

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	1960	1	22,579	\$1,542,382
SITE				\$551,122
Campus Total			22,579	\$2,093,504

Building: Main

Category: Building Exterior

Group	Item - Type	Quantity	Unit	Rank	Cost
Entrance					
	Entrance Control - Audio	1	EA	6	\$497
	Exterior Doors - Exterior FRP Door	12	EA	6	\$7,577
	Exterior Doors - Side lite	8	EA	6	\$2,507
	Exterior Doors - Transom Lite	11	EA	6	\$3,446
	Exterior Stairs - Concrete	69	LF	6	\$5,642
	Power Door Operator and Controls	1	EA	6	\$0
	Power Door Operator and Controls	1	EA	7	\$0
	Ramp Handrail - Steel_Ramp Handrail	40	LF	5	\$424
	Ramp Handrail - Steel_Ramp Handrail	48	LF	6	\$416
	Ramps - Concrete	44	LF	6	\$6,610
	Stair Handrail - Steel_Stair Handrail	14	LF	5	\$161
	Stair Handrail - Steel_Stair Handrail	24	LF	6	\$208
Foundation					
	Foundation - Concrete	4	LF	5	\$2,208
	Foundation - Concrete	78	LF	6	\$15,149
	Foundation - Concrete	700	LF	7	\$0
	Superstructure - Concrete	22,579	SF	7	\$0
Lighting					
	Exterior Lighting - Wall Mounted	3	EA	5	\$1,282

Building: Main

Category: Building Exterior

Group	Item - Type	Quantity	Unit	Rank	Cost
Lighting					
	Exterior Lighting - Wall Mounted	30	EA	6	\$8,662
Roof System					
	Chimney - Brick Chimney- Stainless Steel Liner	33	LF	6	\$31,505
	Coping - Metal	965	LF	6	\$30,994
	Downspouts - Interior Downspouts	100	LF	6	\$3,323
	Roof - Asphalt Gravel Ballast	20,709	SF	4	\$580,432
	Roof - Modified Bitumen	5,372	SF	6	\$50,547
	Roof Structure - Concrete	25,186	SF	7	\$0
Walls					
	Canopy - Concrete/ Stucco	290	SF	6	\$9,596
	Exterior Walls - Brick	7,005	SF	6	\$47,081
	Exterior Walls - Prefabricated Metal Panel Wall	20	SF	5	\$172
	Exterior Walls - Prefabricated Metal Panel Wall	220	SF	6	\$1,249
Windows					
	Guard - Guards perforated	234	SF	6	\$2,988
	Windows - Casement Aluminum Double-pane	2,468	SF	6	\$18,423
	Windows - Decorative	16	SF	5	\$1,961
	Windows - Decorative	96	SF	6	\$717
	Windows - Insulated Panel	678	SF	6	\$5,061
	Windows - Louver	85	SF	6	\$634

Building Exterior Subtotal:

\$839,472

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	3,646	SF	7	\$0
	Emergency A/C Power - Lunchrooms	2,637	SF	7	\$0
	Emergency A/C Power - Students Toilets	769	SF	7	\$0
	Emergency Battery Packs - Corridors and Stairs	10	EA	7	\$0
	Emergency Battery Packs - Lunchrooms	4	EA	7	\$0
	Emergency Battery Packs - Students Toilets	3	EA	7	\$0
	Exit Signs - Corridors and Stairs	6	EA	7	\$0

Building: Main

Category: Electrical System

Group	Item - Type	Quantity	Unit	Rank	Cost
Emergency System					
	Exit Signs - Lunchroom	2	EA	7	\$0
	Security System - CCTV	22,579	SF	6	\$6,780
	Security System - Intrusion Detection	22,579	SF	6	\$5,812
Main Service					
	Independent Electrical Service for emergency power	1	EA	6	\$2,921
	Main Electrical Service - 1200 A 120/208/3PH	1	EA	6	\$5,078
	PA System	22,579	SF	6	\$7,426
Power Distribution					
	Lighting and Power Panels - 100 A	5	EA	7	\$0
	Main Distribution Panels - 400 - 600 amp	1	EA	7	\$0

