

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	1913	3	47,913
Addition	1916	3	26,050
Campus Total			73,963

Category : Exterior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Entrance							
	Entrance Control - Audio and Video	#1 Main - E	1	EA	6	6-10 years	
	Exterior Doors - Exterior Steel Door	#1 Main - E	3	EA	6	6-10 years	
	Exterior Doors - Exterior Steel Door	#1 Main - E	1	EA	6	6-10 years	
	Exterior Doors - Transom Lite	#1 Main - E	4	EA	6	6-10 years	
	Power Door Operator and Controls	#1 Main - E	1	EA	7	2-5 years	
	Exterior Doors - Exterior Steel Door	#5 - W	3	EA	6	6-10 years	
	Exterior Stairs - Concrete	#5 - W	10	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	#6 - W	2	EA	7	10+ years	
	Ramps - Concrete	#6 - W	8	LF	5	2-5 years	Significant Damage
	Exterior Doors - Exterior Steel Door	#7 - W	1	EA	6	6-10 years	
	Exterior Doors - Exterior Steel Door	#8 - E	4	EA	6	6-10 years	
	Exterior Doors - Transom Lite	#8 - E	3	EA	6	6-10 years	
	Exterior Stairs - Concrete	#8 - E	100	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	#9 Fire Escape North	1	EA	5	2-5 years	Plate/Handle Hardware Missing
	Exterior Doors - Transom Lite	#9 Fire Escape North	1	EA	4	0-1 year	Rotten -Scrape/Paint or Replace
Fire Escape							
	Fire Escape	North Façade	63	LF	6	6-10 years	Maintenance - Scrape/Paint. 3 x 3 x 1/2" Plywood Board at Base of Fire Escape - Mold/Mildew/Vegetation: Slip and Fall Situation.

Category : Exterior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Foundation							
	Foundation - Concrete	Entire Building	672	LF	7	10+ years	
	Foundation - Concrete	Entire Building	10	LF	6	10+ years	
	Superstructure - Steel with Clay Tile Arch	Entire Building	45,200	SF	7	10+ years	
Lighting							
	Exterior Lighting - Wall Mounted	Entire Building	6	EA	6	2-5 years	
Roof System							
	Access Ladder - Metal	Main Roof	2	EA	3	2-5 years	Ladder Rungs embedded in Masonry - Loose/Moving Rung.
	Coping - Stone	Main Roof	468	LF	6	10+ years	
	Downspouts - Interior Downspouts	Main Roof	78	LF	6	6-10 years	
	Parapet - 16" - 30" Height	Main Roof	292	LF	6	10+ years	
	Parapet - Parapet > 30"	Main Roof	97	LF	6	10+ years	
	Roof - EPDM/ Synthetic Rubber	Main Roof	12,023	SF	6	6-10 years	
	Roof Hatch - Metal	Main Roof	2	EA	7	10+ years	
	Roof Structure - Steel with Clay Tile Arch	Main Roof	12,023	SF	7	10+ years	
	Coping - Metal	Main Roof - West Parapet	158	LF	7	10+ years	At/Covers Entire West Parapet Wall of Main Roof.
	Coping - Stone	NE Roof	86	LF	6	10+ years	
	Downspouts - Interior Downspouts	NE Roof	26	LF	6	6-10 years	
	Parapet - 16" - 30" Height	NE Roof	86	LF	6	10+ years	
	Roof - EPDM/ Synthetic Rubber	NE Roof	992	SF	6	6-10 years	
	Roof Structure - Steel with Clay Tile Arch	NE Roof	992	SF	6	10+ years	
	Coping - Metal	NW Roof	82	LF	6	6-10 years	
	Downspouts - Interior Downspouts	NW Roof	14	LF	6	6-10 years	
	Parapet - 16" - 30" Height	NW Roof	82	LF	6	10+ years	
	Roof - EPDM/ Synthetic Rubber	NW Roof	849	SF	6	6-10 years	
	Roof Structure - Steel with Clay Tile Arch	NW Roof	849	SF	7	10+ years	
	Coping - Stone	North Roof	192	LF	6	10+ years	
	Downspouts - Exterior Downspouts	North Roof	52	LF	6	6-10 years	
	Parapet - Parapet > 30"	North Roof	192	LF	6	10+ years	
	Roof - EPDM/ Synthetic Rubber	North Roof	3,319	SF	6	6-10 years	
	Roof Structure - Steel with Clay Tile Arch	North Roof	3,319	SF	7	10+ years	
	Chimney - Brick Chimney- Concrete/ Mortar Liner	West Roof	70	LF	6	10+ years	
	Coping - Metal	West Roof	139	LF	6	6-10 years	
	Downspouts - Interior Downspouts	West Roof	30	LF	6	6-10 years	
	Parapet - 16" - 30" Height	West Roof	139	LF	6	10+ years	
	Roof - EPDM/ Synthetic Rubber	West Roof	3,500	SF	6	6-10 years	
	Roof Structure - Steel with Clay Tile Arch	West Roof	3,500	SF	7	10+ years	
	Chimney - Metal Flue	West Roof - Addenda	60	LF	7	10+ years	3 New Metal Flues: 1 - 8" Diameter, 2

Category : Exterior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
							- 20" Diameter, Nominally 20' Each.
Walls							
	Cheek-Wall - Concrete	Entire Building	46	SF	6	10+ years	At Door No. 8
	Cornice - Cast Stone	Entire Building	425	LF	6	10+ years	
	Cornice - Metal Projecting	Entire Building	370	LF	6	10+ years	
	Exterior Walls - Brick	Entire Building	20,948	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	580	SF	5	1-2 years	East//North//West Facade with Various Spots of Failed/Failing Mortar Joints
	Exterior Walls - Stone-Cast	Entire Building	1,934	SF	6	10+ years	
Windows							
	Guard - Guards perforated	Entire Building	2,358	SF	6	6-10 years	
	Guard - Guards perforated	Entire Building	940	SF	5	1-2 years	Maintenance or Repair
	Lintels - Steel	Entire Building	785	LF	6	10+ years	
	Lintels - Steel	Entire Building	6	LF	5	1-2 years	Rust and impaired - Significant Damage.
	Skylite - Glass Double-Pane	Entire Building	100	SF	7	10+ years	
	Skylite - Glass Double-Pane	Entire Building	25	SF	7	10+ years	
	Windows - Sash Aluminum Double-pane	Entire Building	7,863	SF	6	2-5 years	"POC" Reports no Air Leaks.

Category : Electrical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Emergency System							
	Automatic Transfer Switch	Boiler Room	1	EA	6	10+ years	Serves main and addition, second feed
	Emergency A/C Power - Corridors and Stairs	Entire Building	10,660	SF	6	10+ years	
	Emergency A/C Power - Gym	Entire Building	2,959	SF	6	10+ years	
	Emergency A/C Power - Multipurpose Room	Entire Building	3,924	SF	6	10+ years	
	Emergency A/C Power - Students Toilets	Entire Building	2,355	SF	6	10+ years	
	Security System - CCTV	Entire Building	47,913	SF	5	6-10 years	A few cameras do not work
	Security System - Intrusion Detection	Entire Building	47,913	SF	5	6-10 years	
	Exit Signs - Corridors and Stairs	Entire Building	8	EA	6	2-5 years	
	Exit Signs - Gym	Entire Building	2	EA	6	2-5 years	With batteries
	Exit Signs - Lunchroom	Entire Building	2	EA	6	2-5 years	
	Emergency Battery Packs - Corridors and Stairs	Entire Building	8	EA	6	6-10 years	
	Emergency Battery Packs - Gym	Entire Building	2	EA	6	6-10 years	
	Emergency Battery Packs - Lunchrooms	Entire Building	2	EA	6	6-10 years	

Category : Electrical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Emergency Battery Packs - Lunchrooms	Entire Building	2	EA	6	6-10 years	

Main Service

	Main Electrical Service - 2000 A 120/208/3PH PA System	Electrical Room	1	EA	6	10+ years	Also serves addition
	Independent Electrical Service for emergency power	Entire Building	47,913	SF	5	6-10 years	Connected also to addition building
		Entire Building	1	EA	6	10+ years	Second feed, ATS

