

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	1948	2	31,543
Addition	1994	1	3,959
Annex	1996	1	13,143
Modular 1 (2-Classroom)	1996	1	1,779
Modular 2 (2-Classroom)	1996	1	1,779
Modular 3 (8-Classroom)	2000	1	9,840
Campus Total			62,043

Category : Exterior

Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Entrance							
	Entrance Control - Audio and Video	A - East Main entrance	1	EA	7	2-5 years	
	Exterior Doors - Exterior Steel Door	A - East Main entrance	2	EA	6	10+ years	
	Exterior Doors - Transom Lite	A - East Main entrance	1	EA	6	10+ years	
	Exterior Stairs - Concrete	A - East Main entrance	80	LF	6	10+ years	
	Stair Handrail - Steel_Stair Handrail	A - East Main entrance	10	LF	6	6-10 years	
	Exterior Doors - Exterior Steel Door	B - Southeast	2	EA	6	10+ years	
	Exterior Doors - Transom Lite	B - Southeast	1	EA	6	10+ years	
	Exterior Stairs - Concrete	B - Southeast	85	LF	6	10+ years	
	Exterior Stairs - Concrete	B - Southeast	5	LF	5	1-2 years	Damaged in the cheek wall
	Stair Handrail - Steel_Stair Handrail	B - Southeast	8	LF	6	10+ years	
	Stair Handrail - Steel_Stair Handrail	B - Southeast	7	LF	4	1-2 years	Bent and damaged handrail
	Exterior Doors - Exterior Wood Door	OC - N	1	EA	4	1-2 years	Old and corroded.
	Exterior Doors - Transom Lite	OC - N	1	EA	4	1-2 years	Old and corroded.
	Exterior Stairs - Concrete	OC - N	48	LF	5	1-2 years	Cracked steps and deteriorating retaining wall
	Stair Handrail - Steel_Stair Handrail	OC - N	50	LF	6	2-5 years	
	Exterior Doors - Exterior Wood Door	P - Northeast	2	EA	6	6-10 years	
	Exterior Doors - Transom Lite	P - Northeast	1	EA	6	6-10 years	
	Exterior Stairs - Concrete	P - Northeast	180	LF	6	2-5 years	Deteriorated mortar and sealant

Category : Exterior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Exterior Stairs - Concrete	P - Northeast	20	LF	4	1-2 years	Cracked stone and worn out sealant
	Stair Handrail - Steel_Stair Handrail	P - Northeast	20	LF	6	10+ years	
Foundation							
	Foundation - Concrete	Entire Building	10	LF	7	10+ years	
	Foundation - Concrete	Entire Building	499	LF	7	10+ years	
	Superstructure - Concrete	Entire Building	31,543	SF	7	10+ years	
Lighting							
	Exterior Lighting - Parapet or Roof Mounted	Entire Building	7	EA	7	10+ years	
	Exterior Lighting - Wall Mounted	Entire Building	1	EA	7	10+ years	
	Exterior Lighting - Wall Mounted	Entire Building	4	EA	7	10+ years	
Roof System							
	Access Ladder - Metal	Main Roof	5	EA	7	10+ years	
	Chimney - Metal Flue	Main Roof	40	LF	6	6-10 years	
	Coping - Stone	Main Roof	705	LF	7	10+ years	
	Downspouts - Interior Downspouts	Main Roof	148	LF	7	6-10 years	
	Parapet - 16" - 30" Height	Main Roof	10	LF	7	10+ years	
	Parapet - 16" - 30" Height	Main Roof	602	LF	7	10+ years	
	Parapet - Parapet > 30"	Main Roof	93	LF	6	10+ years	
	Roof - Modified Bitumen	Main Roof	14,032	SF	7	10+ years	
	Roof - Modified Bitumen	Main Roof	213	SF	7	10+ years	
	Roof Hatch - Metal	Main Roof	2	EA	5	2-5 years	
	Roof Structure - Steel with Clay Tile Arch	Main Roof	14,032	SF	7	6-10 years	
Walls							
	Cheek-Wall - Concrete	Entire Building	12	SF	6	10+ years	
	Cheek-Wall - Concrete	Entire Building	12	SF	6	10+ years	
	Cheek-Wall - Concrete	Entire Building	30	SF	6	10+ years	
	Cheek-Wall - Stone	Entire Building	64	SF	6	10+ years	
	Cheek-Wall - Stone	Entire Building	48	SF	6	10+ years	
	Cheek-Wall - Stone	Entire Building	48	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	14,565	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	2,000	SF	5	10+ years	
	Exterior Walls - Stone-Cast	Entire Building	1,560	SF	5	10+ years	
Windows							
	Guard - Guards wire guard	Entire Building	162	SF	6	6-10 years	
	Lintels - Steel	Entire Building	171	LF	6	10+ years	
	Lintels - Stone	Entire Building	152	LF	6	10+ years	
	Windows - Decorative	Entire Building	26	SF	7	6-10 years	
	Windows - Sash Aluminum	Entire Building	162	SF	6	6-10 years	

Category : Exterior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Windows - Sash Lexan	Entire Building	2,727	SF	6	6-10 years	

Category : Electrical
Building : Main

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

	Emergency Battery Packs - Multipurpose Room	Electrical Room	3	EA	7	6-10 years	New units
	Security System - CCTV	Entire Building	31,543	SF	6	6-10 years	Also serves Addition and Annex. Upgraded since last assessment.
	Security System - Intrusion Detection	Entire Building	31,543	SF	6	6-10 years	Also serves Addition and Annex. Upgraded since last assessment.
	Exit Signs - Corridors and Stairs	Entire Building	9	EA	7	6-10 years	Independent power supply, no battery needed.
	Exit Signs - Multipurpose Room	Entire Building	3	EA	7	6-10 years	Independent power supply, no battery needed.
	Emergency A/C Power - Corridors and Stairs	Entire Building	8,815	SF	7	10+ years	
	Emergency A/C Power - Multipurpose Room	Entire Building	2,412	SF	7	10+ years	
	Automatic Transfer Switch	Mechanical Room	1	EA	7	10+ years	

Main Service

	PA System	Entire Building	31,543	SF	6	10+ years	Serves Main, Addition and Annex
	Main Electrical Service - 1600 A 120/208/3PH	Mechanical Room	1	EA	6	6-10 years	
	Independent Electrical Service for emergency power	Mechanical Room	1	EA	7	10+ years	

Power Distribution

	Lighting and Power Panels - 100 A	Entire Building	2	EA	6	6-10 years	
	Lighting and Power Panels - Above 100 A	Entire Building	3	EA	6	6-10 years	
	Lighting and Power Panels - Above 100 A	Entire Building	6	EA	6	6-10 years	
	Lighting and Power Panels - Above 100 A	Entire Building	5	EA	2	2-5 years	Panels are 1948-vintage and deteriorated.
	Main Distribution Panels - Greater than 600 amp	Entire Building	1	EA	2	2-5 years	Panels are 1948-vintage and deteriorated.
	Main Distribution Panels - Less than 400 amp	Entire Building	3	EA	2	2-5 years	Panels are 1948-vintage and deteriorated.

Category : Fire Protection
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Fire Alarm</u>							
	Fire Alarm Panel	Entire Building	1	EA	7	10+ years	New fire alarm system was actively in the process of being installed at the time of assessment
	Fire Alarm_System	Entire Building	31,543	SF	7	10+ years	New fire alarm system was actively in the process of being installed at the time of assessment

Category : Mechanical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Air Handling Systems</u>							
	Indoor Return Fans- Centrifugal Squirrel Cage - Less than 5000 CFM	Basement	1	EA	6	6-10 years	Serves the gym
	Air Handling Unit- Built Up- Single Zone w/ Air Tunnel- Steam Coils - 15001 - 25000 cfm	Mechanical Room	1	EA	6	6-10 years	Upgraded since last assessment
	Air Intake	Mechanical Room	1	EA	6	10+ years	
	Auxiliaries - 15001 - 25000 cfm	Mechanical Room	1	EA	6	6-10 years	
	Reheat Boxes - Reheat Boxes with Steam Coil	Mechanical Room	6	EA	6	6-10 years	
	Return Duct Work - Masonry and Ducts- Missing or Existing Shaft	Mechanical Room	100	LF	6	10+ years	
	Zone Dampers	Mechanical Room	18	EA	6	6-10 years	Pneumatic system upgraded since last assessment
	Air Handling Unit- Package Single Zone- Indoor- Steam Coils - Less than 4000 cfm	Mechanical Room	2	EA	5	6-10 years	
	Air Intake	Mechanical Room	2	EA	5	6-10 years	
<u>Boiler Systems</u>							
	Boiler Auxiliary- Steam Boiler - 76 - 100 HP	Mechanical Room	2	EA	6	6-10 years	
	Chemical Feed System	Mechanical Room	1	EA	5	2-5 years	
	Chemical Feeder	Mechanical Room	1	EA	5	2-5 years	
	Combustion Dampers	Mechanical Room	2	EA	5	2-5 years	Rust on base of dampers
	Condensate Pump	Mechanical Room	1	EA	6	6-10 years	
	Feed Water Pumps and Tank	Mechanical Room	1	EA	6	6-10 years	
	Non Condensing- Water Tube- Flexible Tube- Force Draft- Steam Boiler - 76 - 100 HP	Mechanical Room	1	EA	6	6-10 years	
	Non Condensing- Water Tube- Flexible Tube- Force Draft- Steam Boiler - 76 - 100 HP	Mechanical Room	1	EA	4	1-2 years	Exterior is corroded.
	Steam Traps	Mechanical Room	27	EA	6	10+ years	

Category : Mechanical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Heating Devices							
	PTAC - Electric Heating and Self Contained Cooling	1st Floor	6	EA	4	2-5 years	Units were permanently removed from service a number of years ago and have been abandoned in place.
	Radiators - Steam	Entire Building	13	EA	5	2-5 years	Manual temperature controls
	Wall Heater - Electric	Entire Building	2	EA	7	10+ years	
	Wall Heater - Electric	Entire Building	11	EA	4	2-5 years	Heaters are well-deteriorated
	Unit Heater - Gas	Mechanical Room	1	EA	6	6-10 years	
Temperature Control							
	Pneumatic System	Entire Building	31,543	SF	3	0-1 year	Pneumatic controls are not operational
	Thermostats - Pneumatic	Entire Building	19	EA	4	0-1 year	Pneumatic controls are not operational
Ventilation							
	Exhaust Fans- Indoor - 1501 - 8000 CFM	Entire Building	1	EA	5	2-5 years	
	Exhaust Fans- Indoor - 500 - 1500 CFM	Entire Building	1	EA	5	2-5 years	
	Exhaust Fans- Indoor - 500 - 1500 CFM	Entire Building	1	EA	5	2-5 years	
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Entire Building	4	EA	6	10+ years	Installed 2020

