

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
Leased	1926	3	42,197	\$1,573,072
SITE				\$53,214
Campus Total			42,197	\$1,626,286

Building: Leased

Category: Building Exterior

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Entrance							
	Entrance Control - Audio	#1 - Main - E	1	EA	7	\$0	
	Entrance Control - Audio	#3 - NW	1	EA	7	\$0	
	Exterior Doors - Exterior Steel Door	#2 - SE	2	EA	6	\$961	
	Exterior Doors - Exterior Steel Door	#2.5 - SW	1	EA	6	\$481	
	Exterior Doors - Exterior Steel Door	#3 - NW	2	EA	6	\$961	
	Exterior Doors - Store Front	#1 - Main - E	2	EA	6	\$1,092	
	Exterior Doors - Transom Lite	#1 - Main - E	1	EA	6	\$313	
	Exterior Doors - Transom Lite	#2 - SE	1	EA	6	\$313	
	Exterior Doors - Transom Lite	#3 - NW	1	EA	6	\$313	
	Exterior Stairs - Concrete	#2.5 - SW	28	LF	5	\$3,068	spalling
	Exterior Stairs - Stone	#1 - Main - E	32	LF	6	\$3,615	
	Exterior Stairs - Stone	#2 - SE	24	LF	6	\$2,712	
	Exterior Stairs - Stone	#3 - NW	8	LF	5	\$2,169	
	Stair Handrail - Steel_Stair Handrail	#2.5 - SW	25	LF	6	\$217	
Foundation							
	Foundation - Concrete	Entire Building	10	LF	6	\$1,942	Seepage
	Foundation - Concrete	Entire Building	363	LF	7	\$0	
	Superstructure - Concrete	Entire Building	29,960	SF	7	\$0	
Lighting							
	Exterior Lighting - Wall Mounted	Entire Building	3	EA	6	\$866	

Building: Leased

Category: Building Exterior

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Lighting							
Roof System							
	Chimney - Brick Chimney- Concrete/ Mortar Liner	Main Roof	49	LF	7	\$0	
	Chimney - Brick Chimney- Concrete/ Mortar Liner	Main Roof	25	LF	4	\$140,799	cracks, open joints, failing repairs
	Coping - Stone	Main Roof	373	LF	6	\$11,980	
	Downspouts - Exterior Downspouts	Main Roof / Main Entrance	200	LF	6	\$6,647	
	Downspouts - Exterior Downspouts	Main Roof	1	LF	4	\$0	replace missing clean-out plug
	Parapet - 16" - 30" Height	Main Roof	365	LF	5	\$63,151	open joints
	Parapet - Parapet > 30"	Main Roof	8	LF	5	\$1,974	open joints
	Roof Structure - Steel with Clay Tile Arch	Main Roof	7,490	SF	7	\$0	
	Roof - Modified Bitumen	Main Roof	7,490	SF	6	\$70,476	
Walls							
	Cheek-Wall - Stone	Entire Building / Main Entrance	4	SF	6	\$41	
	Cornice - Cast Stone	Entire Building	482	LF	6	\$16,715	
	Exterior Walls - Brick	Entire Building	16,517	SF	6	\$111,011	
	Exterior Walls - Stone-Cast	Entire Building	1,760	SF	6	\$11,829	open joints
Windows							
	Curtain wall - Insulated Panel	Entire Building	1,274	SF	6	\$14,283	
	Guard - Guards wire guard	Entire Building / North Façade	300	SF	6	\$3,831	
	Guard - Guards wire guard	Entire Building / South Façade	184	SF	6	\$2,350	
	Lintels - Steel	Entire Building	441	LF	6	\$12,802	
	Windows - Decorative	Entire Building	240	SF	7	\$0	
	Windows - Sash Aluminum Double-pane	Entire Building	113	SF	5	\$6,087	bad balances, no window stops
	Windows - Sash Aluminum Double-pane	Entire Building	2,141	SF	6	\$15,982	no window stops

Building Exterior Subtotal:

\$508,981

Building: Leased

Category: Electrical System

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Emergency System							
	Automatic Transfer Switch	Electrical Room	1	EA	6	\$408	
	Emergency A/C Power - Corridors and Stairs	Entire Building	6,262	SF	6	\$1,880	
	Emergency A/C Power - Lunchrooms	Entire Building / Basement	1,999	SF	6	\$743	
	Emergency A/C Power - Multipurpose Room	Entire Building	10,238	SF	6	\$3,806	
	Emergency A/C Power - Students Toilets	Entire Building	1,051	SF	6	\$391	

Building: Leased

Category: Electrical System

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Emergency System							
	Emergency Battery Packs - Corridors and Stairs	Entire Building	16	EA	7	\$0	
	Emergency Battery Packs - Lunchrooms	Entire Building / Basement	1	EA	7	\$0	
	Emergency Battery Packs - Multipurpose Room	Entire Building / Basement	3	EA	7	\$0	
	Exit Signs - Corridors and Stairs	Entire Building	15	EA	6	\$2,246	
	Exit Signs - Multipurpose Room	Entire Building / Basement	2	EA	6	\$299	
	Security System - CCTV	Entire Building	42,197	SF	6	\$12,672	
	Security System - Intrusion Detection	Entire Building	42,197	SF	6	\$10,862	
Main Service							
	Independent Electrical Service for emergency power	Basement	1	EA	6	\$2,921	
	Main Electrical Service - 800 A and 120/240/3PH	Electrical Room	1	EA	6	\$3,570	
	PA System	1st Floor	42,197	SF	6	\$13,879	
Power Distribution							
	Lighting and Power Panels - Above 100 A	Entire Building	4	EA	6	\$1,988	
	Lighting and Power Panels - Above 100 A	Entire Building	2	EA	6	\$994	
Electrical System Subtotal:						\$56,660	