Power Distribution

	Lighting and Power Panels - 100 A	Electrical Room, 1st, 2nd and 3rd floor, Boiler Room	1	EA	7	10+ years	Functional panels rated 7
	Lighting and Power Panels - 100 A	Electrical Room, 1st, 2nd and 3rd floor, Boiler Room	3	EA	6	6-10 years	Cleaned, reconditioned, 3 found
	Lighting and Power Panels - Above 100 A	Electrical Room, 1st, 2nd and 3rd floor, Boiler Room	1	EA	7	10+ years	Functional panels rated 7
	Lighting and Power Panels - Above 100 A	Electrical Room, 1st, 2nd and 3rd floor, Boiler Room	1	EA	7	10+ years	Reconditioned. Functional panels rated 7
	Lighting and Power Panels - Above 100 A	Electrical Room, 1st, 2nd and 3rd floor, Boiler Room	2	EA	7	10+ years	Functional panels rated 7
	Lighting and Power Panels - Above 100 A	Electrical Room, 1st, 2nd and 3rd floor, Boiler Room	2	EA	7	10+ years	Functional panels rated 7
	Lighting and Power Panels - Above 100 A	Electrical Room, 1st, 2nd and 3rd floor, Boiler Room	2	EA	7	10+ years	Functional panels rated 7
	Lighting and Power Panels - Above 100 A	Electrical Room, 1st, 2nd and 3rd floor, Boiler Room	2	EA	7	10+ years	Reconditioned. Functional panels rated 7
	Lighting and Power Panels - Above 100 A	Electrical Room, 1st, 2nd and 3rd floor, Boiler Room	2	EA	7	10+ years	Functional panels rated 7
	Lighting and Power Panels - Above 100 A	Electrical Room, 1st, 2nd and 3rd floor, Boiler Room	2	EA	7	10+ years	Functional panels rated 7
	Main Distribution Panels - 400 - 600 amp	Electrical Room, 1st, 2nd and 3rd floor, Boiler Room	2	EA	7	10+ years	Functional panel rated 7
	Main Distribution Panels - Greater than 600 amp	Electrical Room, 1st, 2nd and 3rd floor, Boiler Room	2	EA	7	10+ years	Functional panels rated 7

Category : Fire Protection
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Fire Alarm Panel	Entire Building	1	EA	6	10+ years	Serves main and addition buildings
	Fire Alarm Strobe Lights	Entire Building	47,913	SF	6	10+ years	
	Fire Alarm_System	Entire Building	47,913	SF	6	10+ years	Connected to addition building

Category : Mechanical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Air Handling Systems							
	Air Handling Unit- Built Up-Multi Zone- Steam Coils - 15001 - 25000 cfm	Boiler Room	1	EA	5	6-10 years	Serves gym and lunchroom, AHU 1
	Air Intake	Boiler Room	1	EA	5	6-10 years	Not painted
	Auxiliaries - 15001 - 25000 cfm	Boiler Room	1	EA	5	6-10 years	
	Return Duct Work - Indoor- Vertical Shaft and Ducts	Boiler Room	100	LF	5	6-10 years	Common return
	Zone Dampers	Boiler Room	8	EA	5	6-10 years	Serve gym and lunchroom areas, mostly manually controlled
	Air Handling Unit- Built Up-Multi Zone- Steam Coils - 15001 - 25000 cfm	Boiler Room	1	EA	5	6-10 years	Serves classrooms in main building, AHU 2
	Air Intake	Boiler Room	1	EA	5	6-10 years	Not painted
	Auxiliaries - 15001 - 25000 cfm	Boiler Room	1	EA	5	6-10 years	
	Return Duct Work - Indoor- Vertical Shaft and Ducts	Boiler Room	100	LF	5	6-10 years	Common return
	Zone Dampers	Boiler Room	16	EA	5	6-10 years	Many manually operated
Boiler Systems							
	Boiler Auxiliary- Scotch Marine- Steam Low Pressure Boiler - 151 - 200 HP	Boiler Room	2	EA	5	6-10 years	
	Chemical Feed System	Boiler Room	2	EA	5	6-10 years	
	Combustion Dampers	Boiler Room	2	EA	6	10+ years	Recently replaced
	Condensate Pump	Boiler Room	2	EA	5	6-10 years	
	Feed Water Pumps and Tank	Boiler Room	1	EA	5	10+ years	
	Non Condensing- Fire Tube- Scotch Marine- Steam- Low Pressure Boiler - 151 - 200 HP	Boiler Room	2	EA	5	6-10 years	Serves main and addition
	Piping - Condensate Pipe- Steel	Boiler Room	400	LF	5	6-10 years	There are a few pipe clamps
	Piping - Steam Pipe- Steel	Boiler Room	400	LF	5	6-10 years	Also feeds addition building
	Steam Traps	Boiler Room	20	EA	5	6-10 years	Periodically serviced
Heating Devices							
	Unit Heater - Electric	1st Floor	1	EA	6	10+ years	In kitchen
	Radiators - Steam	2nd Floor	8	EA	5	6-10 years	In gym area and storage room
	Unit Heater - Gas	Boiler Room	1	EA	5	6-10 years	
	Radiators - Steam	Boiler Room	2	EA	5	6-10 years	2 found, difficult to control temperature
	Wall Heater - Electric	Entire Building	7	EA	6	6-10 years	
	Wall Heater - Electric	Entire Building	6	EA	4	2-5 years	Deteriorated, old
	Fin Tube - Steam	Entire Building	20	LF	5	6-10 years	
Temperature Control							
	Electric Thermostat	Entire Building	5	EA	5	6-10 years	Serve unit heaters and exhaust fans
	Pneumatic System	Entire Building	47,913	SF	4	2-5 years	Manually operated, no BAS, leaks

Category : Mechanical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Thermostats - Pneumatic	Entire Building	3	EA	5	6-10 years	Not calibrated
	Thermostats - Pneumatic	Entire Building	21	EA	4	2-5 years	Deteriorated, old, leak, not calibrated

Ventilation

	Exhaust Fans- Indoor - Less than 500 CFM	2nd floor and Roof	5	EA	6	6-10 years	
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	2nd floor and Roof	2	EA	5	6-10 years	
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	2nd floor and Roof	2	EA	5	6-10 years	Actually side wall mounted.
	Type I Exhaust Hood- Kitchen	2nd floor and Roof	1	EA	2	0-1 year	In parent's room kitchennette, no fire suppression

Category : Plumbing
Building : Main

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

	Gas Heater - 150000 - 300000 BTU/HR	Boiler Room	2	EA	5	6-10 years	Also serves addition
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Piping

	Domestic Piping-Hot Water Return Lines	Entire Building	47,913	SF	6	10+ years	There are a few pipe clamps
	Domestic Piping-Hot Water Return Risers	Entire Building	47,913	SF	6	10+ years	
	Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	47,913	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	47,913	SF	6	10+ years	Minor leaks recently repaired
	Domestic Piping-Hot/Cold Water Supply (Risers)	Entire Building	47,913	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building	47,913	SF	6	10+ years	
	Sanitary Piping	Entire Building	47,913	SF	6	10+ years	
	Storm Piping	Entire Building	47,913	SF	6	10+ years	
	Vent Piping	Entire Building	47,913	SF	6	10+ years	

Pumps

	Pumps - Domestic Booster Pump-Simplex	Boiler Room	1	EA	2	0-1 year	Corroded and leaking
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Category : Room
Building : Main

