

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)
Main	1900	3	33,794
Addition	1936	3	15,869
Campus Total			49,663

Category : Exterior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Entrance							
	Entrance Control - Audio and Video	#1 - Main - S	1	EA	7	6-10 years	
	Exterior Doors - Exterior FRP Door	#1 - Main - S	3	EA	6	6-10 years	
	Exterior Doors - Side lite	#1 - Main - S	1	EA	6	6-10 years	
	Exterior Doors - Transom Lite	#1 - Main - S	3	EA	6	6-10 years	
	Exterior Doors - Exterior Steel Door	#3 - Southeast	1	EA	6	6-10 years	
	Exterior Stairs - Stone	#3 - Southeast	6	LF	6	10+ years	
	Exterior Doors - Overhead Rolling/ Garage Door	#3A - Southeast OVH	1	EA	6	6-10 years	
	Exterior Doors - Exterior Wood Door	#4 - N	1	EA	4	0-1 year	Wood splitting, frames rusted
	Exterior Stairs - Stone	#4 - N	6	LF	6	10+ years	
	Exterior Doors - Exterior Wood Door	#5 - NW	3	EA	6	6-10 years	
	Exterior Doors - Side lite	#5 - NW	2	EA	6	6-10 years	
	Exterior Doors - Transom Lite	#5 - NW	3	EA	6	6-10 years	
	Exterior Stairs - Concrete	#5 - NW	12	LF	6	10+ years	
Foundation							
	Foundation - Masonry	Entire Building	440	LF	7	10+ years	
	Superstructure - Heavy Timber	Entire Building	33,794	SF	7	10+ years	
Lighting							
	Exterior Lighting - Wall Mounted	Entire Building	10	EA	7	10+ years	

Category : Exterior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Roof System							
	Chimney - Metal Flue	Low roof #1	19	LF	6	6-10 years	
	Coping - Clay Tile	Low roof #1	135	LF	7	10+ years	
	Downspouts - Exterior Downspouts	Low roof #1	6	LF	7	6-10 years	
	Parapet - 16" - 30" Height	Low roof #1	80	LF	7	10+ years	
	Roof - Modified Bitumen	Low roof #1	781	SF	7	10+ years	
	Roof Structure - Steel with Clay Tile Arch	Low roof #1	781	SF	7	10+ years	
	Chimney - Metal Flue	Low roof #2 - boiler room	58	LF	7	10+ years	
	Coping - Clay Tile	Low roof #2 - boiler room	68	LF	7	10+ years	
	Coping - Metal	Low roof #2 - boiler room	36	LF	7	6-10 years	
	Downspouts - Exterior Downspouts	Low roof #2 - boiler room	14	LF	6	6-10 years	
	Parapet - 16" - 30" Height	Low roof #2 - boiler room	68	LF	7	10+ years	
	Roof - Modified Bitumen	Low roof #2 - boiler room	1,007	SF	7	10+ years	
	Roof Structure - Steel / Metal Deck/ Concrete Topping	Low roof #2 - boiler room	1,007	SF	7	10+ years	
	Coping - Clay Tile	Low roof #3	24	LF	7	10+ years	
	Coping - Stone	Low roof #3	26	LF	7	10+ years	
	Downspouts - Exterior Downspouts	Low roof #3	14	LF	7	6-10 years	
	Parapet - 16" - 30" Height	Low roof #3	50	LF	7	10+ years	
	Roof - Modified Bitumen	Low roof #3	406	SF	7	10+ years	
	Roof Structure - Steel with Clay Tile Arch	Low roof #3	406	SF	7	10+ years	
	Coping - Terra Cotta	Main Roof	441	LF	6	10+ years	
	Downspouts - Exterior Downspouts	Main Roof	60	LF	6	6-10 years	
	Parapet - 16" - 30" Height	Main Roof	101	LF	7	10+ years	
	Parapet - Parapet < 16" Height	Main Roof	163	LF	7	10+ years	
	Parapet - Parapet > 30"	Main Roof	177	LF	7	10+ years	
	Roof - Modified Bitumen	Main Roof	7,900	SF	7	10+ years	
	Roof Structure - Steel with Clay Tile Arch	Main Roof	7,900	SF	7	10+ years	
Walls							
	Cornice - Masonry Projecting Limestone	Entire Building	263	LF	6	10+ years	
	Cornice - Metal Projecting	Entire Building	263	LF	6	10+ years	
	Exterior Walls - Brick	Entire Building	18,524	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	400	SF	6	10+ years	
	Exterior Walls - Stone-Cast	Entire Building	620	SF	6	10+ years	
	Exterior Walls - Stone-Cut	Entire Building	1,052	SF	6	10+ years	
Windows							
	Guard - Guards wire guard	Entire Building	783	SF	6	6-10 years	
	Lintels - Brick	Entire Building	47	LF	6	10+ years	
	Lintels - Steel	Entire Building	246	LF	6	10+ years	
	Lintels - Stone	Entire Building	72	LF	6	10+ years	
	Windows - Sash Aluminum Double-pane	Entire Building	3,429	SF	6	6-10 years	

Category : Exterior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
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Category : Electrical
Building : Main

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

	Automatic Transfer Switch	Electrical Room	1	EA	6	10+ years	
	Emergency A/C Power - Corridors and Stairs	Entire Building	6,786	SF	6	10+ years	
	Emergency A/C Power - Gym	Entire Building	3,200	SF	6	10+ years	
	Emergency A/C Power - Lunchrooms	Entire Building	1,936	SF	6	10+ years	
	Emergency Battery Packs - Corridors and Stairs	Entire Building	6	EA	6	6-10 years	
	Exit Signs - Corridors and Stairs	Entire Building	14	EA	5	2-5 years	
	Exit Signs - Gym	Entire Building	2	EA	5	2-5 years	
	Exit Signs - Lunchroom	Entire Building	7	EA	5	2-5 years	