Electrical System Subtotal: \$28,425

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	22,579	SF	6	\$8,072

Safty System Subtotal: \$14,478

Building: Main

Category: Mechanical System

Group	Item - Type	Quantity	Unit	Rank	Cost
Boiler Systems					
	Boiler Auxiliary- Non Condensing Hot Water - 1001 - 2000 MBH	2	EA	6	\$4,093
	Chemical Pot Feeder	1	EA	6	\$725
	Combustion Dampers	2	EA	6	\$818
	Glycol Feed System	1	EA	6	\$539
	Non Condensing- Water Tube- Flexible Tube- Force Draft- Hot Water Boiler - 1001 - 2000 MBH	2	EA	6	\$1,996
	Water Fill System	1	EA	6	\$1,168
Gas Booster					
	Gas Booster	1	EA	6	\$499

Building: Main

Category: Mechanical System

Group	Item - Type	Quantity	Unit	Rank	Cost
Gas Booster					
Heating Devices					
	Cabinet Heaters - With Hot Water Coil	12	EA	6	\$4,252
	Unit Heater - Electric	1	EA	6	\$278
	Wall Heater - Electric	3	EA	6	\$417
Mechanical Plumbing					
	Hot Water Pump - Less than 10	2	EA	6	\$2,222
	Hydronic Supply and Return - Steel	300	LF	6	\$23,033
Temperature Control					
	Hybrid Pneumatic/DDC System	22,579	SF	6	\$20,341
	Thermostats - Pneumatic	18	EA	6	\$0
Unit Ventilation					
	Unit Ventilators- Floor Mounted- Hot Water Heating Coils Only	18	EA	6	\$22,459
Ventilation					
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	2	EA	7	\$0
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	3	EA	7	\$0
	Exhaust Fans- Roof Mounted - Less than 500 CFM	1	EA	7	\$0

Mechanical System Subtotal: \$82,840

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	22,579	SF	4	\$32,611
	Domestic Piping-Hot Water Horizontal Lines	22,579	SF	4	\$29,059
	Domestic Piping-Hot Water Return Lines	22,579	SF	4	\$19,373
	Sanitary Piping	22,579	SF	7	\$0
	Storm Piping	22,579	SF	7	\$0
	Vent Piping	22,579	SF	7	\$0
Pumps					
	Pumps - Domestic Booster Pump-Simplex	1	EA	6	\$1,446

Building: Main

Category: Plumbing System

Group	Item - Type	Quantity	Unit	Rank	Cost
Pumps					
Plumbing System Subtotal:					\$82,798

Building: Main

Category: Classrooms

Group	Item - Type	Quantity	Unit	Rank	Cost
Computer Lab (1 room)					
	AC Units	1	EA	3	\$6,086
	Casework	25	LF	6	\$631
	Ceiling - Plaster/Drywall	894	SF	6	\$3,094
	Chalk Board	20	LF	4	\$1,836
	Doors - Wood Doors inclu hw	1	EA	6	\$301
	Floor - Tile	894	SF	6	\$1,956
	Lighting - Pendent/Surface	12	EA	7	\$0
	Marker Board	20	LF	7	\$0
	Storage/ Closet	41	SF	6	\$297
	Walls - Concrete Block	1,117	SF	6	\$3,274
	Wireless System	1	EA	6	\$372
	Work Sink	1	EA	6	\$379
Kindergarten (1 room)					
	AC Units	1	EA	3	\$6,086
	Casework	62	LF	6	\$1,566
	Ceiling - Plaster/Drywall	1,100	SF	6	\$3,807
	Doors - Wood Doors inclu hw	3	EA	6	\$903
	Floor - Tile/Sheet	1,100	SF	6	\$1,101
	Lighting - Pendent/Surface	21	EA	7	\$0
	Marker Board	16	LF	7	\$0
	Storage/ Closet	36	SF	6	\$261
	Walls - Concrete Block	1,375	SF	6	\$4,031
	Work Sink	1	EA	6	\$379
Music Room (1 room)					
	AC Units	1	EA	3	\$6,086
	Casework	56	LF	6	\$1,414
	Ceiling - Plaster/Drywall	852	SF	6	\$2,948
	Chalk Board	18	LF	4	\$1,653
	Doors - Wood Doors inclu hw	1	EA	6	\$301