Building: Leased

Category: Safty System

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Fire Alarm							
	Fire Alarm Panel	Entire Building / Boiler Room	1	EA	6	\$6,406	
	Fire Alarm Strobe Lights	Entire Building	42,197	SF	7	\$0	
Safty System Subtotal:						\$6,406	

Building: Leased

Category: Mechanical System

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Air Conditioning							
	Condensing Unit- Roof Mounted - Less than 5 tons	Entire Building / Roof	1	EA	6	\$3,334	Serves residential furnace at multipurpose room
	Heat Pump- Ceiling Mounted- Electric Heating & DX Cooling- Remote Mounted Compressor - Less than 3 tons	1st Floor	2	EA	6	\$2,809	Split system for lunchroom
Boiler Systems							
	Boiler Auxiliary- Steam Boiler - Less than 50 HP	Entire Building / Boiler Room	3	EA	6	\$6,139	

Building: Leased

Category: Mechanical System

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Boiler Systems							
	Chemical Feed System	Entire Building / Boiler Room	1	EA	6	\$1,078	
	Chemical Feeder	Entire Building / Boiler Room	1	EA	6	\$1,078	
	Combustion Dampers	Entire Building / Boiler Room	3	EA	6	\$1,227	
	Condensate Pump	Entire Building / Boiler Room	1	EA	6	\$2,021	
	Feed Water Pumps and Tank	Entire Building / Boiler Room	1	EA	6	\$2,545	
	Non Condensing- Water Tube- Flexible Tube- Force Draft- Steam Boiler - Less than 50 HP	Entire Building / Boiler Room	1	EA	6	\$2,046	
	Piping - Steam Pipe- Steel	Entire Building	120	LF	5	\$1,690	
	Steam Traps	Entire Building	12	EA	5	\$15,779	
	Vacuum Pump	Entire Building / Boiler Room	1	EA	6	\$2,471	
Heating Devices							
	Cabinet Heaters - With Electric Coil	1st Floor	1	EA	6	\$357	
	Radiators - Steam	Entire Building	85	EA	6	\$23,614	
	Unit Heater - Electric	Electrical Room	1	EA	6	\$278	
	Unit Heater - Gas	1st Floor	1	EA	6	\$278	Residential type furnace at multipurpose room in link. Condenser located on roof
Mechanical Plumbing							
	Condensate-Steel or Galvanized	Entire Building	120	LF	5	\$19,658	Pipe is leaking
Temperature Control							
	DDC System	Entire Building	42,197	SF	6	\$24,137	Engineer stated the only control is the make up air damper / timer connection to the boilers. No computer control on site
	Thermostats - DDC	Entire Building	3	EA	6	\$0	
Ventilation							
	Exhaust Fans- Indoor - Less than 500 CFM	In food prep, 1 in church multipurpose and roof and entire building	3	EA	6	\$889	
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	In food prep, 1 in church multipurpose and roof and entire building / Entire Building	3	EA	6	\$1,777	

Mechanical System Subtotal:

\$113,205

Building: Leased

Category: Plumbing System

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
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Building: Leased

Category: Plumbing System

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Hot Water							
	Electric Heater - 20 - 50 KW	Entire Building / Basement	1	EA	7	\$0	Food prep area
	Gas Heater - Less than 150000 BTU/HR	Boiler Room	1	EA	6	\$310	
Piping							
	Domestic Piping-Cold Water from Risers to Fixtures	Entire Building	42,197	SF	4	\$30,171	
	Domestic Piping-Cold Water Horizontal Lines	Entire Building	42,197	SF	4	\$60,945	
	Domestic Piping-Cold Water Risers	Entire Building	42,197	SF	4	\$33,791	
	Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	42,197	SF	4	\$22,930	
	Domestic Piping-Hot Water Horizontal Lines	Entire Building	42,197	SF	4	\$54,308	
	Domestic Piping-Hot Water Return Lines	Entire Building	42,197	SF	4	\$36,205	
	Domestic Piping-Hot Water Return Risers	Entire Building	42,197	SF	4	\$20,516	
	Sanitary Piping	Entire Building	42,197	SF	6	\$38,619	
	Storm Piping	Entire Building	42,197	SF	6	\$36,808	
	Vent Piping	Entire Building	42,197	SF	6	\$28,361	
Pumps							
	Pumps - Domestic Booster Pump-Simplex	Boiler Room	1	EA	7	\$0	
	Pumps - Ejector-Simplex	Boiler Room	1	EA	7	\$0	
Plumbing System Subtotal:						\$362,964	

Building: Leased

Category: Classrooms

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Classroom #101 (Music Room)							
	AC Units	1st Floor	1	EA	6	\$496	
	Ceiling - Splined	1st Floor	840	SF	6	\$685	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	6	\$602	
	Floor - Terrazzo	1st Floor	840	SF	6	\$1,838	
	Lighting - Pendent/Surface	1st Floor	14	EA	7	\$0	
	Marker Board	1st Floor	16	LF	7	\$0	
	Walls - Plaster/Drywall	1st Floor	649	SF	6	\$1,791	
Classroom #103 (Special Education)							
	Ceiling - Splined	1st Floor	620	SF	6	\$505	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	6	\$602	
	Floor - Terrazzo	1st Floor	620	SF	6	\$1,356	
	Lighting - Pendent/Surface	1st Floor	12	EA	7	\$0	