Main Service

	Main Electrical Service - 2000 A 120/208/3PH	Electrical Room	1	EA	6	10+ years	Serves main and addition
	Independent Electrical Service for emergency power	Electrical Room	1	EA	7	10+ years	

Power Distribution

	Lighting and Power Panels - 100 A	Entire Building	2	EA	6	10+ years	
	Lighting and Power Panels - 100 A	Entire Building	1	EA	4	0-1 year	Front panel missing exposing the buss bar and wiring.
	Main Distribution Panels - 400 - 600 amp	Entire Building	1	EA	6	10+ years	Serves gym
	Main Distribution Panels - 400 - 600 amp	Entire Building	1	EA	4	2-5 years	Older. Replacement parts difficult to find
	Main Distribution Panels - Greater than 600 amp	Entire Building	2	EA	6	10+ years	

Category : Fire Protection
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
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Fire Alarm

	Fire Alarm Strobe Lights	Entire Building	33,794	SF	6	10+ years	
	Fire Alarm_System	Entire Building	33,794	SF	6	10+ years	
	Fire Pump Controller	Entire Building	1	EA	5	6-10 years	Older. Replacement parts difficult to find.

Pump Room Assembly

Category : Fire Protection
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Fire Pump - Less than 25hp	Basement	1	EA	5	6-10 years	Serves main and addition. 20 HP

Sprinkler System

	Dry Sprinkler System	Entire Building	33,794	SF	6	10+ years	Serves main and addition building
	Sprinkler Heads	Entire Building	33,794	SF	7	2-5 years	
	Sprinkler Piping	Entire Building	33,794	SF	5	2-5 years	More than 50 years old

Category : Mechanical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Air Handling Systems</u>							
	Fan Coil Unit- Celing Mounted - Electric	Basement	1	EA	5	6-10 years	
	Return Duct Work - Masonry and Ducts-Missing or Existing Shaft	Mechanical Room	100	LF	5	10+ years	Air handler in addition

Boiler Systems

	Boiler Auxiliary- Scotch Marine- Steam Low Pressure Boiler - 76 - 100 HP	Boiler Room	2	EA	5	10+ years	
	Chemical Feed System	Boiler Room	1	EA	6	10+ years	
	Chemical Feeder	Boiler Room	1	EA	6	10+ years	
	Combustion Dampers	Boiler Room	2	EA	6	10+ years	
	Condensate Pump	Boiler Room	1	EA	6	6-10 years	
	Feed Water Pumps and Tank	Boiler Room	1	EA	6	10+ years	3 pumps remotely located.
	Non Condensing- Fire Tube- Scotch Marine- Steam- Low Pressure Boiler - 76 - 100 HP	Boiler Room	2	EA	5	10+ years	Serves the main and addition.
	Piping - Condensate Pipe- Steel	Boiler Room	1,000	LF	5	10+ years	
	Piping - Steam Pipe- Steel	Boiler Room	1,000	LF	5	10+ years	
	Steam Traps	Boiler Room	22	EA	5	6-10 years	
	Steam Traps	Boiler Room	4	EA	4	1-2 years	Many are leaking

Gas Booster

	Gas Booster	Boiler Room	2	EA	6	10+ years	
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Heating Devices

	Wall Heater - Electric	Basement	1	EA	5	6-10 years	Paint is deteriorated. Older. In pump room
	Unit Heater - Steam	Electrical Room	1	EA	6	6-10 years	
	Radiators - Steam	Entire Building	3	EA	5	6-10 years	Older, showing signs of rust. No temperature control.

Temperature Control

	Electric Thermostat	Entire Building	1	EA	6	10+ years	Serves the unit heater.
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Category : Mechanical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Pneumatic System	Entire Building	33,794	SF	5	2-5 years	Older system. Leaks.
	Thermostats - Pneumatic	Entire Building	17	EA	5	10+ years	Not calibrated. 15 zone dampers serve the addition, 17 serve the main.

Ventilation

	Exhaust Fans- Indoor - 500 - 1500 CFM	Entire Building	1	EA	5	6-10 years	Older, for toilets. Periodic maintenance needed
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Category : Plumbing
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Gas Heater - 150000 - 300000 BTU/HR	Boiler Room	1	EA	5	2-5 years	Serves main and addition

Piping

	Domestic Piping-Cold Water Horizontal Lines	Entire Building	33,794	SF	6	10+ years	
	Domestic Piping-Cold Water Risers	Entire Building	33,794	SF	6	10+ years	
	Domestic Piping-Cold Water from Risers to Fixtures	Entire Building	33,794	SF	6	10+ years	
	Domestic Piping-Hot Water Horizontal Lines	Entire Building	33,794	SF	6	10+ years	
	Domestic Piping-Hot Water Return Lines	Entire Building	33,794	SF	6	10+ years	
	Domestic Piping-Hot Water Return Risers	Entire Building	33,794	SF	6	10+ years	
	Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	33,794	SF	6	10+ years	
	Sanitary Piping	Entire Building	33,794	SF	6	10+ years	
	Storm Piping	Entire Building	33,794	SF	6	10+ years	
	Vent Piping	Entire Building	33,794	SF	6	6-10 years	