Category : Plumbing
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Hot Water							
	Gas Heater - 150000 - 300000 BTU/HR	Mechanical Room	1	EA	3	2-5 years	Serves Addition. Older than 15 years.
	Gas Heater - Less than 150000 BTU/HR	Mechanical Room	2	EA	7	10+ years	
	Hot Water Storage Tank_Gas - Less than 200 Gallons	Mechanical Room	1	EA	7	6-10 years	
Piping							
	Domestic Piping-Hot Water Return Lines	Entire Building	31,543	SF	6	6-10 years	
	Domestic Piping-Hot Water Return Risers	Entire Building	31,543	SF	6	6-10 years	
	Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	31,543	SF	6	6-10 years	
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	31,543	SF	6	6-10 years	
	Domestic Piping-Hot/Cold Water Supply (Risers)	Entire Building	31,543	SF	6	6-10 years	
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building	31,543	SF	6	6-10 years	

Category : Plumbing

Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Sanitary Piping	Entire Building	31,543	SF	6	6-10 years	
	Storm Piping	Entire Building	31,543	SF	6	6-10 years	
	Vent Piping	Entire Building	31,543	SF	6	6-10 years	

Pumps

Pumps - Sump-Duplex	Mechanical Room	1	EA	6	6-10 years	Motor replaced since last assessment
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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	104 Speech Therapist	31	SF	6	10+ years	
	Doors - Transom Window	104 Speech Therapist	9	SF	6	10+ years	
	Doors - Wood Doors inclu hw	104 Speech Therapist	1	EA	6	10+ years	
	Floor - Tile	104 Speech Therapist	31	SF	6	6-10 years	
	Lighting - Pendent/Surface	104 Speech Therapist	1	EA	6	10+ years	
	Power Distribution	104 Speech Therapist	2	EA	7	10+ years	
	Walls - Plaster/Drywall	104 Speech Therapist	220	SF	6	10+ years	
	AC Unit	Engineer's Office	1	EA	7	2-5 years	
	Ceiling - Plaster/Drywall	Engineer's Office	144	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Engineer's Office	1	EA	6	10+ years	
	Floor - Tile	Engineer's Office	144	SF	6	10+ years	
	Lighting - Pendent/Surface	Engineer's Office	2	EA	6	10+ years	
	Power Distribution	Engineer's Office	6	EA	6	10+ years	
	Walls - Plaster/Drywall	Engineer's Office	223	SF	6	10+ years	
	Ceiling - Plaster/Drywall	Gym Manager's Office	143	SF	6	10+ years	
	Doors - Steel Doors incl hw	Gym Manager's Office	1	EA	7	10+ years	
	Floor - Concrete	Gym Manager's Office	143	SF	7	10+ years	
	Lighting - Pendent/Surface	Gym Manager's Office	1	EA	7	10+ years	
	Power Distribution	Gym Manager's Office	4	EA	7	10+ years	
	Walls - Plaster/Drywall	Gym Manager's Office	143	SF	7	10+ years	
	AC Unit	Main Office	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	Main Office	329	SF	6	10+ years	
	Doors - Transom Window	Main Office	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Main Office	2	EA	7	10+ years	
	Floor - Tile	Main Office	329	SF	7	10+ years	
	Lighting - Pendent/Surface	Main Office	3	EA	7	10+ years	
	Power Distribution	Main Office	8	EA	7	10+ years	
	Storage/ Closet	Main Office	23	SF	7	10+ years	
	Walls - Plaster/Drywall	Main Office	509	SF	6	10+ years	
	AC Unit	Principal's Office	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	Principal's Office	213	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Principal's Office	1	EA	7	10+ years	
	Floor - Tile	Principal's Office	213	SF	7	10+ years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Lighting - Pendent/Surface	Principal's Office	4	EA	7	10+ years	
	Power Distribution	Principal's Office	6	EA	7	10+ years	
	Storage/ Closet	Principal's Office	21	SF	7	10+ years	
	Walls - Plaster/Drywall	Principal's Office	330	SF	7	10+ years	
	AC Unit	Teacher's Lounge	1	EA	7	10+ years	
	Ceiling - Plaster/Drywall	Teacher's Lounge	304	SF	7	10+ years	
	Doors - Transom Window	Teacher's Lounge	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Teacher's Lounge	1	EA	7	10+ years	
	Floor - Tile	Teacher's Lounge	304	SF	6	10+ years	
	Lighting - Pendent/Surface	Teacher's Lounge	4	EA	7	10+ years	
	Power Distribution	Teacher's Lounge	16	EA	7	10+ years	
	Walls - Plaster/Drywall	Teacher's Lounge	471	SF	6	10+ years	
	Work Slnk	Teacher's Lounge	1	EA	7	10+ years	
Gymnasia							
	Ceiling - Plaster/Drywall	1st Floor	2,412	SF	7	10+ years	
	Doors - Steel Doors incl hw	1st Floor	3	EA	7	10+ years	
	Doors - Transom Window	1st Floor	12	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	4	EA	7	10+ years	
	Floor - Wood	1st Floor	2,412	SF	7	10+ years	
	Lighting - Metal Halide/ High Pressure Sodium	1st Floor	18	EA	7	10+ years	
	Sound System	1st Floor	1	EA	7	10+ years	
	Stage	1st Floor	399	SF	6	10+ years	
	Stage Curtain	1st Floor	8	EA	5	6-10 years	
	Stage Lighting System	1st Floor	1	EA	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor	4,132	SF	7	10+ years	
MDF_IDE							
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	
	Finishes	1st Floor	50	SF	7	6-10 years	
	Other Cooling Unit	1st Floor	1	EA	7	6-10 years	Ductless split system.
Mechanical/ Service Rooms							
	Janitor's Closet	1st Floor	53	SF	5	10+ years	
	Storage Room	1st Floor	85	SF	5	10+ years	
	Vaults	1st Floor	10	SF	7	10+ years	
	Janitor's Closet	2nd Floor	53	SF	5	10+ years	
	Air Tunnel	Basement	1,726	SF	5	10+ years	
	Boiler Room	Basement	1,383	SF	7	10+ years	
	Coal Room	Basement	289	SF	7	10+ years	
	Crawl Space - Unfinished	Basement	5,350	SF	7	10+ years	
	Mechanical/ Service Rooms	Basement	553	SF	7	10+ years	Pump room

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Mechanical/ Service Rooms	Basement	49	SF	7	10+ years	Telecom
	Storage Room	Basement	96	SF	7	10+ years	
	Storage Room	Basement	133	SF	7	10+ years	
	Storage Room	Basement	182	SF	7	10+ years	Ash
Restroom							
	Accessories	1st Floor Boys	243	SF	7	10+ years	
	Ceiling - Plaster/Drywall	1st Floor Boys	243	SF	6	10+ years	
	Doors - Transom Window	1st Floor Boys	36	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor Boys	3	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor Boys	243	SF	6	10+ years	
	Floor Drain	1st Floor Boys	1	EA	7	10+ years	
	Hand Dryer	1st Floor Boys	2	EA	7	6-10 years	
	Lavatory	1st Floor Boys	2	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor Boys	5	EA	7	10+ years	
	Partitions	1st Floor Boys	2	EA	7	10+ years	
	Urinals	1st Floor Boys	4	EA	7	10+ years	
	Walls - Plaster/Drywall	1st Floor Boys	40	SF	6	10+ years	
	Walls - Structural Glazed Tile	1st Floor Boys	365	SF	6	10+ years	
	Water Closet	1st Floor Boys	2	EA	6	10+ years	
	Accessories	1st Floor Girls	271	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor Girls	271	SF	7	10+ years	
	Doors - Transom Window	1st Floor Girls	36	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor Girls	4	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor Girls	271	SF	6	10+ years	
	Floor Drain	1st Floor Girls	1	EA	7	10+ years	
	Hand Dryer	1st Floor Girls	2	EA	7	6-10 years	
	Lavatory	1st Floor Girls	2	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor Girls	5	EA	7	10+ years	
	Partitions	1st Floor Girls	5	EA	7	6-10 years	
	Walls - Plaster/Drywall	1st Floor Girls	42	SF	6	10+ years	
	Walls - Structural Glazed Tile	1st Floor Girls	380	SF	7	10+ years	
	Water Closet	1st Floor Girls	5	EA	7	10+ years	
	Accessories	1st floor In Teacher's Lounge	26	SF	7	10+ years	
	Ceiling - Plaster/Drywall	1st floor In Teacher's Lounge	26	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st floor In Teacher's Lounge	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st floor In Teacher's Lounge	26	SF	6	10+ years	
	Hand Dryer	1st floor In Teacher's Lounge	1	EA	7	10+ years	
	Lavatory	1st floor In Teacher's Lounge	1	EA	7	10+ years	
	Lighting - Pendent/Surface	1st floor In Teacher's Lounge	1	EA	7	10+ years	
	Walls - Plaster/Drywall	1st floor In Teacher's Lounge	40	SF	6	10+ years	
	Water Closet	1st floor In Teacher's Lounge	1	EA	6	10+ years	
	Accessories	2nd Floor	271	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	271	SF	7	10+ years	

