

Facility Assessment Report

This report contains a summary of the results from the facility assessment completed on the date noted in the document footer below. This report will roll-up each assessed item with identical rank and total the quantity into a single line, regardless of item location (for location data, see the detailed report) . 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	1958	1	23,834	\$1,492,119
SITE				\$244,928
Campus Total			23,834	\$1,737,047

Building: Main

Category: Building Exterior

Group	Item - Type	Quantity	Unit	Rank	Cost
Entrance					
	Entrance Control - Audio	2	EA	7	\$0
	Exterior Doors - Exterior FRP Door	1	EA	4	\$5,506
	Exterior Doors - Exterior FRP Door	10	EA	6	\$6,314
	Exterior Doors - Exterior FRP Door	7	EA	7	\$0
	Exterior Doors - Exterior Steel Door	2	EA	6	\$961
	Exterior Doors - Overhead Rolling/ Garage Door	2	EA	6	\$2,867
	Exterior Doors - Side lite	2	EA	6	\$627
	Exterior Doors - Side lite	4	EA	7	\$0
	Exterior Doors - Transom Lite	3	EA	6	\$940
	Exterior Doors - Transom Lite	9	EA	7	\$0
	Exterior Stairs - Concrete	48	LF	5	\$5,260
	Exterior Stairs - Concrete	138	LF	7	\$0
	Power Door Operator and Controls	1	EA	7	\$0
	Ramp Handrail - Steel_Ramp Handrail	12	LF	7	\$0
	Ramps - Concrete	20	LF	7	\$0
	Stair Handrail - Steel_Stair Handrail	52	LF	5	\$598
	Stair Handrail - Steel_Stair Handrail	45	LF	7	\$0
Foundation					
	Foundation - Concrete	5	LF	5	\$0

Building: Main

Category: Building Exterior

Group	Item - Type	Quantity	Unit	Rank	Cost
Foundation					
	Foundation - Concrete	1,164	LF	7	\$0
	Superstructure - Concrete	22,779	SF	7	\$0
	Superstructure - Heavy Timber	1,055	SF	7	\$0
Lighting					
	Exterior Lighting - Wall Mounted	33	EA	6	\$9,529
Roof System					
	Chimney - Brick Chimney- Concrete/ Mortar Liner	35	LF	5	\$99,805
	Chimney - Brick Chimney- Concrete/ Mortar Liner	13	LF	7	\$0
	Coping - Metal	1,222	LF	6	\$39,248
	Downspouts - Exterior Downspouts	43	LF	6	\$1,429
	Downspouts - Interior Downspouts	52	LF	6	\$1,728
	Roof - Asphalt Gravel Ballast	1,952	SF	5	\$46,085
	Roof - Asphalt Shingle	1,372	SF	6	\$6,298
	Roof - Modified Bitumen	21,587	SF	5	\$454,089
	Roof Structure - Heavy Timber	1,055	SF	7	\$0
	Roof Structure - Steel / Metal Deck/ Concrete Topping	23,539	SF	7	\$0
Walls					
	Canopy - Concrete/ Stucco	80	SF	6	\$2,647
	Canopy - Fabric	285	SF	7	\$0
	Exterior Walls - Brick	7,269	SF	6	\$48,855
	Exterior Walls - Vinyl Siding	950	SF	7	\$0
	Exterior Walls - Wood Siding	920	SF	6	\$2,947
Windows					
	Curtain wall - Windows	3,733	SF	7	\$0
	Guard - Guards perforated	1,230	SF	6	\$15,707
	Lintels - Steel	9	LF	6	\$261
	Windows - Insulated Panel	1,236	SF	6	\$9,226
	Windows - Louver	168	SF	6	\$1,254

Building Exterior Subtotal:

\$762,181

Building: Main

Category: Electrical System

Group	Item - Type	Quantity	Unit	Rank	Cost
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Building: Main

Category: Electrical System

Group	Item - Type	Quantity	Unit	Rank	Cost
Emergency System					
	Automatic Transfer Switch	1	EA	6	\$408
	Emergency A/C Power - Corridors and Stairs	3,330	SF	7	\$0
	Emergency A/C Power - Multipurpose Room	1,473	SF	7	\$0
	Emergency A/C Power - Students Toilets	561	SF	7	\$0
	Emergency Battery Packs - Corridors and Stairs	7	EA	7	\$0
	Emergency Battery Packs - Multipurpose Room	1	EA	7	\$0
	Emergency Battery Packs - Students Toilets	2	EA	7	\$0
	Exit Signs - Corridors and Stairs	7	EA	7	\$0
	Exit Signs - Multipurpose Room	2	EA	7	\$0
	Security System - Intrusion Detection	23,834	SF	6	\$6,135
Main Service					
	Independent Electrical Service for emergency power	1	EA	7	\$0
	Main Electrical Service - 800 A and 120/208/3PH	1	EA	7	\$0
	PA System	23,834	SF	6	\$7,839
Power Distribution					
	Lighting and Power Panels - 100 A	7	EA	7	\$0
	Lighting and Power Panels - Above 100 A	2	EA	7	\$0
	Main Distribution Panels - Greater than 600 amp	1	EA	7	\$0