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

	Ceiling - Exposed	Engineer's Office, Room 106	225	SF	6	10+ years	
	Doors - Side-lite	Engineer's Office, Room 106	16	SF	6	10+ years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Doors - Transom Window	Engineer's Office, Room 106	9	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Engineer's Office, Room 106	1	EA	5	10+ years	
	Floor - Wood	Engineer's Office, Room 106	225	SF	6	10+ years	
	Lighting - Pendent/Surface	Engineer's Office, Room 106	3	EA	7	6-10 years	
	Power Distribution	Engineer's Office, Room 106	8	EA	6	10+ years	
	Storage/ Closet	Engineer's Office, Room 106	97	SF	7	10+ years	
	Walls - Concrete Block	Engineer's Office, Room 106	130	SF	6	10+ years	
	Walls - Plaster/Drywall	Engineer's Office, Room 106	130	SF	6	10+ years	
	Ceiling - Plaster/Drywall	Kitchen Office	238	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Kitchen Office	1	EA	6	10+ years	
	Floor - Tile	Kitchen Office	238	SF	6	10+ years	
	Lighting - Pendent/Surface	Kitchen Office	2	EA	7	6-10 years	
	Power Distribution	Kitchen Office	4	EA	6	10+ years	
	Walls - Plaster/Drywall	Kitchen Office	290	SF	6	10+ years	
	AC Unit	Main Office (Rm. 109)	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	Main Office (Rm. 109)	804	SF	6	10+ years	
	Doors - Side-lite	Main Office (Rm. 109)	108	SF	6	10+ years	
	Doors - Transom Window	Main Office (Rm. 109)	108	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Main Office (Rm. 109)	1	EA	6	10+ years	
	Floor - Carpet	Main Office (Rm. 109)	804	SF	6	6-10 years	
	Lighting - Pendent/Surface	Main Office (Rm. 109)	6	EA	7	6-10 years	
	Walls - Plaster/Drywall	Main Office (Rm. 109)	876	SF	6	10+ years	
	AC Unit	Principle's Office	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	Principle's Office	582	SF	6	10+ years	
	Doors - Transom Window	Principle's Office	9	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Principle's Office	1	EA	6	10+ years	
	Floor - Carpet	Principle's Office	582	SF	6	6-10 years	
	Lighting - Pendent/Surface	Principle's Office	4	EA	7	6-10 years	
	Walls - Plaster/Drywall	Principle's Office	638	SF	6	10+ years	
Gymnasia							
	Ceiling - Plaster/Drywall	2nd Floor	2,959	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	6	10+ years	
	Floor - Wood	2nd Floor	2,959	SF	7	10+ years	Rank changed as Asset has been refurbished
	Lighting - Pendent/Surface	2nd Floor	9	EA	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	3,609	SF	6	10+ years	
Kitchen							
	Ceiling - Plaster/Drywall	1st Floor	723	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	5	10+ years	
	Floor - Tile	1st Floor	723	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	7	EA	7	6-10 years	
	Serving Line	1st Floor	8	LF	6	6-10 years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Walls - Plaster/Drywall	1st Floor	882	SF	6	10+ years	
Lunch & Multipurpose Room							
	Ceiling - Plaster/Drywall	1st Floor	3,924	SF	6	10+ years	
	Doors - Transom Window	1st Floor	36	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	6	EA	6	10+ years	
	Floor - Concrete Epoxy/ Painted	1st Floor	3,924	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	30	EA	6	6-10 years	
	Walls - Masonry	1st Floor	2,393	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	2,393	SF	6	10+ years	
Mechanical/ Service Rooms							
	Air Intake Plenums	1st Floor	200	SF	7	10+ years	
	Air Intake Plenums	1st Floor	440	SF	7	10+ years	
	Boiler Room	1st Floor	1,861	SF	7	10+ years	
	Coal Room	1st Floor	567	SF	7	10+ years	Coal Rom is used as Storage
	Janitor's Closet	1st Floor	172	SF	7	10+ years	
	Mechanical/ Service Rooms	1st Floor	345	SF	7	10+ years	
	Mechanical/ Service Rooms	1st Floor	384	SF	7	10+ years	
	Storage Room	1st Floor	872	SF	7	10+ years	
	Janitor's Closet	2nd Floor	112	SF	7	10+ years	
	Janitor's Closet	3rd Floor	112	SF	7	10+ years	
Restroom							
	Accessories	1st Floor	360	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	360	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	4	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	360	SF	6	10+ years	
	Floor Drain	1st Floor	1	EA	7	6-10 years	
	Hand Dryer	1st Floor	1	EA	7	6-10 years	
	Lavatory	1st Floor	3	EA	7	10+ years	Rank and Quantity changed to update current observation
	Lighting - Pendent/Surface	1st Floor	8	EA	7	6-10 years	
	Partitions	1st Floor	6	EA	7	10+ years	Quantity changed to update current observation
	Walls - Plaster/Drywall	1st Floor	414	SF	7	10+ years	Rank changed to update current observation
	Walls - Tile Ceramic/ Porcelain	1st Floor	422	SF	7	10+ years	New asset
	Water Closet	1st Floor	6	EA	6	10+ years	
	Accessories	1st Floor	425	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	425	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	4	EA	7	10+ years	Rank changed as Asset has been refurbished

