

Facility Assessment Report

This report contains the detailed findings of the facility condition assessment completed on the date noted in the document footer. 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: a rank 7 means the item is new or in like-new condition and no work is required while rank 1 means the item has failed and has led to an immediate life safety condition¹. The remaining ranks generally mean that the item requires regular maintenance (rank 5 or 6) or full replacement (rank 2, 3 or 4). To enhance reporting and capital planning analysis, each assessed item must also be assigned a recommended replacement range (used to specify the time span, in years, before replacement is recommended). Definitions for Quantity and Unit of Measure (UOM) can be found at the end of this report.

For additional detail and definition on rank values as they relate to each assessed item or the recommended replacement range, 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/facilityassessment>.

Campus Summary			
BuildingName	Year Constructed	Number of Floors	Building Area (Sq Ft)
Field House 1	1955	1	3,250
Field House 2 - Leased	1955	1	320
Field House 3	1980	1	600
Field House 4	1955	1	3,100
Field House 5 - Leased	1990	1	320
Field House 6	1997	1	320
Field House 7 - East	1955	1	600
Grandstand East	1955	1	0
Grandstand West	1955	1	0
Campus Total			8,510

Category : Exterior
Building : Field House 1

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Entrance							
	Exterior Doors - Exterior Steel Door	1	2	EA	6	10+ years	On steel door, one storm door
	Exterior Stairs - Concrete	1	4	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	2	1	EA	6	10+ years	
	Exterior Doors - Exterior Steel Door	3	1	EA	6	6-10 years	
	Exterior Doors - Exterior Steel Door	4	1	EA	6	6-10 years	
	Exterior Stairs - Concrete	4	4	LF	6	10+ years	
Foundation							
	Foundation - Concrete	Entire Building	222	LF	7	10+ years	
	Superstructure - Concrete	Entire Building	3,100	SF	7	10+ years	
Lighting							
	Exterior Lighting - Wall Mounted	Entire Building	7	EA	6	10+ years	
Roof System							

Category : Exterior
Building : Field House 1

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Roof - Metal	Canopy	48	SF	6	10+ years	
	Roof Structure - Steel / Metal Deck/ Concrete Topping	Canopy	48	SF	7	10+ years	
	Chimney - Brick Chimney- Concrete/ Mortar Liner	Entire Building	12	LF	6	10+ years	
	Chimney - Brick Chimney- Concrete/ Mortar Liner	Entire Building	8	LF	5	1-2 years	
	Chimney - Metal Flue	Entire Building	3	LF	6	2-5 years	
	Coping - Metal	Entire Building	222	LF	5	1-2 years	Gutter is bent with leaks at all joints. Damage to a brick walls below
	Downspouts - Exterior Downspouts	Entire Building	36	LF	6	6-10 years	
	Downspouts - Exterior Downspouts	Entire Building	12	LF	4	1-2 years	Missing downspouts
	Roof - Asphalt Gravel Ballast	Entire Building	3,100	SF	4	1-2 years	Soft spots, deteriorated sealant
	Roof Structure - Concrete	Entire Building	222	SF	7	10+ years	

Walls

	Canopy - Metal	Entire Building	36	SF	7	10+ years	
	Exterior Walls - Brick	Entire Building	1,837	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	100	SF	4	1-2 years	Open joints, cracks
	Exterior Walls - Stone-Cast	Entire Building	32	SF	5	10+ years	

Windows

	Guard - Guards perforated	Entire Building	134	SF	7	10+ years	
	Lintels - Steel	Entire Building	97	LF	7	10+ years	
	Windows - Casement Aluminum Double-pane	Entire Building	142	SF	6	10+ years	
	Windows - Decorative	Entire Building	16	SF	6	10+ years	Ticket window

Category : Electrical
Building : Field House 1

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Emergency System</u>							
	Exit Signs - Corridors and Stairs	Entire Building	2	EA	2	0-1 year	No battery backup nor backup generator
<u>Main Service</u>							
	Main Electrical Service - 800 A and Less than 277/480/3PH	1st Floor	1	EA	7	10+ years	
	PA System	1st Floor	3,500	SF	6	6-10 years	
<u>Power Distribution</u>							
	Lighting and Power Panels - 100 A	1st Floor	4	EA	4	2-5 years	Corroded
	Lighting and Power Panels - Above 100 A	1st Floor	1	EA	6	10+ years	

Category : Electrical
Building : Field House 1

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Main Distribution Panels - 400 - 600 amp	1st Floor	3	EA	6	10+ years	
	Transformers - 277/480 - 120/240	1st Floor	2	EA	7	10+ years	

Category : Mechanical
Building : Field House 1

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Boiler Systems</u>							
	Non Condensing- Water Tube- Flexible Tube- Force Draft- Hot Water Boiler - Less than 500 MBH	Mechanical Room	1	EA	6	10+ years	Packaged boiler
	Piping - Dual Temperature Pipes- Steel	Mechanical Room	3,250	LF	4	6-10 years	
<u>Heating Devices</u>							
	Unit Heater - Hot Water	1st Floor	1	EA	6	6-10 years	
	Fin Tube - Hot Water	1st Floor	80	LF	6	6-10 years	

Mechanical Plumbing

	Hydronic Supply and Return - Steel	Entire Building	3,250	LF	6	6-10 years	
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Temperature Control

	Electric Thermostat	1st Floor	1	EA	7	6-10 years	
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Ventilation

	Exhaust Fans- Indoor - 500 - 1500 CFM	Entire Building	2	EA	6	2-5 years	
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Category : Plumbing
Building : Field House 1