Electrical System Subtotal: \$14,382

Building: Main

Category: Safty System

Group	Item - Type	Quantity	Unit	Rank	Cost
Fire Alarm					
	Fire Alarm Panel	1	EA	6	\$6,406
	Fire Alarm Strobe Lights	23,834	SF	7	\$0

Safty System Subtotal: \$6,406

Building: Main

Category: Mechanical System

Group	Item - Type	Quantity	Unit	Rank	Cost
Air Conditioning					
	Condensing Unit- Roof Mounted - Less than 5 tons	1	EA	6	\$3,334

Building: Main

Category: Mechanical System

Group	Item - Type	Quantity	Unit	Rank	Cost
Boiler Systems					
	Boiler Auxiliary- Scotch Marine- Steam Low Pressure Boiler - 50 - 75 HP	2	EA	6	\$4,093
	Chemical Feed System	1	EA	6	\$1,078
	Chemical Feeder	1	EA	6	\$1,078
	Combustion Dampers	2	EA	7	\$0
	Condensate Pump	1	EA	5	\$18,196
	Feed Water Pumps and Tank	1	EA	5	\$36,450
	Non Condensing- Fire Tube- Scotch Marine- Steam- Low Pressure Boiler - 50 - 75 HP	2	EA	6	\$4,093
	Piping - Steam Pipe- Steel	250	LF	6	\$472
	Steam Traps	2	EA	7	\$0
	Vacuum Pump	1	EA	6	\$2,471
Heating Devices					
	Cabinet Heaters - With Steam Coil	5	EA	6	\$1,783
	Fin Tube - Steam	84	LF	6	\$793
	Unit Heater - Steam	1	EA	6	\$278
Mechanical Plumbing					
	Condensate-Steel or Galvanized	250	LF	6	\$19,194
	Condenser Pump - Less than 10	2	EA	5	\$22,990
Temperature Control					
	Pneumatic System	23,834	SF	6	\$12,611
	Thermostats - Pneumatic	22	EA	6	\$0
Unit Ventilation					
	Unit Ventilators- Floor Mounted- Steam Heating Coils Only	18	EA	6	\$22,459
Ventilation					
	Exhaust Fans- Indoor - 500 - 1500 CFM	1	EA	7	\$0
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	2	EA	4	\$12,784
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	3	EA	6	\$1,777
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	12	EA	6	\$7,109
	Type II Exhaust Hood- Warming Kitchen	1	EA	7	\$0
Mechanical System Subtotal:					\$173,042

Building: Main

Category: Plumbing System

Group	Item - Type	Quantity	Unit	Rank	Cost
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Building: Main

Category: Plumbing System

Group	Item - Type	Quantity	Unit	Rank	Cost
Hot Water					
	Gas Heater - 150000 - 300000 BTU/HR	1	EA	6	\$310
Piping					
	Domestic Piping-Cold Water Horizontal Lines	23,834	SF	4	\$34,423
	Domestic Piping-Hot Water Horizontal Lines	23,834	SF	4	\$30,674
	Domestic Piping-Hot Water Return Lines	23,834	SF	4	\$20,450
	Sanitary Piping	23,834	SF	7	\$0
	Storm Piping	23,834	SF	7	\$0
	Vent Piping	23,934	SF	7	\$0
Pumps					
	Pumps - Domestic Booster Pump-Simplex	1	EA	6	\$1,446

Plumbing System Subtotal:

\$87,303

Building: Main

Category: Classrooms

Group	Item - Type	Quantity	Unit	Rank	Cost
Computer Lab (1 room)					
	AC Units	2	EA	7	\$0
	Ceiling - Splined	859	SF	7	\$0
	Charging Station	1	EA	7	\$0
	Doors - Wood Doors inclu hw	1	EA	7	\$0
	Floor - Tile	859	SF	7	\$0
	Lighting - Pendent/Surface	18	EA	7	\$0
	Marker Board	28	LF	7	\$0
	Storage/ Closet	24	SF	7	\$0
	Walls - Concrete Block	1,331	SF	7	\$0
	Wireless System	1	EA	7	\$0
Kindergarten (1 room)					
	Casework	32	LF	7	\$0
	Ceiling - Splined	1,224	SF	7	\$0
	Doors - Steel Doors incl hw	2	EA	7	\$0
	Doors - Wood Doors inclu hw	1	EA	7	\$0
	Floor - Tile	1,224	SF	7	\$0
	Lighting - Pendent/Surface	28	EA	7	\$0
	Marker Board	6	LF	7	\$0

Building: Main

Category: Classrooms

Group	Item - Type	Quantity	Unit	Rank	Cost
Kindergarten (1 room)					
	Walls - Masonry	1,897	SF	7	\$0
	Work Sink	1	EA	7	\$0
Regular Classroom (8 rooms)					
	Casework	32	LF	6	\$808
	Casework	38	LF	7	\$0
	Ceiling - Splined	3,400	SF	6	\$2,771
	Ceiling - Splined	3,436	SF	7	\$0
	Doors - Wood Doors inclu hw	4	EA	6	\$1,204
	Doors - Wood Doors inclu hw	4	EA	7	\$0
	Floor - Tile	3,436	SF	7	\$0
	Floor - Tile Quarry	1,700	SF	6	\$3,598
	Floor - Tile/Sheet	1,700	SF	6	\$1,702
	Lighting - Pendent/Surface	72	EA	6	\$8,920
	Lighting - Pendent/Surface	72	EA	7	\$0
	Marker Board	88	LF	6	\$1,885
	Marker Board	80	LF	7	\$0
	Storage/ Closet	80	SF	6	\$580
	Storage/ Closet	92	SF	7	\$0
	Walls - Concrete Block	3,528	SF	6	\$10,342
	Walls - Concrete Block	5,324	SF	7	\$0
	Work Sink	1	EA	7	\$0
Science Classroom (1 room)					
	Casework	74	LF	6	\$1,869
	Ceiling - Splined	850	SF	6	\$693
	Doors - Wood Doors inclu hw	1	EA	6	\$301
	Floor - Tile/Sheet	850	SF	6	\$851
	Lighting - Pendent/Surface	18	EA	6	\$2,230
	Marker Board	22	LF	6	\$471
	Walls - Concrete Block	882	SF	6	\$2,586
	Work Sink	2	EA	6	\$758

Classrooms Subtotal: \$41,569

Building: Main

Category: Rooms (Other Than Classrooms)

Group	Item - Type	Quantity	Unit	Rank	Cost
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Building: Main

Category: Rooms (Other Than Classrooms)

Group	Item - Type	Quantity	Unit	Rank	Cost
Administrative Suites/Offices					
	AC Unit	1	EA	3	\$6,086
	AC Unit	1	EA	4	\$6,086
	Ceiling - Plaster/Drywall	318	SF	5	\$2,915
	Ceiling - Plaster/Drywall	872	SF	6	\$3,018
	Ceiling - Splined	766	SF	7	\$0
	Doors - Wood Doors inclu hw	4	EA	6	\$1,204
	Doors - Wood Doors inclu hw	3	EA	7	\$0
	Floor - Concrete	318	SF	7	\$0
	Floor - Tile	766	SF	7	\$0
	Floor - Tile/Sheet	872	SF	6	\$873
	Lighting - Pendent/Surface	15	EA	6	\$1,858
	Lighting - Pendent/Surface	15	EA	7	\$0
	Power Distribution	15	EA	6	\$31,873
	Power Distribution	12	EA	7	\$0
	Storage/ Closet	236	SF	6	\$1,711
	Walls - Concrete Block	1,710	SF	6	\$5,013
	Walls - Concrete Block	541	SF	7	\$0
	Walls - Plaster/Drywall	696	SF	6	\$1,921
Kitchen					
	Ceiling - Plaster/Drywall	625	SF	7	\$0
	Doors - Steel Doors incl hw	1	EA	7	\$0
	Doors - Wood Doors inclu hw	1	EA	7	\$0
	Floor - Tile	625	SF	7	\$0
	Lighting - Pendent/Surface	10	EA	7	\$0
	Walls - Concrete Block	812	SF	7	\$0
Library					
	Casework	68	LF	6	\$1,717
	Ceiling - Splined	1,304	SF	6	\$1,063
	Doors - Wood Doors inclu hw	1	EA	6	\$301
	Floor - Tile/Sheet	1,304	SF	6	\$1,305
	Lighting - Pendent/Surface	24	EA	6	\$2,973
	Storage/ Closet	45	SF	6	\$326
	Walls - Masonry	1,630	SF	6	\$5,128
Lunch & Multipurpose Room					
	Ceiling - Splined	1,473	SF	6	\$1,201
	Doors - Steel Doors incl hw	2	EA	7	\$0

