

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

Building: Main

Category: Building Exterior

Group	Item - Type	Quantity	Unit	Rank	Cost
Entrance					
	Entrance Control - Audio and Video	1	EA	6	\$702
	Entrance Control - Audio and Video	1	EA	7	\$0
	Exterior Doors - Exterior Steel Door	5	EA	6	\$2,403
	Exterior Doors - Exterior Steel Door	1	EA	7	\$0
	Exterior Doors - Side lite	2	EA	6	\$627
	Exterior Doors - Store Front	6	EA	6	\$3,276
	Exterior Doors - Transom Lite	6	EA	6	\$1,880
	Exterior Doors - Transom Lite	1	EA	7	\$0
Foundation					
	Foundation - Concrete	795	LF	7	\$0
	Superstructure - Steel	38,342	SF	7	\$0
Lighting					
	Exterior Lighting - Wall Mounted	1	EA	5	\$427
	Exterior Lighting - Wall Mounted	16	EA	6	\$4,620
Roof System					
	Chimney - Metal Flue	60	LF	6	\$9,489
	Coping - Stone	795	LF	5	\$87,060
	Downspouts - Interior Downspouts	62	LF	5	\$13,721

Building: Main

Category: Building Exterior

Group	Item - Type	Quantity	Unit	Rank	Cost
Roof System					
	Downspouts - Interior Downspouts	248	LF	6	\$8,242
	Parapet - 16" - 30" Height	120	LF	6	\$4,795
	Parapet - Parapet > 30"	675	LF	6	\$43,147
	Roof - Modified Bitumen	21,985	SF	4	\$602,677
	Roof Structure - Steel / Metal Deck/ Concrete Topping	21,985	SF	7	\$0
Walls					
	Exterior Walls - Brick	24,837	SF	6	\$167,383
	Exterior Walls - Stone-Cast	10	SF	5	\$176
	Exterior Walls - Stone-Cast	2,120	SF	6	\$14,249
Windows					
	Clerestory - Glass Double-Pane	113	SF	6	\$1,058
	Curtain wall - Louver	76	SF	6	\$852
	Guard - Guards perforated	152	SF	6	\$1,941
	Lintels - Steel	479	LF	7	\$0
	Windows - Sash Aluminum Double-pane	2,838	SF	6	\$21,185

Building Exterior Subtotal:

\$989,908

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	7,534	SF	6	\$2,262
	Emergency A/C Power - Gym	3,521	SF	6	\$1,309
	Emergency A/C Power - Lunchrooms	236	SF	6	\$88
	Emergency A/C Power - Multipurpose Room	2,158	SF	6	\$802
	Emergency A/C Power - Students Toilets	836	SF	6	\$311
	Emergency Battery Packs - Corridors and Stairs	4	EA	6	\$810
	Emergency Battery Packs - Students Toilets	4	EA	6	\$810
	Exit Signs - Corridors and Stairs	12	EA	6	\$1,797
	Exit Signs - Gym	4	EA	6	\$630
	Exit Signs - Lunchroom	8	EA	6	\$1,198
	Exit Signs - Multipurpose Room	4	EA	6	\$599
	Security System - CCTV	36,864	SF	6	\$11,070
	Security System - Intrusion Detection	36,864	SF	6	\$9,489

Building: Main

Category: Electrical System

Group	Item - Type	Quantity	Unit	Rank	Cost
Emergency System					
Main Service					
	Independent Electrical Service for emergency power	1	EA	7	\$0
	Main Electrical Service - 1600 A 120/208/3PH	1	EA	6	\$5,641
	PA System	36,864	SF	6	\$12,125
Power Distribution					
	Lighting and Power Panels - 100 A	1	EA	6	\$299
	Lighting and Power Panels - Above 100 A	10	EA	6	\$4,970
	Main Distribution Panels - Greater than 600 amp	1	EA	6	\$730
Electrical System Subtotal:					\$55,349

