

**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 condition<sup>1</sup>. 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	1958	1	26,642
Branch 1_Rosenwald	1951	1	11,838
Branch 2_Rosenwald Carroll	1996	2	47,154
<b>Campus Total</b>			<b>85,634</b>

**Category : Exterior**
**Building : Main**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<b>Entrance</b>							
	Exterior Doors - Exterior FRP Door	1	2	EA	6	10+ years	
	Exterior Doors - Side lite	1	2	EA	7	10+ years	
	Exterior Doors - Transom Lite	1	1	EA	7	10+ years	
	Entrance Control - Audio and Video	2	1	EA	6	6-10 years	
	Exterior Doors - Side lite	2	2	EA	6	10+ years	
	Exterior Doors - Store Front	2	4	EA	6	10+ years	
	Exterior Doors - Transom Lite	2	4	EA	6	10+ years	
	Power Door Operator and Controls	2	1	EA	7	10+ years	Fixed
	Entrance Control - Audio	3	1	EA	6	6-10 years	
	Exterior Doors - Exterior FRP Door	3	2	EA	6	10+ years	
	Exterior Doors - Side lite	3	2	EA	7	10+ years	
	Exterior Doors - Transom Lite	3	1	EA	7	10+ years	
	Exterior Stairs - Concrete	3	18	LF	6	10+ years	
	Ramps - Concrete	3	12	LF	7	10+ years	
	Exterior Doors - Exterior FRP Door	4	1	EA	6	10+ years	
	Exterior Stairs - Concrete	4	8	LF	7	10+ years	
	Exterior Doors - Exterior FRP Door	5	2	EA	6	10+ years	
	Exterior Doors - Exterior FRP Door	6	1	EA	6	10+ years	
	Exterior Stairs - Concrete	6	8	LF	7	10+ years	
	Exterior Doors - Exterior Steel Door	7	1	EA	4	2-5 years	Old door
	Exterior Stairs - Concrete	7	52	LF	7	10+ years	
	Stair Handrail - Steel_Stair Handrail	7	12	LF	6	10+ years	

**Category : Exterior**
**Building : Main**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Stair Handrail - Steel_Stair Handrail	7	3	LF	5	1-2 years	Rusted out base of railing, broken concrete
	Exterior Doors - Exterior Steel Door	Mechanical	2	EA	5	6-10 years	Door is very rusted
	Exterior Doors - Exterior Steel Door	Vault	1	EA	5	1-2 years	Rusting Door needs to be scraped and painted
<b>Foundation</b>							
	Foundation - Concrete	Entire Building	271	LF	7	10+ years	
	Superstructure - Metal Deck/ Concrete Topping	Entire Building	26,642	SF	7	10+ years	
<b>Lighting</b>							
	Exterior Lighting - Parapet or Roof Mounted	Entire Building	7	EA	7	10+ years	
	Exterior Lighting - Wall Mounted	Entire Building	12	EA	7	10+ years	
	Exterior Lighting - Wall Mounted	Entire Building	1	EA	6	2-5 years	
<b>Roof System</b>							
	Coping - Metal	A	20	LF	5	1-2 years	Bent coping
	Coping - Metal	A	90	LF	5	6-10 years	Corroded fascia, coping is OK
	Downspouts - Exterior Downspouts	A	80	LF	6	10+ years	
	Roof - Asphalt Gravel Ballast	A	4,785	SF	3	1-2 years	There is a leak evidence in the ceiling of room 110
	Roof Structure - Steel / Metal Deck/ Concrete Topping	A	4,785	SF	7	10+ years	
	Chimney - Brick Chimney- Concrete/ Mortar Liner	B	20	LF	6	10+ years	
	Chimney - Brick Chimney- Concrete/ Mortar Liner	B	18	LF	5	6-10 years	
	Chimney - Brick Chimney- Concrete/ Mortar Liner	B	2	LF	5	10+ years	
	Coping - Metal	B	654	LF	5	6-10 years	
	Downspouts - Interior Downspouts	B	88	LF	6	10+ years	
	Parapet - Parapet < 16" Height	B	654	LF	6	10+ years	
	Roof - Asphalt Gravel Ballast	B	10,000	SF	6	10+ years	
	Roof - Asphalt Gravel Ballast	B	7,072	SF	5	6-10 years	
	Roof Structure - Steel / Metal Deck/ Concrete Topping	B	17,072	SF	7	10+ years	
<b>Walls</b>							
	Canopy - Metal	Entire Building	267	SF	5	6-10 years	Minor Corrosion at Steel members
	Exterior Walls - Brick	Entire Building	8,965	SF	6	10+ years	
<b>Windows</b>							