Category : Room

Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Doors - Transom Window	2nd Floor	36	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	4	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	2nd Floor	271	SF	6	10+ years	
	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	5	EA	7	10+ years	
	Partitions	2nd Floor	5	EA	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	42	SF	6	10+ years	
	Walls - Structural Glazed Tile	2nd Floor	380	SF	7	10+ years	
	Water Closet	2nd Floor	5	EA	7	10+ years	
	Accessories	2nd Floor	243	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	243	SF	6	10+ years	
	Doors - Transom Window	2nd Floor	36	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	3	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	2nd Floor	243	SF	6	10+ years	
	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	5	EA	7	10+ years	
	Partitions	2nd Floor	2	EA	7	10+ years	
	Urinals	2nd Floor	4	EA	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	40	SF	6	10+ years	
	Walls - Structural Glazed Tile	2nd Floor	365	SF	6	10+ years	
	Water Closet	2nd Floor	2	EA	7	10+ years	
	Accessories	Basment - In the Engineer's Office	38	SF	7	10+ years	
	Ceiling - Plaster/Drywall	Basment - In the Engineer's Office	38	SF	5	10+ years	
	Doors - Wood Doors inclu hw	Basment - In the Engineer's Office	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	Basment - In the Engineer's Office	38	SF	6	10+ years	
	Lavatory	Basment - In the Engineer's Office	1	EA	6	10+ years	
	Lighting - Pendent/Surface	Basment - In the Engineer's Office	1	EA	7	10+ years	
	Walls - Plaster/Drywall	Basment - In the Engineer's Office	60	SF	6	10+ years	
	Water Closet	Basment - In the Engineer's Office	1	EA	6	10+ years	
	Accessories	In Principals Office	26	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	In Principals Office	26	SF	7	10+ years	
	Doors - Wood Doors inclu hw	In Principals Office	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	In Principals Office	26	SF	6	10+ years	
	Lavatory	In Principals Office	1	EA	7	10+ years	
	Lighting - Pendent/Surface	In Principals Office	1	EA	7	10+ years	
	Walls - Plaster/Drywall	In Principals Office	40	SF	7	10+ years	
	Water Closet	In Principals Office	1	EA	7	10+ years	
	Accessories	Next to gym	65	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Next to gym	65	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Next to gym	1	EA	7	10+ years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Floor - Tile Ceramic/ Porcelain	Next to gym	65	SF	7	10+ years	
	Floor Drain	Next to gym	1	EA	7	10+ years	
	Lavatory	Next to gym	1	EA	7	10+ years	
	Lighting - Pendent/Surface	Next to gym	1	EA	6	6-10 years	
	Walls - Plaster/Drywall	Next to gym	192	SF	6	10+ years	
	Walls - Structural Glazed Tile	Next to gym	64	SF	7	10+ years	
	Water Closet	Next to gym	1	EA	7	10+ years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Classroom #100 (Office)							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	288	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Tile	2nd Floor	288	SF	6	6-10 years	
	Lighting - Pendent/Surface	2nd Floor	8	EA	7	10+ years	
	Marker Board	2nd Floor	4	LF	7	10+ years	
	Storage/ Closet	2nd Floor	9	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	415	SF	7	10+ years	
Classroom #101 (Faculty Lounge)							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	5	LF	6	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	336	SF	7	10+ years	
	Chalk Board	1st Floor	18	LF	4	2-5 years	
	Doors - Transom Window	1st Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Wood	1st Floor	336	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	8	EA	6	6-10 years	
	Marker Board	1st Floor	18	LF	6	6-10 years	
	Storage/ Closet	1st Floor	6	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	476	SF	7	10+ years	
Classroom #103 (Regular Classroom)							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	8	LF	6	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	695	SF	7	10+ years	
	Chalk Board	1st Floor	18	LF	4	2-5 years	
	Doors - Transom Window	1st Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Wood	1st Floor	695	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	15	EA	6	6-10 years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Marker Board	1st Floor	18	LF	6	6-10 years	
	Storage/ Closet	1st Floor	6	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,034	SF	7	10+ years	
Classroom #105 (Regular Classroom)							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	8	LF	6	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	695	SF	7	10+ years	
	Chalk Board	1st Floor	18	LF	4	2-5 years	
	Doors - Transom Window	1st Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Wood	1st Floor	695	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	15	EA	6	6-10 years	
	Marker Board	1st Floor	18	LF	6	6-10 years	
	Storage/ Closet	1st Floor	6	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,034	SF	6	10+ years	
Classroom #106 (Music Room)							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	8	LF	6	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	695	SF	7	10+ years	
	Chalk Board	1st Floor	18	LF	4	2-5 years	
	Doors - Transom Window	1st Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Wood	1st Floor	695	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	15	EA	6	6-10 years	
	Marker Board	1st Floor	18	LF	6	6-10 years	
	Storage/ Closet	1st Floor	6	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,034	SF	6	10+ years	
Classroom #107 (Regular Classroom)							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	8	LF	6	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	695	SF	7	10+ years	
	Chalk Board	1st Floor	18	LF	4	2-5 years	
	Doors - Transom Window	1st Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Wood	1st Floor	695	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	15	EA	6	6-10 years	
	Marker Board	1st Floor	18	LF	6	6-10 years	
	Storage/ Closet	1st Floor	6	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,034	SF	6	10+ years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Classroom #108 (Regular Classroom)							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	8	LF	6	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	695	SF	7	10+ years	
	Chalk Board	1st Floor	18	LF	4	2-5 years	
	Doors - Transom Window	1st Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Wood	1st Floor	695	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	15	EA	6	6-10 years	
	Marker Board	1st Floor	18	LF	6	6-10 years	
	Storage/ Closet	1st Floor	6	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,034	SF	6	10+ years	
Classroom #201 (Regular Classroom)							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	8	LF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	695	SF	7	10+ years	
	Chalk Board	2nd Floor	18	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Wood	2nd Floor	695	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	15	EA	6	6-10 years	
	Marker Board	2nd Floor	18	LF	6	6-10 years	
	Storage/ Closet	2nd Floor	6	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,304	SF	6	10+ years	
Classroom #202 (Computer Lab)							
	AC Units	2nd Floor	2	EA	7	6-10 years	
	Casework	2nd Floor	8	LF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	695	SF	7	10+ years	
	Chalk Board	2nd Floor	30	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Tile	2nd Floor	695	SF	6	6-10 years	
	Lighting - Pendent/Surface	2nd Floor	15	EA	6	6-10 years	
	Marker Board	2nd Floor	5	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	6	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,304	SF	6	10+ years	
	Wireless System	2nd Floor	1	EA	7	6-10 years	
Classroom #203 (Science)							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	28	LF	6	10+ years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Ceiling - Plaster/Drywall	2nd Floor	695	SF	7	10+ years	
	Doors - Transom Window	2nd Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Tile	2nd Floor	695	SF	6	6-10 years	
	Lighting - Pendent/Surface	2nd Floor	15	EA	6	6-10 years	
	Marker Board	2nd Floor	10	LF	6	6-10 years	
	Science Lab Elements	2nd Floor	695	SF	7	6-10 years	
	Storage/ Closet	2nd Floor	8	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,034	SF	6	10+ years	
	Work Sink	2nd Floor	1	EA	7	6-10 years	
Classroom #204 (Regular Classroom)							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	8	LF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	695	SF	7	10+ years	
	Doors - Transom Window	2nd Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Wood	2nd Floor	695	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	15	EA	6	6-10 years	
	Marker Board	2nd Floor	36	LF	6	6-10 years	
	Storage/ Closet	2nd Floor	6	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,034	SF	6	10+ years	
Classroom #205 (Regular Classroom)							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	8	LF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	695	SF	7	10+ years	
	Chalk Board	2nd Floor	12	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Wood	2nd Floor	695	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	15	EA	6	6-10 years	
	Marker Board	2nd Floor	30	LF	6	6-10 years	
	Storage/ Closet	2nd Floor	6	SF	7	10+ years	
	Walls - Metal Panel	2nd Floor	1,034	SF	6	10+ years	
Classroom #206 (Regular Classroom)							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	8	LF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	695	SF	7	10+ years	
	Chalk Board	2nd Floor	18	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Floor - Wood	2nd Floor	695	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	15	EA	6	6-10 years	
	Marker Board	2nd Floor	18	LF	6	6-10 years	
	Storage/ Closet	2nd Floor	6	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,034	SF	6	10+ years	

Classroom #207 (Regular Classroom)

	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	8	LF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	695	SF	7	10+ years	
	Chalk Board	2nd Floor	18	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Wood	2nd Floor	695	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	15	EA	6	6-10 years	
	Marker Board	2nd Floor	18	LF	6	6-10 years	
	Storage/ Closet	2nd Floor	6	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,034	SF	6	10+ years	

Classroom #208 (Library)

	AC Units	2nd Floor	2	EA	7	6-10 years	
	Casework	2nd Floor	8	LF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	695	SF	7	10+ years	
	Doors - Transom Window	2nd Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Carpet	2nd Floor	695	SF	7	6-10 years	
	Lighting - Pendent/Surface	2nd Floor	12	EA	7	10+ years	
	Marker Board	2nd Floor	6	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	6	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,034	SF	7	10+ years	

Category : Interior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Corridor							
	Ceiling - Plaster/Drywall	1st Floor	1,623	SF	7	10+ years	
	Doors - Wood Doors include hw	1st Floor	4	EA	7	10+ years	
	Drinking Fountains - Single Fountain	1st Floor	4	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	200	SF	7	10+ years	
	Floor - Tile/Sheet	1st Floor	1,623	SF	7	6-10 years	
	Lighting - Pendent/Surface	1st Floor	18	EA	7	10+ years	
	Student Lockers - One Tier	1st Floor	104	EA	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,362	SF	7	10+ years	

Category : Interior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Walls - Structural Glazed Tile	1st Floor	1,362	SF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	1,284	SF	6	10+ years	
	Doors - Wood Doors include hw	2nd Floor	4	EA	7	10+ years	
	Drinking Fountains - Single Fountain	2nd Floor	4	EA	7	10+ years	
	Floor - Tile/Sheet	2nd Floor	1,284	SF	5	6-10 years	
	Lighting - Pendent/Surface	2nd Floor	26	EA	7	10+ years	
	Student Lockers - Two Tiers	2nd Floor	234	EA	6	10+ years	
	Walls - Plaster/Drywall	2nd Floor	914	SF	7	10+ years	
	Walls - Structural Glazed Tile	2nd Floor	914	SF	7	10+ years	
Safety							
	Camera Viewing Station	1st Floor	4	EA	7	6-10 years	
	Security Cameras	1st Floor	4	EA	7	6-10 years	Exterior
	Security Cameras	1st Floor	2	EA	5	6-10 years	
Stairs							
	Ceiling - Plaster/Drywall	1st Floor	792	SF	6	10+ years	
	Floor - Terrazzo	1st Floor	792	SF	7	10+ years	
	Handrails	1st Floor	90	LF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	4	EA	7	10+ years	
	Stairs - Terrazzo	1st Floor	60	LF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,178	SF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	770	SF	6	10+ years	
	Floor - Terrazzo	2nd Floor	770	SF	7	10+ years	
	Handrails	2nd Floor	136	LF	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	4	EA	7	10+ years	
	Stairs - Terrazzo	2nd Floor	40	LF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,178	SF	6	10+ years	
	Ceiling - Plaster/Drywall	Basement	60	SF	7	10+ years	
	Handrails	Basement	40	LF	7	10+ years	
	Lighting - Pendent/Surface	Basement	1	EA	7	10+ years	
	Stairs - Concrete	Basement	20	LF	7	10+ years	
	Walls - Plaster/Drywall	Basement	140	SF	7	10+ years	

Category : Exterior
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Entrance							
	Exterior Doors - Exterior Steel Door	O - Northwest	2	EA	6	6-10 years	
	Exterior Doors - Exterior Steel Door	OA - North	1	EA	6	6-10 years	
	Exterior Doors - Exterior Steel Door	OB - Northeast	1	EA	6	2-5 years	
Foundation							
	Foundation - Concrete	Entire Building	203	LF	7	10+ years	
	Superstructure - Concrete	Entire Building	3,959	SF	7	10+ years	
Lighting							
	Exterior Lighting - Wall Mounted	Entire Building	5	EA	6	6-10 years	
Roof System							
	Access Ladder - Metal	Main Roof	1	EA	7	10+ years	
	Chimney - Metal Flue	Main Roof	84	LF	6	6-10 years	
	Coping - Stone	Main Roof	197	LF	7	10+ years	
	Coping - Stone	Main Roof	6	LF	7	10+ years	
	Downspouts - Interior Downspouts	Main Roof	32	LF	7	10+ years	
	Parapet - 16" - 30" Height	Main Roof	183	LF	7	10+ years	
	Parapet - 16" - 30" Height	Main Roof	20	LF	7	10+ years	
	Roof - Modified Bitumen	Main Roof	3,959	SF	5	6-10 years	
	Roof Hatch - Metal	Main Roof	1	EA	7	10+ years	
	Roof Structure - Concrete	Main Roof	3,959	SF	7	10+ years	
Walls							
	Exterior Walls - Brick	Entire Building	3,006	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	39	SF	5	1-2 years	Worn out expansion joint material
	Exterior Walls - Stone-Cast	Entire Building	190	SF	6	10+ years	
Windows							
	Lintels - Steel	West Façade	22	LF	7	10+ years	
	Windows - Sash Aluminum Double-pane	West Façade	144	SF	6	10+ years	Caulk around windows is worn out

Category : Electrical
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Emergency System							
	Exit Signs - Corridors and Stairs	Entire Building	4	EA	4	1-2 years	EM power, no battery needed. Older signs, lighting dimmed.
	Exit Signs - Lunchroom	Entire Building	4	EA	4	1-2 years	EM power, no battery needed. Older signs, lighting dimmed.