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	36,864	SF	6	\$13,179
	Fire Alarm_System	36,864	SF	6	\$17,923
	Fire Pump Controller	1	EA	6	\$1,823
Pump Room Assembly					
	Fire Pump - 25-50 hp	1	EA	6	\$1,558
	Jockey Pump	1	EA	6	\$758
Sprinkler System					
	Sprinkler Heads	36,864	SF	6	\$0
	Sprinkler Piping	36,864	SF	6	\$6,853
	Wet Sprinkler System	36,864	SF	6	\$9,489
Safty System Subtotal:					\$57,988

Building: Main

Category: Mechanical System

Group	Item - Type	Quantity	Unit	Rank	Cost
Air Conditioning					
	Chemical Pot Feeder	1	EA	6	\$606

Building: Main

Category: Mechanical System

Group	Item - Type	Quantity	Unit	Rank	Cost
Air Conditioning					
	Chiller-Air Cooled- Recipricating-Roof Mounted - 101 - 200 tons	1	EA	6	\$4,314
	Glycol Feed	1	EA	6	\$490
Air Handling Systems					
	Air Handling Unit- Package Single Zone- Indoor- Daul Temperature Coils- - 15001-20000 cfm	1	EA	6	\$3,350
	Air Handling Unit- Package Single Zone- Indoor- Daul Temperature Coils- - 20001-30000 cfm	1	EA	6	\$3,350
	Air Intake	2	EA	6	\$11,529
	Fan Power Box - Fan Power Box with Hot Water Coil	25	EA	6	\$12,320
	Indoor Return Fans- Centrifugal Squirrel Cage - 5000 - 10000 CFM	1	EA	6	\$1,857
	Indoor Return Fans- Centrifugal Squirrel Cage - Greater than 20000 CFM	1	EA	6	\$2,433
	Make Up Air Unit- Roof Mounted- Gas Heating - Less than 6000 cfm	1	EA	6	\$3,350
	Outdoor Return Fans- Air Handling Unit Type - Less than 5000 CFM	2	EA	6	\$2,564
	VAV Box	4	EA	6	\$1,117
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- Flexible Tube- Atmospheric- Hot Water Boiler - 1001 - 2000 MBH	2	EA	5	\$93,399
Heating Devices					
	Cabinet Heaters - With Hot Water Coil	3	EA	6	\$1,063
	Radiator Panels - Hot Water	84	EA	6	\$23,336
	Unit Heater - Electric	3	EA	6	\$833
	Wall Heater - Electric	1	EA	6	\$139
Mechanical Plumbing					
	Chilled Water Pump - Less than 10	2	EA	6	\$2,222
	Daul Temperature Pump - Less than 10	2	EA	5	\$22,990
	Hot Water Pump - Less than 10	2	EA	6	\$2,222
	Hydronic Supply and Return - Steel	600	LF	6	\$46,066
Temperature Control					
	DDC System	36,864	SF	5	\$60,623
	Thermostats - DDC	38	EA	6	\$0
Ventilation					
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	3	EA	6	\$1,777
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	1	EA	6	\$592

Building: Main

Category: Mechanical System

Group	Item - Type	Quantity	Unit	Rank	Cost
Ventilation					
	Exhaust Fans- Roof Mounted - Less than 500 CFM	2	EA	6	\$592
	Type I Exhaust Hood- Kitchen	1	EA	6	\$1,248
	Type II Exhaust Hood- Warming Kitchen	1	EA	6	\$920

Mechanical System Subtotal:

\$311,477

Building: Main

Category: Plumbing System

Group	Item - Type	Quantity	Unit	Rank	Cost
Hot Water					
	Gas Heater - 150000 - 300000 BTU/HR	2	EA	6	\$620
Piping					
	Domestic Piping-Cold Water from Risers to Fixtures	36,864	SF	6	\$7,380
	Domestic Piping-Cold Water Horizontal Lines	36,864	SF	6	\$8,962
	Domestic Piping-Cold Water Risers	36,864	SF	6	\$6,853
	Domestic Piping-Hot Water from Risers to Fixtures	36,864	SF	6	\$5,799
	Domestic Piping-Hot Water Horizontal Lines	36,864	SF	6	\$6,853
	Domestic Piping-Hot Water Return Lines	36,864	SF	6	\$5,272
	Domestic Piping-Hot Water Return Risers	36,864	SF	6	\$5,272
	Sanitary Piping	36,864	SF	6	\$33,738
	Storm Piping	36,864	SF	6	\$32,156
	Vent Piping	36,864	SF	6	\$24,776
Pumps					
	Pumps - Domestic Booster Pump-Duplex	1	EA	6	\$1,977
	Pumps - Sump-Simplex	1	EA	6	\$745