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Floor - Tile Ceramic/ Porcelain	1st Floor	425	SF	6	10+ years	
	Floor Drain	1st Floor	1	EA	7	10+ years	
	Hand Dryer	1st Floor	1	EA	7	6-10 years	
	Lavatory	1st Floor	2	EA	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	6	EA	7	6-10 years	
	Partitions	1st Floor	3	EA	7	10+ years	
	Urinals	1st Floor	4	EA	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	273	SF	7	10+ years	Quantity changed to update current observation
	Walls - Tile Ceramic/ Porcelain	1st Floor	355	SF	7	10+ years	New asset
	Water Closet	1st Floor	2	EA	6	10+ years	
	Accessories	2nd Floor	360	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	360	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	4	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	2nd Floor	360	SF	6	10+ years	
	Floor Drain	2nd Floor	1	EA	7	10+ years	
	Hand Dryer	2nd Floor	1	EA	7	6-10 years	
	Lavatory	2nd Floor	2	EA	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	8	EA	7	6-10 years	
	Partitions	2nd Floor	6	EA	7	10+ years	Quantity changed to update current observation
	Walls - Plaster/Drywall	2nd Floor	414	SF	6	10+ years	
	Water Closet	2nd Floor	6	EA	6	10+ years	
	Accessories	2nd Floor	425	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	425	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	4	EA	5	10+ years	
	Floor - Tile Ceramic/ Porcelain	2nd Floor	425	SF	6	10+ years	
	Floor Drain	2nd Floor	1	EA	7	10+ years	
	Hand Dryer	2nd Floor	1	EA	7	6-10 years	
	Lavatory	2nd Floor	2	EA	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	6	EA	7	6-10 years	
	Partitions	2nd Floor	3	EA	7	10+ years	
	Urinals	2nd Floor	4	EA	6	10+ years	
	Walls - Plaster/Drywall	2nd Floor	515	SF	6	10+ years	
	Water Closet	2nd Floor	2	EA	6	10+ years	
	Accessories	3rd Floor	360	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	3rd Floor	360	SF	6	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	4	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	3rd Floor	360	SF	6	10+ years	
	Floor Drain	3rd Floor	1	EA	7	10+ years	
	Hand Dryer	3rd Floor	1	EA	7	6-10 years	
	Lavatory	3rd Floor	2	EA	6	10+ years	
	Lighting - Pendent/Surface	3rd Floor	8	EA	7	6-10 years	
	Partitions	3rd Floor	5	EA	7	10+ years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Walls - Plaster/Drywall	3rd Floor	414	SF	6	10+ years	
	Water Closet	3rd Floor	6	EA	6	10+ years	
	Accessories	3rd Floor	425	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	3rd Floor	425	SF	6	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	4	EA	5	10+ years	
	Floor - Tile Ceramic/ Porcelain	3rd Floor	425	SF	6	10+ years	
	Floor Drain	3rd Floor	1	EA	7	10+ years	
	Hand Dryer	3rd Floor	1	EA	7	6-10 years	
	Lavatory	3rd Floor	2	EA	6	10+ years	
	Lighting - Pendent/Surface	3rd Floor	6	EA	7	6-10 years	
	Partitions	3rd Floor	3	EA	7	10+ years	
	Urinals	3rd Floor	4	EA	6	10+ years	
	Walls - Plaster/Drywall	3rd Floor	515	SF	6	10+ years	
	Water Closet	3rd Floor	2	EA	6	10+ years	
	Accessories	In the Engineer's Office Area	47	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	In the Engineer's Office Area	47	SF	6	10+ years	
	Doors - Wood Doors inclu hw	In the Engineer's Office Area	1	EA	6	10+ years	
	Floor - Wood	In the Engineer's Office Area	47	SF	6	10+ years	
	Lavatory	In the Engineer's Office Area	1	EA	6	10+ years	
	Lighting - Pendent/Surface	In the Engineer's Office Area	1	EA	7	6-10 years	
	Walls - Plaster/Drywall	In the Engineer's Office Area	68	SF	6	10+ years	
	Water Closet	In the Engineer's Office Area	1	EA	6	10+ years	
	Accessories	In the Kitchen Area	58	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	In the Kitchen Area	58	SF	6	10+ years	
	Doors - Wood Doors inclu hw	In the Kitchen Area	1	EA	5	10+ years	
	Floor - Tile	In the Kitchen Area	58	SF	6	10+ years	
	Lavatory	In the Kitchen Area	1	EA	6	10+ years	
	Lighting - Pendent/Surface	In the Kitchen Area	1	EA	7	6-10 years	
	Walls - Plaster/Drywall	In the Kitchen Area	76	SF	6	10+ years	
	Water Closet	In the Kitchen Area	1	EA	6	10+ years	
	Accessories	Main office	33	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Main office	33	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Main office	1	EA	6	10+ years	
	Floor - Tile	Main office	33	SF	7	6-10 years	
	Lavatory	Main office	1	EA	6	6-10 years	
	Lighting - Pendent/Surface	Main office	1	EA	7	6-10 years	
	Partitions	Main office	1	EA	7	6-10 years	
	Walls - Plaster/Drywall	Main office	220	SF	6	10+ years	
	Water Closet	Main office	1	EA	6	6-10 years	
	Accessories	Men's Room, 3rd Floor	38	SF	7	6-10 years	
	Ceiling - Exposed	Men's Room, 3rd Floor	38	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Men's Room, 3rd Floor	1	EA	6	10+ years	
	Floor - Tile	Men's Room, 3rd Floor	38	SF	6	10+ years	
	Lavatory	Men's Room, 3rd Floor	1	EA	6	10+ years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Lighting - Wall Mounted	Men's Room, 3rd Floor	1	EA	7	6-10 years	
	Partitions	Men's Room, 3rd Floor	1	EA	7	10+ years	
	Walls - Plaster/Drywall	Men's Room, 3rd Floor	63	SF	6	10+ years	
	Water Closet	Men's Room, 3rd Floor	1	EA	6	10+ years	
	Accessories	Pre-K 110	32	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Pre-K 110	32	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Pre-K 110	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	Pre-K 110	32	SF	6	10+ years	
	Lavatory	Pre-K 110	1	EA	6	10+ years	
	Lighting - Pendent/Surface	Pre-K 110	1	EA	6	6-10 years	
	Walls - Tile Ceramic/ Porcelain	Pre-K 110	49	SF	6	10+ years	
	Water Closet	Pre-K 110	1	EA	6	10+ years	
	Accessories	Women's Room, 2nd Floor	38	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Women's Room, 2nd Floor	38	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Women's Room, 2nd Floor	1	EA	6	10+ years	
	Floor - Tile	Women's Room, 2nd Floor	38	SF	6	10+ years	
	Lavatory	Women's Room, 2nd Floor	1	EA	6	10+ years	
	Lighting - Wall Mounted	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	63	SF	6	10+ years	
	Water Closet	Women's Room, 2nd Floor	1	EA	6	10+ years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Classroom #110 (Pre School)</u>							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	16	LF	6	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	870	SF	6	10+ years	
	Doors - Transom Window	1st Floor	9	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Wood	1st Floor	870	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	14	EA	7	6-10 years	
	Marker Board	1st Floor	16	LF	7	6-10 years	
	Storage/ Closet	1st Floor	190	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	934	SF	6	10+ years	
	Work Sink	1st Floor	2	EA	7	10+ years	
<u>Classroom #111 (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	870	SF	6	10+ years	
	Doors - Transom Window	1st Floor	9	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Floor - Wood	1st Floor	870	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	14	EA	7	6-10 years	
	Storage/ Closet	1st Floor	190	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	934	SF	6	10+ years	
Classroom #112 (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	870	SF	6	10+ years	
	Doors - Transom Window	1st Floor	9	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Wood	1st Floor	870	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	14	EA	7	6-10 years	
	Storage/ Closet	1st Floor	190	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	934	SF	6	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	
Classroom #206 (Store Room)							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	860	SF	6	10+ years	
	Doors - Transom Window	2nd Floor	9	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Wood	2nd Floor	860	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	7	6-10 years	
	Marker Board	2nd Floor	24	LF	6	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	989	SF	6	10+ years	
Classroom #207 (Regular Classroom)							
	AC Units	3rd Floor	2	EA	7	6-10 years	
	Casework	3rd Floor	12	LF	6	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	823	SF	6	10+ years	
	Chalk Board	3rd Floor	12	LF	4	2-5 years	
	Doors - Transom Window	3rd Floor	9	SF	6	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Wood	3rd Floor	823	SF	6	10+ years	
	Lighting - Pendent/Surface	3rd Floor	14	EA	7	6-10 years	
	Marker Board	3rd Floor	16	LF	6	6-10 years	
	Storage/ Closet	3rd Floor	48	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	946	SF	6	10+ years	
Classroom #208 (Regular Classroom)							
	AC Units	2nd Floor	2	EA	7	6-10 years	
	Casework	2nd Floor	12	LF	6	10+ years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Ceiling - Plaster/Drywall	2nd Floor	823	SF	6	10+ years	
	Chalk Board	2nd Floor	12	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	9	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Wood	2nd Floor	823	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	7	6-10 years	
	Marker Board	2nd Floor	16	LF	6	6-10 years	
	Storage/ Closet	2nd Floor	48	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	946	SF	6	10+ years	
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Classroom #209 (Regular Classroom)							
	AC Units	2nd Floor	2	EA	7	6-10 years	
	Casework	2nd Floor	8	LF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	870	SF	6	10+ years	
	Chalk Board	2nd Floor	32	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	9	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Wood	2nd Floor	870	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	7	6-10 years	
	Storage/ Closet	2nd Floor	190	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	934	SF	6	10+ years	
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Classroom #210 (Regular Classroom)							
	AC Units	2nd Floor	2	EA	7	6-10 years	
	Casework	2nd Floor	8	LF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	870	SF	6	10+ years	
	Chalk Board	2nd Floor	16	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	9	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Wood	2nd Floor	870	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	7	6-10 years	
	Marker Board	2nd Floor	16	LF	6	6-10 years	
	Storage/ Closet	2nd Floor	190	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	934	SF	6	10+ years	
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Classroom #211 (Science Classroom)							
	AC Units	2nd Floor	2	EA	7	6-10 years	
	Casework	2nd Floor	8	LF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	870	SF	6	10+ years	
	Doors - Transom Window	2nd Floor	9	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Wood	2nd Floor	870	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	7	6-10 years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Marker Board	2nd Floor	8	LF	6	6-10 years	
	Storage/ Closet	2nd Floor	190	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	934	SF	6	10+ years	
Classroom #212 (Regular Classroom)							
	AC Units	2nd Floor	2	EA	7	6-10 years	
	Casework	2nd Floor	8	LF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	870	SF	6	10+ years	
	Doors - Transom Window	2nd Floor	9	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Wood	2nd Floor	870	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	6	6-10 years	
	Marker Board	2nd Floor	8	LF	6	6-10 years	
	Storage/ Closet	2nd Floor	190	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	934	SF	6	10+ years	
Classroom #306 (Science Classroom)							
	AC Units	3rd Floor	2	EA	7	6-10 years	
	Casework	3rd Floor	12	LF	6	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	823	SF	6	10+ years	
	Chalk Board	3rd Floor	12	LF	4	2-5 years	
	Doors - Transom Window	3rd Floor	9	SF	6	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Wood	3rd Floor	823	SF	6	10+ years	
	Lighting - Pendent/Surface	3rd Floor	14	EA	7	6-10 years	
	Marker Board	3rd Floor	16	LF	6	6-10 years	
	Storage/ Closet	3rd Floor	48	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	946	SF	6	10+ years	
Classroom #307 (Regular Classroom)							
	AC Units	3rd Floor	2	EA	7	6-10 years	
	Casework	3rd Floor	8	LF	6	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	823	SF	6	10+ years	
	Chalk Board	3rd Floor	12	LF	4	2-5 years	
	Doors - Transom Window	3rd Floor	9	SF	6	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Wood	3rd Floor	823	SF	6	10+ years	
	Lighting - Pendent/Surface	3rd Floor	14	EA	7	6-10 years	
	Marker Board	3rd Floor	16	LF	6	6-10 years	
	Storage/ Closet	3rd Floor	48	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	946	SF	6	10+ years	
Classroom #308 (Store Room)							