Building: Leased

Category: Classrooms

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Classroom #103 (Special Education)							
	Marker Board	1st Floor	9	LF	7	\$0	
	Walls - Concrete Block	1st Floor	824	SF	6	\$2,416	
	Walls - Plaster/Drywall	1st Floor	344	SF	6	\$949	
Classroom #104 (Regular Classroom)							
	Ceiling - Splined	1st Floor	700	SF	6	\$571	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	\$301	
	Floor - Terrazzo	1st Floor	700	SF	6	\$1,532	
	Lighting - Pendent/Surface	1st Floor	10	EA	7	\$0	
	Marker Board	1st Floor	16	LF	7	\$0	
	Walls - Concrete Block	1st Floor	943	SF	6	\$2,764	
	Walls - Plaster/Drywall	1st Floor	474	SF	6	\$1,308	
Classroom #105 (Special Education)							
	Ceiling - Splined	1st Floor	620	SF	6	\$505	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	6	\$602	
	Floor - Terrazzo	1st Floor	620	SF	6	\$1,356	
	Lighting - Pendent/Surface	1st Floor	12	EA	7	\$0	
	Walls - Concrete Block	1st Floor	824	SF	6	\$2,416	
	Walls - Plaster/Drywall	1st Floor	344	SF	6	\$949	
Classroom #106 (Regular Classroom)							
	Ceiling - Splined	1st Floor	620	SF	6	\$505	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	6	\$602	
	Floor - Terrazzo	1st Floor	620	SF	6	\$1,356	
	Lighting - Pendent/Surface	1st Floor	12	EA	7	\$0	
	Marker Board	1st Floor	16	LF	7	\$0	
	Walls	1st Floor	435		6	\$0	
	Walls - Concrete Block	1st Floor	595	SF	6	\$1,744	
Classroom #201 (Regular Classroom)							
	Ceiling - Lay-in	2nd Floor	8	SF	6	\$33	old water stain. ceiling tile needs replacement
	Ceiling - Lay-in	2nd Floor	662	SF	6	\$1,988	
	Ceiling - Plaster/Drywall	2nd Floor	30	SF	6	\$104	
	Doors - Transom Window	2nd Floor	48	SF	6	\$813	
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	6	\$602	
	Floor - Wood	2nd Floor	700	SF	6	\$4,935	
	Lighting - Pendent/Surface	2nd Floor	10	EA	7	\$0	
	Marker Board	2nd Floor	16	LF	7	\$0	

Building: Leased

Category: Classrooms

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Classroom #201 (Regular Classroom)							
	Walls - Plaster/Drywall	2nd Floor	929	SF	6	\$2,564	
Classroom #202 (Regular Classroom)							
	Ceiling - Lay-in	2nd Floor	670	SF	6	\$2,012	
	Ceiling - Plaster/Drywall	2nd Floor	30	SF	6	\$104	
	Doors - Transom Window	2nd Floor	48	SF	6	\$813	
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	6	\$602	
	Floor - Wood	2nd Floor	700	SF	6	\$4,935	
	Lighting - Pendent/Surface	2nd Floor	10	EA	7	\$0	
	Marker Board	2nd Floor	32	LF	7	\$0	
	Walls - Plaster/Drywall	2nd Floor	881	SF	6	\$2,431	
Classroom #203 (Regular Classroom)							
	Ceiling - Lay-in	2nd Floor	670	SF	6	\$2,012	
	Ceiling - Plaster/Drywall	2nd Floor	30	SF	6	\$104	
	Doors - Transom Window	2nd Floor	36	SF	6	\$610	
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	6	\$602	
	Floor - Wood	2nd Floor	700	SF	6	\$4,935	
	Lighting - Pendent/Surface	2nd Floor	10	EA	7	\$0	
	Walls - Plaster/Drywall	2nd Floor	929	SF	6	\$2,564	
Classroom #204 (Regular Classroom)							
	Ceiling - Lay-in	2nd Floor	670	SF	6	\$2,012	
	Ceiling - Plaster/Drywall	2nd Floor	30	SF	6	\$104	
	Doors - Transom Window	2nd Floor	48	SF	6	\$813	
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	6	\$602	
	Floor - Wood	2nd Floor	700	SF	6	\$4,935	
	Lighting - Pendent/Surface	2nd Floor	10	EA	7	\$0	
	Marker Board	2nd Floor	16	LF	7	\$0	
	Walls - Plaster/Drywall	2nd Floor	881	SF	6	\$2,431	
Classroom #205 (Regular Classroom)							
	Ceiling - Lay-in	2nd Floor	590	SF	6	\$1,772	
	Ceiling - Plaster/Drywall	2nd Floor	30	SF	6	\$104	
	Doors - Transom Window	2nd Floor	12	SF	6	\$203	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	\$301	
	Floor - Wood	2nd Floor	700	SF	6	\$4,935	
	Lighting - Pendent/Surface	2nd Floor	8	EA	7	\$0	
	Marker Board	2nd Floor	32	LF	7	\$0	