Pumps

	Pumps - Domestic Booster Pump-Simplex	Boiler Room	1	EA	6	6-10 years	Serves main and addition
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Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	<u>Administrative Suites/Offices</u>						
	Ceiling - Plaster/Drywall	Gym Office - 3rd floor	131	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Gym Office - 3rd floor	1	EA	6	10+ years	
	Floor - Wood	Gym Office - 3rd floor	131	SF	6	10+ years	
	Lighting - Pendent/Surface	Gym Office - 3rd floor	1	EA	7	6-10 years	
	Power Distribution	Gym Office - 3rd floor	2	EA	7	10+ years	
	Walls - Plaster/Drywall	Gym Office - 3rd floor	225	SF	6	10+ years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Gymnasia</u>							
	Ceiling - Plaster/Drywall	3rd Floor	2,332	SF	6	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	4	EA	6	10+ years	
	Floor - Wood	3rd Floor	2,332	SF	6	10+ years	
	Lighting - Metal Halide/Sodium Vapor	3rd Floor	15	EA	7	6-10 years	
	Stage	3rd Floor	396	SF	6	10+ years	
	Stage Curtain	3rd Floor	6	EA	7	10+ years	
	Stage Lighting System	3rd Floor	2	EA	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	4,768	SF	6	10+ years	
	Ceiling - Splined	Boy's Play Room in Basement	868	SF	6	10+ years	
	Floor - Sport Flooring	Boy's Play Room in Basement	868	SF	7	10+ years	
	Lighting - Pendent/Surface	Boy's Play Room in Basement	6	EA	7	6-10 years	
	Walls - Masonry	Boy's Play Room in Basement	1,345	SF	6	10+ years	
<u>Kitchen</u>							
	Ceiling - Plaster/Drywall	Basement	291	SF	6	10+ years	
	Floor - Concrete	Basement	291	SF	7	10+ years	
	Lighting - Pendent/Surface	Basement	2	EA	7	6-10 years	
	Serving Line	Basement	12	LF	6	10+ years	
	Walls - Masonry	Basement	662	SF	6	10+ years	
<u>Lunch & Multipurpose Room</u>							
	Ceiling - Splined	Basement	1,936	SF	6	10+ years	
	Floor - Concrete	Basement	1,936	SF	7	10+ years	
	Lighting - Pendent/Surface	Basement	28	EA	7	6-10 years	
	Walls - Masonry	Basement	2,034	SF	6	10+ years	
	Walls - Plaster/Drywall	Basement	2,034	SF	6	10+ years	
<u>MDF_IDF</u>							
	Doors - Steel Doors incl hw	In Library, Former Wardrobe	2	EA	6	10+ years	
	Finishes	In Library, Former Wardrobe	198	SF	7	10+ years	
	Window AC Unit	In Library, Former Wardrobe	1	EA	5	6-10 years	
<u>Mechanical/ Service Rooms</u>							
	Storage Room	3rd Floor	192	SF	7	10+ years	
	Boiler Room	Basement	979	SF	5	10+ years	
	Coal Room	Basement	362	SF	7	10+ years	
	Mechanical/ Service Rooms	Basement	506	SF	7	10+ years	
	Storage Room	Basement	318	SF	5	10+ years	
<u>Restroom</u>							

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Accessories	Basement north end	253	SF	7	6-10 years	
	Ceiling - Exposed	Basement north end	253	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Basement north end	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	Basement north end	247	SF	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	Basement north end	6	SF	4	0-1 year	Missing tiles and mismatched/damaged tiles
	Floor Drain	Basement north end	1	EA	7	10+ years	
	Hand Dryer	Basement north end	2	EA	7	10+ years	
	Lavatory	Basement north end	1	EA	6	10+ years	
	Lighting - Pendent/Surface	Basement north end	4	EA	6	6-10 years	
	Partitions	Basement north end	2	EA	7	10+ years	
	Urinals	Basement north end	5	EA	6	10+ years	
	Walls - Plaster/Drywall	Basement north end	224	SF	6	10+ years	
	Walls - Tile Ceramic/ Porcelain	Basement north end	448	SF	6	10+ years	
	Water Closet	Basement north end	2	EA	6	10+ years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Classroom #001 (Kindergarten)							
	Ceiling - Plaster/Drywall	Basement	688	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Basement	1	EA	5	10+ years	
	Floor - Tile	Basement	688	SF	6	10+ years	
	Lighting - Pendent/Surface	Basement	12	EA	6	6-10 years	
	Marker Board	Basement	10	LF	6	10+ years	
	Storage/ Closet	Basement	100	SF	7	10+ years	
	Walls - Concrete Block	Basement	688	SF	6	10+ years	
Classroom #101 (Kindergarten)							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	900	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	900	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	14	EA	7	6-10 years	
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Storage/ Closet	1st Floor	198	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,486	SF	6	10+ years	
Classroom #102 (Regular Classroom)							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	900	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	900	SF	6	10+ years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Lighting - Pendent/Surface	1st Floor	14	EA	7	6-10 years	
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Storage/ Closet	1st Floor	198	SF	7	6-10 years	
	Walls - Plaster/Drywall	1st Floor	1,486	SF	6	10+ years	
Classroom #103 (Kindergarten)							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	900	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	899	SF	6	10+ years	
	Floor - Tile	1st Floor	1	SF	4	0-1 year	Chipped Tile
	Lighting - Pendent/Surface	1st Floor	14	EA	7	6-10 years	
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Storage/ Closet	1st Floor	198	SF	7	10+ years	Paint chipping and peeling on walls.
	Walls - Plaster/Drywall	1st Floor	1,486	SF	6	10+ years	
Classroom #104 (Kindergarten)							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	900	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	900	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	14	EA	7	6-10 years	
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Storage/ Closet	1st Floor	198	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,486	SF	6	10+ years	
Classroom #201 (Regular Classroom)							
	AC Units	2nd Floor	1	EA	5	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	900	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Tile	2nd Floor	900	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	7	6-10 years	
	Marker Board	2nd Floor	20	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	198	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,486	SF	6	10+ years	
Classroom #202/203 (Library)							
	AC Units	2nd Floor	3	EA	5	6-10 years	
	Ceiling - Splined	2nd Floor	1,800	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	7	10+ years	
	Floor - Tile	2nd Floor	1,800	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	28	EA	7	6-10 years	
	Storage/ Closet	2nd Floor	198	SF	7	10+ years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Walls - Metal Panel	2nd Floor	300	SF	6	10+ years	
	Walls - Plaster/Drywall	2nd Floor	2,212	SF	6	10+ years	
Classroom #204 (Regular Classroom)							
	AC Units	2nd Floor	1	EA	5	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	900	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Tile	2nd Floor	900	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	7	6-10 years	
	Marker Board	2nd Floor	20	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	177	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,486	SF	6	10+ years	
Classroom #301 (Regular Classroom)							
	AC Units	3rd Floor	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	3rd Floor	900	SF	6	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Tile	3rd Floor	900	SF	6	10+ years	
	Lighting - Pendent/Surface	3rd Floor	14	EA	7	6-10 years	
	Marker Board	3rd Floor	20	LF	7	6-10 years	
	Storage/ Closet	3rd Floor	198	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	1,486	SF	6	10+ years	
Classroom #304 (Regular Classroom)							
	AC Units	3rd Floor	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	3rd Floor	900	SF	6	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	5	10+ years	
	Floor - Tile	3rd Floor	900	SF	6	10+ years	
	Lighting - Pendent/Surface	3rd Floor	14	EA	7	6-10 years	
	Marker Board	3rd Floor	20	LF	7	6-10 years	
	Storage/ Closet	3rd Floor	177	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	1,486	SF	6	10+ years	