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Hot Water</u>							
	Gas Heater - 150000 - 300000 BTU/HR	1st Floor	1	EA	6	6-10 years	
	Hot Water Storage Tank_Gas - 201 - 500 Gallons	1st Floor	1	EA	3	0-1 year	Decommissioned
<u>Piping</u>							
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	1st Floor	3,250	SF	4	2-5 years	
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	1st Floor	3,250	SF	4	2-5 years	
	Sanitary Piping	1st Floor	3,250	SF	6	6-10 years	
	Storm Piping	1st Floor	3,250	SF	6	6-10 years	
	Vent Piping	1st Floor	3,250	SF	6	6-10 years	

Category : Room
Building : Field House 1

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Administrative Suites/Offices</u>							
	AC Unit	Office inside north locker room	1	EA	7	6-10 years	
	Ceiling - Exposed	Office inside north locker room	300	SF	7	10+ years	
	Doors - Steel Doors incl hw	Office inside north locker room	1	EA	7	10+ years	
	Floor - Tile	Office inside north locker room	300	SF	6	2-5 years	
	Lighting - Pendent/Surface	Office inside north locker room	3	EA	7	6-10 years	
	Power Distribution	Office inside north locker room	3	EA	7	10+ years	
	Storage/ Closet	Office inside north locker room	110	SF	7	10+ years	
	Walls - Masonry	Office inside north locker room	810	SF	6	10+ years	Peeling paint
	AC Unit	Stadium Manager Office	1	EA	7	10+ years	
	Ceiling - Exposed	Stadium Manager Office	135	SF	7	10+ years	
	Doors - Steel Doors incl hw	Stadium Manager Office	2	EA	6	10+ years	
	Floor - Tile	Stadium Manager Office	135	SF	6	10+ years	
	Lighting - Pendent/Surface	Stadium Manager Office	3	EA	7	10+ years	
	Walls - Masonry	Stadium Manager Office	528	SF	7	10+ years	
	Ceiling - Exposed	Ticket Office	100	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Ticket Office	1	EA	6	10+ years	
	Floor - Tile	Ticket Office	100	SF	6	10+ years	
	Lighting - Pendent/Surface	Ticket Office	3	EA	7	10+ years	
	Walls - Masonry	Ticket Office	550	SF	7	10+ years	
<u>Locker/Shower Room</u>							
	Accessories	Home Team Locker Room	1,085	SF	5	10+ years	
	Benches, ped mounted	Home Team Locker Room	24	LF	6	6-10 years	Quantity: 4, Rank: 6
	Benches, ped mounted	Home Team Locker Room	6	LF	5	1-2 years	Splitting wood seat
	Ceiling - Exposed	Home Team Locker Room	1,085	SF	6	6-10 years	
	Doors - Steel Doors incl hw	Home Team Locker Room	2	EA	6	10+ years	
	Floor - Concrete	Home Team Locker Room	1,085	SF	7	10+ years	
	Floor Drain	Home Team Locker Room	6	EA	7	10+ years	
	Lighting - Pendent/Surface	Home Team Locker Room	18	EA	7	10+ years	Item Type: Pendent/Surface, Quantity: 18, Rank: 7
	Student Lockers - One Tier	Home Team Locker Room	16	EA	7	10+ years	
	Student Lockers - Two Tier	Home Team Locker Room	28	EA	6	6-10 years	
	Student Lockers - Two Tier	Home Team Locker Room	2	EA	5	1-2 years	Missing doors
	Walls - Masonry	Home Team Locker Room	1,452	SF	7	10+ years	Item Type: Masonry, Quantity: 1452, Rank: 7
	Accessories	Visiting team locker room (north)	1,580	SF	5	6-10 years	
	Benches, ped mounted	Visiting team locker room (north)	24	LF	6	2-5 years	
	Benches, ped mounted	Visiting team locker room (north)	6	LF	5	1-2 years	Damaged/chipped bench
	Ceiling - Exposed	Visiting team locker room (north)	1,580	SF	6	10+ years	
	Doors - Steel Doors incl hw	Visiting team locker room (north)	1	EA	7	6-10 years	
	Floor - Concrete	Visiting team locker room (north)	1,580	SF	7	10+ years	
	Floor Drain	Visiting team locker room (north)	13	EA	7	10+ years	
	Lavatory	Visiting team locker room (north)	1	EA	6	6-10 years	