Building: Leased

Category: Classrooms

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Classroom #205 (Regular Classroom)							
	Walls - Plaster/Drywall	2nd Floor	862	SF	6	\$2,379	
Classroom #206 (Regular Classroom)							
	Ceiling - Lay-in	2nd Floor	590	SF	6	\$1,772	
	Ceiling - Plaster/Drywall	2nd Floor	30	SF	6	\$104	
	Doors - Transom Window	2nd Floor	18	SF	6	\$305	
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	6	\$602	
	Floor - Wood	2nd Floor	620	SF	6	\$4,371	
	Lighting - Pendent/Surface	2nd Floor	8	EA	7	\$0	
	Marker Board	2nd Floor	8	LF	7	\$0	
	Walls - Plaster/Drywall	2nd Floor	879	SF	6	\$2,426	
Classroom #301 (Regular Classroom)							
	Ceiling - Lay-in	3rd Floor	670	SF	6	\$2,012	
	Ceiling - Plaster/Drywall	3rd Floor	30	SF	6	\$104	
	Doors - Transom Window	3rd Floor	48	SF	6	\$813	
	Doors - Wood Doors inclu hw	3rd Floor	2	EA	6	\$602	
	Floor - Wood	3rd Floor	700	SF	6	\$4,935	
	Lighting - Pendent/Surface	3rd Floor	10	EA	7	\$0	
	Marker Board	3rd Floor	40	LF	7	\$0	
	Walls - Plaster/Drywall	3rd Floor	881	SF	6	\$2,431	
Classroom #302 (Regular Classroom)							
	Ceiling - Plaster/Drywall	3rd Floor	700	SF	6	\$2,422	
	Doors - Transom Window	3rd Floor	48	SF	6	\$813	
	Doors - Wood Doors inclu hw	3rd Floor	2	EA	6	\$602	
	Floor - Wood	3rd Floor	700	SF	6	\$4,935	
	Lighting - Pendent/Surface	3rd Floor	10	EA	7	\$0	
	Marker Board	3rd Floor	40	LF	7	\$0	
	Walls - Plaster/Drywall	3rd Floor	881	SF	6	\$2,431	
Classroom #303 (Regular Classroom)							
	Ceiling - Lay-in	3rd Floor	670	SF	6	\$2,012	
	Ceiling - Plaster/Drywall	3rd Floor	30	SF	6	\$104	
	Chalk Board	3rd Floor	20	LF	4	\$1,836	
	Doors - Transom Window	3rd Floor	48	SF	6	\$813	
	Doors - Wood Doors inclu hw	3rd Floor	2	EA	6	\$602	
	Floor - Wood	3rd Floor	700	SF	6	\$4,935	
	Lighting - Pendent/Surface	3rd Floor	10	EA	7	\$0	

Building: Leased

Category: Classrooms

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Classroom #303 (Regular Classroom)							
	Marker Board	3rd Floor	20	LF	7	\$0	
	Walls - Plaster/Drywall	3rd Floor	881	SF	6	\$2,431	
Classroom #304 (Regular Classroom)							
	Ceiling - Lay-in	3rd Floor	670	SF	6	\$2,012	
	Ceiling - Plaster/Drywall	3rd Floor	30	SF	6	\$104	
	Doors - Transom Window	3rd Floor	48	SF	6	\$813	
	Doors - Wood Doors inclu hw	3rd Floor	2	EA	6	\$602	
	Floor - Wood	3rd Floor	700	SF	6	\$4,935	
	Lighting - Pendent/Surface	3rd Floor	10	EA	7	\$0	
	Marker Board	3rd Floor	40	LF	7	\$0	
	Walls - Plaster/Drywall	3rd Floor	881	SF	6	\$2,431	
Classroom #305 (Multi Purpose Room)							
	Ceiling - Lay-in	3rd Floor	590	SF	6	\$1,772	
	Ceiling - Plaster/Drywall	3rd Floor	30	SF	6	\$104	
	Doors - Transom Window	3rd Floor	36	SF	6	\$610	
	Doors - Wood Doors inclu hw	3rd Floor	2	EA	6	\$602	
	Floor - Wood	3rd Floor	620	SF	6	\$4,371	
	Lighting - Pendent/Surface	3rd Floor	8	EA	7	\$0	
	Marker Board	3rd Floor	30	LF	7	\$0	
	Walls - Concrete Block	3rd Floor	24	SF	6	\$70	
	Walls - Plaster/Drywall	3rd Floor	797	SF	6	\$2,200	
Classroom #306 (Library)							
	Ceiling - Lay-in	3rd Floor	590	SF	6	\$1,772	
	Ceiling - Plaster/Drywall	3rd Floor	30	SF	6	\$104	
	Doors - Transom Window	3rd Floor	36	SF	6	\$610	
	Doors - Wood Doors inclu hw	3rd Floor	2	EA	6	\$602	
	Floor - Wood	3rd Floor	620	SF	6	\$4,371	
	Lighting - Pendent/Surface	3rd Floor	4	EA	7	\$0	
	Walls - Concrete Block	3rd Floor	24	SF	6	\$70	
	Walls - Plaster/Drywall	3rd Floor	797	SF	6	\$2,200	
Classroom #Computer Lab BM (Computer Lab)							
	Ceiling	Basement	740		6	\$0	
	Doors - Transom Window	Basement	40	SF	6	\$677	
	Doors - Wood Doors inclu hw	Basement	2	EA	6	\$602	
	Floor - Tile/Sheet	Basement	740	SF	6	\$741	

Building: Leased

Category: Classrooms

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Classroom #Computer Lab BM (Computer Lab)							
	Lighting - Pendent/Surface	Basement	6	EA	7	\$0	
	Walls - Metal Panel	Basement	495	SF	6	\$3,695	Plastic panels
	Walls - Plaster/Drywall	Basement	495	SF	6	\$1,366	

Classrooms Subtotal:

\$162,951

Building: Leased

Category: Rooms (Other Than Classrooms)