Category : Interior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Corridor							
	Ceiling - Plaster/Drywall	1st Floor	1,706	SF	6	10+ years	
	Drinking Fountains - Double Fountain	1st Floor	3	EA	4	0-1 year	Out of Order
	Floor - Tile/Sheet	1st Floor	1,706	SF	5	10+ years	
	Lighting - Pendent/Surface	1st Floor	16	EA	7	6-10 years	
	Walls - Plaster/Drywall	1st Floor	2,922	SF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	1,706	SF	6	10+ years	

Category : Interior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Drinking Fountains - Double Fountain	2nd Floor	2	EA	7	10+ years	
	Floor - Tile/Sheet	2nd Floor	1,706	SF	5	10+ years	
	Lighting - Pendent/Surface	2nd Floor	16	EA	6	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	2,922	SF	6	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	713	SF	6	10+ years	
	Floor - Tile/Sheet	3rd Floor	713	SF	7	10+ years	
	Lighting - Pendent/Surface	3rd Floor	5	EA	6	6-10 years	
	Walls - Plaster/Drywall	3rd Floor	1,682	SF	6	10+ years	
	Ceiling - Exposed	Basement	2,037	SF	6	10+ years	
	Doors - Wood Doors include hw	Basement	4	EA	6	10+ years	
	Floor - Concrete Epoxy/ Painted	Basement	2,037	SF	7	10+ years	
	Lighting - Pendent/Surface	Basement	8	EA	6	6-10 years	
	Stairs - Concrete Stairs	Basement	30	LF	6	10+ years	
	Walls - Masonry	Basement	1,144	SF	6	10+ years	
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Stairs							
	Ceiling - Plaster/Drywall	North	595	SF	6	10+ years	
	Floor - Tile	North	312	SF	6	10+ years	
	Handrails	North	204	LF	7	10+ years	
	Lighting - Pendent/Surface	North	7	EA	7	6-10 years	
	Stairs - Terrazzo	North	90	LF	6	10+ years	
	Walls - Plaster/Drywall	North	3,492	SF	6	10+ years	
	Ceiling - Plaster/Drywall	South	595	SF	6	10+ years	
	Floor - Tile	South	312	SF	7	10+ years	
	Handrails	South	204	LF	7	10+ years	
	Lighting - Pendent/Surface	South	7	EA	6	6-10 years	
	Stairs - Terrazzo	South	90	LF	6	10+ years	
	Walls - Plaster/Drywall	South	3,492	SF	6	10+ years	

Category : Exterior
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Entrance</u>							
	Exterior Doors - Exterior Steel Door	#2 - E	2	EA	6	6-10 years	
	Exterior Doors - Exterior Wood Door	Fire escape	3	EA	6	2-5 years	Paint chipping and peeling.
<u>Fire Escape</u>							
	Fire Escape	Southeast	282	LF	6	6-10 years	
<u>Foundation</u>							
	Foundation - Concrete	Entire Building	204	LF	7	10+ years	
	Superstructure - Concrete	Entire Building	15,869	SF	7	10+ years	
<u>Lighting</u>							
	Exterior Lighting - Wall Mounted	Entire Building	5	EA	7	10+ years	
<u>Roof System</u>							
	Coping - Stone	Low E roof	84	LF	7	10+ years	
	Downspouts - Interior Downspouts	Low E roof	28	LF	6	6-10 years	
	Parapet - 16" - 30" Height	Low E roof	84	LF	7	10+ years	
	Roof - Modified Bitumen	Low E roof	793	SF	7	10+ years	
	Roof Structure - Steel with Clay Tile Arch	Low E roof	793	SF	7	10+ years	
	Coping - Stone	Low N roof	43	LF	7	10+ years	
	Downspouts - Interior Downspouts	Low N roof	28	LF	6	6-10 years	
	Parapet - 16" - 30" Height	Low N roof	43	LF	7	10+ years	
	Roof - Modified Bitumen	Low N roof	470	SF	7	10+ years	
	Roof Structure - Steel with Clay Tile Arch	Low N roof	470	SF	7	10+ years	
	Access Ladder - Metal	Main Roof	1	EA	7	6-10 years	
	Coping - Terra Cotta	Main Roof	216	LF	6	10+ years	
	Downspouts - Interior Downspouts	Main Roof	120	LF	6	6-10 years	
	Parapet - Parapet > 30"	Main Roof	216	LF	7	10+ years	
	Roof - Modified Bitumen	Main Roof	3,534	SF	7	10+ years	
	Roof Hatch - Metal	Main Roof	1	EA	7	10+ years	
	Roof Structure - Steel with Clay Tile Arch	Main Roof	3,534	SF	7	10+ years	
<u>Walls</u>							
	Cornice - Masonry Projecting Limestone	Entire Building	83	LF	6	10+ years	
	Cornice - Metal Projecting	Entire Building	83	LF	6	10+ years	
	Exterior Walls - Brick	Entire Building	12,578	SF	6	10+ years	
	Exterior Walls - Stone-Cast	Entire Building	424	SF	7	10+ years	
	Exterior Walls - Stone-Cut	Entire Building	848	SF	7	10+ years	
<u>Windows</u>							