Plumbing System Subtotal:

\$140,402

Building: Main

Category: Classrooms

Group	Item - Type	Quantity	Unit	Rank	Cost
Regular Classroom (10 rooms)					
	Casework	368	LF	6	\$9,293
	Ceiling - Lay-in	8,083	SF	6	\$24,273
	Chalk Board	60	LF	4	\$5,508

Building: Main

Category: Classrooms

Group	Item - Type	Quantity	Unit	Rank	Cost
Regular Classroom (10 rooms)					
	Doors - Side-lite	84	SF	6	\$1,404
	Doors - Wood Doors inclu hw	10	EA	6	\$3,010
	Floor - Tile	3,380	SF	6	\$7,395
	Floor - Tile/Sheet	4,703	SF	6	\$4,708
	Lighting - Lay-in	114	EA	6	\$13,563
	Marker Board	160	LF	6	\$3,427
	Storage/ Closet	58	SF	6	\$421
	Walls - Concrete Block	8,472	SF	6	\$24,836
	Walls - Plaster/Drywall	2,057	SF	6	\$5,677
	Work Sink	9	EA	6	\$3,411
Science Classroom (1 room)					
	Casework	52	LF	6	\$1,313
	Ceiling - Lay-in	1,156	SF	6	\$3,471
	Doors - Wood Doors inclu hw	2	EA	6	\$602
	Floor - Tile/Sheet	1,156	SF	6	\$1,157
	Lighting - Lay-in	15	EA	6	\$1,785
	Marker Board	24	LF	6	\$514
	Storage/ Closet	10	SF	6	\$73
	Walls - Concrete Block	607	SF	6	\$1,779
	Walls - Plaster/Drywall	607	SF	6	\$1,675
	Work Sink	3	EA	6	\$1,137

Classrooms Subtotal:

\$120,434

Building: Main

Category: Rooms (Other Than Classrooms)

Group	Item - Type	Quantity	Unit	Rank	Cost
Administrative Suites/Offices					
	Ceiling - Lay-in	2,078	SF	6	\$6,240
	Doors - Wood Doors inclu hw	9	EA	6	\$2,709
	Floor - Carpet	365	SF	6	\$778
	Floor - Terrazzo	169	SF	6	\$370
	Floor - Tile	263	SF	6	\$575
	Floor - Tile/Sheet	1,281	SF	6	\$1,282
	Lighting - Lay-in	29	EA	6	\$3,450
	Lighting - Lay-in	9	EA	7	\$0

Building: Main

Category: Rooms (Other Than Classrooms)

Group	Item - Type	Quantity	Unit	Rank	Cost
Administrative Suites/Offices					
	Power Distribution	58	EA	6	\$123,243
	Storage/ Closet	150	SF	6	\$1,088
	Walls - Concrete Block	3,017	SF	6	\$8,844
	Walls - Plaster/Drywall	1,852	SF	6	\$5,111
	Work Slnk	2	EA	6	\$1,016
Gymnasia					
	Bleacher Seating	95	EA	6	\$2,750
	Ceiling - Exposed	3,521	SF	6	\$5,236
	Doors - Steel Doors incl hw	2	EA	6	\$602
	Doors - Store Front	1	EA	6	\$1,208
	Floor - Sport Flooring	3,521	SF	6	\$7,603
	Lighting - Metal Halide/Sodium Vapor	8	EA	7	\$0
	Lighting - Pendent/Surface	4	EA	7	\$0
	Walls - Concrete Block	6,442	SF	6	\$18,885
Kitchen					
	Ceiling - Lay-in	542	SF	6	\$1,628
	Doors - Wood Doors inclu hw	1	EA	6	\$301
	Floor - Concrete Epoxy/ Painted	542	SF	5	\$930
	Lighting - Lay-in	6	EA	7	\$0
	Walls - Masonry	892	SF	6	\$2,806
Library					
	Casework	82	LF	7	\$0
	Ceiling - Lay-in	2,205	SF	6	\$6,622
	Doors - Wood Doors inclu hw	2	EA	6	\$602
	Floor - Carpet	2,205	SF	6	\$4,698
	Lighting - Lay-in	24	EA	7	\$0
	Walls - Concrete Block	3,093	SF	6	\$9,067
Lunch & Multipurpose Room					
	Ceiling - Exposed	2,158	SF	6	\$3,209
	Ceiling - Lay-in	296	SF	6	\$889
	Doors - Wood Doors inclu hw	3	EA	6	\$903
	Floor - Tile	2,454	SF	6	\$5,369
	Lighting - Lay-in	3	EA	7	\$0
	Lighting - Metal Halide/Sodium Vapor	6	EA	6	\$802
	Lighting - Pendent/Surface	3	EA	7	\$0