**Category : Exterior**
**Building : Main**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Clerestory - Glass Double-Pane	Entire Building	320	SF	6	10+ years	
	Guard - Guards wire guard	Entire Building	3,520	SF	6	10+ years	
	Lintels - Steel	Entire Building	614	LF	6	10+ years	
	Windows - Casement Aluminum Double-pane	Entire Building	3,520	SF	6	10+ years	
	Windows - Louver	Entire Building	108	SF	6	10+ years	

**Category : Electrical**
**Building : Main**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Emergency System</u>							
	Automatic Transfer Switch	Electrical Room	1	EA	7	10+ years	
	Exit Signs - Corridors and Stairs	Entire Building	6	EA	4	2-5 years	
	Exit Signs - Gym	Entire Building	3	EA	4	2-5 years	
	Exit Signs - Lunchroom	Entire Building	1	EA	4	2-5 years	
	Security System - CCTV	Entire Building	26,642	SF	6	6-10 years	
	Security System - Intrusion Detection	Entire Building	26,642	SF	6	6-10 years	

Main Service

	Main Electrical Service - 1600 A	Electrical Room	1	EA	7	10+ years	
	120/208/3PH PA System	Entire Building	26,642	SF	5	2-5 years	Older system that still operates but is very dated.

Power Distribution

	Lighting and Power Panels - 100 A	Entire Building	2	EA	6	6-10 years	
	Lighting and Power Panels - 100 A	Entire Building	1	EA	4	2-5 years	Poor condition with significant deterioration noted.
	Lighting and Power Panels - Above 100 A	Entire Building	7	EA	6	6-10 years	Quantity changed to match current observations.
	Lighting and Power Panels - Above 100 A	Entire Building	2	EA	4	2-5 years	Poor condition with significant deterioration noted. Quantity changed to match current observations.
	Main Distribution Panels - Less than 400 amp	Entire Building	3	EA	6	6-10 years	Quantity changed to match current observations.

**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	
	Fire Alarm Strobe Lights	Entire Building	26,642	SF	7	10+ years	

**Category : Fire Protection**
**Building : Main**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Fire Alarm_System	Entire Building	26,642	SF	7	10+ years	

**Category : Mechanical**
**Building : Main**

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

Air Conditioning

	Chiller-Air Cooled-Screw Type-Ground Mounted - 101 - 200 tons	Site - East	1	EA	6	10+ years	
--	---	-------------	---	----	---	-----------	--

Air Handling Systems

	Air Handling Unit- Package Single Zone-Indoor- Dual Temperature Coils - Less than 6000 cfm	Mechanical Room	1	EA	6	6-10 years	AHU-2 is in basement
	Air Handling Unit- Package Single Zone-Indoor- Dual Temperature Coils - Less than 6000 cfm	Mechanical Room	1	EA	6	10+ years	AHU-1 in in gym attic
	Air Intake	Mechanical Room	2	EA	6	6-10 years	

Boiler Systems

	Boiler Auxiliary- Non Condensing Hot Water - 1001 - 2000 MBH	Boiler Room	2	EA	6	6-10 years	
	Chemical Pot Feeder	Boiler Room	1	EA	7	6-10 years	Replaced in 2020
	Combustion Dampers	Boiler Room	2	EA	6	6-10 years	
	Glycol Feed System	Boiler Room	1	EA	6	6-10 years	
	Non Condensing- Water Tube- Flexible Tube- Force Draft- Hot Water Boiler - 1001 - 2000 MBH	Boiler Room	2	EA	6	6-10 years	

Gas Booster

	Gas Booster	Boiler Room	1	EA	6	10+ years	
--	-------------	-------------	---	----	---	-----------	--

Heating Devices

	Cabinet Heaters - With Hot Water Coil	Entire Building	5	EA	6	6-10 years	
	Unit Heater - Electric	Entire Building	2	EA	6	6-10 years	
	Unit Heater - Hot Water	Entire Building	2	EA	6	6-10 years	
	Wall Heater - Electric	Entire Building	8	EA	6	6-10 years	All electric wall heaters have been subject to maintenance per Building Engineer.

Mechanical Plumbing

	Chilled Water Pump - Less than 10	Boiler Room	2	EA	6	6-10 years	
	Dual Temperature Pump - Less than 10	Boiler Room	2	EA	6	6-10 years	