Building: Main

Category: Rooms (Other Than Classrooms)

Group	Item - Type	Quantity	Unit	Rank	Cost
Lunch & Multipurpose Room					
	Floor - Tile	1,473	SF	7	\$0
	Lighting - Metal Halide/Sodium Vapor	12	EA	7	\$0
	Market Board	6	LF	7	\$0
	Walls - Concrete Block	1,841	SF	7	\$0
MDF_IDF					
	Doors	1		7	\$0
	Finishes	94	SF	7	\$0
	Ventilation and Cooling	1	EA	7	\$0
Mechanical/ Service Rooms					
	Boiler Room	856	SF	6	\$6,133
	Crawl Space - Unfinished	21,050	SF	5	\$280,245
	Janitor's Closet	25	SF	6	\$179
	Storage Room	345	SF	7	\$0
Restroom					
	Accessories	37	SF	6	\$341
	Accessories	676	SF	7	\$0
	Ceiling - Plaster/Drywall	91	SF	6	\$315
	Ceiling - Plaster/Drywall	361	SF	7	\$0
	Doors - Wood Doors inclu hw	2	EA	6	\$602
	Doors - Wood Doors inclu hw	5	EA	7	\$0
	Floor - Concrete	54	SF	6	\$29
	Floor - Tile Ceramic/ Porcelain	70	SF	6	\$148
	Floor - Tile Ceramic/ Porcelain	589	SF	7	\$0
	Floor Drain	1	EA	7	\$0
	Lavatory	1	EA	6	\$320
	Lavatory	6	EA	7	\$0
	Lighting - Pendent/Surface	2	EA	6	\$248
	Lighting - Pendent/Surface	7	EA	7	\$0
	Partitions	9	EA	7	\$0
	Student Lockers	4	EA	7	\$0
	Urinals	4	EA	7	\$0
	Walls - Concrete Block	195	SF	6	\$572
	Walls - Concrete Block	779	SF	7	\$0
	Walls - Structural Glazed Tile	806	SF	7	\$0
	Water Closet	1	EA	6	\$336
	Water Closet	12	EA	7	\$0

Building: Main

Category: Rooms (Other Than Classrooms)

Group	Item - Type	Quantity	Unit	Rank	Cost
Restroom					

Rooms (Other Than Classrooms) Subtotal:

\$366,040

Building: Main

Category: Building Interior

Group	Item - Type	Quantity	Unit	Rank	Cost
Corridor					
	Ceiling - Lay-in	3,330	SF	6	\$10,000
	Drinking Fountains - Double Fountain	1	EA	6	\$336
	Drinking Fountains - Double Water Cooler	1	EA	6	\$377
	Drinking Fountains - Single Fountain	1	EA	6	\$276
	Floor - Tile/Sheet	3,330	SF	6	\$1,810
	Lighting - Lay-in	40	EA	6	\$4,759
	Student Lockers - Two Tiers	180	EA	6	\$8,355
	Walls - Concrete Block	3,840	SF	6	\$11,257
	Walls - Masonry	1,280	SF	6	\$4,027

Building Interior Subtotal:

\$41,196

Total Building Cost

\$1,492,119

SITE

Category: Site

Group	Item - Type	Quantity	Unit	Rank	Cost
Athletic					
	Surface - Asphalt	6,112	SF	6	\$14,771
Civil/Drainage					
	Civil/ Drainage - Catch Basin	4	EA	7	\$0
	Civil/ Drainage - Site Manhole	3	EA	7	\$0
Fencing					
	Fencing - Chain Link	286	LF	6	\$5,370
	Fencing - New Standard Ornamental	712	LF	7	\$0
Landscape					
	Benches	20	EA	7	\$0