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	AC Units	3rd Floor	2	EA	7	6-10 years	
	Casework	3rd Floor	88	LF	6	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	823	SF	6	10+ years	
	Chalk Board	3rd Floor	12	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Weight/ Fitness Room Floor Matting	3rd Floor	823	SF	6	10+ years	
	Lighting - Pendent/Surface	3rd Floor	14	EA	7	6-10 years	
	Marker Board	3rd Floor	16	LF	6	6-10 years	
	Storage/ Closet	3rd Floor	48	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	946	SF	6	10+ years	
Classroom #309 (Regular Classroom)							
	AC Units	3rd Floor	1	EA	7	6-10 years	
	Casework	3rd Floor	8	LF	6	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	870	SF	6	10+ years	
	Doors - Transom Window	3rd Floor	9	SF	6	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Wood	3rd Floor	870	SF	6	10+ years	
	Lighting - Pendent/Surface	3rd Floor	14	EA	7	6-10 years	
	Marker Board	3rd Floor	16	LF	6	6-10 years	
	Storage/ Closet	3rd Floor	190	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	934	SF	6	10+ years	
Classroom #310 (Regular Classroom)							
	AC Units	3rd Floor	1	EA	7	6-10 years	
	Casework	3rd Floor	8	LF	6	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	870	SF	6	10+ years	
	Doors - Transom Window	3rd Floor	9	SF	6	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Wood	3rd Floor	870	SF	6	10+ years	
	Lighting - Pendent/Surface	3rd Floor	14	EA	7	6-10 years	
	Marker Board	3rd Floor	16	LF	6	6-10 years	
	Storage/ Closet	3rd Floor	190	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	934	SF	6	10+ years	
Classroom #311 (Regular Classroom)							
	AC Units	3rd Floor	1	EA	7	6-10 years	
	Casework	3rd Floor	8	LF	6	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	870	SF	6	10+ years	
	Doors - Transom Window	3rd Floor	9	SF	6	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Wood	3rd Floor	870	SF	6	10+ years	
	Lighting - Pendent/Surface	3rd Floor	14	EA	7	6-10 years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Marker Board	3rd Floor	8	LF	6	6-10 years	
	Storage/ Closet	3rd Floor	190	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	934	SF	6	10+ years	

Classroom #312 (Store Room)

	AC Units	3rd Floor	1	EA	7	6-10 years	
	Casework	3rd Floor	8	LF	6	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	870	SF	6	10+ years	
	Doors - Transom Window	3rd Floor	9	SF	6	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Wood	3rd Floor	870	SF	6	10+ years	
	Lighting - Pendent/Surface	3rd Floor	14	EA	7	6-10 years	
	Marker Board	3rd Floor	8	LF	6	6-10 years	
	Storage/ Closet	3rd Floor	190	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	934	SF	6	10+ years	

Category : Interior
Building : Main

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

	Ceiling - Plaster/Drywall	1st Floor	4,216	SF	6	10+ years	
	Doors - Transom Window	1st Floor	162	SF	6	10+ years	
	Doors - Wood Doors include hw	1st Floor	6	EA	6	10+ years	
	Drinking Fountains - Double Fountain	1st Floor	3	EA	7	10+ years	
	Drinking Fountains - Single Fountain	1st Floor	1	EA	7	10+ years	
	Floor - Tile/Sheet	1st Floor	4,206	SF	7	10+ years	
	Floor - Tile/Sheet	1st Floor	10	SF	4	1-2 years	
	Lighting - Pendent/Surface	1st Floor	37	EA	7	6-10 years	
	Walls - Masonry	1st Floor	458	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	5,916	SF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	2,660	SF	6	10+ years	
	Drinking Fountains - Double Fountain	2nd Floor	1	EA	7	10+ years	
	Drinking Fountains - Single Fountain	2nd Floor	1	EA	7	10+ years	
	Floor - Tile/Sheet	2nd Floor	2,660	SF	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	24	EA	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	2,698	SF	6	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	2,660	SF	6	10+ years	
	Drinking Fountains - Double Fountain	3rd Floor	1	EA	7	10+ years	
	Drinking Fountains - Single Fountain	3rd Floor	1	EA	7	10+ years	
	Floor - Tile/Sheet	3rd Floor	2,660	SF	7	10+ years	
	Lighting - Pendent/Surface	3rd Floor	24	EA	6	6-10 years	
	Walls - Plaster/Drywall	3rd Floor	2,698	SF	6	10+ years	

Category : Interior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Safety							
	Camera Viewing Station	Entire Building	2	EA	7	6-10 years	
	Security Cameras	Entire Building	4	EA	7	6-10 years	
	Security Cameras	Entire Building	2	EA	7	6-10 years	
Stairs							
	Ceiling - Plaster/Drywall	North East	1,650	SF	6	10+ years	
	Floor - Asphalt	North East	1,650	SF	6	10+ years	
	Handrails	North East	120	LF	7	10+ years	
	Lighting - Pendent/Surface	North East	4	EA	7	6-10 years	
	Stairs - Terrazzo	North East	120	LF	6	10+ years	
	Walls - Plaster/Drywall	North East	1,725	SF	6	10+ years	
	Ceiling - Plaster/Drywall	West	1,650	SF	6	10+ years	
	Floor - Asphalt	West	1,650	SF	6	10+ years	
	Handrails	West	120	LF	7	10+ years	
	Lighting - Pendent/Surface	West	4	EA	7	6-10 years	
	Stairs - Asphalt	West	120	LF	6	10+ years	
	Walls - Plaster/Drywall	West	1,725	SF	6	10+ years	

Category : Exterior
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Entrance							
	Entrance Control - Audio and Video	#2 - E	1	EA	6	6-10 years	
	Exterior Doors - Exterior Steel Door	#2 - E	4	EA	6	6-10 years	
	Exterior Doors - Transom Lite	#2 - E	4	EA	6	6-10 years	
	Exterior Stairs - Concrete	#2 - E	54	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	#3 Exit - W	1	EA	6	6-10 years	
	Exterior Doors - Transom Lite	#3 Exit - W	6	EA	6	6-10 years	
	Exterior Stairs - Concrete	#3 Exit - W	12	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	#4 - NW	1	EA	6	6-10 years	
	Exterior Doors - Transom Lite	#4 - NW	1	EA	6	6-10 years	
	Exterior Stairs - Concrete	#4 - NW	3	LF	6	10+ years	
Foundation							
	Foundation - Concrete	Entire Building	396	LF	7	10+ years	
	Superstructure - Steel with Clay Tile Arch	Entire Building	28,700	SF	7	10+ years	
Lighting							
	Exterior Lighting - Wall Mounted	Entire Building	5	EA	6	2-5 years	
Roof System							
	Coping - Stone	SW Roof	107	LF	6	10+ years	
	Downspouts - Interior Downspouts	SW Roof	15	LF	6	6-10 years	
	Parapet - Parapet > 30"	SW Roof	107	LF	6	10+ years	
	Roof - EPDM/ Synthetic Rubber	SW Roof	1,048	SF	6	6-10 years	
	Roof Structure - Steel with Clay Tile Arch	SW Roof	1,048	SF	7	10+ years	
	Access Ladder - Wood	South Roof	1	EA	4	0-1 year	Not Secured/Fastened to Structure
	Coping - Stone	South Roof	318	LF	6	10+ years	
	Downspouts - Interior Downspouts	South Roof	72	LF	6	6-10 years	
	Parapet - 16" - 30" Height	South Roof	108	LF	6	10+ years	
	Parapet - Parapet < 16" Height	South Roof	108	LF	6	10+ years	
	Parapet - Parapet > 30"	South Roof	108	LF	6	10+ years	
	Roof - EPDM/ Synthetic Rubber	South Roof	7,938	SF	6	6-10 years	
	Roof Hatch - Metal	South Roof	1	EA	7	6-10 years	
	Roof Structure - Steel with Clay Tile Arch	South Roof	7,938	SF	7	10+ years	
Walls							
	Cornice - Cast Stone	Entire Building	426	LF	6	10+ years	
	Cornice - Cast Stone	Entire Building	6	LF	5	1-2 years	Portico at Southeast - Entrance #2. West Facade - Entrance #3.
	Cornice - Metal Projecting	Entire Building	347	LF	6	6-10 years	
	Exterior Walls - Brick	Entire Building	10,708	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	180	SF	5	1-2 years	Missing Mortar In Various Locations