**Category : Mechanical**
**Building : Main**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Hot Water Pump - Less than 10	Boiler Room	3	EA	6	6-10 years	
	Hydronic Supply and Return - Steel	Entire Building	364	LF	6	6-10 years	
<b>Temperature Control</b>							
	DDC System	Entire Building	26,642	SF	5	0-1 year	DDC is entirely nonfunctional per Building Engineer. Temperatures in all spaces of this building are physically controlled manually by Building Engineer.
	Thermostats - DDC	Entire Building	26	EA	6	6-10 years	It is not certain whether the thermostats are operational since the DDC does not communicate with them.
<b>Unit Ventilation</b>							
	Unit Ventilators- Floor Mounted- Dual Temperature Coils (Hot/Chilled) Water	Entire Building	24	EA	6	6-10 years	
<b>Ventilation</b>							
	Exhaust Fans- Indoor - 1501 - 8000 CFM	Entire Building	2	EA	6	6-10 years	EF-1 and EF-5
	Exhaust Fans- Indoor - 500 - 1500 CFM	Entire Building	1	EA	6	6-10 years	
	Exhaust Fans- Indoor - Less than 500 CFM	Entire Building	1	EA	6	6-10 years	
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	Entire Building	1	EA	6	6-10 years	Unable to access directly at the time of assessment due to sloped roof. Serves kitchen in basement.
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Entire Building	2	EA	6	6-10 years	
	Type II Exhaust Hood- Warming Kitchen	Entire Building	1	EA	6	6-10 years	

**Category : Plumbing**
**Building : Main**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<b>Hot Water</b>							
	Gas Heater - Less than 150000 BTU/HR	Boiler Room	1	EA	7	10+ years	Installed in 2019
<b>Piping</b>							
	Domestic Piping-Hot Water Return Lines	Entire Building	26,642	SF	6	6-10 years	
	Domestic Piping-Hot Water Return Risers	Entire Building	26,642	SF	6	6-10 years	
	Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	26,642	SF	6	6-10 years	
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	26,642	SF	6	6-10 years	
	Domestic Piping-Hot/Cold Water Supply	Entire Building	26,642	SF	6	6-10 years	

**Category : Plumbing**
**Building : Main**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	(Risers)						
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building	26,642	SF	6	6-10 years	
	Sanitary Piping	Entire Building	26,642	SF	6	10+ years	
	Storm Piping	Entire Building	26,642	SF	6	10+ years	
	Vent Piping	Entire Building	26,642	SF	6	10+ years	

**Pumps**

	Pumps - Ejector-Duplex	Mechanical Room	1	EA	6	10+ years	
	Pumps - Sump-Duplex	Mechanical Room	1	EA	6	10+ years	

**Category : Room**
**Building : Main**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<b>Administrative Suites/Offices</b>							
	Ceiling - Splined	Counselor Office	260	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Counselor Office	1	EA	6	10+ years	
	Floor - Tile	Counselor Office	260	SF	7	10+ years	
	Lighting - Pendent/Surface	Counselor Office	2	EA	7	10+ years	
	Power Distribution	Counselor Office	30	EA	7	10+ years	
	Walls - Concrete Block	Counselor Office	289	SF	7	10+ years	
	Walls - Masonry	Counselor Office	180	SF	7	10+ years	
	Work Slnk	Counselor Office	1	EA	7	10+ years	
	Ceiling - Splined	Engineer's Office	91	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Engineer's Office	1	EA	6	10+ years	
	Floor - Tile	Engineer's Office	91	SF	6	10+ years	
	Lighting - Pendent/Surface	Engineer's Office	2	EA	7	10+ years	
	Power Distribution	Engineer's Office	10	EA	7	10+ years	
	Storage/ Closet	Engineer's Office	50	SF	7	10+ years	
	Walls - Concrete Block	Engineer's Office	239	SF	7	10+ years	
	Walls - Masonry	Engineer's Office	16	SF	7	10+ years	
	Ceiling - Plaster/Drywall	Gym Storage	91	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Gym Storage	1	EA	6	10+ years	
	Floor - Tile	Gym Storage	91	SF	6	10+ years	
	Lighting - Pendent/Surface	Gym Storage	2	EA	7	10+ years	
	Power Distribution	Gym Storage	10	EA	7	10+ years	
	Storage/ Closet	Gym Storage	91	SF	7	10+ years	
	Walls - Concrete Block	Gym Storage	239	SF	7	10+ years	
	Walls - Masonry	Gym Storage	16	SF	7	10+ years	
	Ceiling - Splined	Main Office	213	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Main Office	3	EA	6	10+ years	
	Floor - Tile	Main Office	213	SF	6	6-10 years	
	Lighting - Pendent/Surface	Main Office	3	EA	7	10+ years	
	Power Distribution	Main Office	16	EA	7	10+ years	