Category : Electrical
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Emergency A/C Power - Corridors and Stairs	Entire Building	515	SF	7	10+ years	
	Emergency A/C Power - Lunchrooms	Entire Building	2,057	SF	7	10+ years	
	Emergency Battery Packs - Corridors and Stairs	Entire Building	1	EA	7	6-10 years	
	Emergency Battery Packs - Lunchrooms	Entire Building	2	EA	7	6-10 years	

Power Distribution

	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	6	10+ years	Inside kitchen
	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	7	10+ years	New fire alarm system was actively in the process of being installed at the time of assessment.
	Fire Alarm_System	Entire Building	3,959	SF	7	10+ years	New fire alarm system was actively in the process of being installed at the time of assessment

Sprinkler System

	Sprinkler Heads	Entire Building	3,959	SF	7	10+ years	
	Sprinkler Piping	Entire Building	3,959	SF	7	10+ years	
	Wet Sprinkler System	Entire Building	3,959	SF	7	10+ years	

Category : Mechanical
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Air Conditioning</u>							
	Chiller-Air Cooled-Scroll Type-Roof Mounted - Less than 50 tons	Roof	1	EA	6	10+ years	Serves Addition. Control needs adjustment.
	Glycol Feed	Roof	1	EA	6	10+ years	

Air Handling Systems

	Air Handling Unit-Package Single Zone-Indoor- Hot Water and Chilled Water Coils - 4000-8000 cfm	Mechanical Room	1	EA	6	10+ years	
	Air Intake	Mechanical Room	1	EA	6	10+ years	
	Zone Dampers	Mechanical Room	3	EA	6	6-10 years	

Category : Mechanical
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Boiler Systems							
	Boiler Auxiliary- Non Condensing Hot Water - Less than 500 MBH	Mechanical Room	1	EA	6	6-10 years	
	Combustion Dampers	Mechanical Room	1	EA	6	10+ years	
	Non Condensing- Flexible Tube- Atmospheric- Hot Water Boiler - Less than 500 MBH	Mechanical Room	1	EA	6	6-10 years	
	Water Fill System	Mechanical Room	1	EA	6	6-10 years	
Heating Devices							
	Cabinet Heaters - With Hot Water Coil	Corridors	3	EA	6	6-10 years	
	Unit Heater - Hot Water	Mechanical Room	1	EA	6	6-10 years	
Mechanical Plumbing							
	Hydronic Supply and Return - Copper	Entire Building	100	LF	6	10+ years	
	Hydronic Supply and Return - Copper	Entire Building	50	LF	6	10+ years	
	Hot Water Pump - Less than 10	Mechanical Room	2	EA	6	2-5 years	Pumps are rusted
	Chilled Water Pump - Less than 10	Mechanical Room	2	EA	6	6-10 years	
Temperature Control							
	Electric Thermostat	Entire Building	1	EA	7	6-10 years	Serves the unit heater
	Pneumatic System	Entire Building	3,959	SF	3	1-2 years	Not operational. Temperature in all spaces is controlled manually by the building engineer.
	Thermostats - Pneumatic	Entire Building	3	EA	4	1-2 years	Not operational. Temperature in all spaces is controlled manually by the building engineer.
Ventilation							
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	Roof	1	EA	6	6-10 years	
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Roof	1	EA	6	6-10 years	
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Roof	1	EA	6	6-10 years	Upgraded since last assessment

Category : Plumbing
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Piping							
	Domestic Piping-Hot Water Return Lines	Entire Building	3,959	SF	6	6-10 years	
	Domestic Piping-Hot/Cold Water Supply	Entire Building	3,959	SF	6	6-10 years	

Category : Plumbing
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	(Horizontal Lines)						
	Sanitary Piping	Entire Building	3,959	SF	6	6-10 years	
	Storm Piping	Entire Building	3,959	SF	6	6-10 years	Inaccessible at the time of assessment
	Vent Piping	Entire Building	3,959	SF	6	6-10 years	

Category : Room
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Administrative Suites/Offices</u>							
	Ceiling - Plaster/Drywall	Kitchen Manager's Office	72	SF	7	10+ years	
	Doors - Steel Doors incl hw	Kitchen Manager's Office	1	EA	7	10+ years	
	Floor - Tile	Kitchen Manager's Office	72	SF	5	10+ years	
	Lighting - Lay-in	Kitchen Manager's Office	1	EA	7	10+ years	
	Power Distribution	Kitchen Manager's Office	4	EA	7	10+ years	
	Walls - Concrete Block	Kitchen Manager's Office	112	SF	7	10+ years	
<u>Kitchen</u>							
	Ceiling - Lay-in	1st Floor	677	SF	7	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	677	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	7	10+ years	
	Walls - Concrete Block	1st Floor	1,049	SF	7	6-10 years	
<u>Lunch & Multipurpose Room</u>							
	Ceiling - Lay-in	1st Floor	2,057	SF	7	10+ years	
	Doors - Steel Doors incl hw	1st Floor	3	EA	7	10+ years	
	Floor - Tile	1st Floor	2,057	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	24	EA	7	10+ years	
	Market Board	1st Floor	4	LF	7	10+ years	
	Serving Line	1st Floor	12	LF	7	10+ years	
	Walls - Concrete Block	1st Floor	5,432	SF	7	10+ years	
	Walls - Metal Panel	1st Floor	286	SF	7	10+ years	
<u>Mechanical/ Service Rooms</u>							
	Storage Room	1st Floor Adj. to the Kitchen Office - Dry Storage	94	SF	7	10+ years	
	Mechanical/ Service Rooms	Mechanical Room	680	SF	7	10+ years	
	Janitor's Closet	Next to Kitchen	11	SF	7	10+ years	
<u>Restroom</u>							
	Accessories	In the Kitchen Area	95	SF	7	10+ years	
	Ceiling - Plaster/Drywall	In the Kitchen Area	95	SF	7	10+ years	

Category : Room
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Doors - Steel Doors incl hw	In the Kitchen Area	2	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	In the Kitchen Area	95	SF	6	10+ years	
	Floor Drain	In the Kitchen Area	1	EA	7	10+ years	
	Hand Dryer	In the Kitchen Area	1	EA	7	10+ years	
	Lavatory	In the Kitchen Area	1	EA	7	10+ years	
	Lighting - Pendent/Surface	In the Kitchen Area	1	EA	7	10+ years	
	Student Lockers - Two Tiers	In the Kitchen Area	3	EA	6	10+ years	
	Walls - Concrete Block	In the Kitchen Area	110	SF	7	10+ years	
	Walls - Tile Ceramic/ Porcelain	In the Kitchen Area	37	SF	7	10+ years	
	Water Closet	In the Kitchen Area	1	EA	7	10+ years	

Category : Interior
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Corridor							
	Ceiling - Lay-in	1st Floor	515	SF	7	10+ years	
	Doors - Steel Doors incl hw	1st Floor	4	EA	7	10+ years	
	Floor - Tile/Sheet	1st Floor	515	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	5	EA	7	10+ years	
	Stairs - Terrazzo	1st Floor	5	LF	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor	1,112	SF	7	10+ years	
Safety							
	Security Cameras	1st Floor	1	EA	7	6-10 years	
	Security Cameras	1st Floor	1	EA	5	6-10 years	Exterior
Stairs							
	Ceiling - Lay-in	East	750	SF	6	10+ years	
	Floor - Tile	East	750	SF	6	10+ years	
	Handrails	East	25	LF	7	10+ years	
	Lighting - Lay-in	East	12	EA	6	10+ years	
	Stairs - Concrete	East	15	LF	6	10+ years	
	Walls - Plaster/Drywall	East	880	SF	6	10+ years	
Vertical Conveyance							
	Wheelchair Lift - Platform Lift	1st Floor	1	EA	5	10+ years	

Category : Exterior
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Entrance</u>							
	Exterior Doors - Exterior Steel Door	K - South	2	EA	6	6-10 years	
	Exterior Doors - Exterior Steel Door	L - West	1	EA	6	6-10 years	
	Exterior Doors - Exterior FRP Door	M - Northwest	2	EA	6	6-10 years	
	Exterior Doors - Transom Lite	M - Northwest	1	EA	6	6-10 years	
	Exterior Doors - Exterior FRP Door	N - Northeast	1	EA	6	6-10 years	
	Exterior Doors - Transom Lite	N - Northeast	1	EA	6	6-10 years	
<u>Foundation</u>							
	Foundation - Concrete	Entire Building	524	LF	7	10+ years	
	Superstructure - Steel	Entire Building	13,143	SF	7	10+ years	
<u>Lighting</u>							
	Exterior Lighting - Wall Mounted	Entire Building	5	EA	6	10+ years	
<u>Roof System</u>							
	Chimney - Metal Flue	Main Roof	34	LF	7	10+ years	
	Coping - Metal	Main Roof	60	LF	7	10+ years	
	Downspouts - Exterior Downspouts	Main Roof	60	LF	5	1-2 years	Gutters need to be cleaned out and downspouts need to be rodded. Metal portion of downspout is corroded
	Downspouts - Interior Downspouts	Main Roof	16	LF	6	10+ years	
	Roof - Metal	Main Roof	16,718	SF	7	10+ years	
	Roof - Modified Bitumen	Main Roof	747	SF	6	6-10 years	
	Roof Structure - Steel / Metal Deck/ Concrete Topping	Main Roof	17,465	SF	7	10+ years	
<u>Walls</u>							
	Canopy - Metal	Entire Building	24	SF	5	1-2 years	Corrosion at steel structure
	Cornice - Metal Projecting	Entire Building	982	LF	7	10+ years	
	Exterior Walls - Brick	Entire Building	5,488	SF	6	2-5 years	
	Exterior Walls - Brick	Entire Building	800	SF	5	2-5 years	Also deteriorated sealant at expansion joints
<u>Windows</u>							
	Curtain wall - Louver	Entire Building	100	SF	7	10+ years	
	Guard - Guards perforated	Entire Building	1,540	SF	6	6-10 years	
	Lintels - Steel	Entire Building	224	LF	6	10+ years	
	Windows - Sash Aluminum Double-pane	Entire Building	1,540	SF	7	10+ years	