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Administrative Suites/Offices							
	Ceiling - Plaster/Drywall	2nd Floor Conference Room	145	SF	6	\$502	
	Doors - Wood Doors inclu hw	2nd Floor Conference Room	1	EA	6	\$301	
	Floor - Carpet	2nd Floor Conference Room	145	SF	6	\$309	
	Lighting - Lay-in	2nd Floor Conference Room	2	EA	7	\$0	
	Power Distribution	2nd Floor Conference Room	4	EA	6	\$8,500	
	Walls - Plaster/Drywall	2nd Floor Conference Room	314	SF	6	\$867	
	Ceiling - Plaster/Drywall	2nd Floor	162	SF	6	\$561	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	\$301	
	Floor - Carpet	2nd Floor	162	SF	6	\$345	
	Lighting - Pendent/Surface	2nd Floor	1	EA	7	\$0	
	Power Distribution	2nd Floor	6	EA	6	\$12,749	
	Walls - Plaster/Drywall	2nd Floor	362	SF	6	\$999	
	AC Unit	Admin Ofc in Main Office #2 1st floor	1	EA	6	\$496	
	Ceiling - Splined	Admin Ofc in Main Office #2 1st floor	89	SF	6	\$73	
	Floor - Terrazzo	Admin Ofc in Main Office #2 1st floor	89	SF	6	\$195	
	Lighting - Pendent/Surface	Admin Ofc in Main Office #2 1st floor	1	EA	7	\$0	
	Power Distribution	Admin Ofc in Main Office #2 1st floor	4	EA	6	\$8,500	
	Walls - Concrete Block	Admin Ofc in Main Office #2 1st floor	58	SF	6	\$170	
	Walls - Plaster/Drywall	Admin Ofc in Main Office #2 1st floor	173	SF	6	\$477	
	Ceiling - Splined	Admin Ofc in Main Office 1st floor	89	SF	6	\$73	
	Floor - Terrazzo	Admin Ofc in Main Office 1st floor	89	SF	6	\$195	
	Lighting - Pendent/Surface	Admin Ofc in Main Office 1st floor	1	EA	7	\$0	
	Power Distribution	Admin Ofc in Main Office 1st floor	4	EA	6	\$8,500	
	Walls - Concrete Block	Admin Ofc in Main Office 1st floor	58	SF	6	\$170	
	Walls - Plaster/Drywall	Admin Ofc in Main Office 1st floor	173	SF	6	\$477	
	AC Unit	Assistant Principal's Office 1st floor	1	EA	6	\$496	
	Ceiling - Splined	Assistant Principal's Office 1st floor	125	SF	6	\$102	

Building: Leased

Category: Rooms (Other Than Classrooms)

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Administrative Suites/Offices							
	Doors - Wood Doors inclu hw	Assistant Principal's Office 1st floor	1	EA	6	\$301	
	Floor - Terrazzo	Assistant Principal's Office 1st floor	125	SF	6	\$273	
	Lighting - Pendent/Surface	Assistant Principal's Office 1st floor	1	EA	7	\$0	
	Power Distribution	Assistant Principal's Office 1st floor	6	EA	6	\$12,749	
	Walls - Plaster/Drywall	Assistant Principal's Office 1st floor	258	SF	6	\$712	
	Ceiling - Lay-in	Counselor's Office - 3rd floor	163	SF	6	\$489	
	Doors - Wood Doors inclu hw	Counselor's Office - 3rd floor	1	EA	6	\$301	
	Floor - Wood	Counselor's Office - 3rd floor	163	SF	6	\$1,149	
	Lighting - Lay-in	Counselor's Office - 3rd floor	1	EA	7	\$0	
	Power Distribution	Counselor's Office - 3rd floor	4	EA	6	\$8,500	
	Walls - Metal Panel	Counselor's Office - 3rd floor	278	SF	6	\$2,075	
	Ceiling - Plaster/Drywall	Kitchen Manager's Office	75	SF	6	\$260	
	Doors - Wood Doors inclu hw	Kitchen Manager's Office	1	EA	6	\$301	
	Floor - Concrete	Kitchen Manager's Office	75	SF	5	\$129	
	Lighting - Pendent/Surface	Kitchen Manager's Office	1	EA	7	\$0	
	Power Distribution	Kitchen Manager's Office	4	EA	6	\$8,500	
	Walls - Metal Panel	Kitchen Manager's Office	198	SF	6	\$1,478	
	Ceiling - Splined	Main Office on 1st Floor	350	SF	6	\$285	
	Doors - Wood Doors inclu hw	Main Office on 1st Floor	1	EA	6	\$301	
	Floor - Tile	Main Office on 1st Floor	350	SF	6	\$766	
	Lighting - Pendent/Surface	Main Office on 1st Floor	3	EA	7	\$0	
	Power Distribution	Main Office on 1st Floor	6	EA	6	\$12,749	
	Walls - Plaster/Drywall	Main Office on 1st Floor	365	SF	6	\$1,007	
	Walls - Structural Glazed Tile	Main Office on 1st Floor	122	SF	6	\$384	
	AC Unit	Principal's Office	1	EA	6	\$496	
	Ceiling - Splined	Principal's Office	125	SF	6	\$102	
	Doors - Wood Doors inclu hw	Principal's Office	1	EA	6	\$301	
	Floor - Terrazzo	Principal's Office	125	SF	6	\$273	
	Lighting - Pendent/Surface	Principal's Office	1	EA	7	\$0	
	Power Distribution	Principal's Office	6	EA	6	\$12,749	
	Walls - Plaster/Drywall	Principal's Office	258	SF	6	\$712	
	Ceiling - Plaster/Drywall	Teacher's Room	162	SF	6	\$561	
	Doors - Wood Doors inclu hw	Teacher's Room	1	EA	6	\$301	
	Floor - Carpet	Teacher's Room	162	SF	6	\$345	
	Lighting - Pendent/Surface	Teacher's Room	1	EA	7	\$0	
	Power Distribution	Teacher's Room	6	EA	6	\$12,749	
	Walls - Plaster/Drywall	Teacher's Room	362	SF	6	\$999	