Category : Exterior
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Guard - Guards wire guard	Entire Building	435	SF	6	6-10 years	
	Lintels - Steel	Entire Building	224	LF	6	10+ years	
	Lintels - Stone	Entire Building	16	LF	6	10+ years	
	Windows - Sash Aluminum	Entire Building	40	SF	4	0-1 year	Cracked glass
	Windows - Sash Aluminum Double-pane	Entire Building	1,645	SF	6	6-10 years	

Category : Electrical
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Emergency System</u>							
	Emergency Battery Packs - Corridors and Stairs	Entire Building	7	EA	6	6-10 years	
	Emergency A/C Power - Corridors and Stairs	Entire Building	1,489	SF	6	10+ years	
	Security System - Intrusion Detection	Entire Building	15,869	SF	6	6-10 years	
<u>Main Service</u>							
	PA System	Entire Building	15,869	SF	5	6-10 years	Serves the main and addition.
<u>Power Distribution</u>							
	Lighting and Power Panels - Above 100 A	Entire Building	2	EA	6	10+ years	
	Main Distribution Panels - 400 - 600 amp	Entire Building	1	EA	6	10+ years	

Category : Fire Protection
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Fire Alarm</u>							
	Fire Alarm Panel	Entire Building	1	EA	6	10+ years	Serves addition and main
	Fire Alarm Strobe Lights	Entire Building	15,869	SF	6	10+ years	
	Fire Alarm_System	Entire Building	15,869	SF	5	10+ years	
<u>Sprinkler System</u>							
	Dry Sprinkler System	Entire Building	5,290	SF	6	6-10 years	Limited to basement and corridors.
	Sprinkler Heads	Entire Building	5,290	SF	7	6-10 years	
	Sprinkler Piping	Entire Building	5,289	SF	6	6-10 years	

Category : Mechanical
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Air Handling Systems</u>							
	Air Handling Unit- Built Up-Multi Zone- Steam Coils - 25001 - 35000 cfm	Basement	1	EA	5	10+ years	Serves the main and addition.

Category : Mechanical
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Air Intake	Basement	2	EA	6	10+ years	
	Auxiliaries - 25001 - 35000 cfm	Basement	1	EA	4	1-2 years	Some dampers replaced but others are corroded. Piping and valves are corroding. Fan motor is considerably aged.
	Return Duct Work - Masonry and Ducts-Missing or Existing Shaft	Basement	60	LF	6	10+ years	
	Zone Dampers	Basement	32	EA	5	6-10 years	Many are manually operated. Zone dampers serve main and addition building

Heating Devices

	Unit Heater - Steam	Basement	1	EA	6	10+ years	
	Radiators - Steam	Entire Building	6	EA	5	10+ years	Paint deteriorated, no temperature control, older
	Wall Heater - Electric	Entire Building	6	EA	5	2-5 years	Older, not cleaned

Temperature Control

	Electric Thermostat	Entire Building	1	EA	6	10+ years	Serves the unit heater
	Pneumatic System	Entire Building	15,869	SF	5	2-5 years	Upgrade to controls needed. Older. Controlled from main building
	Thermostats - Pneumatic	Entire Building	15	EA	5	2-5 years	Not calibrated. 15 zone dampers serve the addition, 17 serve the main.

Ventilation

	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	Roof	1	EA	7	10+ years	
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Category : Plumbing
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Piping						
	Domestic Piping-Cold Water Horizontal Lines	Entire Building	15,869	SF	6	10+ years	
	Domestic Piping-Cold Water Risers	Entire Building	15,869	SF	6	10+ years	
	Domestic Piping-Cold Water from Risers to Fixtures	Entire Building	15,869	SF	6	10+ years	
	Domestic Piping-Hot Water Horizontal Lines	Entire Building	15,869	SF	6	10+ years	
	Domestic Piping-Hot Water Return Lines	Entire Building	15,869	SF	6	10+ years	
	Domestic Piping-Hot Water Return Risers	Entire Building	15,869	SF	6	10+ years	
	Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	15,869	SF	6	10+ years	
	Sanitary Piping	Entire Building	15,869	SF	6	10+ years	

Category : Plumbing
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Storm Piping	Entire Building	15,869	SF	6	10+ years	
	Vent Piping	Entire Building	15,869	SF	6	6-10 years	