Category : Room
Building : Field House 1

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Lighting - Pendent/Surface	Visiting team locker room (north)	22	EA	7	6-10 years	
	Partitions	Visiting team locker room (north)	1	EA	7	6-10 years	
	Partitions	Visiting team locker room (north)	1	EA	5	1-2 years	Missing door
	Showers	Visiting team locker room (north)	12	EA	7	10+ years	
	Student Lockers - One Tier	Visiting team locker room (north)	36	EA	6	2-5 years	
	Student Lockers - One Tier	Visiting team locker room (north)	10	EA	5	1-2 years	Missing locker door handle
	Urinals	Visiting team locker room (north)	3	EA	5	2-5 years	
	Walls - Masonry	Visiting team locker room (north)	2,620	SF	6	10+ years	
	Water Closet	Visiting team locker room (north)	2	EA	3	2-5 years	
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<u>Mechanical/ Service Rooms</u>							
	Janitor's Closet	1st Floor	234	SF	7	10+ years	
	Mechanical/ Service Rooms	1st Floor	60	SF	7	10+ years	
	Storage Room	1st Floor	190	SF	7	10+ years	
	Mechanical/ Service Rooms	Mechanical room inside north building	280	SF	7	10+ years	
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<u>Restroom</u>							
	Accessories	Home Team Locker Room Toilets	190	SF	7	10+ years	
	Ceiling - Exposed	Home Team Locker Room Toilets	190	SF	7	10+ years	
	Floor - Concrete	Home Team Locker Room Toilets	190	SF	7	10+ years	
	Floor Drain	Home Team Locker Room Toilets	1	EA	7	10+ years	
	Lavatory	Home Team Locker Room Toilets	1	EA	7	10+ years	
	Lighting - Pendent/Surface	Home Team Locker Room Toilets	2	EA	7	10+ years	
	Partitions	Home Team Locker Room Toilets	2	EA	7	10+ years	
	Student Lockers - One Tier	Home Team Locker Room Toilets	7	EA	7	10+ years	
	Urinals	Home Team Locker Room Toilets	3	EA	7	10+ years	
	Walls - Masonry	Home Team Locker Room Toilets	638	SF	7	10+ years	
	Water Closet	Home Team Locker Room Toilets	2	EA	7	10+ years	
	Accessories	Home team locker room mens	220	SF	5	2-5 years	
	Ceiling - Plaster/Drywall	Home team locker room mens	220	SF	7	10+ years	
	Doors - Steel Doors incl hw	Home team locker room mens	1	EA	7	10+ years	
	Floor - Concrete	Home team locker room mens	220	SF	7	10+ years	
	Floor Drain	Home team locker room mens	1	EA	7	10+ years	
	Hand Dryer	Home team locker room mens	1	EA	7	6-10 years	
	Lavatory	Home team locker room mens	1	EA	6	10+ years	
	Lighting - Pendent/Surface	Home team locker room mens	2	EA	7	6-10 years	
	Partitions	Home team locker room mens	2	EA	5	6-10 years	
	Partitions	Home team locker room mens	1	EA	4	1-2 years	Partition not securely bolted to ground causing swaying
	Urinals	Home team locker room mens	3	EA	6	6-10 years	
	Walls - Masonry	Home team locker room mens	630	SF	7	10+ years	
	Water Closet	Home team locker room mens	2	EA	6	6-10 years	
	Accessories	Home team locker room womens	220	SF	5	2-5 years	

Category : Room
Building : Field House 1

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Ceiling - Exposed	Home team locker room womens	220	SF	7	10+ years	
	Doors - Steel Doors incl hw	Home team locker room womens	1	EA	7	10+ years	
	Floor - Concrete	Home team locker room womens	220	SF	7	10+ years	
	Floor Drain	Home team locker room womens	1	EA	7	10+ years	
	Hand Dryer	Home team locker room womens	1	EA	7	6-10 years	
	Lavatory	Home team locker room womens	3	EA	7	10+ years	
	Lighting - Pendent/Surface	Home team locker room womens	2	EA	7	6-10 years	
	Partitions	Home team locker room womens	3	EA	7	6-10 years	
	Walls - Masonry	Home team locker room womens	630	SF	7	10+ years	
	Water Closet	Home team locker room womens	3	EA	3	2-5 years	
	Accessories	North mens locker room restroom	220	SF	5	6-10 years	
	Ceiling - Exposed	North mens locker room restroom	220	SF	7	10+ years	
	Doors - Steel Doors incl hw	North mens locker room restroom	1	EA	7	10+ years	
	Floor - Concrete	North mens locker room restroom	220	SF	7	10+ years	
	Floor Drain	North mens locker room restroom	1	EA	7	10+ years	
	Lavatory	North mens locker room restroom	1	EA	6	10+ years	
	Lighting - Pendent/Surface	North mens locker room restroom	2	EA	7	6-10 years	
	Partitions	North mens locker room restroom	1	EA	7	10+ years	
	Partitions	North mens locker room restroom	3	EA	5	0-1 year	Missing door
	Urinals	North mens locker room restroom	1	EA	6	6-10 years	
	Urinals	North mens locker room restroom	2	EA	4	1-2 years	Doesn't flush
	Walls - Masonry	North mens locker room restroom	630	SF	7	10+ years	
	Water Closet	North mens locker room restroom	1	EA	7	6-10 years	
	Water Closet	North mens locker room restroom	2	EA	3	0-1 year	Hole inside toilet water constantly running/inoperable
	Accessories	Stadium Manager Restroom	135	SF	7	10+ years	Quantity: 135, Rank: 7
	Ceiling - Exposed	Stadium Manager Restroom	135	SF	6	10+ years	Item Type: Exposed, Quantity: 135, Rank: 7
	Doors - Steel Doors incl hw	Stadium Manager Restroom	1	EA	7	10+ years	Item Type: Steel Doors incl hw, Quantity: 1085, Rank: 7
	Floor - Concrete	Stadium Manager Restroom	135	SF	7	10+ years	Item Type: Concrete, Quantity: 135, Rank: 7
	Floor Drain	Stadium Manager Restroom	1	EA	7	10+ years	Item Type: Floor Drain, Quantity: 1, Rank: 7
	Lavatory	Stadium Manager Restroom	1	EA	6	10+ years	Quantity: 1, Rank: 7
	Lighting - Pendent/Surface	Stadium Manager Restroom	2	EA	7	10+ years	Item Type: Pendent/Surface, Quantity: 2, Rank: 7
	Showers	Stadium Manager Restroom	1	EA	5	6-10 years	Unused, storage Quantity: 1, Rank: 5
	Student Lockers - One Tier	Stadium Manager Restroom	6	EA	7	10+ years	Item Type: One Tier, Quantity: 6, Rank: 7
	Walls - Masonry	Stadium Manager Restroom	528	SF	6	10+ years	Item Type: Masonry, Quantity: 528, Rank: 7
	Water Closet	Stadium Manager Restroom	1	EA	7	10+ years	Quantity: 1, Rank: 7
	Accessories	Womens restroom north locker room	220	SF	7	6-10 years	