Building: Leased

Category: Rooms (Other Than Classrooms)

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Kitchen							
	Ceiling - Plaster/Drywall	Basement	277	SF	6	\$959	
	Doors - Wood Doors inclu hw	Basement	1	EA	6	\$301	
	Floor - Concrete	Basement	277	SF	6	\$147	
	Lighting - Pendent/Surface	Basement	4	EA	7	\$0	
	Walls - Metal Panel	Basement	545	SF	6	\$4,068	
Lunch & Multipurpose Room							
	Ceiling - Exposed	1st Floor	1,265	SF	6	\$1,881	Wood beams
	Doors - Steel Doors incl hw	1st Floor	1	EA	6	\$301	
	Floor - Tile	1st Floor	1,265	SF	5	\$5,680	Damaged and missing tiles in several locations
	Lighting - Pendent/Surface	1st Floor	6	EA	7	\$0	
	Walls - Concrete Block	1st Floor	1,904	SF	6	\$5,582	
	Ceiling - Plaster/Drywall	Basement	1,499	SF	6	\$5,187	
	Doors - Wood Doors inclu hw	Basement	2	EA	6	\$602	
	Floor - Tile/Sheet	Basement	1,499	SF	6	\$1,500	
	Lighting - Pendent/Surface	Basement	18	EA	7	\$0	
	Serving Line	Basement	14	LF	6	\$833	
	Walls - Plaster/Drywall	Basement	1,549	SF	6	\$4,275	
	Walls - Structural Glazed Tile	Basement	1,549	SF	6	\$4,873	
	Ceiling - Exposed	In the Church attached to Main building	8,973	SF	6	\$13,345	
	Doors - Steel Doors incl hw	In the Church attached to Main building	8	EA	6	\$2,408	
	Floor - Terrazzo	In the Church attached to Main building	8,973	SF	6	\$19,632	
	Lighting - Lay-in	In the Church attached to Main building	18	EA	7	\$0	
	Stage	In the Church attached to Main building	954	SF	6	\$5,511	
	Walls - Plaster/Drywall	In the Church attached to Main building	9,536	SF	6	\$26,318	250 sf folding wall in the middle of the room
MDF_IDF							
	AC Unit	3rd Floor	1	EA	7	\$0	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	\$301	
	Finishes	3rd Floor	196	SF	6	\$1,399	
Mechanical/ Service Rooms							
	Mechanical/ Service Rooms	1st Floor	176	SF	6	\$1,261	
	Storage Room	1st Floor	53	SF	6	\$380	
	Janitor's Closet	3rd Floor	32	SF	6	\$229	2 @ 16 SF each
	Boiler Room	Basement	679	SF	6	\$4,865	
	Mechanical/ Service Rooms	Basement	90	SF	6	\$645	Electrical Room
	Storage Room	Basement	475	SF	6	\$3,403	

Building: Leased

Category: Rooms (Other Than Classrooms)

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Restroom							
	Accessories	1st Floor	159	SF	6	\$1,467	
	Accessories	1st Floor	126	SF	6	\$1,162	
	Ceiling - Plaster/Drywall	1st Floor	159	SF	6	\$550	
	Ceiling - Plaster/Drywall	1st Floor	126	SF	6	\$436	
	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 - Tile Ceramic/ Porcelain	1st Floor	159	SF	6	\$337	
	Floor - Tile Ceramic/ Porcelain	1st Floor	126	SF	6	\$267	
	Hand Dryer	1st Floor	1	EA	6	\$230	
	Hand Dryer	1st Floor	1	EA	6	\$230	
	Lavatory	1st Floor	2	EA	6	\$639	
	Lavatory	1st Floor	2	EA	6	\$639	
	Lighting - Pendent/Surface	1st Floor	1	EA	7	\$0	
	Lighting - Pendent/Surface	1st Floor	1	EA	7	\$0	
	Partitions	1st Floor	3	EA	6	\$891	
	Partitions	1st Floor	2	EA	6	\$594	
	Urinals	1st Floor	3	EA	6	\$1,008	
	Walls - Plaster/Drywall	1st Floor	152	SF	6	\$420	
	Walls - Plaster/Drywall	1st Floor	141	SF	6	\$389	
	Walls - Structural Glazed Tile	1st Floor	152	SF	6	\$478	
	Walls - Structural Glazed Tile	1st Floor	141	SF	6	\$444	
	Water Closet	1st Floor	2	EA	6	\$672	
	Water Closet	1st Floor	4	EA	6	\$1,344	
	Accessories	2nd Floor	67	SF	6	\$618	
	Ceiling - Plaster/Drywall	2nd Floor	67	SF	6	\$232	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	\$301	
	Floor - Tile Ceramic/ Porcelain	2nd Floor	67	SF	6	\$142	
	Lavatory	2nd Floor	1	EA	6	\$320	
	Lighting - Pendent/Surface	2nd Floor	1	EA	7	\$0	
	Partitions	2nd Floor	1	EA	6	\$297	
	Walls - Plaster/Drywall	2nd Floor	101	SF	6	\$279	
	Walls - Structural Glazed Tile	2nd Floor	101	SF	6	\$318	
	Water Closet	2nd Floor	1	EA	6	\$336	
	Accessories	3rd Floor	67	SF	6	\$618	
	Ceiling - Plaster/Drywall	3rd Floor	67	SF	6	\$232	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	\$301	