Category : Room
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Administrative Suites/Offices</u>							
	AC Unit	1st flr Main Office Suite	2	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	1st flr Main Office Suite	1,060	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st flr Main Office Suite	6	EA	6	10+ years	
	Floor - Carpet	1st flr Main Office Suite	1,060	SF	6	6-10 years	
	Lighting - Pendent/Surface	1st flr Main Office Suite	16	EA	7	6-10 years	
	Power Distribution	1st flr Main Office Suite	24	EA	6	10+ years	
	Storage/ Closet	1st flr Main Office Suite	70	SF	7	10+ years	
	Walls - Plaster/Drywall	1st flr Main Office Suite	2,754	SF	5	10+ years	
	Ceiling - Plaster/Drywall	Basement NE corner, engineer's office	133	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Basement NE corner, engineer's office	1	EA	6	10+ years	
	Floor - Tile	Basement NE corner, engineer's office	133	SF	6	10+ years	
	Lighting - Pendent/Surface	Basement NE corner, engineer's office	1	EA	6	6-10 years	
	Power Distribution	Basement NE corner, engineer's office	6	EA	6	10+ years	
	Storage/ Closet	Basement NE corner, engineer's office	22	SF	7	10+ years	
	Walls - Plaster/Drywall	Basement NE corner, engineer's office	500	SF	6	10+ years	
	Walls - Plaster/Drywall	Basement NE corner, engineer's office	60	SF	5	1-2 years	Damaged/patched wall.
	Work Slnk	Basement NE corner, engineer's office	1	EA	7	10+ years	
	Ceiling - Plaster/Drywall	Basement Teacher's Lounge	825	SF	6	6-10 years	Cracked and chipped paint
	Doors - Wood Doors inclu hw	Basement Teacher's Lounge	1	EA	5	6-10 years	
	Floor - Concrete Epoxy/ Painted	Basement Teacher's Lounge	825	SF	7	10+ years	
	Lighting - Pendent/Surface	Basement Teacher's Lounge	4	EA	7	6-10 years	
	Power Distribution	Basement Teacher's Lounge	4	EA	7	10+ years	
	Walls - Structural Glazed Tile	Basement Teacher's Lounge	1,160	SF	6	6-10 years	
	Work Slnk	Basement Teacher's Lounge	1	EA	7	10+ years	
	Ceiling - Plaster/Drywall	Basement south end Rm #007(b)	1,243	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Basement south end Rm #007(b)	2	EA	6	10+ years	
	Floor - Concrete Epoxy/ Painted	Basement south end Rm #007(b)	415	SF	7	10+ years	
	Floor - Tile/Sheet	Basement south end Rm #007(b)	829	SF	7	10+ years	

Category : Room
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Lighting - Pendent/Surface	Basement south end Rm #007(b)	17	EA	6	6-10 years	
	Power Distribution	Basement south end Rm #007(b)	12	EA	6	10+ years	
	Walls - Masonry	Basement south end Rm #007(b)	1,443	SF	6	10+ years	
	Walls - Plaster/Drywall	Basement south end Rm #007(b)	722	SF	6	10+ years	
Locker/Shower Room							
	Accessories	005 Basement north end	345	SF	5	6-10 years	
	Ceiling - Exposed	005 Basement north end	345	SF	6	10+ years	
	Doors - Wood Doors inclu hw	005 Basement north end	2	EA	6	10+ years	
	Floor - Tile/Sheet	005 Basement north end	345	SF	7	10+ years	
	Floor Drain	005 Basement north end	1	EA	7	10+ years	
	Lavatory	005 Basement north end	1	EA	6	10+ years	
	Lighting - Pendent/Surface	005 Basement north end	2	EA	6	6-10 years	
	Walls - Masonry	005 Basement north end	814	SF	6	10+ years	
	Water Closet	005 Basement north end	1	EA	6	10+ years	
Mechanical/ Service Rooms							
	Janitor's Closet	1st Floor	71	SF	7	10+ years	
	Janitor's Closet	2nd Floor	71	SF	7	10+ years	
	Janitor's Closet	3rd Floor	71	SF	7	10+ years	
	Air Intake Plenums	Basement	847	SF	7	10+ years	
	Janitor's Closet	Basement	51	SF	7	10+ years	
	Mechanical/ Service Rooms	Basement	476	SF	7	10+ years	
	Storage Room	Basement	699	SF	5	10+ years	
Restroom							
	Accessories	1st Floor	273	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	273	SF	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	273	SF	6	10+ years	
	Floor Drain	1st Floor	1	EA	7	10+ years	
	Hand Dryer	1st Floor	2	EA	7	6-10 years	
	Lavatory	1st Floor	2	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	3	EA	7	6-10 years	
	Partitions	1st Floor	6	EA	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	441	SF	6	10+ years	
	Water Closet	1st Floor	6	EA	6	10+ years	
	Accessories	1st flr inside principal's office	35	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st flr inside principal's office	35	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st flr inside principal's office	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st flr inside principal's office	35	SF	6	10+ years	
	Lavatory	1st flr inside principal's office	1	EA	6	10+ years	
	Lighting - Pendent/Surface	1st flr inside principal's office	1	EA	7	6-10 years	
	Walls - Plaster/Drywall	1st flr inside principal's office	330	SF	6	10+ years	

Category : Room
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Water Closet	1st flr inside principal's office	1	EA	6	10+ years	
	Accessories	2nd Floor	273	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	273	SF	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	2nd Floor	268	SF	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	2nd Floor	5	SF	4	0-1 year	Missing/cracked tiles
	Floor Drain	2nd Floor	1	EA	7	10+ years	
	Hand Dryer	2nd Floor	2	EA	7	6-10 years	
	Lavatory	2nd Floor	2	EA	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	3	EA	7	10+ years	
	Partitions	2nd Floor	4	EA	7	10+ years	
	Urinals	2nd Floor	3	EA	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	442	SF	6	10+ years	
	Water Closet	2nd Floor	4	EA	7	10+ years	
	Accessories	3rd Floor	273	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	3rd Floor	273	SF	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	3rd Floor	273	SF	6	10+ years	
	Floor Drain	3rd Floor	1	EA	7	10+ years	
	Hand Dryer	3rd Floor	2	EA	7	6-10 years	
	Lavatory	3rd Floor	2	EA	6	10+ years	
	Lighting - Pendent/Surface	3rd Floor	3	EA	7	6-10 years	
	Partitions	3rd Floor	6	EA	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	441	SF	6	10+ years	
	Water Closet	3rd Floor	6	EA	6	10+ years	
	Accessories	Basement inside Engineer's Office	22	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Basement inside Engineer's Office	22	SF	5	10+ years	
	Doors - Wood Doors inclu hw	Basement inside Engineer's Office	1	EA	5	10+ years	
	Floor - Tile Ceramic/ Porcelain	Basement inside Engineer's Office	22	SF	6	10+ years	
	Lighting - Pendent/Surface	Basement inside Engineer's Office	1	EA	6	6-10 years	
	Walls - Plaster/Drywall	Basement inside Engineer's Office	228	SF	5	10+ years	
	Water Closet	Basement inside Engineer's Office	1	EA	6	10+ years	
	Accessories	Restroom inside 101	5	SF	7	10+ years	
	Ceiling - Plaster/Drywall	Restroom inside 101	19	SF	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	Restroom inside 101	19	SF	6	10+ years	
	Lighting - Pendent/Surface	Restroom inside 101	1	EA	6	6-10 years	
	Walls - Plaster/Drywall	Restroom inside 101	200	SF	6	10+ years	
	Water Closet	Restroom inside 101	1	EA	6	10+ years	
	Accessories	Unisex Room, 3rd Floor	42	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Unisex Room, 3rd Floor	42	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Unisex Room, 3rd Floor	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	Unisex Room, 3rd Floor	42	SF	6	10+ years	
	Lavatory	Unisex Room, 3rd Floor	1	EA	6	10+ years	
	Lighting - Pendent/Surface	Unisex Room, 3rd Floor	1	EA	7	6-10 years	
	Partitions	Unisex Room, 3rd Floor	1	EA	7	10+ years	
	Walls - Plaster/Drywall	Unisex Room, 3rd Floor	194	SF	6	10+ years	