Category : Room

Building : Field House 1

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Ceiling - Exposed	Womens restroom north locker room	220	SF	7	10+ years	
	Doors - Steel Doors incl hw	Womens restroom north locker room	1	EA	7	6-10 years	
	Floor - Concrete	Womens restroom north locker room	220	SF	7	10+ years	
	Floor Drain	Womens restroom north locker room	1	EA	7	10+ years	
	Lavatory	Womens restroom north locker room	3	EA	6	10+ years	
	Lighting - Pendent/Surface	Womens restroom north locker room	2	EA	7	6-10 years	
	Partitions	Womens restroom north locker room	4	EA	7	10+ years	
	Walls - Masonry	Womens restroom north locker room	630	SF	7	10+ years	
	Water Closet	Womens restroom north locker room	4	EA	3	2-5 years	

Category : Exterior
Building : Field House 2 - Leased

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Entrance</u>							
	Exterior Doors - Exterior Steel Door	1	1	EA	6	6-10 years	
	Exterior Doors - Exterior Steel Door	2	1	EA	6	10+ years	
<u>Foundation</u>							
	Foundation - Concrete	Entire Building	72	LF	7	10+ years	
	Superstructure - Concrete	Entire Building	320	SF	7	10+ years	
<u>Roof System</u>							
	Coping - Metal	Entire Building	72	LF	6	10+ years	
	Roof - Asphalt Gravel Ballast	Entire Building	320	SF	6	10+ years	
	Roof Structure - Concrete	Entire Building	320	SF	7	10+ years	
<u>Walls</u>							
	Exterior Walls - Brick	Entire Building	660	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	50	SF	4	1-2 years	Open joints, cracked brick
<u>Windows</u>							
	Guard - Guards wire guard	Entire Building	12	SF	6	10+ years	
	Lintels - Steel	Entire Building	13	LF	6	6-10 years	
	Windows - Louver	Entire Building	12	SF	6	10+ years	

Category : Room
Building : Field House 2 - Leased

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Mechanical/ Service Rooms</u>							
	Mechanical/ Service Rooms	Electrical Room	105	SF	7	10+ years	

Category : Exterior
Building : Field House 3

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Entrance</u>							
	Exterior Doors - Exterior Wood Door	1	1	EA	6	10+ years	
	Exterior Doors - Exterior Wood Door	2	2	EA	6	2-5 years	
	Exterior Stairs - Concrete	2	7	LF	5	6-10 years	
<u>Foundation</u>							
	Superstructure - Slab on Grade	Entire Building	320	SF	5	2-5 years	Large cracks in the concrete, evidence of rotted trusses
<u>Roof System</u>							
	Roof - Asphalt Shingle	Entire Building	320	SF	2	0-1 year	Holes in the roof and eaves, rotted wood
	Roof Structure - Heavy Timber	Entire Building	320	SF	5	1-2 years	Light wood truss construction. Rotting wood
<u>Walls</u>							
	Exterior Walls - Wood Siding	Entire Building	448	SF	5	6-10 years	
	Exterior Walls - Wood Siding	Entire Building	128	SF	4	1-2 years	Patched walls, Rotted walls
<u>Windows</u>							
	Windows - Louver	Entire Building	5	SF	6	2-5 years	

Category : Room
Building : Field House 3

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Mechanical/ Service Rooms</u>							
	Storage Room	Green building	600	SF	5	10+ years	

Category : Exterior
Building : Field House 4

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Entrance							
	Exterior Doors - Exterior Steel Door	1	1	EA	6	10+ years	
	Exterior Stairs - Concrete	1	4	LF	7	10+ years	
	Exterior Doors - Exterior Steel Door	2	1	EA	6	10+ years	
	Exterior Stairs - Concrete	2	5	LF	7	10+ years	
	Exterior Doors - Exterior Steel Door	3	1	EA	6	10+ years	
	Exterior Stairs - Concrete	3	4	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	4	1	EA	6	6-10 years	
	Exterior Stairs - Concrete	4	4	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	5	1	EA	6	6-10 years	
Foundation							
	Foundation - Concrete	Entire Building	222	LF	7	10+ years	
	Superstructure - Concrete	Entire Building	3,100	SF	7	10+ years	
Lighting							
	Exterior Lighting - Wall Mounted	Entire Building	4	EA	6	10+ years	
Roof System							
	Chimney - Brick Chimney- Concrete/ Mortar Liner	Entire Building	12	LF	6	10+ years	
	Chimney - Brick Chimney- Concrete/ Mortar Liner	Entire Building	8	LF	5	1-2 years	Open joints, cracks in masonry
	Chimney - Metal Flue	Entire Building	3	LF	4	1-2 years	Corroded metal chimney
	Coping - Metal	Entire Building	222	LF	5	1-2 years	Bent gutter, disconnected joints throughout. Leaks and damage to brick below
	Downspouts - Exterior Downspouts	Entire Building	36	LF	6	10+ years	
	Downspouts - Exterior Downspouts	Entire Building	12	LF	4	1-2 years	Broken, displaced/missing downspout. Damage to brick wall
	Roof - Asphalt Gravel Ballast	Entire Building	3,100	SF	4	1-2 years	Blistering, deteriorated sealant, soft spots
	Roof Structure - Concrete	Entire Building	3,100	SF	7	10+ years	
Walls							
	Exterior Walls - Brick	Entire Building	2,081	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	50	SF	5	10+ years	
	Exterior Walls - Brick	Entire Building	150	SF	4	1-2 years	Open joints, Cracked brick
	Exterior Walls - Stone-Cast	Entire Building	10	SF	5	10+ years	
Windows							