Category : Exterior
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Exterior Walls - Stone-Cast	Entire Building	986	SF	6	10+ years	at Main/Addition. Mortar Cracks at South Facade - (Low Roof of Main). Top Portion of Wall Shifting at West Facade - (Low Roof of Main).
Windows							
	Guard - Guards perforated	Entire Building	1,522	SF	5	2-5 years	Not A Safety Risk but Cosmetic Damage.
	Lintels - Steel	Entire Building	368	LF	6	10+ years	
	Skylite - Glass Double-Pane	Entire Building	225	SF	7	10+ years	
	Windows - Louver	Entire Building	225	SF	4	0-1 year	Wire Guard is Deteriorated and Damaged with Rust. Louver is at Expiring it's RUL.
	Windows - Sash Aluminum Double-pane	Entire Building	3,022	SF	6	2-5 years	

Category : Electrical
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Emergency System							
	Security System - CCTV	Entire Building	26,050	SF	5	6-10 years	A few cameras do not work
	Security System - Intrusion Detection	Entire Building	26,050	SF	5	6-10 years	
	Exit Signs - Corridors and Stairs	Entire Building	7	EA	4	2-5 years	
	Emergency A/C Power - Corridors and Stairs	Entire Building	3,528	SF	6	10+ years	
	Emergency A/C Power - Students Toilets	Entire Building	306	SF	6	10+ years	
	Emergency Battery Packs - Corridors and Stairs	Entire Building	7	EA	6	6-10 years	
	Emergency Battery Packs - Corridors and Stairs	Entire Building	7	EA	6	6-10 years	
Main Service							
	PA System	Entire Building	26,050	SF	6	6-10 years	Connected to main building
Power Distribution							
	Lighting and Power Panels - 100 A	Entire Building	2	EA	7	6-10 years	A few Circuit breakers replaced, cleaned. Functional panel rated 7
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	7	10+ years	Functional panels rated 7
	Lighting and Power Panels - Above 100 A	Entire Building	3	EA	7	10+ years	Functional panels rated 7, fed from main building
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	7	10+ years	Functional panels rated 7

Category : Fire Protection
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Fire Alarm</u>							
	Fire Alarm Strobe Lights	Entire Building	26,050	SF	6	6-10 years	
	Fire Alarm_System	Entire Building	26,050	SF	6	6-10 years	Connected to main building

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 - 15001 - 25000 cfm	Mechanical Room	1	EA	5	6-10 years	Serves addition, AHU 3
	Air Intake	Mechanical Room	1	EA	5	6-10 years	Not painted
	Auxiliaries - 15001 - 25000 cfm	Mechanical Room	1	EA	5	6-10 years	
	Return Duct Work - Masonry and Ducts- Missing or Existing Shaft	Mechanical Room	100	LF	5	6-10 years	Not painted, common return
	Zone Dampers	Mechanical Room	18	EA	5	6-10 years	Mostly manually operated

Boiler Systems

	Condensate Pump	Boiler Room	1	EA	5	6-10 years	Connects to main building
	Piping - Condensate Pipe- Steel	Boiler Room	300	LF	6	6-10 years	Connects to main building
	Piping - Steam Pipe- Steel	Boiler Room	300	LF	6	6-10 years	Connects to main building
	Steam Traps	Boiler Room	16	EA	5	6-10 years	Periodically serviced

Heating Devices

	Fin Tube - Steam	Entire Building	30	LF	5	10+ years	
	Wall Heater - Electric	Entire Building	3	EA	6	6-10 years	
	Wall Heater - Electric	Entire Building	4	EA	4	2-5 years	Deteriorated, old
	Radiators - Steam	Entire Building	1	EA	5	10+ years	

Temperature Control

	Pneumatic System	Entire Building	26,050	SF	4	2-5 years	Connected to main building, manually operated, no BAS, leaks
	Thermostats - Pneumatic	Entire Building	6	EA	5	6-10 years	Not calibrated
	Thermostats - Pneumatic	Entire Building	12	EA	4	1-2 years	Damaged or missing, leak

Ventilation

	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Main Roof	1	EA	5	6-10 years	
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Category : Plumbing
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Piping</u>							

Category : Plumbing
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Domestic Piping-Hot Water Return Lines	Entire Building	26,050	SF	6	10+ years	
	Domestic Piping-Hot Water Return Risers	Entire Building	26,050	SF	6	10+ years	
	Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	26,050	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	26,050	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (Risers)	Entire Building	26,050	SF	6	10+ years	There are a few pipe clamps
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building	26,050	SF	6	10+ years	Minor leaks recently repaired
	Sanitary Piping	Entire Building	26,050	SF	6	10+ years	
	Storm Piping	Entire Building	26,050	SF	6	10+ years	
	Vent Piping	Entire Building	26,050	SF	6	10+ years	

Pumps

Pumps - Sump-Simplex	Mechanical Room	1	EA	5	6-10 years
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Category : Classroom
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Classroom #101 (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	870	SF	6	10+ years	
	Chalk Board	1st Floor	8	LF	4	2-5 years	
	Doors - Transom Window	1st Floor	9	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Wood	1st Floor	870	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	14	EA	7	6-10 years	
	Marker Board	1st Floor	8	LF	6	6-10 years	
	Storage/ Closet	1st Floor	120	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	934	SF	6	10+ years	

Classroom #102 (Kindergarten)

AC Units	1st Floor	1	EA	7	6-10 years
Casework	1st Floor	8	LF	6	10+ years
Ceiling - Plaster/Drywall	1st Floor	870	SF	6	10+ years
Chalk Board	1st Floor	8	LF	4	2-5 years
Doors - Transom Window	1st Floor	9	SF	6	10+ years
Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years
Floor - Wood	1st Floor	870	SF	6	10+ years
Lighting - Pendent/Surface	1st Floor	14	EA	7	6-10 years
Marker Board	1st Floor	8	LF	6	6-10 years

Category : Classroom
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Storage/ Closet	1st Floor	160	SF	7	6-10 years	
	Walls - Plaster/Drywall	1st Floor	934	SF	6	10+ years	
Classroom #103 (Regular Classroom)							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	6	LF	6	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	823	SF	6	10+ years	
	Doors - Transom Window	1st Floor	9	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Wood	1st Floor	823	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	14	EA	7	6-10 years	
	Marker Board	1st Floor	10	LF	6	6-10 years	
	Storage/ Closet	1st Floor	48	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	946	SF	6	10+ years	
Classroom #104 (Library)							
	AC Units	1st Floor	2	EA	7	6-10 years	Quantity changed to update current observation
	Casework	1st Floor	12	LF	6	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	1,486	SF	6	10+ years	
	Doors - Transom Window	1st Floor	9	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Wood	1st Floor	1,486	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	24	EA	7	6-10 years	
	Storage/ Closet	1st Floor	93	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,708	SF	6	10+ years	
Classroom #113 (Pre School)							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	16	LF	6	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	286	SF	6	10+ years	
	Chalk Board	1st Floor	8	LF	4	2-5 years	
	Doors - Transom Window	1st Floor	9	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	286	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	7	EA	7	6-10 years	
	Marker Board	1st Floor	8	LF	6	6-10 years	
	Storage/ Closet	1st Floor	90	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	429	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	