Building: Main

Category: Rooms (Other Than Classrooms)

Group	Item - Type	Quantity	Unit	Rank	Cost
Lunch & Multipurpose Room					
	Serving Line	12	LF	7	\$0
	Walls - Concrete Block	5,614	SF	6	\$16,457
	Walls - Masonry	535	SF	6	\$1,683
MDF_IDF					
	Doors - Wood Doors inclu hw	1	EA	6	\$301
	Finishes	127	SF	6	\$906
Mechanical/ Service Rooms					
	Boiler Room	1,461	SF	6	\$10,467
	Janitor's Closet	84	SF	6	\$602
	Mechanical/ Service Rooms	408	SF	6	\$2,923
	Storage Room	1,016	SF	6	\$7,279
	Vaults	210	SF	6	\$1,505
Prep Room					
	Casework	18	LF	6	\$455
	Ceiling - Lay-in	277	SF	6	\$832
	Doors - Wood Doors inclu hw	1	EA	6	\$301
	Floor - Tile/Sheet	277	SF	6	\$277
	Lighting - Lay-in	3	EA	6	\$357
	Walls - Concrete Block	603	SF	6	\$1,768
Restroom					
	Accessories	1,092	SF	6	\$10,072
	Ceiling - Plaster/Drywall	1,092	SF	6	\$3,779
	Doors - Wood Doors inclu hw	5	EA	6	\$1,505
	Floor - Terrazzo	1,092	SF	6	\$2,389
	Floor Drain	9	EA	6	\$9,532
	Lavatory	17	EA	6	\$5,433
	Lighting - Lay-in	24	EA	6	\$2,855
	Lighting - Lay-in	1	EA	7	\$0
	Partitions	12	EA	6	\$3,563
	Urinals	4	EA	6	\$1,344
	Walls - Structural Glazed Tile	3,216	SF	6	\$10,118
	Walls - Tile Ceramic/ Porcelain	125	SF	6	\$282
	Water Closet	17	EA	6	\$5,712

Building: Main

Category: Rooms (Other Than Classrooms)

Group	Item - Type	Quantity	Unit	Rank	Cost
Rooms (Other Than Classrooms) Subtotal:					\$331,515

Building: Main

Category: Building Interior

Group	Item - Type	Quantity	Unit	Rank	Cost
Corridor					
	Ceiling - Lay-in	5,714	SF	6	\$17,159
	Doors - Wood Doors include hw	8	EA	6	\$2,408
	Drinking Fountains - Double Fountain	2	EA	6	\$672
	Floor - Terrazzo	5,714	SF	6	\$47,964
	Lighting - Lay-in	108	EA	6	\$12,849
	Student Lockers - One Tier	300	EA	6	\$27,851
	Walls - Concrete Block	8,240	SF	6	\$24,156
Safety					
	Camera Viewing Station	4	EA	6	\$2,730
	Security Cameras	15	EA	6	\$2,911
Stairs					
	Ceiling - Lay-in	2,074	SF	6	\$6,228
	Floor - Terrazzo	1,820	SF	6	\$15,277
	Handrails	256	LF	6	\$2,218
	Lighting - Lay-in	24	EA	6	\$2,855
	Stairs - Terrazzo	60	LF	6	\$557
	Walls - Concrete Block	6,094	SF	6	\$17,865
Vertical Conveyance					
	Elevator - Elevator- Roped Holeless Hydraulic	1	EA	6	\$19,238
Building Interior Subtotal:					\$202,938