Category : Exterior

Building : Field House 4

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Guard - Guards perforated	Entire Building	48	SF	7	10+ years	
	Lintels - Steel	Entire Building	51	LF	6	10+ years	
	Windows - Casement Aluminum Double-pane	Entire Building	48	SF	6	10+ years	
	Windows - Louver	Entire Building	4	SF	6	10+ years	

Category : Exterior

Building : Field House 5 - Leased

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Entrance</u>							
	Exterior Doors - Exterior Wood Door	1	2	EA	6	10+ years	
	Exterior Doors - Exterior Wood Door	2	1	EA	6	2-5 years	
<u>Foundation</u>							
	Superstructure - Slab on Grade	Entire Building	320	SF	7	10+ years	
<u>Lighting</u>							
	Exterior Lighting - Wall Mounted	Entire Building	1	EA	6	2-5 years	
<u>Roof System</u>							
	Roof - Asphalt Shingle	Entire Building	320	SF	6	6-10 years	
	Roof Structure - Heavy Timber	Entire Building	320	SF	7	10+ years	Unable to gain access to the building. Chicago park district has keys to Gates
<u>Walls</u>							
	Exterior Walls - Wood Siding	Entire Building	503	SF	6	6-10 years	Unable to get access to this building, only park district has keys to the gates
	Exterior Walls - Wood Siding	Entire Building	20	SF	4	1-2 years	Burnt section of siding, Damage to the fascia
<u>Windows</u>							
	Guard - Guards wire guard	Entire Building	10	SF	6	2-5 years	
	Windows - Wood- Single-pane	Entire Building	10	SF	6	2-5 years	

Category : Room

Building : Field House 5 - Leased

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Mechanical/ Service Rooms</u>							
	Storage Room	Red building	300	SF	5	2-5 years	Building is inaccessible. POC did not have keys.

Category : Exterior
Building : Field House 6

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Entrance</u>							
	Exterior Doors - Overhead Rolling/ Garage Door	1	1	EA	6	6-10 years	
	Power Door Operator and Controls	1	1	EA	7	10+ years	
	Exterior Doors - Exterior Steel Door	2	1	EA	5	1-2 years	Door is corroding
<u>Foundation</u>							
	Foundation - Concrete	Entire Building	72	LF	7	10+ years	
	Superstructure - Concrete	Entire Building	320	SF	7	10+ years	
<u>Roof System</u>							
	Coping - Metal	Entire Building	72	LF	6	10+ years	
	Roof - Modified Bitumen	Entire Building	320	SF	6	10+ years	Tarred over roof
	Roof Structure - Concrete	Entire Building	320	SF	7	10+ years	
<u>Walls</u>							
	Exterior Walls - Brick	Entire Building	503	SF	6	10+ years	
<u>Windows</u>							
	Lintels - Steel	Entire Building	20	LF	6	10+ years	
	Windows - Louver	Entire Building	8	SF	6	10+ years	

Category : Room
Building : Field House 6

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Mechanical/ Service Rooms</u>							
	Storage Room	Garage storage	300	SF	7	10+ years	

Category : Exterior
Building : Field House 7 - East

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Entrance</u>							
	Exterior Doors - Exterior Steel Door	1	1	EA	6	10+ years	
	Exterior Doors - Transom Lite	1	1	EA	6	10+ years	
	Exterior Stairs - Concrete	1	4	LF	7	10+ years	
	Exterior Doors - Exterior Steel Door	2	1	EA	6	10+ years	
	Exterior Doors - Transom Lite	2	1	EA	6	10+ years	
	Exterior Stairs - Concrete	2	4	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	3	1	EA	6	10+ years	
	Exterior Doors - Transom Lite	3	1	EA	6	10+ years	
	Exterior Stairs - Concrete	3	4	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	4	1	EA	6	10+ years	
	Exterior Doors - Transom Lite	4	1	EA	6	10+ years	
	Exterior Stairs - Concrete	4	4	LF	6	10+ years	
<u>Foundation</u>							
	Foundation - Concrete	Entire Building	80	LF	7	10+ years	
	Superstructure - Concrete	Entire Building	400	SF	7	10+ years	
<u>Lighting</u>							
	Exterior Lighting - Wall Mounted	Entire Building	2	EA	6	10+ years	
<u>Roof System</u>							
	Chimney - Brick Chimney- Concrete/ Mortar Liner	Entire Building	15	LF	6	10+ years	
	Coping - Metal	Entire Building	68	LF	6	10+ years	
	Coping - Metal	Entire Building	12	LF	5	1-2 years	Bent coping
	Downspouts - Interior Downspouts	Entire Building	12	LF	6	10+ years	
	Roof - Asphalt Gravel Ballast	Entire Building	400	SF	6	6-10 years	Asphalt only, no gravel
	Roof Structure - Concrete	Entire Building	400	SF	7	10+ years	
<u>Walls</u>							
	Exterior Walls - Brick	Entire Building	676	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	100	SF	4	1-2 years	Spalled, cracked, concrete
<u>Windows</u>							
	Lintels - Steel	Entire Building	8	LF	6	10+ years	
	Windows - Louver	Entire Building	24	SF	6	10+ years	

Category : Electrical
Building : Field House 7 - East

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Power Distribution</u>							
	Lighting and Power Panels - 100 A	1st Floor	1	EA	4	1-2 years	Corroded

Category : Mechanical
Building : Field House 7 - East

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Boiler Systems</u>							
	Boiler Auxiliary- Non Condensing Hot Water - Less than 500 MBH	1st Floor	1	EA	6	6-10 years	
	Combustion Dampers	1st Floor	1	EA	6	6-10 years	
	Hot Water Pump	1st Floor	1	EA	6	2-5 years	
	Non Condensing- Water Tube- Flexible Tube- Force Draft- Hot Water Boiler - Less than 500 MBH	1st Floor	1	EA	6	10+ years	
	Piping - Chilled Water Pipes- Steel	1st Floor	150	LF	4	6-10 years	
	Water Fill System	1st Floor	1	EA	6	6-10 years	