Category : Room
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Water Closet	Unisex Room, 3rd Floor	1	EA	6	10+ years	
	Accessories	Women's Room, 1st Floor	42	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Women's Room, 1st Floor	42	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Women's Room, 1st Floor	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	Women's Room, 1st Floor	42	SF	6	10+ years	
	Lavatory	Women's Room, 1st Floor	1	EA	6	10+ years	
	Lighting - Pendent/Surface	Women's Room, 1st Floor	1	EA	7	6-10 years	
	Partitions	Women's Room, 1st Floor	1	EA	7	10+ years	
	Walls - Plaster/Drywall	Women's Room, 1st Floor	194	SF	6	10+ years	
	Water Closet	Women's Room, 1st Floor	1	EA	6	10+ years	
	Accessories	Women's Room, 2nd Floor	42	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Women's Room, 2nd Floor	42	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Women's Room, 2nd Floor	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	Women's Room, 2nd Floor	42	SF	6	10+ years	
	Lavatory	Women's Room, 2nd Floor	1	EA	6	10+ years	
	Lighting - Pendent/Surface	Women's Room, 2nd Floor	1	EA	7	6-10 years	
	Partitions	Women's Room, 2nd Floor	1	EA	7	10+ years	
	Walls - Plaster/Drywall	Women's Room, 2nd Floor	194	SF	6	10+ years	
	Water Closet	Women's Room, 2nd Floor	1	EA	7	10+ years	

Category : Classroom
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Classroom #106 (Regular Classroom)</u>							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	8	LF	6	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	816	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	6	10+ years	
	Floor - Tile	1st Floor	816	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	12	EA	7	6-10 years	
	Marker Board	1st Floor	16	LF	6	6-10 years	
	Walls - Plaster/Drywall	1st Floor	1,300	SF	6	10+ years	
<u>Classroom #107 (Regular Classroom)</u>							
	Casework	1st Floor	8	LF	6	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	816	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	816	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	12	EA	7	6-10 years	
	Marker Board	1st Floor	16	LF	6	6-10 years	
	Walls - Plaster/Drywall	1st Floor	1,300	SF	6	10+ years	

Classroom #205 (Regular Classroom)

Category : Classroom
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	AC Units	2nd Floor	1	EA	5	6-10 years	
	Casework	2nd Floor	8	LF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	816	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	6	10+ years	
	Floor - Tile	2nd Floor	816	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	12	EA	7	6-10 years	
	Marker Board	2nd Floor	16	LF	6	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	1,300	SF	6	10+ years	
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<u>Classroom #206 (Regular Classroom)</u>							
	Casework	2nd Floor	8	LF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	816	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	6	10+ years	
	Floor - Tile	2nd Floor	816	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	12	EA	7	6-10 years	
	Marker Board	2nd Floor	16	LF	6	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	1,300	SF	6	10+ years	
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<u>Classroom #207 (Regular Classroom)</u>							
	AC Units	2nd Floor	1	EA	5	6-10 years	
	Casework	2nd Floor	8	LF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	816	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Tile	2nd Floor	816	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	12	EA	7	6-10 years	
	Marker Board	2nd Floor	16	LF	6	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	1,300	SF	6	10+ years	
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<u>Classroom #305 (Regular Classroom)</u>							
	AC Units	3rd Floor	1	EA	7	6-10 years	
	Casework	3rd Floor	8	LF	6	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	816	SF	6	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	2	EA	6	10+ years	
	Floor - Tile	3rd Floor	816	SF	6	10+ years	
	Lighting - Pendent/Surface	3rd Floor	12	EA	7	6-10 years	
	Marker Board	3rd Floor	16	LF	6	6-10 years	
	Walls - Plaster/Drywall	3rd Floor	1,300	SF	6	10+ years	
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<u>Classroom #306 (Regular Classroom)</u>							
	AC Units	3rd Floor	1	EA	7	6-10 years	
	Casework	3rd Floor	8	LF	6	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	816	SF	6	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	2	EA	6	10+ years	

Category : Classroom
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Floor - Tile	3rd Floor	816	SF	6	10+ years	
	Lighting - Pendent/Surface	3rd Floor	12	EA	7	6-10 years	
	Marker Board	3rd Floor	16	LF	6	6-10 years	
	Walls - Plaster/Drywall	3rd Floor	1,300	SF	6	10+ years	

Classroom #307 (Computer Lab)

	AC Units	3rd Floor	2	EA	7	6-10 years	
	Casework	3rd Floor	8	LF	6	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	816	SF	6	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Tile	3rd Floor	816	SF	6	10+ years	
	Lighting - Pendent/Surface	3rd Floor	12	EA	6	6-10 years	
	Marker Board	3rd Floor	22	LF	6	6-10 years	
	Walls - Plaster/Drywall	3rd Floor	1,300	SF	6	10+ years	
	Wireless System	3rd Floor	1	EA	7	10+ years	