Category : Electrical
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Emergency System</u>							
	Exit Signs - Corridors and Stairs	Entire Building	6	EA	4	1-2 years	Lighting dimmed.
	Automatic Transfer Switch	Entire Building	1	EA	6	6-10 years	
	Emergency A/C Power - Corridors and Stairs	Entire Building	2,024	SF	6	10+ years	
	Emergency A/C Power - Students Toilets	Entire Building	1,132	SF	6	10+ years	
<u>Main Service</u>							
	Independent Electrical Service for emergency power	Entire Building	1	EA	6	10+ years	
<u>Power Distribution</u>							
	Lighting and Power Panels - 100 A	Electrical Room	1	EA	6	10+ years	
	Lighting and Power Panels - Above 100 A	Electrical Room	3	EA	7	10+ years	
	Main Distribution Panels - 400 - 600 amp	Electrical Room	1	EA	7	10+ years	

Category : Fire Protection
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Fire Alarm</u>							
	Fire Alarm Panel	Entire Building	1	EA	6	6-10 years	New fire alarm system was actively in the process of being installed at the time of assessment
	Fire Alarm Strobe Lights	Entire Building	13,143	SF	6	6-10 years	New fire alarm system was actively in the process of being installed at the time of assessment
	Fire Alarm_System	Entire Building	13,143	SF	6	6-10 years	New fire alarm system was actively in the process of being installed at the time of assessment
<u>Sprinkler System</u>							
	Sprinkler Heads	Entire Building	13,143	SF	7	10+ years	
	Sprinkler Piping	Entire Building	13,143	SF	6	10+ years	
	Wet Sprinkler System	Entire Building	13,143	SF	6	10+ years	

Category : Mechanical
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Air Handling Systems</u>							
	Air Handling Unit-Package Single Zone-Indoor- Hot Water Coils - Less than 4000 cfm	Entire Building	1	EA	6	10+ years	

Category : Mechanical
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Air Intake	Entire Building	1	EA	6	10+ years	
Boiler Systems							
	Boiler Auxiliary- Non Condensing Hot Water - 1001 - 2000 MBH	Entire Building	2	EA	5	2-5 years	
	Chemical Pot Feeder	Entire Building	1	EA	4	2-5 years	Doesn't leak but shows excessive deterioration
	Combustion Dampers	Entire Building	2	EA	6	10+ years	
	Glycol Feed System	Entire Building	1	EA	6	10+ years	
	Non Condensing- Water Tube- Flexible Tube- Force Draft- Hot Water Boiler - 1001 - 2000 MBH	Entire Building	2	EA	5	2-5 years	
Heating Devices							
	Unit Heater - Hot Water	Boiler Room	2	EA	6	6-10 years	One each in boiler room and electrical room
	Cabinet Heaters - With Hot Water Coil	Entire Building	5	EA	5	2-5 years	Minor damage on fronts of cabinet heaters.
Mechanical Plumbing							
	Hydronic Supply and Return - Copper	Entire Building	250	LF	6	10+ years	
	Hot Water Pump - Less than 10	Entire Building	2	EA	6	6-10 years	
Temperature Control							
	Electric Controls	Entire Building	334	SF	6	6-10 years	Boiler Room only. Needs mechanical repair.
	Electric Thermostat	Entire Building	5	EA	6	6-10 years	Serve unit heaters, vestibule cabinet heaters, and an exhaust fan starter. Two stats in boiler room are functional but need mechanical repairs.
Unit Ventilation							
	Unit Ventilators- Floor Mounted- Hot Water w/ DX Cooling Coil & w/ Self Contained Compressors	Entire Building	10	EA	5	6-10 years	
Ventilation							
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	Entire Building	2	EA	6	10+ years	Not directly accessible at the time of assessment
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Entire Building	1	EA	6	10+ years	Not directly accessible at the time of assessment

Category : Mechanical
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
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Category : Plumbing
Building : Annex

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

	Gas Heater - Less than 150000 BTU/HR	Mechanical Room	1	EA	3	2-5 years	Unit is not leaking and is in fair condition but is 25 years old.
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Piping

	Domestic Piping-Hot Water Return Lines	Entire Building	13,143	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	13,143	SF	6	10+ years	
	Sanitary Piping	Entire Building	13,143	SF	6	10+ years	
	Storm Piping	Entire Building	13,143	SF	6	10+ years	
	Vent Piping	Entire Building	13,143	SF	6	10+ years	Inaccessible at the time of assessment

Category : Room
Building : Annex

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

	Ceiling - Plaster/Drywall	1st flr #115	134	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st flr #115	1	EA	6	10+ years	
	Floor - Tile	1st flr #115	134	SF	6	6-10 years	
	Lighting - Lay-in	1st flr #115	2	EA	6	10+ years	
	Power Distribution	1st flr #115	6	EA	6	10+ years	
	Walls - Concrete Block	1st flr #115	234	SF	6	10+ years	
	Walls - Plaster/Drywall	1st flr #115	234	SF	6	10+ years	

MDF_IDE

	Doors - Steel Doors incl hw	1st flr #117	1	EA	6	10+ years	
	Finishes	1st flr #117	138	SF	5	10+ years	
	Other Cooling Unit	1st flr #117	1	EA	7	10+ years	

Mechanical/ Service Rooms

	Janitor's Closet	1st Floor	30	SF	5	10+ years	
	Mechanical/ Service Rooms	1st Floor	254	SF	5	10+ years	
	Mechanical/ Service Rooms	1st Floor	161	SF	5	10+ years	
	Mechanical/ Service Rooms	1st Floor	80	SF	5	10+ years	
	Storage Room	1st Floor	40	SF	5	10+ years	

Restroom

Category : Room
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Accessories	1st flr north of girl's restroom	40	SF	7	2-5 years	
	Ceiling - Plaster/Drywall	1st flr north of girl's restroom	40	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st flr north of girl's restroom	1	EA	6	10+ years	
	Floor - Tile	1st flr north of girl's restroom	40	SF	6	6-10 years	
	Floor Drain	1st flr north of girl's restroom	1	EA	7	10+ years	
	Lavatory	1st flr north of girl's restroom	1	EA	6	10+ years	
	Lighting - Lay-in	1st flr north of girl's restroom	1	EA	6	10+ years	
	Walls - Concrete Block	1st flr north of girl's restroom	208	SF	6	10+ years	
	Water Closet	1st flr north of girl's restroom	1	EA	6	10+ years	
	Accessories	1st flr south end	566	SF	7	2-5 years	
	Ceiling - Plaster/Drywall	1st flr south end	566	SF	6	10+ years	
	Floor - Concrete Epoxy/ Painted	1st flr south end	566	SF	5	10+ years	
	Floor Drain	1st flr south end	2	EA	7	10+ years	
	Hand Dryer	1st flr south end	2	EA	7	2-5 years	
	Lavatory	1st flr south end	3	EA	6	10+ years	
	Lighting - Lay-in	1st flr south end	5	EA	6	10+ years	
	Partitions	1st flr south end	2	EA	7	10+ years	
	Urinals	1st flr south end	6	EA	6	10+ years	
	Walls - Concrete Block	1st flr south end	1,555	SF	6	10+ years	
	Water Closet	1st flr south end	2	EA	6	10+ years	
	Accessories	1st flr south end	566	SF	7	2-5 years	
	Ceiling - Plaster/Drywall	1st flr south end	566	SF	6	10+ years	
	Floor - Concrete Epoxy/ Painted	1st flr south end	566	SF	5	10+ years	
	Floor Drain	1st flr south end	2	EA	7	10+ years	
	Hand Dryer	1st flr south end	2	EA	7	2-5 years	
	Lavatory	1st flr south end	3	EA	6	10+ years	
	Lighting - Lay-in	1st flr south end	5	EA	6	10+ years	
	Partitions	1st flr south end	8	EA	7	10+ years	
	Walls - Concrete Block	1st flr south end	1,555	SF	6	10+ years	
	Water Closet	1st flr south end	8	EA	6	10+ years	

Category : Classroom
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Classroom #109 (Regular Classroom)							
	Casework	1st Floor	43	LF	6	10+ years	
	Ceiling - Lay-in	1st Floor	850	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	850	SF	6	6-10 years	
	Lighting - Lay-in	1st Floor	9	EA	6	6-10 years	
	Marker Board	1st Floor	36	LF	6	6-10 years	
	Walls - Concrete Block	1st Floor	513	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	513	SF	6	10+ years	

Category : Classroom
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Classroom #110 (Music Room)</u>							
	Casework	1st Floor	43	LF	6	10+ years	
	Ceiling - Lay-in	1st Floor	850	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	850	SF	6	6-10 years	
	Lighting - Lay-in	1st Floor	9	EA	6	6-10 years	
	Marker Board	1st Floor	16	LF	6	6-10 years	
	Walls - Concrete Block	1st Floor	513	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	513	SF	6	10+ years	
<u>Classroom #111 (Regular Classroom)</u>							
	Casework	1st Floor	43	LF	6	10+ years	
	Ceiling - Lay-in	1st Floor	850	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	850	SF	6	6-10 years	
	Lighting - Lay-in	1st Floor	9	EA	6	6-10 years	
	Marker Board	1st Floor	36	LF	6	6-10 years	
	Walls - Concrete Block	1st Floor	513	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	513	SF	6	10+ years	
<u>Classroom #112 (Regular Classroom)</u>							
	Casework	1st Floor	43	LF	6	10+ years	
	Ceiling - Lay-in	1st Floor	850	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	850	SF	6	6-10 years	
	Lighting - Lay-in	1st Floor	9	EA	6	6-10 years	
	Marker Board	1st Floor	36	LF	6	6-10 years	
	Walls - Concrete Block	1st Floor	513	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	513	SF	6	10+ years	
<u>Classroom #113 (Regular Classroom)</u>							
	Casework	1st Floor	43	LF	6	10+ years	
	Ceiling - Lay-in	1st Floor	850	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	850	SF	6	6-10 years	
	Lighting - Lay-in	1st Floor	9	EA	6	6-10 years	
	Marker Board	1st Floor	16	LF	6	6-10 years	
	Walls - Concrete Block	1st Floor	770	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	257	SF	6	10+ years	
<u>Classroom #114 (Regular Classroom)</u>							
	Casework	1st Floor	43	LF	6	10+ years	
	Ceiling - Lay-in	1st Floor	850	SF	6	10+ years	

Category : Classroom
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Doors - Steel Doors incl hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	850	SF	6	6-10 years	
	Lighting - Lay-in	1st Floor	9	EA	6	6-10 years	
	Marker Board	1st Floor	36	LF	6	6-10 years	
	Walls - Concrete Block	1st Floor	513	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	513	SF	6	10+ years	

Classroom #116 (Regular Classroom)

	Casework	1st Floor	10	LF	6	10+ years	
	Ceiling - Lay-in	1st Floor	425	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	425	SF	6	6-10 years	
	Lighting - Lay-in	1st Floor	3	EA	6	6-10 years	
	Marker Board	1st Floor	8	LF	6	6-10 years	
	Walls - Concrete Block	1st Floor	299	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	598	SF	6	10+ years	

Classroom #118 (Regular Classroom)

