter Sidewalks	Entire Site	6,020	SF	7	\$0	
Signage							
	Flag Pole - Flag Pole	Entire Site / Site South	1	EA	6	\$1,657	
	Monument - Building Mounted Cut Letter Sign	Entire Site / Main Entrance	1	EA	7	\$0	
	Monument - Sign-Lighted	Entire Site / Site South	1	EA	7	\$0	
Site Subtotal:						\$210,683	

Total Site Cost**\$210,683****Campus Total ^{2 3}****\$2,420,693**

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														
Regular Classroom	Regular Classroom	1st Floor	107	1-14	865	1	8	26	127	64	40	N	Y	Y
Regular Classroom	Regular Classroom	1st Floor	108	1-15	865	1	8	26	124	62	40	N	Y	N
Regular Classroom	Office	1st Floor	134	1-06	450	1	1	6	52	25	40	N	Y	N
Regular Classroom	Regular Classroom	2nd Floor	201	201	841	1	8	26	124	62	40	N	Y	N
Regular Classroom	Regular Classroom	2nd Floor	202	2-07	841	1	8	26	127	64	40	N	Y	N
Regular Classroom	Regular Classroom	2nd Floor	203	2-08	841	1	8	26	127	64	40	N	Y	Y
Regular Classroom	Regular Classroom	2nd Floor	208	2-16	845	1	8	26	124	62	40	N	Y	N
Regular Classroom	Regular Classroom	2nd Floor	209	2-15	845	1	8	26	127	64	40	N	Y	N
Regular Classroom	Regular Classroom	2nd Floor	210	2-14	845	1	8	26	127	64	40	N	Y	N
Regular Classroom	Regular Classroom	2nd Floor	211	2-13	845	1	8	26	124	62	40	N	Y	N
Science Classroom	Science Classroom	2nd Floor	204	2-09	1,156	1	9	20	146	70	40	N	Y	Y