Category : Interior
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Corridor							
	Ceiling - Plaster/Drywall	1st Floor	369	SF	6	10+ years	
	Doors - Wood Doors include hw	1st Floor	2	EA	6	10+ years	
	Drinking Fountains - Single Fountain	1st Floor	1	EA	7	10+ years	
	Floor - Tile/Sheet	1st Floor	369	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	3	EA	7	6-10 years	
	Walls - Plaster/Drywall	1st Floor	1,200	SF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	369	SF	6	10+ years	
	Doors - Wood Doors include hw	2nd Floor	2	EA	6	10+ years	
	Drinking Fountains - Single Fountain	2nd Floor	1	EA	7	10+ years	
	Floor - Tile/Sheet	2nd Floor	369	SF	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	3	EA	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	1,200	SF	6	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	369	SF	5	10+ years	
	Doors - Wood Doors include hw	3rd Floor	2	EA	6	10+ years	
	Drinking Fountains - Single Fountain	3rd Floor	1	EA	7	10+ years	
	Floor - Tile/Sheet	3rd Floor	365	SF	7	10+ years	
	Floor - Tile/Sheet	3rd Floor	4	SF	4	0-1 year	Chipped Tiles
	Lighting - Pendent/Surface	3rd Floor	3	EA	7	6-10 years	
	Walls - Plaster/Drywall	3rd Floor	1,200	SF	6	10+ years	
	Ceiling - Exposed	Basement	382	SF	6	10+ years	
	Doors - Steel Doors incl hw	Basement	2	EA	6	10+ years	
	Floor - Concrete Epoxy/ Painted	Basement	387	SF	7	10+ years	
	Lighting - Pendent/Surface	Basement	5	EA	7	6-10 years	
	Stairs - Concrete Stairs	Basement	24	LF	6	10+ years	

Category : Interior

Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Walls - Masonry	Basement	1,161	SF	6	10+ years	

Category : Site
Building : Site

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Civil/Drainage</u>							
	Civil/ Drainage - Catch Basin	Entire Site	2	EA	6	6-10 years	
	Civil/ Drainage - Site Manhole	Entire Site	4	EA	6	6-10 years	
<u>Fencing</u>							
	Fencing - Chain Link	Entire Site	77	LF	6	6-10 years	
	Fencing - New Standard Ornamental	Entire Site	566	LF	6	6-10 years	
<u>Landscape</u>							
	Benches	Entire Site	3	EA	6	6-10 years	
	Landscape - Hardscape- Asphalt	Entire Site	8,480	SF	6	6-10 years	
	Parkway trees	Entire Site	10	EA	6	10+ years	
	Planting Beds/ Area	Entire Site	383	SF	6	10+ years	
	Play Area - Synthetic Turf Play Field	Entire Site	15,200	SF	7	6-10 years	
<u>Parking Lot</u>							
	Surface - Asphalt	Parking Lot- East	3,845	SF	4	0-1 year	Northeast - under construction - damaged areas
	Surface - Asphalt	Parking Lot- East	7,724	SF	4	0-1 year	Potholes, cracking, and water.
	Trash Enclosure - Chain Links	Parking Lot- East	56	SF	7	6-10 years	
<u>Playground</u>							
	Equipment - Combo 3-12	North	1	EA	6	6-10 years	
	Surface - Poured Surface	North	2,678	SF	6	6-10 years	
<u>Sidewalks</u>							
	Sidewalks - Internal Walks	Entire Site	70	LF	6	10+ years	
	Sidewalks - Perimeter Sidewalks	Entire Site	9,841	SF	6	10+ years	
<u>Signage</u>							
	Flag Pole - Building Mounted Flag Pole	Site East, South East and Entrance 1 & 2	1	EA	7	10+ years	
	Marquee - Free Standing Back Lighted	Site East, South East and Entrance 1 & 2	1	EA	6	6-10 years	
	Monument - Building Mounted Cut Letter Sign	Site East, South East and Entrance 1 & 2	2	EA	6	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").
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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
Building : Main									
Kindergarten	Kindergarten	1st Floor	101	101	900	85	9	Y	N
Kindergarten	Kindergarten	Basement	001	001	688	120	20	N	N
Kindergarten	Regular Classroom	1st Floor	103	103	900	85	9	Y	N
Kindergarten	Regular Classroom	1st Floor	104	104	900	121	15	Y	N
Library	Regular Classroom	2nd Floor	202/203	202 & 203	1,800	136	6	N	N
Regular Classroom	Regular Classroom	1st Floor	102	102	900	85	9	Y	N
Regular Classroom	Regular Classroom	2nd Floor	201	201	900	85	9	Y	N
Regular Classroom	Regular Classroom	2nd Floor	204	204	900	121	15	Y	N
Regular Classroom	Regular Classroom	3rd Floor	301	301	900	85	9	Y	N
Regular Classroom	Regular Classroom	3rd Floor	304	304	900	121	15	Y	N
Building : Addition									
Computer Lab	Regular Classroom	3rd Floor	307	307	816	180	90	N	N
Regular Classroom	Library	2nd Floor	205	205	816	180	90	N	N
Regular Classroom	Regular Classroom	1st Floor	106	106	816	180	90	N	N
Regular Classroom	Regular Classroom	1st Floor	107	107	816	180	90	N	N
Regular Classroom	Regular Classroom	2nd Floor	206	206	816	180	90	N	N
Regular Classroom	Regular Classroom	2nd Floor	207	207	816	180	90	N	N
Regular Classroom	Regular Classroom	3rd Floor	305	305	816	180	90	N	N
Regular Classroom	Regular Classroom	3rd Floor	306	306	816	180	90	N	N