	Casework	1st Floor	43	LF	6	10+ years	
	Ceiling - Lay-in	1st Floor	850	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	850	SF	6	6-10 years	
	Lighting - Lay-in	1st Floor	9	EA	6	6-10 years	
	Marker Board	1st Floor	16	LF	6	6-10 years	
	Walls - Concrete Block	1st Floor	881	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	294	SF	6	10+ years	

Classroom #119 (Office)

	Casework	1st Floor	43	LF	6	10+ years	
	Ceiling - Lay-in	1st Floor	850	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	850	SF	6	6-10 years	
	Lighting - Lay-in	1st Floor	9	EA	6	6-10 years	
	Marker Board	1st Floor	16	LF	6	6-10 years	
	Walls - Concrete Block	1st Floor	881	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	294	SF	6	10+ years	

Category : Interior
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Corridor							
	Ceiling - Lay-in	1st Floor	2,024	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	8	EA	6	10+ years	

Category : Interior
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Drinking Fountains - Double Fountain	1st Floor	1	EA	5	6-10 years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	636	SF	6	10+ years	
	Floor - Tile/Sheet	1st Floor	1,388	SF	5	10+ years	
	Lighting - Lay-in	1st Floor	21	EA	6	10+ years	
	Stairs - Concrete Stairs	1st Floor	15	LF	7	10+ years	
	Walls - Concrete Block	1st Floor	4,104	SF	6	10+ years	
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Safety							
	Security Cameras	1st Floor	1	EA	5	6-10 years	
	Security Cameras	1st Floor	3	EA	5	6-10 years	

Category : Exterior
Building : Modular 1 (2-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Entrance</u>							
	Exterior Doors - Exterior Steel Door	H - South	1	EA	6	6-10 years	
	Exterior Stairs - Wood	H - South	30	LF	5	2-5 years	
	Ramp Handrail - Steel_Ramp Handrail	H - South	110	LF	4	0-1 year	Worn out top rail has exposed nail heads that are rusting
	Ramps - Wood Ramp	H - South	55	LF	6	10+ years	
	Stair Handrail - Steel_Stair Handrail	H - South	20	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	I - Northeast	1	EA	4	1-2 years	Bottom of door and frames corroded
	Exterior Stairs - Wood	I - Northeast	30	LF	5	2-5 years	
	Stair Handrail - Steel_Stair Handrail	I - Northeast	14	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	J - Northwest	1	EA	4	1-2 years	Corroded frame and door at bottom
	Exterior Stairs - Wood	J - Northwest	30	LF	5	2-5 years	
	Stair Handrail - Steel_Stair Handrail	J - Northwest	14	LF	6	10+ years	
<u>Foundation</u>							
	Superstructure - Steel	Entire Building	1,779	SF	7	10+ years	
<u>Lighting</u>							
	Exterior Lighting - Wall Mounted	Entire Building	5	EA	6	6-10 years	
<u>Roof System</u>							
	Downspouts - Exterior Downspouts	Main Roof	24	LF	6	2-5 years	
	Roof - Metal	Main Roof	2,134	SF	6	10+ years	
	Roof Structure - Steel / Metal Deck/ Concrete Topping	Main Roof	1,779	SF	7	10+ years	
<u>Walls</u>							
	Exterior Walls - Precast Panel Wall	Entire Building	2,294	SF	6	6-10 years	
	Exterior Walls - Precast Panel Wall	Entire Building	10	SF	4	1-2 years	Broken, damaged panel wall
<u>Windows</u>							
	Guard - Guards perforated	Entire Building	48	SF	6	6-10 years	
	Windows - Casement Aluminum	Entire Building	48	SF	6	6-10 years	

Category : Electrical
Building : Modular 1 (2-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Emergency System</u>							
	Emergency Battery Packs - Corridors and Stairs	Entire Building	3	EA	6	6-10 years	
	Exit Signs - Corridors and Stairs	Entire Building	5	EA	4	0-1 year	Older signs, lighting dimmed.

Category : Electrical
Building : Modular 1 (2-Classroom)

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

	Lighting and Power Panels - 100 A	1st Floor	2	EA	6	10+ years	
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Category : Fire Protection
Building : Modular 1 (2-Classroom)

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

	Sprinkler Heads	Entire Building	1,779	SF	7	10+ years	
	Sprinkler Piping	Entire Building	1,779	SF	6	10+ years	
	Wet Sprinkler System	Entire Building	1,779	SF	6	10+ years	

Category : Mechanical
Building : Modular 1 (2-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
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Temperature Control

	Electric Controls	Entire Building	1,779	SF	7	2-5 years	Integral to univents
	Electric Thermostat	Entire Building	2	EA	7	2-5 years	

Unit Ventilation

	Unit Ventilators - Vertical Package Electric Heat & Self Contained Cooling	Exterior -Wall mounted	2	EA	4	2-5 years	25 year old units and showing signs of deterioration.
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Ventilation

	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Roof	2	EA	6	6-10 years	Not directly accessible at the time of assessment
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Category : Plumbing
Building : Modular 1 (2-Classroom)

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

	Electric Heater - Less than 20 KW	1st Floor	1	EA	4	2-5 years	Older than 15 years.
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Piping

	Domestic Piping-Hot Water Return Lines	Entire Building	1,779	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	1,779	SF	6	10+ years	
	Sanitary Piping	Entire Building	1,779	SF	6	10+ years	
	Storm Piping	Entire Building	1,779	SF	6	10+ years	Inaccessible at the time of assessment
	Vent Piping	Entire Building	1,779	SF	6	10+ years	Inaccessible at the time of

Category : Plumbing
Building : Modular 1 (2-Classroom)

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

Category : Classroom
Building : Modular 1 (2-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
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Classroom #120 (Kindergarten)

	Casework	1st Floor	8	LF	6	6-10 years	
	Ceiling - Lay-in	1st Floor	614	SF	6	10+ years	
	Chalk Board	1st Floor	12	LF	4	2-5 years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	614	SF	6	6-10 years	
	Lighting - Pendent/Surface	1st Floor	20	EA	6	6-10 years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	866	SF	6	10+ years	

Classroom #121 (Kindergarten)

	Casework	1st Floor	8	LF	6	6-10 years	
	Ceiling - Lay-in	1st Floor	614	SF	6	10+ years	
	Chalk Board	1st Floor	12	LF	4	2-5 years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	614	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	20	EA	6	6-10 years	
	Marker Board	1st Floor	6	LF	6	6-10 years	
	Storage/ Closet	1st Floor	45	SF	7	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	866	SF	6	10+ years	

Category : Room
Building : Modular 1 (2-Classroom)

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

	Accessories	1st flr east side	45	SF	7	10+ years	
	Ceiling - Lay-in	1st flr east side	45	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st flr east side	1	EA	6	10+ years	
	Floor - Tile	1st flr east side	45	SF	6	6-10 years	
	Floor Drain	1st flr east side	1	EA	7	10+ years	
	Lavatory	1st flr east side	1	EA	6	6-10 years	
	Lighting - Pendent/Surface	1st flr east side	1	EA	6	6-10 years	
	Walls - Vinyl Coated Gypsum Panel	1st flr east side	224	SF	6	10+ years	
	Water Closet	1st flr east side	1	EA	6	6-10 years	
	Accessories	1st flr west side	45	SF	7	10+ years	
	Ceiling - Lay-in	1st flr west side	45	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st flr west side	1	EA	6	10+ years	

Category : Room

Building : Modular 1 (2-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Floor - Tile	1st flr west side	45	SF	6	10+ years	
	Floor Drain	1st flr west side	1	EA	7	10+ years	
	Lavatory	1st flr west side	1	EA	6	6-10 years	
	Lighting - Pendent/Surface	1st flr west side	1	EA	6	6-10 years	
	Walls - Metal Panel	1st flr west side	224	SF	6	10+ years	
	Water Closet	1st flr west side	1	EA	6	6-10 years	

Category : Interior

Building : Modular 1 (2-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Corridor</u>							
	Ceiling - Lay-in	1st Floor	119	SF	6	10+ years	
	Drinking Fountains - Double Fountain	1st Floor	1	EA	7	6-10 years	
	Floor - Tile/Sheet	1st Floor	119	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	1	EA	6	6-10 years	
	Walls - Metal Panel	1st Floor	430	SF	6	10+ years	
<u>Safety</u>							
	Security Cameras	South East	1	EA	7	6-10 years	

Category : Exterior
Building : Modular 2 (2-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Entrance							
	Exterior Doors - Exterior Steel Door	E - Southeast	1	EA	6	6-10 years	
	Exterior Stairs - Wood	E - Southeast	30	LF	4	1-2 years	Damage top rail
	Stair Handrail - Steel_Stair Handrail	E - Southeast	10	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	F - Southwest	1	EA	6	6-10 years	
	Exterior Stairs - Wood	F - Southwest	30	LF	4	1-2 years	Worn out, damaged top rail
	Stair Handrail - Steel_Stair Handrail	F - Southwest	10	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	G - North	1	EA	4	1-2 years	Rusted door and frame
Foundation							
	Superstructure - Steel	Entire Building	1,779	SF	7	10+ years	
Lighting							
	Exterior Lighting - Wall Mounted	Entire Building	5	EA	6	6-10 years	
Roof System							
	Downspouts - Exterior Downspouts	Main Roof	24	LF	6	10+ years	
	Roof - EPDM/ Synthetic Rubber	Main Roof	2,134	SF	6	2-5 years	
	Roof Structure - Steel / Metal Deck/ Concrete Topping	Main Roof	1,779	SF	7	10+ years	
Walls							
	Exterior Walls - Precast Panel Wall	Entire Building	2,104	SF	6	6-10 years	
	Exterior Walls - Precast Panel Wall	Entire Building	200	SF	6	6-10 years	
Windows							
	Guard - Guards perforated	Entire Building	120	SF	6	6-10 years	
	Windows - Sash Aluminum Double-pane	Entire Building	120	SF	6	6-10 years	

Category : Electrical
Building : Modular 2 (2-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Emergency System							
	Exit Signs - Corridors and Stairs	Entire Building	5	EA	4	1-2 years	Older signs, lighting dimmed.
	Emergency Battery Packs - Corridors and Stairs	Entire Building	5	EA	6	6-10 years	
Power Distribution							
	Lighting and Power Panels - 100 A	Entire Building	2	EA	6	10+ years	

Category : Fire Protection
Building : Modular 2 (2-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Sprinkler System</u>							
	Sprinkler Heads	Entire Building	1,779	SF	7	10+ years	
	Sprinkler Piping	Entire Building	1,779	SF	6	10+ years	
	Wet Sprinkler System	Entire Building	1,779	SF	6	10+ years	

Category : Mechanical
Building : Modular 2 (2-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Temperature Control</u>							
	Electric Controls	Entire Building	1,779	SF	6	6-10 years	Integral to univents
	Electric Thermostat	Entire Building	2	EA	6	6-10 years	
<u>Unit Ventilation</u>							
	Unit Ventilators - Vertical Package Electric Heat & Self Contained Cooling	Exterior wall mounted	2	EA	4	2-5 years	Units 25 years old and show signs of corrosion.
<u>Ventilation</u>							
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Roof	2	EA	6	6-10 years	Not directly accessible at the time of assessment