Building: Main

Category: Classrooms

Group	Item - Type	Quantity	Unit	Rank	Cost
Music Room (1 room)					
	Floor - Tile Quarry	852	SF	6	\$1,803
	Lighting - Pendent/Surface	16	EA	7	\$0
	Marker Board	18	LF	6	\$386
	Walls - Concrete Block	897	SF	6	\$2,630
Regular Classroom (7 rooms)					
	AC Units	7	EA	3	\$42,604
	Casework	237	LF	6	\$5,985
	Ceiling - Plaster/Drywall	5,801	SF	6	\$20,075
	Chalk Board	136	LF	4	\$12,486
	Doors - Wood Doors inclu hw	7	EA	6	\$2,107
	Floor - Tile	4,140	SF	6	\$9,058
	Floor - Tile/Sheet	1,661	SF	6	\$1,663
	Lighting - Pendent/Surface	112	EA	7	\$0
	Marker Board	36	LF	6	\$771
	Marker Board	100	LF	7	\$0
	Storage/ Closet	205	SF	6	\$1,486
	Walls - Concrete Block	7,107	SF	6	\$20,834
	Work Sink	5	EA	6	\$1,895
Science (1 room)					
	AC Units	1	EA	3	\$6,086
	Casework	25	LF	6	\$631
	Ceiling - Plaster/Drywall	812	SF	6	\$2,810
	Chalk Board	20	LF	4	\$1,836
	Doors - Wood Doors inclu hw	1	EA	6	\$301
	Floor - Tile	812	SF	6	\$1,777
	Lighting - Pendent/Surface	16	EA	7	\$0
	Marker Board	20	LF	7	\$0
	Storage/ Closet	41	SF	6	\$297
	Walls - Concrete Block	1,105	SF	6	\$3,239
	Work Sink	1	EA	6	\$379

Classrooms Subtotal:

\$189,902

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	3	EA	3	\$18,259
	Ceiling - Plaster/Drywall	1,376	SF	6	\$4,762
	Doors - Store Front	1	EA	6	\$1,208
	Doors - Wood Doors inclu hw	4	EA	6	\$1,204
	Floor - Tile	1,041	SF	6	\$2,278
	Floor - Tile/Sheet	335	SF	6	\$335
	Lighting - Lay-in	1	EA	7	\$0
	Lighting - Pendent/Surface	23	EA	7	\$0
	Power Distribution	32	EA	6	\$67,996
	Storage/ Closet	21	SF	6	\$152
	Walls - Concrete Block	2,179	SF	6	\$6,388
Gymnasia					
	Ceiling - Plaster/Drywall	2,631	SF	6	\$14,523
	Doors - Wood Doors inclu hw	4	EA	6	\$1,204
	Floor - Tile/Sheet	2,631	SF	6	\$2,634
	Lighting - Lay-in	12	EA	7	\$0
	Sound System	1	EA	6	\$41,654
	Storage/ Closet	154	SF	6	\$1,117
	Walls - Concrete Block	1,641	SF	6	\$4,811
	Walls - Structural Glazed Tile	1,641	SF	6	\$5,163
Library					
	AC Unit	2	EA	3	\$12,173
	Casework	72	LF	6	\$1,818
	Ceiling - Plaster/Drywall	1,100	SF	6	\$3,807
	Doors - Wood Doors inclu hw	3	EA	6	\$903
	Floor - Tile/Sheet	1,100	SF	6	\$1,101
	Lighting - Pendent/Surface	21	EA	7	\$0
	Storage/ Closet	30	SF	6	\$218
	Walls - Concrete Block	1,382	SF	6	\$4,051
MDF_IDF					
	AC Unit	1	EA	3	\$6,086
	Doors - Steel Doors incl hw	1	EA	6	\$301
	Finishes	132	SF	6	\$942
Mechanical/ Service Rooms					
	Boiler Room	935	SF	6	\$6,699