Heating Devices

	Fin Tube - Hot Water	1st Floor	120	LF	6	6-10 years	
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Temperature Control

	Electric Controls	Entire Building	3,250	SF	6	6-10 years	
	Electric Thermostat	Entire Building	1	EA	5	1-2 years	

Ventilation

	Exhaust Fans- Indoor - 500 - 1500 CFM	1st Floor	3	EA	6	6-10 years	
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Category : Plumbing
Building : Field House 7 - East

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Hot Water</u>							
	Gas Heater - 150000 - 300000 BTU/HR	1st Floor	1	EA	6	6-10 years	
	Hot Water Storage Tank_Gas - 201 - 500 Gallons	1st Floor	1	EA	2	1-2 years	Decommissioned

Piping

	Domestic Piping-Hot Water Return Lines	1st Floor	3,250	SF	4	2-5 years	Piping is more than 50 years old
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	1st Floor	3,250	SF	4	2-5 years	Piping is more than 50 years old
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	1st Floor	3,250	SF	4	2-5 years	Piping is more than 50 years old
	Sanitary Piping	1st Floor	3,250	SF	5	2-5 years	Piping is more than 50 years old

Category : Plumbing
Building : Field House 7 - East

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Storm Piping	1st Floor	3,250	SF	5	2-5 years	Piping is more than 50 years old
	Vent Piping	1st Floor	3,250	SF	6	6-10 years	Piping is more than 50 years old

Category : Room
Building : Field House 7 - East

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Restroom							
	Accessories	Mens restroom (south)	220	SF	5	2-5 years	
	Ceiling - Exposed	Mens restroom (south)	220	SF	7	10+ years	
	Doors - Steel Doors incl hw	Mens restroom (south)	1	EA	6	10+ years	
	Floor - Concrete	Mens restroom (south)	220	SF	7	10+ years	
	Floor Drain	Mens restroom (south)	1	EA	7	10+ years	
	Hand Dryer	Mens restroom (south)	1	EA	7	6-10 years	
	Lavatory	Mens restroom (south)	1	EA	6	2-5 years	
	Lighting - Pendent/Surface	Mens restroom (south)	2	EA	7	6-10 years	
	Partitions	Mens restroom (south)	3	EA	7	10+ years	
	Urinals	Mens restroom (south)	3	EA	7	6-10 years	
	Walls - Masonry	Mens restroom (south)	630	SF	6	10+ years	
	Water Closet	Mens restroom (south)	2	EA	6	6-10 years	
	Accessories	Unisex	48	SF	7	6-10 years	
	Ceiling - Exposed	Unisex	48	SF	7	10+ years	
	Doors - Steel Doors incl hw	Unisex	1	EA	7	6-10 years	
	Floor - Concrete	Unisex	220	SF	7	10+ years	
	Hand Dryer	Unisex	1	EA	5	1-2 years	Doesn't power on
	Lavatory	Unisex	1	EA	6	2-5 years	
	Lighting - Pendent/Surface	Unisex	1	EA	7	6-10 years	
	Walls - Concrete Block	Unisex	260	SF	6	10+ years	
	Water Closet	Unisex	1	EA	7	10+ years	
	Accessories	Womens restroom	220	SF	5	6-10 years	
	Ceiling - Exposed	Womens restroom	220	SF	7	10+ years	
	Doors - Steel Doors incl hw	Womens restroom	1	EA	6	6-10 years	
	Floor - Concrete	Womens restroom	220	SF	7	10+ years	
	Floor Drain	Womens restroom	1	EA	7	10+ years	
	Hand Dryer	Womens restroom	1	EA	7	6-10 years	
	Lavatory	Womens restroom	3	EA	5	2-5 years	
	Lighting - Pendent/Surface	Womens restroom	2	EA	7	6-10 years	
	Partitions	Womens restroom	3	EA	5	2-5 years	
	Walls - Masonry	Womens restroom	630	SF	6	10+ years	
	Water Closet	Womens restroom	3	EA	6	6-10 years	

Category : Exterior
Building : Grandstand East

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Entrance</u>							
	Exterior Doors - Exterior Steel Door	1	1	EA	6	10+ years	
	Exterior Doors - Transom Lite	1	1	EA	6	10+ years	
	Exterior Stairs - Steel or Aluminum	1	16	LF	6	10+ years	
	Stair Handrail - Steel_Stair Handrail	1	12	LF	7	10+ years	
<u>Foundation</u>							
	Foundation - Concrete	Entire Building	12,740	LF	7	10+ years	Post and beam construction
	Superstructure - Steel	Entire Building	12,700	SF	7	10+ years	
<u>Grandstand</u>							
	Bleacher Seating	Entire Building	3,120	LF	6	10+ years	
	Exterior Stairs - Steel or Aluminum	Entire Building	36	LF	6	10+ years	
	Fencing - Chain Link	Entire Building	635	LF	7	10+ years	
	Handrails	Entire Building	128	LF	7	10+ years	
	Ramp Handrail - Steel_Ramp Handrail	Entire Building	112	LF	7	10+ years	
	Ramps - Steel or Aluminum	Entire Building	56	LF	6	10+ years	
	Stair Handrail - Steel_Stair Handrail	Entire Building	24	LF	7	10+ years	
<u>Lighting</u>							
	Exterior Lighting - Lighting	Entire Building	4	EA	6	10+ years	
	Exterior Lighting - Wall Mounted	Entire Building	2	EA	6	10+ years	
<u>Roof System</u>							
	Coping - Metal	Press box	56	LF	6	10+ years	Gutter
	Downspouts - Exterior Downspouts	Press box	80	LF	6	10+ years	
	Roof - EPDM/ Synthetic Rubber	Press box	160	SF	6	10+ years	Unable to access this roof
	Roof Structure - Steel / Metal Deck/ Concrete Topping	Press box	160	SF	7	10+ years	
<u>Walls</u>							
	Exterior Walls - Prefabricated Metal Panel Wall	Press box	348	SF	7	10+ years	
<u>Windows</u>							
	Guard - Guards wire guard	Entire Building	20	SF	6	10+ years	
	Storefront Windows	Entire Building	40	SF	6	10+ years	
	Windows - Decorative	Entire Building	60	SF	7	10+ years	