Category : Plumbing
Building : Modular 2 (2-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Hot Water</u>							
	Electric Heater - Less than 20 KW	Entire Building	1	EA	6	6-10 years	
<u>Piping</u>							
	Domestic Piping-Hot Water Return Lines	Entire Building	1,779	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	1,779	SF	6	10+ years	
	Sanitary Piping	Entire Building	1,779	SF	6	10+ years	
	Storm Piping	Entire Building	1,779	SF	6	10+ years	Inaccessible at the time of assessment
	Vent Piping	Entire Building	1,779	SF	6	10+ years	Inaccessible at the time of assessment

Category : Classroom
Building : Modular 2 (2-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Classroom #132 (Kindergarten)</u>							
	Casework	1st Floor	8	LF	6	6-10 years	

Category : Classroom
Building : Modular 2 (2-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Ceiling - Lay-in	1st Floor	620	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	620	SF	6	6-10 years	
	Lighting - Lay-in	1st Floor	12	EA	6	6-10 years	
	Marker Board	1st Floor	20	LF	6	6-10 years	
	Storage/ Closet	1st Floor	45	SF	7	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	720	SF	6	10+ years	

Classroom #133 (Special Education)

	Casework	1st Floor	8	LF	6	6-10 years	
	Ceiling - Lay-in	1st Floor	620	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	620	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	6	6-10 years	
	Marker Board	1st Floor	24	LF	6	6-10 years	
	Storage/ Closet	1st Floor	45	SF	7	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	720	SF	6	10+ years	

Category : Room
Building : Modular 2 (2-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Restroom							
	Accessories	1st floor at west	45	SF	7	10+ years	
	Ceiling - Lay-in	1st floor at west	45	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st floor at west	1	EA	6	10+ years	
	Floor - Tile	1st floor at west	45	SF	6	6-10 years	
	Floor Drain	1st floor at west	1	EA	7	6-10 years	
	Lavatory	1st floor at west	1	EA	6	6-10 years	
	Lighting - Pendent/Surface	1st floor at west	1	EA	6	6-10 years	
	Walls - Vinyl Coated Gypsum Panel	1st floor at west	224	SF	6	10+ years	
	Water Closet	1st floor at west	1	EA	6	6-10 years	
	Accessories	1st flr east side	45	SF	7	10+ years	
	Ceiling - Lay-in	1st flr east side	45	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st flr east side	1	EA	6	10+ years	
	Floor - Tile	1st flr east side	45	SF	6	6-10 years	
	Floor Drain	1st flr east side	1	EA	7	10+ years	
	Lavatory	1st flr east side	1	EA	6	6-10 years	
	Lighting - Pendent/Surface	1st flr east side	1	EA	6	6-10 years	
	Walls - Vinyl Coated Gypsum Panel	1st flr east side	224	SF	6	10+ years	
	Water Closet	1st flr east side	1	EA	6	6-10 years	

Category : Interior

Building : Modular 2 (2-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Corridor</u>							
	Ceiling - Lay-in	1st Floor	119	SF	6	10+ years	
	Drinking Fountains - Double Fountain	1st Floor	1	EA	7	6-10 years	
	Floor - Tile/Sheet	1st Floor	119	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	1	EA	6	6-10 years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	495	SF	6	10+ years	

Category : Exterior
Building : Modular 3 (8-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Entrance							
	Exterior Doors - Exterior Steel Door	C - North	2	EA	6	6-10 years	Frames need repainting
	Exterior Doors - Exterior Steel Door	D - South	2	EA	6	6-10 years	
Foundation							
	Foundation - Masonry	Entire Building	422	LF	7	10+ years	
	Superstructure - Steel	Entire Building	9,840	SF	7	10+ years	
Lighting							
	Exterior Lighting - Wall Mounted	Entire Building	10	EA	6	6-10 years	
Roof System							
	Downspouts - Exterior Downspouts	Main Roof	96	LF	7	6-10 years	
	Roof - PVC Membrane	Main Roof	9,840	SF	6	6-10 years	
	Roof Structure - Steel / Metal Deck/ Concrete Topping	Main Roof	9,840	SF	7	10+ years	
Walls							
	Exterior Walls - Precast Panel Wall	Entire Building	5,024	SF	6	6-10 years	
	Exterior Walls - Precast Panel Wall	Entire Building	40	SF	4	1-2 years	Peeling paint, cracked, and holes,
Windows							
	Guard - Guards perforated	Entire Building	240	SF	6	6-10 years	
	Windows - Sash Aluminum Double-pane	Entire Building	240	SF	6	6-10 years	

Category : Electrical
Building : Modular 3 (8-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Emergency System							
	Emergency Battery Packs - Corridors and Stairs	Entire Building	14	EA	6	6-10 years	
	Exit Signs - Corridors and Stairs	Entire Building	10	EA	4	1-2 years	Lighting dimmed.
	Security System - Intrusion Detection	Entire Building	9,840	SF	6	6-10 years	
Power Distribution							
	Lighting and Power Panels - 100 A	Entire Building	8	EA	6	10+ years	A panel for each of the eight classrooms

Category : Fire Protection
Building : Modular 3 (8-Classroom)

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

Dry Sprinkler System	Entire Building	9,840	SF	6	10+ years
Sprinkler Heads	Entire Building	9,840	SF	7	10+ years
Sprinkler Piping	Entire Building	9,840	SF	6	10+ years

Category : Mechanical
Building : Modular 3 (8-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
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Temperature Control

Electric Controls	Entire Building	9,840	SF	6	6-10 years	Integral with univents
Electric Thermostat	Entire Building	8	EA	6	6-10 years	One for each of the eight classrooms

Unit Ventilation

Unit Ventilators - Vertical Package Electric Heat & Self Contained Cooling	Exterior wall mounted	8	EA	6	6-10 years
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Ventilation

Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Roof	10	EA	6	6-10 years	Not directly accessible at the time of assessment
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Category : Plumbing
Building : Modular 3 (8-Classroom)

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

Electric Heater - Less than 20 KW	Entire Building	2	EA	6	6-10 years
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Piping

Domestic Piping-Hot Water Return Lines	Entire Building	9,840	SF	6	10+ years	
Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	9,840	SF	6	10+ years	
Sanitary Piping	Entire Building	9,840	SF	6	10+ years	
Storm Piping	Entire Building	9,840	SF	6	10+ years	Inaccessible at the time of assessment
Vent Piping	Entire Building	9,840	SF	6	10+ years	Inaccessible at the time of assessment

Category : Classroom
Building : Modular 3 (8-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
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Classroom #124 (Regular Classroom)

Casework	1st Floor	10	LF	6	6-10 years
Ceiling - Lay-in	1st Floor	896	SF	6	10+ years
Doors - Wood Doors inclu hw	1st Floor	2	EA	6	10+ years
Floor - Tile	1st Floor	896	SF	6	6-10 years

Category : Classroom
Building : Modular 3 (8-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Lighting - Lay-in	1st Floor	16	EA	6	6-10 years	
	Marker Board	1st Floor	18	LF	6	6-10 years	
	Storage/ Closet	1st Floor	82	SF	7	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	1,159	SF	6	10+ years	
Classroom #125 (Regular Classroom)							
	Casework	1st Floor	10	LF	6	6-10 years	
	Ceiling - Lay-in	1st Floor	896	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	6	10+ years	
	Floor - Tile	1st Floor	896	SF	6	6-10 years	
	Lighting - Lay-in	1st Floor	16	EA	6	6-10 years	
	Marker Board	1st Floor	18	LF	6	6-10 years	
	Storage/ Closet	1st Floor	82	SF	5	10+ years	2 SF of broken tile.
	Walls - Vinyl Coated Gypsum Panel	1st Floor	1,159	SF	6	10+ years	
Classroom #126 (Regular Classroom)							
	Casework	1st Floor	10	LF	6	6-10 years	
	Ceiling - Lay-in	1st Floor	896	SF	6	10+ years	
	Chalk Board	1st Floor	12	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	6	10+ years	
	Floor - Tile	1st Floor	896	SF	6	6-10 years	
	Lighting - Lay-in	1st Floor	16	EA	6	6-10 years	
	Marker Board	1st Floor	6	LF	6	6-10 years	
	Storage/ Closet	1st Floor	82	SF	7	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	1,159	SF	6	10+ years	
Classroom #127 (Regular Classroom)							
	Casework	1st Floor	10	LF	6	6-10 years	
	Ceiling - Lay-in	1st Floor	896	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	6	10+ years	
	Floor - Tile	1st Floor	896	SF	6	6-10 years	
	Lighting - Lay-in	1st Floor	16	EA	6	6-10 years	
	Marker Board	1st Floor	18	LF	6	6-10 years	
	Storage/ Closet	1st Floor	82	SF	7	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	1,159	SF	6	10+ years	
Classroom #128 (Regular Classroom)							
	Casework	1st Floor	10	LF	6	6-10 years	
	Ceiling - Lay-in	1st Floor	896	SF	6	10+ years	
	Chalk Board	1st Floor	12	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	6	10+ years	
	Floor - Tile	1st Floor	896	SF	6	6-10 years	
	Lighting - Lay-in	1st Floor	16	EA	6	6-10 years	

Category : Classroom
Building : Modular 3 (8-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Marker Board	1st Floor	6	LF	6	6-10 years	
	Storage/ Closet	1st Floor	82	SF	7	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	1,159	SF	6	10+ years	

Classroom #129 (Regular Classroom)

	Casework	1st Floor	10	LF	6	6-10 years	
	Ceiling - Lay-in	1st Floor	896	SF	6	10+ years	
	Chalk Board	1st Floor	12	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	6	10+ years	
	Floor - Tile	1st Floor	896	SF	6	6-10 years	
	Lighting - Lay-in	1st Floor	16	EA	6	6-10 years	
	Marker Board	1st Floor	6	LF	6	6-10 years	
	Storage/ Closet	1st Floor	82	SF	7	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	1,159	SF	6	10+ years	

Classroom #130 (Regular Classroom)

	Casework	1st Floor	10	LF	6	6-10 years	
	Ceiling - Lay-in	1st Floor	896	SF	6	10+ years	
	Chalk Board	1st Floor	12	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	6	10+ years	
	Floor - Tile	1st Floor	896	SF	6	6-10 years	
	Lighting - Lay-in	1st Floor	16	EA	6	6-10 years	
	Marker Board	1st Floor	6	LF	6	6-10 years	
	Storage/ Closet	1st Floor	82	SF	7	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	1,159	SF	6	10+ years	

Classroom #131 (Regular Classroom)

	Casework	1st Floor	10	LF	6	6-10 years	
	Ceiling - Lay-in	1st Floor	896	SF	6	10+ years	
	Chalk Board	1st Floor	12	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	6	10+ years	
	Floor - Tile	1st Floor	896	SF	6	6-10 years	
	Lighting - Lay-in	1st Floor	16	EA	6	6-10 years	
	Marker Board	1st Floor	6	LF	6	6-10 years	
	Storage/ Closet	1st Floor	82	SF	7	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	1,159	SF	6	10+ years	