Total Building Cost

\$2,210,010

SITE

Category: Site

Group	Item - Type	Quantity	Unit	Rank	Cost
Athletic					
	Surface - Asphalt	6,296	SF	6	\$15,216

SITE

Category: Site

Group	Item - Type	Quantity	Unit	Rank	Cost
Athletic					
Civil/Drainage					
	Civil/ Drainage - Catch Basin	4	EA	6	\$4,375
	Civil/ Drainage - Site Manhole	4	EA	6	\$5,971
Fencing					
	Fencing - Old Standard Ornamental	4	LF	5	\$668
	Fencing - Old Standard Ornamental	728	LF	6	\$37,686
Landscape					
	Benches	6	EA	6	\$2,580
	Landscape - Grass	20,464	SF	6	\$16,973
	Parkway trees	21	EA	7	\$0
	Planting Beds/ Area	2,839	SF	6	\$4,669
	Play Area - Asphalt/ Hardscape	8,906	SF	6	\$21,523
	Trash Receptacles	2	EA	6	\$625
Parking Lot					
	Concrete Curbs	355	LF	6	\$4,559
	Interior Plantings	30	LF	6	\$1,276
	Lighting - Pole Mounted	2	EA	6	\$2,905
	Surface - Asphalt	5,847	SF	5	\$26,672
	Vehicular Screening	142	LF	5	\$20,221
Playground					
	Equipment - Combo 3-12	1	EA	6	\$7,092
	Surface - Poured Surface	2,534	SF	5	\$34,823
Sidewalks					
	Sidewalks - Internal Walks	314	LF	7	\$0
	Sidewalks - Perimeter Sidewalks	125	SF	5	\$1,194
	Sidewalks - Perimeter Sidewalks	6,020	SF	7	\$0
Signage					
	Flag Pole - Flag Pole	1	EA	6	\$1,657
	Monument - Building Mounted Cut Letter Sign	1	EA	7	\$0
	Monument - Sign-Lighted	1	EA	7	\$0
Site Subtotal:					\$210,683

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

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

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

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

Definitions

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

Classroom Summary

Current Usage	Intended Usage	Room Location	Room Number	Floor Plan Room Number	Area (SF)	Voice Outlets	Data Outlets	Elect. Outlets	Glazed Window Area	Operable Window Area	Noise Level	Window Stop	Power Strip	Smart-Board
Main														
Regular Classroom	Regular Classroom	1st Floor	107	1-14	865	1	8	26	127	64	40	N	Y	Y
Regular Classroom	Regular Classroom	1st Floor	108	1-15	865	1	8	26	124	62	40	N	Y	N
Regular Classroom	Office	1st Floor	134	1-06	450	1	1	6	52	25	40	N	Y	N
Regular Classroom	Regular Classroom	2nd Floor	201	201	841	1	8	26	124	62	40	N	Y	N
Regular Classroom	Regular Classroom	2nd Floor	202	2-07	841	1	8	26	127	64	40	N	Y	N
Regular Classroom	Regular Classroom	2nd Floor	203	2-08	841	1	8	26	127	64	40	N	Y	Y
Regular Classroom	Regular Classroom	2nd Floor	208	2-16	845	1	8	26	124	62	40	N	Y	N
Regular Classroom	Regular Classroom	2nd Floor	209	2-15	845	1	8	26	127	64	40	N	Y	N
Regular Classroom	Regular Classroom	2nd Floor	210	2-14	845	1	8	26	127	64	40	N	Y	N
Regular Classroom	Regular Classroom	2nd Floor	211	2-13	845	1	8	26	124	62	40	N	Y	N
Science Classroom	Science Classroom	2nd Floor	204	2-09	1,156	1	9	20	146	70	40	N	Y	Y