Building: Main

Category: Rooms (Other Than Classrooms)

Group	Item - Type	Quantity	Unit	Rank	Cost
Mechanical/ Service Rooms					
	Janitor's Closet	37	SF	6	\$265
	Storage Room	522	SF	6	\$3,740
Restroom					
	Accessories	931	SF	6	\$8,587
	Ceiling - Plaster/Drywall	23	SF	5	\$211
	Ceiling - Plaster/Drywall	908	SF	6	\$3,142
	Doors - Steel Doors incl hw	1	EA	6	\$301
	Doors - Wood Doors inclu hw	6	EA	6	\$1,806
	Floor - Tile	28	SF	6	\$61
	Floor - Tile Ceramic/ Porcelain	731	SF	6	\$1,547
	Floor - Tile/Sheet	172	SF	6	\$172
	Floor Drain	2	EA	6	\$2,118
	Hand Dryer	4	EA	6	\$920
	Lavatory	13	EA	6	\$4,155
	Lighting - Lay-in	2	EA	7	\$0
	Lighting - Pendent/Surface	11	EA	7	\$0
	Lighting - Wall Mounted	1	EA	7	\$0
	Partitions	12	EA	6	\$3,563
	Urinals	8	EA	6	\$2,688
	Walls - Concrete Block	1,078	SF	6	\$3,160
	Walls - Structural Glazed Tile	980	SF	6	\$3,083
	Water Closet	17	EA	6	\$5,712

Rooms (Other Than Classrooms) Subtotal: \$257,015

Building: Main

Category: Building Interior

Group	Item - Type	Quantity	Unit	Rank	Cost
Corridor					
	Ceiling - Lay-in	3,646	SF	6	\$10,949
	Doors - Wood Doors include hw	8	EA	6	\$2,408
	Drinking Fountains - Double Fountain	1	EA	6	\$336
	Drinking Fountains - Double Water Cooler	2	EA	6	\$754
	Floor - Tile/Sheet	3,646	SF	6	\$1,981
	Lighting - Lay-in	30	EA	7	\$0
	Student Lockers - Two Tiers	94	EA	6	\$4,363

Building: Main

Category: Building Interior

Group	Item - Type	Quantity	Unit	Rank	Cost
Corridor					
	Walls - Concrete Block	6,636	SF	6	\$19,453
Safety					
	Camera Viewing Station	8	EA	6	\$5,461
	Security Cameras	9	EA	6	\$1,746
Building Interior Subtotal:					\$47,452

Total Building Cost

\$1,542,382

SITE

Category: Site

Group	Item - Type	Quantity	Unit	Rank	Cost
Civil/Drainage					
	Civil/ Drainage - Catch Basin	1	EA	5	\$2,570
	Civil/ Drainage - Catch Basin	14	EA	7	\$0
Fencing					
	Fencing - Chain Link	40	LF	5	\$2,440
	Fencing - Chain Link	1,045	LF	6	\$19,621
	Fencing - New Standard Ornamental	372	LF	6	\$11,868
Landscape					
	Benches	1	EA	4	\$2,826
	Benches	9	EA	6	\$3,870
	Irrigation	96,545	SF	5	\$259,552
	Landscape - Grass	112,346	SF	6	\$93,180
	Lighting - Pole Mounted	3	EA	5	\$6,104
	Lighting - Pole Mounted	13	EA	6	\$14,089
	Planting Beds/ Area	2,800	SF	6	\$4,605
	Play Area - Asphalt/ Hardscape	14,704	SF	6	\$35,535
	Trash Receptacles	4	EA	6	\$1,249
Parking Lot					
	Concrete Curbs	734	LF	6	\$9,426
	Interior Plantings	20	LF	7	\$0
	Lighting - Pole Mounted	4	EA	7	\$0
	Surface - Asphalt	500	SF	5	\$2,953