SITE

Category: Site

Group	Item - Type	Quantity	Unit	Rank	Cost
Landscape					
	Irrigation	3,800	SF	7	\$0
	Landscape - Grass	41,544	SF	5	\$62,881
	Landscape - Grass	7,513	SF	6	\$6,231
	Parkway trees	13	EA	7	\$0
	Planting Beds/ Area	3,800	SF	6	\$6,249
	Play Area - Asphalt/ Hardscape	200	SF	5	\$1,181
	Play Area - Asphalt/ Hardscape	31,642	SF	6	\$76,469
	Retaining Wall - Concrete	40	SF	5	\$2,519
	Retaining Wall - Concrete	80	SF	7	\$0
Parking Lot					
	Lighting - Pole Mounted	3	EA	6	\$4,357
	Surface - Asphalt	490	SF	5	\$2,894
	Surface - Asphalt	14,000	SF	6	\$33,834
Playground					
	Equipment - Combo 3-12	1	EA	7	\$0
	Equipment - Pre K 3-5	1	EA	7	\$0
	Surface - Poured Surface	1,461	SF	7	\$0
	Surface - Square Rubber Mats	2,382	SF	6	\$12,842
Service Garage					
	Service Garage - Free-Standing	515	SF	6	\$4,728
	Service Garage - Free-Standing	540	SF	7	\$0
Sidewalks					
	Sidewalks - Internal Walks	10	LF	5	\$578
	Sidewalks - Internal Walks	120	LF	6	\$1,441
	Sidewalks - Perimeter Sidewalks	4,318	SF	6	\$8,583
Signage					
	Flag Pole - Building Mounted Flag Pole	1	EA	7	\$0
	Monument - Building Mounted Cut Letter Sign	1	EA	7	\$0
Site Subtotal:					\$244,928
Total Site Cost					\$244,928

Campus Total ^{2 3}**\$1,737,047**

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

² As stated above, Total Assessed Campus Need does not include the addition of features not already in a particular facility, such as programmatic improvements, school-wide ADA compliance, air conditioning, space reconfiguration or construction to alleviate overcrowding; these items are treated as separate capital needs. The Total Assessed Campus Need includes current deficiencies and is based on current unit cost estimates; it does not reflect a complete project cost.

³ The overall condition of different items can change after an assessment date due to many variables, including newly occurring deficiencies, renovation or repairs and cost changes. These dollar figures in this report are estimates only and are based solely on the data that was collected as of the assessment date in the footer below.

Definitions

- **Quantity** means, for each item, the total number (or amount) of that item that exists and was evaluated.
- **Unit** means the generally accepted standard unit of measure for each item. Some items, like doors, are measured individually and use the unit of measurement "EA" for "each." Other items, like chimneys, are measured in terms of linear feet ("LF"). Still other items, like flooring, are generally measured in square feet ("SF").
- **Cost** means a basic estimate for each item needing some level of repair or replacement. Cost does not include all expenses that would be necessary to complete a repair or replacement project. This is because, depending on the item and on the overall scope of a construction project, repair/replacement projects can include additional costs such as destructive testing, environmental needs, discovered conditions, and additional work triggered by building codes.
- **For the same reason, the Total Campus Need listed at the end of this report reflects only a portion of what it would actually cost to repair/replace all of the listed features.**
- **Campus Total** also does not reflect features that do not yet exist at a particular facility, such as: programmatic improvements, school-wide ADA compliance, air conditioning, space reconfiguration, or construction to alleviate overcrowding; these are viewed as separate capital needs.

Classroom Summary

Current Usage	Intended Usage	Room Location	Room Number	Floor Plan Room Number	Area (SF)	Voice Outlets	Data Outlets	Elect. Outlets	Glazed Window Area	Operable Window Area	Noise Level	Window Stop	Power Strip	Smart-Board
Main														
Computer Lab	Regular Classroom	1st Floor	108	110	859	1	38	76	222	36	40	N	Y	Y
Kindergarten	Kindergarten	1st Floor	100	102	1,224	1	2	10	274	49	40	N	Y	Y
Regular Classroom	Regular Classroom	1st Floor	102	104	859	1	2	8	228	36	40	N	Y	Y
Regular Classroom	Regular Classroom	1st Floor	103	103	850	1	1	8	228	36	40	N	Y	Y
Regular Classroom	Regular Classroom	1st Floor	104	106	859	1	2	22	228	36	40	N	Y	Y
Regular Classroom	Regular Classroom	1st Floor	105	105	850	1	1	8	240	60	40	N	Y	Y
Regular Classroom	Regular Classroom	1st Floor	106	108	859	1	2	8	228	36	40	N	Y	Y
Regular Classroom	Regular Classroom	1st Floor	107	107	850	1	1	8	240	60	40	N	Y	Y
Regular Classroom	Regular Classroom	1st Floor	109	109	850	1	2	8	240	60	40	N	Y	Y
Regular Classroom	Regular Classroom	1st Floor	110	112	859	1	2	8	228	36	40	N	Y	Y
Science Classroom	Science Classroom	1st Floor	111	111	850	1	1	16	240	60	40	N	Y	Y