Building: Leased

Category: Rooms (Other Than Classrooms)

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Restroom							
	Floor - Tile Ceramic/ Porcelain	3rd Floor	67	SF	6	\$142	
	Lavatory	3rd Floor	1	EA	6	\$320	
	Lighting - Pendent/Surface	3rd Floor	1	EA	7	\$0	
	Partitions	3rd Floor	1	EA	6	\$297	
	Walls - Plaster/Drywall	3rd Floor	101	SF	6	\$279	
	Walls - Structural Glazed Tile	3rd Floor	101	SF	6	\$318	
	Water Closet	3rd Floor	1	EA	6	\$336	
	Accessories	Basement	331	SF	6	\$3,053	
	Accessories	Basement	387	SF	6	\$3,569	
	Ceiling - Plaster/Drywall	Basement	387	SF	6	\$1,339	
	Ceiling - Plaster/Drywall	Basement	331	SF	6	\$1,145	
	Doors - Wood Doors inclu hw	Basement	1	EA	6	\$301	
	Doors - Wood Doors inclu hw	Basement	1	EA	6	\$301	
	Floor Drain	Basement	1	EA	6	\$1,059	
	Floor - Tile Ceramic/ Porcelain	Basement	331	SF	6	\$701	
	Floor - Tile Ceramic/ Porcelain	Basement	387	SF	6	\$819	
	Hand Dryer	Basement	1	EA	6	\$230	
	Hand Dryer	Basement	1	EA	6	\$230	
	Lavatory	Basement	1	EA	6	\$320	There is one sink missing
	Lavatory	Basement	1	EA	6	\$320	
	Lighting - Pendent/Surface	Basement	2	EA	7	\$0	
	Lighting - Pendent/Surface	Basement	2	EA	7	\$0	
	Partitions	Basement	12	EA	6	\$3,563	
	Partitions	Basement	5	EA	6	\$1,485	
	Urinals	Basement	12	EA	6	\$4,032	
	Walls - Plaster/Drywall	Basement	212	SF	6	\$585	
	Walls - Plaster/Drywall	Basement	265	SF	6	\$731	
	Walls - Structural Glazed Tile	Basement	212	SF	6	\$667	
	Walls - Structural Glazed Tile	Basement	265	SF	6	\$834	
	Water Closet	Basement	13	EA	6	\$4,368	
	Water Closet	Basement	6	EA	6	\$2,016	
	Accessories	In the Multipurpose Room	28	SF	7	\$0	
	Ceiling - Plaster/Drywall	In the Multipurpose Room	28	SF	7	\$0	
	Doors - Wood Doors inclu hw	In the Multipurpose Room	1	EA	7	\$0	
	Floor Drain	In the Multipurpose Room	1	EA	7	\$0	
	Floor - Concrete	In the Multipurpose Room	28	SF	7	\$0	
	Lavatory	In the Multipurpose Room	1	EA	7	\$0	

Building: Leased

Category: Rooms (Other Than Classrooms)

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Restroom							
	Lighting - Pendent/Surface	In the Multipurpose Room	1	EA	7	\$0	
	Walls - Tile	In the Multipurpose Room	102	SF	7	\$0	
	Water Closet	In the Multipurpose Room	1	EA	7	\$0	
	Accessories	Pre-K Shared by Rooms 103/105	48	SF	6	\$443	
	Ceiling - Lay-in	Pre-K Shared by Rooms 103/105	48	SF	6	\$144	
	Doors - Wood Doors inclu hw	Pre-K Shared by Rooms 103/105	1	EA	6	\$301	
	Floor Drain	Pre-K Shared by Rooms 103/105	1	EA	6	\$1,059	
	Floor - Concrete Epoxy/ Painted	Pre-K Shared by Rooms 103/105	48	SF	6	\$25	
	Lavatory	Pre-K Shared by Rooms 103/105	1	EA	6	\$320	
	Lighting - Lay-in	Pre-K Shared by Rooms 103/105	1	EA	7	\$0	
	Walls - Plaster/Drywall	Pre-K Shared by Rooms 103/105	55	SF	6	\$152	
	Walls - Structural Glazed Tile	Pre-K Shared by Rooms 103/105	55	SF	6	\$173	
	Water Closet	Pre-K Shared by Rooms 103/105	1	EA	6	\$336	

Rooms (Other Than Classrooms) Subtotal:

\$297,698

Building: Leased

Category: Building Interior

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Corridor							
	Ceiling - Plaster/Drywall	1st Floor	1,203	SF	6	\$7,449	
	Drinking Fountains - Single Fountain	1st Floor	1	EA	6	\$276	
	Floor - Concrete Epoxy/ Painted	1st Floor	1,203	SF	6	\$585	
	Lighting - Pendent/Surface	1st Floor	8	EA	7	\$0	
	Walls - Plaster/Drywall	1st Floor	1,614	SF	6	\$7,155	
	Ceiling - Plaster/Drywall	2nd Floor	1,203	SF	7	\$0	
	Drinking Fountains - Single Fountain	2nd Floor	1	EA	7	\$0	
	Floor - Concrete Epoxy/ Painted	2nd Floor	1,203	SF	6	\$585	
	Lighting - Pendent/Surface	2nd Floor	8	EA	7	\$0	
	Walls - Plaster/Drywall	2nd Floor	1,614	SF	6	\$7,155	
	Ceiling - Plaster/Drywall	3rd Floor	1,203	SF	6	\$7,449	
	Drinking Fountains - Single Fountain	3rd Floor	1	EA	7	\$0	
	Floor - Concrete Epoxy/ Painted	3rd Floor	1,203	SF	6	\$585	
	Lighting - Pendent/Surface	3rd Floor	8	EA	7	\$0	
	Stairs - Terrazzo	3rd Floor	60	LF	6	\$557	
	Walls - Plaster/Drywall	3rd Floor	1,614	SF	6	\$7,155	
	Ceiling - Plaster/Drywall	Basement	1,169	SF	6	\$7,238	