Category : Room
Building : Modular 3 (8-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Mechanical/ Service Rooms							
	Mechanical/ Service Rooms	1st Floor	45	SF	7	10+ years	
	Mechanical/ Service Rooms	1st Floor	45	SF	7	10+ years	

Category : Room

Building : Modular 3 (8-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Restroom							
	Accessories	Boy's North	155	SF	7	6-10 years	
	Ceiling - Lay-in	Boy's North	155	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Boy's North	1	EA	6	10+ years	
	Floor - Tile/Sheet	Boy's North	155	SF	7	10+ years	
	Floor Drain	Boy's North	1	EA	7	10+ years	
	Hand Dryer	Boy's North	1	EA	7	6-10 years	
	Lavatory	Boy's North	2	EA	6	6-10 years	
	Lighting - Pendent/Surface	Boy's North	1	EA	6	6-10 years	
	Partitions	Boy's North	2	EA	7	6-10 years	
	Urinals	Boy's North	2	EA	7	6-10 years	
	Walls - Vinyl Coated Gypsum Panel	Boy's North	435	SF	6	10+ years	
	Water Closet	Boy's North	2	EA	7	6-10 years	
	Accessories	Boy's south	155	SF	7	6-10 years	
	Ceiling - Lay-in	Boy's south	155	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Boy's south	1	EA	6	10+ years	
	Floor - Tile/Sheet	Boy's south	155	SF	7	10+ years	
	Floor Drain	Boy's south	1	EA	7	10+ years	
	Hand Dryer	Boy's south	1	EA	7	6-10 years	
	Lavatory	Boy's south	2	EA	6	6-10 years	
	Lighting - Pendent/Surface	Boy's south	1	EA	6	6-10 years	
	Partitions	Boy's south	2	EA	7	6-10 years	
	Urinals	Boy's south	2	EA	7	6-10 years	
	Walls - Vinyl Coated Gypsum Panel	Boy's south	435	SF	6	10+ years	
	Water Closet	Boy's south	2	EA	7	6-10 years	
	Accessories	Girl's South	177	SF	7	6-10 years	
	Ceiling - Lay-in	Girl's South	177	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Girl's South	1	EA	6	10+ years	
	Floor - Tile/Sheet	Girl's South	177	SF	7	10+ years	
	Floor Drain	Girl's South	1	EA	7	10+ years	
	Hand Dryer	Girl's South	1	EA	7	6-10 years	
	Lavatory	Girl's South	1	EA	6	6-10 years	
	Lighting - Pendent/Surface	Girl's South	2	EA	6	6-10 years	
	Partitions	Girl's South	4	EA	7	10+ years	
	Walls - Vinyl Coated Gypsum Panel	Girl's South	471	SF	6	10+ years	
	Water Closet	Girl's South	4	EA	7	6-10 years	
	Accessories	Girls north	177	SF	7	6-10 years	
	Ceiling - Lay-in	Girls north	177	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Girls north	1	EA	6	10+ years	
	Floor - Tile/Sheet	Girls north	177	SF	7	10+ years	
	Floor Drain	Girls north	1	EA	7	6-10 years	
	Hand Dryer	Girls north	1	EA	7	6-10 years	
	Lavatory	Girls north	2	EA	6	6-10 years	

Category : Room
Building : Modular 3 (8-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Lighting - Pendent/Surface	Girls north	2	EA	6	6-10 years	
	Partitions	Girls north	4	EA	7	6-10 years	
	Walls - Vinyl Coated Gypsum Panel	Girls north	471	SF	6	10+ years	
	Water Closet	Girls north	4	EA	7	6-10 years	

Category : Interior
Building : Modular 3 (8-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Corridor</u>							
	Ceiling - Lay-in	1st Floor	684	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	4	EA	6	10+ years	
	Drinking Fountains - Double Fountain	1st Floor	2	EA	7	6-10 years	
	Floor - Tile/Sheet	1st Floor	684	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	14	EA	6	6-10 years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	1,632	SF	6	10+ years	

Safety

	Security Cameras	1st Floor	1	EA	5	6-10 years	Exterior
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Category : Site
Building : Site

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Athletic							
	Metal Bleachers	South	10	LF	4	1-2 years	Bench is heavily damaged
	Surface - Natural	South	37,988	SF	6	10+ years	
	Surface - Natural	South	1,000	SF	4	0-1 year	Bare soil
	Lighting	South	22	EA	6	6-10 years	
	Lighting	South	8	EA	6	2-5 years	
	Surface - Asphalt	South	15,950	SF	6	10+ years	
	Surface - Asphalt	South	200	SF	5	1-2 years	Cracking.
Civil/Drainage							
	Civil/ Drainage - Catch Basin	Entire Site	14	EA	7	10+ years	
	Civil/ Drainage - Site Drain	Entire Site	1	EA	6	10+ years	
	Civil/ Drainage - Site Manhole	Entire Site	5	EA	7	10+ years	
Fencing							
	Fencing - Chain Link	Entire Site	260	LF	6	2-5 years	
	Fencing - Chain Link	Entire Site	50	LF	4	1-2 years	Damaged chain-link fence
	Fencing - Guard Rail	Entire Site	200	LF	7	10+ years	
	Fencing - New Standard Ornamental	Entire Site	10	LF	7	10+ years	
	Fencing - New Standard Ornamental	Entire Site	3,203	LF	6	6-10 years	
Landscape							
	Benches	Entire Site	13	EA	6	6-10 years	
	Benches	Entire Site	1	EA	5	1-2 years	Damaged table and seating
	Irrigation	Entire Site	100,769	SF	7	10+ years	
	Landscape - Grass	Entire Site	120,376	SF	6	10+ years	
	Landscape - Hardscape- Concrete	Entire Site	11,868	SF	6	10+ years	
	Parkway trees	Entire Site	66	EA	6	10+ years	
	Parkway trees	Entire Site	1	EA	4	1-2 years	Dead tree
	Planting Beds/ Area	Entire Site	6,029	SF	6	10+ years	
	Play Area - Hardscape- Asphalt	Entire Site	43,982	SF	6	6-10 years	
	Retaining Wall - Concrete	Entire Site	2,544	SF	6	10+ years	
	Retaining Wall - Concrete	Entire Site	150	SF	6	2-5 years	
	Retaining Wall - Concrete	Entire Site	10	SF	5	1-2 years	Top of the retaining wall is spalling and cracked
	Retaining Wall - Masonry	Entire Site	140	SF	6	10+ years	
	Trash Receptacles	Entire Site	8	EA	7	10+ years	
Parking Lot							
	Lighting - Pole Mounted	Entire Site	1	EA	6	2-5 years	
	Surface - Asphalt	Entire Site	14,302	SF	6	6-10 years	
	Surface - Asphalt	Entire Site	12,223	SF	6	2-5 years	

Category : Site
Building : Site

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Surface - Asphalt	Entire Site	100	SF	4	1-2 years	Cracking and potholes.
	Trash Enclosure - Chain Links	Entire Site	510	SF	7	10+ years	
	Vehicular Screening	Entire Site	206	LF	6	10+ years	
Playground							
	Equipment - Combo 3-12	Central Courtyard	1	EA	7	10+ years	New playground being built
	Surface - Poured Surface	Central Courtyard	2,288	SF	7	10+ years	New playground being built
Sidewalks							
	Sidewalks - Internal Walks	Entire Site	849	LF	6	10+ years	
	Sidewalks - Perimeter Sidewalks	Entire Site	19,864	SF	6	10+ years	
	Sidewalks - Perimeter Sidewalks	Entire Site	300	SF	4	0-1 year	Cracking and uneven.
Signage							
	Flag Pole - Flag Pole	East	1	EA	6	10+ years	
	Marquee - Free Standing Back lighted w/ LED	East	1	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").

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									
Computer Lab	Regular Classroom	2nd Floor	202	202	695	132	63	N	Y
Faculty Lounge	Office	1st Floor	101	101	336	66	31	N	N
Library	Regular Classroom	2nd Floor	208	208	695	132	63	N	N
Music Room	Regular Classroom	1st Floor	106	106	695	132	63	N	Y
Office	Special Education	2nd Floor	100	200	288	6	3	N	N
Regular Classroom	Regular Classroom	1st Floor	103	103	695	132	63	N	Y
Regular Classroom	Regular Classroom	1st Floor	105	105	695	132	63	N	Y
Regular Classroom	Regular Classroom	1st Floor	107	107	695	132	63	N	Y
Regular Classroom	Regular Classroom	1st Floor	108	108	695	132	63	N	Y
Regular Classroom	Regular Classroom	2nd Floor	201	201	695	132	63	N	Y
Regular Classroom	Regular Classroom	2nd Floor	204	204	695	132	63	N	Y
Regular Classroom	Regular Classroom	2nd Floor	205	205	695	132	63	N	Y
Regular Classroom	Regular Classroom	2nd Floor	206	206	695	132	63	N	Y
Regular Classroom	Regular Classroom	2nd Floor	207	207	695	132	63	N	N
Science	Regular Classroom	2nd Floor	203	203	695	132	63	N	Y

Building : Modular 1 (2-Classroom)

Kindergarten	Kindergarten	1st Floor	120		614	18	8	N	N
Kindergarten	Kindergarten	1st Floor	121		614	18	8	N	N

Building : Modular 2 (2-Classroom)

Kindergarten	Kindergarten	1st Floor	132		620	64	32	N	N
Special Education	Regular Classroom	1st Floor	133		620	64	32	N	N

Building : Annex

Music Room	Regular Classroom	1st Floor	110	108	850	108	54	N	Y
Office	Regular Classroom	1st Floor	119	101	850	108	54	N	N
Regular Classroom	Regular Classroom	1st Floor	109	104	850	150	75	N	Y
Regular Classroom	Regular Classroom	1st Floor	111	103	850	150	75	N	Y
Regular Classroom	Regular Classroom	1st Floor	112	107	850	150	75	N	Y
Regular Classroom	Regular Classroom	1st Floor	113	102	850	150	75	N	Y
Regular Classroom	Regular Classroom	1st Floor	114	106	850	150	75	N	Y
Regular Classroom	Regular Classroom	1st Floor	116	116	425	36	18	N	N
Regular Classroom	Regular Classroom	1st Floor	118	105	850	150	75	N	Y

Building : Modular 3 (8-Classroom)

Regular Classroom	Regular Classroom	1st Floor	124		896	64	32	N	N
Regular Classroom	Regular Classroom	1st Floor	125		896	64	32	N	N

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
Regular Classroom	Regular Classroom	1st Floor	126		896	64	32	N	N
Regular Classroom	Regular Classroom	1st Floor	127		896	64	32	N	N
Regular Classroom	Regular Classroom	1st Floor	128		896	64	32	N	Y
Regular Classroom	Regular Classroom	1st Floor	129		896	64	32	N	Y
Regular Classroom	Regular Classroom	1st Floor	130		896	64	32	N	Y
Regular Classroom	Regular Classroom	1st Floor	131		896	64	32	N	N