Category : Electrical
Building : Grandstand East

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend	Comments
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Replacement
Power Distribution

Lighting and Power Panels - 100 A	1st Floor	1	EA	6	6-10 years
Lighting and Power Panels - 100 A	1st Floor	1	EA	6	6-10 years
Main Distribution Panels - 400 - 600 amp	1st Floor	1	EA	6	6-10 years

Category : Mechanical
Building : Grandstand East

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
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Heating Devices

Wall Heater - Electric	1st Floor	1	EA	5	2-5 years
Unit Heater - Electric	1st Floor	1	EA	6	6-10 years
PTAC - Electric Heating and Self Contained Cooling	2nd Floor	1	EA	6	6-10 years

Ventilation

Exhaust Fans- Indoor - Less than 500 CFM	2nd Floor	1	EA	6	6-10 years
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Category : Plumbing
Building : Grandstand East

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
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Hot Water

Electric Heater - Less than 20 KW	1st Floor	1	EA	6	6-10 years
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Piping

Domestic Piping-Hot Water Return Lines	Entire Building	1,000	SF	4	2-5 years	Piping is more than 50 years old
Domestic Piping-Hot Water Return Risers	Entire Building	1,000	SF	4	2-5 years	Piping is more than 50 years old
Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	1,000	SF	4	2-5 years	Piping is more than 50 years old
Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building	1,000	SF	4	2-5 years	Piping is more than 50 years old
Sanitary Piping	Entire Building	1,000	SF	5	2-5 years	
Storm Piping	Entire Building	1,000	SF	5	2-5 years	

Category : Room
Building : Grandstand East

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
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Administrative Suites/Offices

AC Unit	Press Box	1	EA	7	10+ years
Ceiling - Plaster/Drywall	Press Box	66	SF	7	10+ years
Doors - Steel Doors incl hw	Press Box	1	EA	7	10+ years
Floor - Tile/Sheet	Press Box	66	SF	7	10+ years
Lighting - Pendent/Surface	Press Box	2	EA	7	10+ years
Walls - Vinyl Coated Gypsum Panel	Press Box	118	SF	7	10+ years

Category : Exterior
Building : Grandstand West

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Entrance</u>							
	Exterior Doors - Exterior Steel Door	1-Press box	1	EA	6	10+ years	
	Exterior Doors - Transom Lite	1-Press box	1	EA	6	10+ years	
	Exterior Stairs - Steel or Aluminum	1-Press box	15	LF	7	10+ years	
	Stair Handrail - Steel_Stair Handrail	1-Press box	12	LF	7	10+ years	
	Exterior Doors - Store Front	2-Press box	1	EA	6	10+ years	
	Exterior Doors - Transom Lite	2-Press box	1	EA	6	10+ years	
	Exterior Stairs - Steel or Aluminum	2-Press box	16	LF	6	10+ years	
	Stair Handrail - Steel_Stair Handrail	2-Press box	16	LF	7	10+ years	
<u>Foundation</u>							
	Foundation - Concrete	Entire Building	19,600	LF	7	10+ years	Post and beam construction Corrosion at support metal plates- flooring/ceiling. Peeling paint, rust throughout
	Superstructure - Steel	Entire Building	19,600	SF	6	1-2 years	
<u>Grandstand</u>							
	Bleacher Seating	Entire Building	6,800	LF	6	10+ years	
	Exterior Stairs - Steel or Aluminum	Entire Building	20	LF	6	10+ years	
	Fencing - Chain Link	Entire Building	776	LF	7	10+ years	
	Handrails	Entire Building	235	LF	7	10+ years	
	Ramp Handrail - Steel_Ramp Handrail	Entire Building	128	LF	7	10+ years	
	Ramps - Steel or Aluminum	Entire Building	64	LF	6	10+ years	
	Stair Handrail - Steel_Stair Handrail	Entire Building	80	LF	7	10+ years	
<u>Lighting</u>							
	Exterior Lighting - Lighting	Entire Building	16	EA	6	6-10 years	
<u>Roof System</u>							
	Coping - Metal	Press Box	132	LF	6	10+ years	Gutter
	Downspouts - Exterior Downspouts	Press Box	80	LF	6	10+ years	
	Roof - EPDM/ Synthetic Rubber	Press Box	650	SF	6	6-10 years	Unable to see this roof, no access
	Roof Structure - Steel / Metal Deck/ Concrete Topping	Press Box	650	SF	7	10+ years	
<u>Walls</u>							
	Exterior Walls - Prefabricated Metal Panel Wall	Press box	568	SF	7	10+ years	
<u>Windows</u>							
	Guard - Guards wire guard	Grandstand	168	SF	6	6-10 years	

Category : Exterior
Building : Grandstand West

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Storefront Windows	Press box	252	SF	6	10+ years	
	Windows - Decorative	Press box	54	SF	7	10+ years	