Category : Classroom
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Ceiling - Plaster/Drywall	2nd Floor	870	SF	6	10+ years	
	Chalk Board	2nd Floor	8	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	9	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Wood	2nd Floor	870	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	16	EA	7	6-10 years	
	Marker Board	2nd Floor	8	LF	6	6-10 years	
	Storage/ Closet	2nd Floor	190	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	923	SF	6	10+ years	
Classroom #202 (Regular Classroom)							
	AC Units	2nd Floor	2	EA	7	6-10 years	
	Casework	2nd Floor	8	LF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	870	SF	7	10+ years	Rank changed to update current observation
	Chalk Board	2nd Floor	16	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	9	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Wood	2nd Floor	870	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	16	EA	7	6-10 years	
	Marker Board	2nd Floor	8	LF	6	6-10 years	
	Storage/ Closet	2nd Floor	120	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	934	SF	6	10+ years	
Classroom #203 (Regular Classroom)							
	AC Units	2nd Floor	2	EA	7	6-10 years	
	Casework	2nd Floor	12	LF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	823	SF	6	10+ years	
	Chalk Board	2nd Floor	12	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	9	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Wood	2nd Floor	823	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	7	6-10 years	
	Marker Board	2nd Floor	16	LF	6	6-10 years	
	Storage/ Closet	2nd Floor	48	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	946	SF	6	10+ years	
Classroom #204 (Regular Classroom)							
	AC Units	2nd Floor	2	EA	7	6-10 years	
	Casework	2nd Floor	12	LF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	823	SF	6	10+ years	
	Chalk Board	2nd Floor	12	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	9	SF	6	10+ years	

Category : Classroom
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Wood	2nd Floor	823	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	7	6-10 years	
	Marker Board	2nd Floor	16	LF	6	6-10 years	
	Storage/ Closet	2nd Floor	48	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	946	SF	6	10+ years	
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Classroom #205 (Other Instructional Use)							
	AC Units	2nd Floor	2	EA	7	6-10 years	
	Casework	2nd Floor	12	LF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	823	SF	6	10+ years	
	Chalk Board	2nd Floor	10	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	9	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Wood	2nd Floor	823	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	7	6-10 years	
	Marker Board	2nd Floor	30	LF	6	6-10 years	
	Storage/ Closet	2nd Floor	48	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	946	SF	6	10+ years	
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Classroom #301 (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	870	SF	6	10+ years	
	Chalk Board	3rd Floor	4	LF	4	2-5 years	
	Doors - Transom Window	3rd Floor	9	SF	6	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	5	10+ years	
	Floor - Tile/Sheet	3rd Floor	870	SF	7	10+ years	
	Lighting - Pendent/Surface	3rd Floor	14	EA	7	6-10 years	
	Marker Board	3rd Floor	8	LF	6	6-10 years	
	Storage/ Closet	3rd Floor	120	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	934	SF	6	10+ years	
	Wireless System	3rd Floor	1	EA	7	6-10 years	
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Classroom #302 (Regular Classroom)							
	AC Units	3rd Floor	1	EA	7	6-10 years	
	Casework	3rd Floor	8	LF	6	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	870	SF	6	10+ years	
	Chalk Board	3rd Floor	8	LF	4	2-5 years	
	Doors - Transom Window	3rd Floor	9	SF	6	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Wood	3rd Floor	870	SF	6	10+ years	
	Lighting - Pendent/Surface	3rd Floor	14	EA	7	6-10 years	

Category : Classroom
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Marker Board	3rd Floor	8	LF	6	6-10 years	
	Storage/ Closet	3rd Floor	190	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	934	SF	6	10+ years	
Classroom #303 (Regular Classroom)							
	AC Units	3rd Floor	1	EA	7	6-10 years	
	Casework	3rd Floor	12	LF	6	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	823	SF	6	10+ years	
	Doors - Transom Window	3rd Floor	9	SF	6	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Wood	3rd Floor	823	SF	6	10+ years	
	Lighting - Pendent/Surface	3rd Floor	14	EA	7	6-10 years	
	Marker Board	3rd Floor	24	LF	6	6-10 years	
	Storage/ Closet	3rd Floor	48	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	946	SF	6	10+ years	
Classroom #304 (Regular Classroom)							
	AC Units	3rd Floor	2	EA	7	6-10 years	
	Casework	3rd Floor	12	LF	6	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	823	SF	6	10+ years	
	Chalk Board	3rd Floor	12	LF	4	2-5 years	
	Doors - Transom Window	3rd Floor	9	SF	6	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Wood	3rd Floor	823	SF	6	10+ years	
	Lighting - Pendent/Surface	3rd Floor	14	EA	7	6-10 years	
	Marker Board	3rd Floor	16	LF	6	6-10 years	
	Storage/ Closet	3rd Floor	48	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	946	SF	6	10+ years	
Classroom #305 (Regular Classroom)							
	AC Units	3rd Floor	2	EA	7	6-10 years	
	Casework	3rd Floor	12	LF	6	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	823	SF	6	10+ years	
	Chalk Board	3rd Floor	12	LF	4	2-5 years	
	Doors - Transom Window	3rd Floor	9	SF	6	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Wood	3rd Floor	823	SF	6	10+ years	
	Lighting - Pendent/Surface	3rd Floor	14	EA	7	6-10 years	
	Marker Board	3rd Floor	16	LF	6	6-10 years	
	Storage/ Closet	3rd Floor	48	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	946	SF	6	10+ years	
Classroom #313 (Regular Classroom)							

Category : Classroom
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	AC Units	3rd Floor	1	EA	7	6-10 years	
	Casework	3rd Floor	8	LF	6	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	286	SF	6	10+ years	
	Doors - Transom Window	3rd Floor	9	SF	6	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Tile/Sheet	3rd Floor	286	SF	7	10+ years	
	Lighting - Pendent/Surface	3rd Floor	9	EA	7	6-10 years	
	Marker Board	3rd Floor	8	LF	6	6-10 years	
	Storage/ Closet	3rd Floor	90	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	326	SF	6	10+ years	

Category : Room
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Lunch & Multipurpose Room</u>							
	Ceiling - Plaster/Drywall	Teacher's Lunchroom Rm 213	286	SF	6	10+ years	
	Doors - Transom Window	Teacher's Lunchroom Rm 213	81	SF	6	10+ years	
	Doors - Transom Window	Teacher's Lunchroom Rm 213	18	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Teacher's Lunchroom Rm 213	2	EA	6	10+ years	
	Floor - Wood	Teacher's Lunchroom Rm 213	286	SF	6	10+ years	
	Lighting - Pendent/Surface	Teacher's Lunchroom Rm 213	12	EA	7	10+ years	
	Walls - Plaster/Drywall	Teacher's Lunchroom Rm 213	326	SF	6	10+ years	
<u>MDF_IDE</u>							
	Doors - Steel Doors incl hw	In Room 104	1	EA	6	10+ years	
	Finishes	In Room 104	93	SF	5	10+ years	
	Window AC Unit	In Room 104	1	EA	7	6-10 years	
<u>Mechanical/ Service Rooms</u>							
	Storage Room	In Teacher's Lounge	112	SF	7	10+ years	
<u>Restroom</u>							
	Accessories	1st Floor	132	SF	7	10+ years	
	Ceiling - Lay-in	1st Floor	132	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	132	SF	7	10+ years	
	Lavatory	1st Floor	2	EA	7	10+ years	
	Lighting - Lay-in	1st Floor	2	EA	7	6-10 years	
	Walls - Tile Ceramic/ Porcelain	1st Floor	420	SF	7	10+ years	
	Water Closet	1st Floor	4	EA	7	10+ years	
	Accessories	1st Floor	50	SF	7	6-10 years	
	Ceiling - Lay-in	1st Floor	44	SF	7	10+ years	
	Ceiling - Lay-in	1st Floor	6	SF	5	1-2 years	Missing tiles