SITE

Category: Site

Group	Item - Type	Quantity	Unit	Rank	Cost
Parking Lot					
	Surface - Asphalt	13,569	SF	6	\$32,792
	Vehicular Screening	235	LF	7	\$0
Playground					
	Equipment - Combo 3-12	2	EA	6	\$14,183
	Equipment - Swingset	1	EA	6	\$1,182
	Surface - Wood Chips	6,849	SF	6	\$13,810
Sidewalks					
	Sidewalks - Internal Walks	914	LF	6	\$10,979
	Sidewalks - Perimeter Sidewalks	3,337	SF	6	\$6,633
Signage					
	Flag Pole - Flag Pole	1	EA	6	\$1,657
	Marquee - Free Standing Back Lighted	1	EA	7	\$0
	Monument - Building Mounted Cut Letter Sign	1	EA	6	\$0
Site Subtotal:					\$551,122
Total Site Cost					\$551,122

Campus Total ^{2 3}	\$2,093,504
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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").

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- **Cost** means a basic estimate for each item needing some level of repair or replacement. Cost does not include all expenses that would be necessary to complete a repair or replacement project. This is because, depending on the item and on the overall scope of a construction project, repair/replacement projects can include additional costs such as destructive testing, environmental needs, discovered conditions, and additional work triggered by building codes.
 - **For the same reason, the Total Campus Need listed at the end of this report reflects only a portion of what it would actually cost to repair/replace all of the listed features.**
 - **Campus Total** also does not reflect features that do not yet exist at a particular facility, such as: programmatic improvements, school-wide ADA compliance, air conditioning, space reconfiguration, or construction to alleviate overcrowding; these are viewed as separate capital needs.
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Classroom Summary

Current Usage	Intended Usage	Room Location	Room Number	Floor Plan Room Number	Area (SF)	Voice Outlets	Data Outlets	Elect. Outlets	Glazed Window Area	Operable Window Area	Noise Level	Window Stop	Power Strip	Smart-Board
Main														
Computer Lab	Computer Lab	1st Floor	105	105	894	1	1	84	64	30	40	N	Y	N
Kindergarten	Kindergarten	1st Floor	107	107	1,100	2	2	10	300	40	40	N	Y	Y
Music Room	Regular Classroom	1st Floor	111	111	852	1	1	10	240	32	40	N	Y	Y
Regular Classroom	Regular Classroom	1st Floor	101	101	852	1	1	10	121	52	40	N	Y	Y
Regular Classroom	Regular Classroom	1st Floor	102	102	852	1	1	10	121	52	40	N	Y	N
Regular Classroom	Regular Classroom	1st Floor	103	103	812	1	1	10	121	52	40	N	Y	Y
Regular Classroom	Regular Classroom	1st Floor	104	104	812	1	1	10	121	52	40	N	Y	Y
Regular Classroom	Regular Classroom	1st Floor	112	112	812	1	1	10	121	52	40	N	N	N
Regular Classroom	Regular Classroom	1st Floor	113	113	809	1	1	10	240	32	40	N	Y	Y
Regular Classroom	Regular Classroom	1st Floor	115	115	852	1	1	10	240	32	40	N	Y	Y
Science	Regular Classroom	1st Floor	110	110	812	1	1	10	121	52	40	N	Y	N