Building: Leased

Category: Building Interior

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Corridor							
	Drinking Fountains - Single Fountain	Basement	2	EA	6	\$551	
	Floor - Concrete Epoxy/ Painted	Basement	1,169	SF	6	\$568	
	Lighting - Pendant/Surface	Basement	8	EA	7	\$0	
	Student Lockers - One Tier	Basement	6	EA	6	\$557	
	Walls - Metal Panel	Basement	830	SF	6	\$6,196	
	Walls - Plaster/Drywall	Basement	830	SF	6	\$3,679	
Stairs							
	Ceiling - Plaster/Drywall	North	210	SF	6	\$1,538	
	Floor - Concrete Epoxy/ Painted	North	210	SF	6	\$102	
	Handrails	North	48	LF	6	\$416	
	Lighting - Pendant/Surface	North	2	EA	7	\$0	
	Stairs - Terrazzo	North	30	LF	6	\$278	
	Walls - Plaster/Drywall	North	326	SF	6	\$900	
	Ceiling - Plaster/Drywall	South	210	SF	6	\$1,538	
	Floor - Concrete Epoxy/ Painted	South	210	SF	6	\$102	
	Handrails	South	48	LF	6	\$416	
	Lighting - Pendant/Surface	South	2	EA	7	\$0	
	Stairs - Terrazzo	South	30	LF	6	\$278	
	Walls - Plaster/Drywall	South	326	SF	6	\$900	

Building Interior Subtotal: \$64,207

Total Building Cost \$1,573,072

SITE

Category: Site

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Civil/Drainage							
	Civil/ Drainage - Catch Basin	Entire Site / Site North	2	EA	7	\$0	
	Civil/ Drainage - Site Drain	Entire Site / Boiler Room	1	EA	5	\$1,379	clogged
	Civil/ Drainage - Site Manhole	Entire Site / South East	1	EA	7	\$0	
Fencing							
	Fencing - New Standard Ornamental	Entire Site	88	LF	6	\$2,807	N & E site
Landscape							
	Landscape - Grass	East	300	SF	6	\$249	

SITE

Category: Site

Group	Item - Type	Location	Quantity	Unit	Rank	Cost	Comments
Landscape							
	Parkway trees	East	3	EA	7	\$0	
	Retaining Wall - Concrete	East / Boiler Room	62	SF	6	\$1,453	
Parking Lot							
	Pavers	Parking Lot- West	4,051	SF	6	\$22,534	
	Surface - Asphalt	Parking Lot- West	789	SF	5	\$4,118	Alley near W building elevation - potholes, cracks
	Surface - Asphalt	Parking Lot- West	6,576	SF	6	\$15,892	
Sidewalks							
	Sidewalks - Internal Walks	Entire Site	136	LF	6	\$1,634	E & W site
	Sidewalks - Perimeter Sidewalks	Entire Site	1,583	SF	6	\$3,147	E & W site

Site Subtotal: **\$53,214**

Total Site Cost **\$53,214**

Campus Total ^{2 3} **\$1,626,286**

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
Leased														
Computer Lab	Art Room	Basement	Computer Lab B1	001	740	1	25	50	51	24	40	N	Y	N
Library	Regular Classroom	3rd Floor	306	306	620	1	2	16	72	40	40	N	Y	N
Multi Purpose Room	Regular Classroom	3rd Floor	305	305	620	1	2	16	72	40	40	N	Y	Y
Music Room	Music Room	1st Floor	101	101	840	1	0	4	96	48	40	N	N	N
Regular Classroom	Regular Classroom	1st Floor	104	104	700	1	3	16	72	40	40	N	Y	Y
Regular Classroom	Regular Classroom	1st Floor	106	106	620	1	3	16	72	40	40	N	Y	N
Regular Classroom	Regular Classroom	2nd Floor	201	201	700	1	2	16	72	40	40	N	Y	N
Regular Classroom	Regular Classroom	2nd Floor	202	202	700	1	2	16	72	40	40	N	Y	Y
Regular Classroom	Regular Classroom	2nd Floor	203	203	700	1	2	16	72	40	40	N	Y	Y
Regular Classroom	Regular Classroom	2nd Floor	204	204	700	1	2	16	72	40	40	N	Y	Y
Regular Classroom	Regular Classroom	2nd Floor	205	205	620	1	2	16	72	40	40	N	Y	N
Regular Classroom	Regular Classroom	2nd Floor	206	206	620	1	2	16	72	40	40	N	Y	N
Regular Classroom	Regular Classroom	3rd Floor	301	301	700	1	2	16	72	40	40	N	Y	Y
Regular Classroom	Regular Classroom	3rd Floor	302	302	700	1	2	16	72	40	40	N	Y	Y
Regular Classroom	Regular Classroom	3rd Floor	303	303	700	1	2	16	72	40	40	N	Y	Y
Regular Classroom	Regular Classroom	3rd Floor	304	304	700	1	2	16	72	40	40	N	Y	Y
Special Education	Regular Classroom	1st Floor	103	103	620	1	3	16	72	40	40	N	Y	N
Special Education	Regular Classroom	1st Floor	105	105	620	1	1	16	72	40	40	N	Y	N