Category : Electrical
Building : Grandstand West

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
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Emergency System

	Exit Signs - Multipurpose Room	2nd Floor	4	EA	2	0-1 year	No backup generator or batteries
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Power Distribution

	Lighting and Power Panels - Above 100 A	2nd Floor	1	EA	6	10+ years	
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Category : Mechanical
Building : Grandstand West

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
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Ventilation

	Exhaust Fans- Indoor - Less than 500 CFM	2nd Floor	3	EA	6	6-10 years	
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Category : Room
Building : Grandstand West

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
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Administrative Suites/Offices

	AC Unit	Press Box	3	EA	7	10+ years	
	Ceiling - Plaster/Drywall	Press Box	329	SF	7	10+ years	
	Doors - Steel Doors incl hw	Press Box	4	EA	7	10+ years	
	Floor - Sport Flooring	Press Box	329	SF	7	10+ years	
	Lighting - Pendent/Surface	Press Box	9	EA	7	6-10 years	
	Walls - Vinyl Coated Gypsum Panel	Press Box	864	SF	7	10+ years	

Category : Site
Building : Site

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Athletic							
	Frame Press Box	Playing Field	1	EA	6	10+ years	
	Goalpost	Playing Field	2	EA	7	10+ years	
	Lighting	Playing Field	72	EA	6	10+ years	72 lamps on four posts
	Metal Bleachers	Playing Field	18,750	LF	6	10+ years	
	Scoreboard	Playing Field	2	EA	7	10+ years	
	Surface - Synthetic	Playing Field	72,630	SF	6	6-10 years	
Civil/Drainage							
	Civil/ Drainage - Catch Basin	Entire Site	28	EA	6	10+ years	
	Civil/ Drainage - Site Drain	Entire Site	356	EA	6	10+ years	
	Civil/ Drainage - Site Manhole	Entire Site	11	EA	6	10+ years	
Fencing							
	Fencing - Chain Link	Entire Site	1,790	LF	7	10+ years	
	Fencing - Guard Rail	Entire Site	150	LF	6	10+ years	
	Fencing - New Standard Ornamental	Entire Site	748	LF	6	10+ years	
	Fencing - New Standard Ornamental	Entire Site	2	LF	4	1-2 years	Damage to post.
	Fencing - Old Standard Ornamental	Entire Site	16	LF	4	0-1 year	Broken gate
Landscape							
	Benches	Entire Site	4	EA	7	10+ years	
	Landscape - Grass	Entire Site	9,084	SF	6	10+ years	
	Landscape - Hardscape- Asphalt	Entire Site	17,288	SF	6	10+ years	
	Landscape - Hardscape- Asphalt	Entire Site	6,789	SF	5	1-2 years	Asphalt walkways- large cracks, upheaved and badly damaged
	Landscape - Hardscape- Asphalt	Entire Site	1,200	SF	4	1-2 years	Damaged areas, alligatored and missing sections of surface
	Landscape - Hardscape- Concrete	Entire Site	24,146	SF	6	10+ years	
	Landscape - Hardscape- Concrete	Entire Site	145	SF	5	1-2 years	Large crack, continues along grandstand
	Lighting - Pole Mounted	Entire Site	36	EA	6	6-10 years	36 lamps on four posts
	Parkway trees	Entire Site	16	EA	6	10+ years	
Parking Lot							
	Concrete Curbs	Parking Lot- East	530	LF	6	10+ years	
	Concrete Curbs	Parking Lot- East	30	LF	4	1-2 years	Broken curbs
	Interior Plantings	Parking Lot- East	500	LF	6	10+ years	
	Lighting - Pole Mounted	Parking Lot- East	16	EA	6	2-5 years	
	Lighting - Pole Mounted	Parking Lot- East	4	EA	6	6-10 years	
	Surface - Asphalt	Parking Lot- East	109,200	SF	6	6-10 years	
	Surface - Asphalt	Parking Lot- East	57,000	SF	4	1-2 years	Large pot holes, large areas of

Category : Site
Building : Site

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Surface - Concrete	Parking Lot- East	2,500	SF	6	10+ years	disintegrated or alligatored surfaces
	Concrete Curbs	Parking Lot- West	720	LF	6	10+ years	
	Concrete Curbs	Parking Lot- West	130	LF	4	1-2 years	Broken or missing concrete curbs
	Lighting - Pole Mounted	Parking Lot- West	1	EA	6	10+ years	
	Surface - Asphalt	Parking Lot- West	27,612	SF	6	10+ years	This is the west parking lot.
	Surface - Asphalt	Parking Lot- West	200	SF	4	1-2 years	Depressions, large cracks, Disintegrating surfaces, alligatored surfaces

Sidewalks

	Sidewalks - Internal Walks	Entire Site	360	LF	6	10+ years	
	Sidewalks - Perimeter Sidewalks	Entire Site	3,064	SF	6	10+ years	
	Sidewalks - Perimeter Sidewalks	Entire Site	3,000	SF	4	1-2 years	Broken, spalled sidewalks

Signage

	Flag Pole - Flag Pole	Entire Site	1	EA	6	6-10 years	
	Monument - Sign	Entire Site	1	EA	7	10+ years	

¹ It is very rare for assessors to find a feature in this condition. If assessors do, they are required to report it to CPS right away, and CPS facilities will address it immediately. As a result, no features should be ranked "1" in this report; by the time the report is compiled, they will have been resolved.

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").

Classroom Summary

Current Usage	Intended Usage	Room Location	Room Number	Floor Plan Room Number	Area (SF)	Glazed Window Area	Operable Window Area	Window Stop	Smart-Board
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