Category : Room
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Doors - Transom Window	1st Floor	1	SF	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	50	SF	7	10+ years	
	Floor Drain	1st Floor	1	EA	7	10+ years	
	Lavatory	1st Floor	1	EA	7	10+ years	
	Lighting - Lay-in	1st Floor	1	EA	7	6-10 years	
	Walls - Tile Ceramic/ Porcelain	1st Floor	275	SF	7	10+ years	
	Water Closet	1st Floor	1	EA	7	10+ years	
	Accessories	3rd Floor	88	SF	7	6-10 years	
	Ceiling - Lay-in	3rd Floor	88	SF	6	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Concrete Epoxy/ Painted	3rd Floor	88	SF	5	6-10 years	
	Lavatory	3rd Floor	1	EA	6	10+ years	
	Lighting - Lay-in	3rd Floor	2	EA	7	6-10 years	
	Partitions	3rd Floor	1	EA	7	6-10 years	
	Walls - Plaster/Drywall	3rd Floor	133	SF	6	10+ years	
	Water Closet	3rd Floor	1	EA	6	10+ years	

Category : Interior
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Corridor							
	Ceiling - Plaster/Drywall	1st Floor	1,278	SF	6	10+ years	
	Doors - Transom Window	1st Floor	81	SF	6	10+ years	
	Doors - Wood Doors include hw	1st Floor	4	EA	6	10+ years	
	Drinking Fountains - Double Fountain	1st Floor	2	EA	7	6-10 years	New asset
	Drinking Fountains - Double Fountain	1st Floor	1	EA	5	1-2 years	
	Floor - Tile/Sheet	1st Floor	1,278	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	8	EA	7	6-10 years	
	Walls - Masonry	1st Floor	800	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,330	SF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	1,176	SF	6	10+ years	
	Doors - Transom Window	2nd Floor	81	SF	6	10+ years	
	Drinking Fountains - Double Fountain	2nd Floor	1	EA	7	6-10 years	New asset
	Floor - Tile/Sheet	2nd Floor	1,176	SF	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	8	EA	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	1,214	SF	6	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	1,176	SF	6	10+ years	
	Doors - Transom Window	3rd Floor	81	SF	6	10+ years	
	Floor - Tile/Sheet	3rd Floor	1,176	SF	7	10+ years	
	Lighting - Pendent/Surface	3rd Floor	8	EA	7	6-10 years	
	Walls - Plaster/Drywall	3rd Floor	1,214	SF	6	10+ years	

Safety

	Camera Viewing Station	Entire Building	1	EA	7	10+ years	
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Category : Interior
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Security Cameras	Entire Building	4	EA	7	10+ years	
	Security Cameras	Entire Building	1	EA	7	10+ years	
Stairs							
	Ceiling - Plaster/Drywall	East	1,650	SF	6	10+ years	
	Floor - Asphalt	East	1,650	SF	6	10+ years	
	Handrails	East	120	LF	7	10+ years	
	Lighting - Pendent/Surface	East	4	EA	7	6-10 years	
	Stairs - Asphalt	East	120	LF	6	10+ years	
	Walls - Plaster/Drywall	East	1,725	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	3	EA	6	6-10 years	
	Civil/ Drainage - Site Drain	Entire Site	2	EA	6	6-10 years	
	Civil/ Drainage - Site Manhole	Entire Site	7	EA	6	6-10 years	
<u>Fencing</u>							
	Fencing - Chain Link	Entire Site	72	LF	6	6-10 years	North Perimeter
	Fencing - Chain Link	Entire Site	30	LF	5	2-5 years	Gate to Alley - Rust on Wheels, Scrape/Paint
	Fencing - New Standard Ornamental	Entire Site	362	LF	6	6-10 years	
<u>Landscape</u>							
	Benches	Entire Site	5	EA	7	6-10 years	
	Landscape - Grass	Entire Site	520	SF	5	10+ years	Grass untended/Failing
	Landscape - Hardscape- Concrete	Entire Site	1,752	SF	6	6-10 years	
	Parkway trees	Entire Site	9	EA	6	10+ years	
	Planting Beds/ Area	Entire Site	1,485	SF	6	10+ years	
	Play Area - Hardscape- Asphalt	Entire Site	15,485	SF	6	2-5 years	Cracks
<u>Parking Lot</u>							
	Surface - Asphalt	SW courtyard	2,850	SF	4	1-2 years	
	Surface - Asphalt	West of the property	8,100	SF	7	10+ years	
	Surface - Asphalt	West of the property	6,300	SF	4	0-1 year	West Portion of Parking Lot Unfinished/Unpaved.
<u>Playground</u>							
	Equipment - School Age 5-12	East Courtyard	1	EA	6	6-10 years	
	Surface - Square Rubber Mats	East Courtyard	2,736	SF	4	1-2 years	Separation of Mats/Tiles. Missing/Deteriorated Mats/Tiles
<u>Sidewalks</u>							
	Sidewalks - Perimeter Sidewalks	Entire Site	11,650	SF	6	10+ years	
<u>Signage</u>							
	Flag Pole - Building Mounted Flag Pole	East facade	1	EA	6	6-10 years	
	Marquee - Building Mounted Back Lighted	East facade	1	EA	6	6-10 years	
	Monument - Building Mounted Cut Letter Sign	East facade	2	EA	7	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									
Pre School	Regular Classroom	1st Floor	110	110	870	162	90	N	N
Regular Classroom	Regular Classroom	1st Floor	111	111	870	162	90	N	N
Regular Classroom	Regular Classroom	1st Floor	112	112	870	162	90	N	N
Regular Classroom	Regular Classroom	2nd Floor	208	208	823	120	60	N	N
Regular Classroom	Regular Classroom	2nd Floor	209	209	870	162	40	N	N
Regular Classroom	Regular Classroom	2nd Floor	210	210	870	1,162	90	N	Y
Regular Classroom	Regular Classroom	2nd Floor	212	212	870	162	90	N	N
Regular Classroom	Regular Classroom	3rd Floor	207	207	823	120	60	N	N
Regular Classroom	Regular Classroom	3rd Floor	307	307	823	120	60	N	N
Regular Classroom	Regular Classroom	3rd Floor	309	309	870	162	90	N	N
Regular Classroom	Regular Classroom	3rd Floor	310	310	870	162	90	N	N
Regular Classroom	Regular Classroom	3rd Floor	311	311	870	162	90	N	N
Science Classroom	Regular Classroom	2nd Floor	211	211	870	162	90	N	N
Science Classroom	Regular Classroom	3rd Floor	306	306	823	120	55	N	N
Store Room	Regular Classroom	2nd Floor	206	206	860	120	60	N	N
Store Room	Regular Classroom	3rd Floor	308	308	823	120	60	N	N
Store Room	Regular Classroom	3rd Floor	312	312	870	162	90	N	N
Building : Addition									
Computer Lab	Computer Lab	3rd Floor	301	301	870	108	60	N	N
Kindergarten	Kindergarten	1st Floor	102	102	870	108	60	N	N
Library	Kindergarten	1st Floor	104	104	1,486	265	102	N	N
Other Instructional Use	Regular Classroom	2nd Floor	205	205	823	120	60	N	N
Pre School	Pre School	1st Floor	113	113	286	81	45	N	N
Regular Classroom	Kindergarten	1st Floor	103	103	823	120	60	N	N
Regular Classroom	Regular Classroom	1st Floor	101	101	870	108	60	N	N
Regular Classroom	Regular Classroom	2nd Floor	201	201	870	108	60	N	N
Regular Classroom	Regular Classroom	2nd Floor	202	202	870	108	60	N	N
Regular Classroom	Regular Classroom	2nd Floor	203	203	823	120	60	N	N
Regular Classroom	Regular Classroom	2nd Floor	204	204	823	120	60	N	N
Regular Classroom	Regular Classroom	3rd Floor	302	302	870	108	60	N	N
Regular Classroom	Regular Classroom	3rd Floor	303	303	823	120	60	N	N
Regular Classroom	Regular Classroom	3rd Floor	304	304	823	120	60	N	N
Regular Classroom	Regular Classroom	3rd Floor	305	305	823	120	60	N	N
Regular Classroom	Regular Classroom	3rd Floor	313	313	286	81	45	N	N