**Category : Room**
**Building : Main**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Storage/ Closet	Main Office	73	SF	7	10+ years	
	Walls - Concrete Block	Main Office	302	SF	7	10+ years	
	Walls - Masonry	Main Office	108	SF	7	10+ years	
	Ceiling - Splined	Principal's Office	201	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Principal's Office	2	EA	6	10+ years	
	Floor - Tile	Principal's Office	201	SF	6	10+ years	
	Lighting - Pendent/Surface	Principal's Office	2	EA	7	10+ years	
	Power Distribution	Principal's Office	6	EA	7	10+ years	
	Walls - Concrete Block	Principal's Office	362	SF	7	10+ years	
	Walls - Masonry	Principal's Office	14	SF	7	10+ years	
	Ceiling - Splined	Teachers Lounge	259	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Teachers Lounge	1	EA	6	6-10 years	
	Floor - Tile	Teachers Lounge	257	SF	6	10+ years	
	Floor - Tile	Teachers Lounge	2	SF	4	1-2 years	Damaged
	Lighting - Pendent/Surface	Teachers Lounge	4	EA	7	10+ years	
	Power Distribution	Teachers Lounge	12	EA	7	10+ years	
	Walls - Concrete Block	Teachers Lounge	498	SF	7	10+ years	
	Work Slnk	Teachers Lounge	1	EA	7	10+ years	

**Gymnasia**

	Ceiling - Exposed	1st Floor	2,979	SF	7	10+ years	
	Doors - Steel Doors incl hw	1st Floor	2	EA	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	4	EA	5	10+ years	
	Floor - Wood	1st Floor	2,979	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	12	EA	5	6-10 years	
	Stage	1st Floor	175	SF	5	6-10 years	
	Stage Curtain	1st Floor	3	EA	7	10+ years	
	Stage Lighting System	1st Floor	1	EA	5	2-5 years	
	Stage-Stairs - Wood	1st Floor	20	LF	6	10+ years	
	Storage/ Closet	1st Floor	144	SF	5	6-10 years	
	Walls - Concrete Block	1st Floor	1,631	SF	6	10+ years	
	Walls - Masonry	1st Floor	646	SF	7	10+ years	

**Library**

	Casework	106	40	LF	6	10+ years	
	Ceiling - Exposed	106	672	SF	7	10+ years	
	Ceiling - Splined	106	175	SF	6	10+ years	
	Doors - Transom Window	106	6	SF	6	10+ years	
	Doors - Wood Doors inclu hw	106	2	EA	6	10+ years	
	Floor - Carpet	106	847	SF	6	6-10 years	
	Lighting - Pendent/Surface	106	16	EA	7	6-10 years	
	Storage/ Closet	106	121	SF	7	10+ years	
	Walls - Concrete Block	106	816	SF	6	10+ years	
	Walls - Masonry	106	144	SF	7	10+ years	

**Category : Room**
**Building : Main**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Lunch &amp; Multipurpose Room</u>							
	Ceiling - Splined	Basement	2,043	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Basement	1	EA	6	10+ years	
	Floor - Tile	Basement	2,043	SF	5	2-5 years	
	Floor - Tile	Basement	50	SF	4	1-2 years	Damaged
	Lighting - Pendent/Surface	Basement	30	EA	7	10+ years	
	Serving Line	Basement	16	LF	7	10+ years	
	Storage/ Closet	Basement	211	SF	7	10+ years	
	Walls - Concrete Block	Basement	1,887	SF	7	10+ years	
<u>MDF_IDE</u>							
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Finishes	1st Floor	103	SF	7	10+ years	
	Other Cooling Unit	1st Floor	1	EA	7	10+ years	
	Window AC Unit	1st Floor	1	EA	7	10+ years	
<u>Mechanical/ Service Rooms</u>							
	Boiler Room	Building Support Rooms	572	SF	5	10+ years	
	Janitor's Closet	Building Support Rooms	35	SF	7	10+ years	
	Mechanical/ Service Rooms	Building Support Rooms	239	SF	7	10+ years	
	Mechanical/ Service Rooms	Building Support Rooms	140	SF	5	10+ years	
	Mechanical/ Service Rooms	Building Support Rooms	400	SF	5	10+ years	
	Mechanical/ Service Rooms	Building Support Rooms	120	SF	5	10+ years	
<u>Restroom</u>							
	Accessories	101A	36	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	101A	36	SF	6	10+ years	
	Doors - Wood Doors inclu hw	101A	1	EA	6	6-10 years	
	Floor - Tile	101A	36	SF	6	6-10 years	
	Lavatory	101A	1	EA	7	6-10 years	
	Lighting - Pendent/Surface	101A	1	EA	6	6-10 years	
	Walls - Concrete Block	101A	63	SF	7	10+ years	
	Walls - Structural Glazed Tile	101A	105	SF	6	10+ years	
	Water Closet	101A	1	EA	7	10+ years	
	Accessories	103A	20	SF	7	6-10 years	Replaced
	Ceiling - Plaster/Drywall	103A	20	SF	7	10+ years	
	Doors - Wood Doors inclu hw	103A	1	EA	7	10+ years	
	Floor - Tile	103A	20	SF	7	10+ years	
	Lavatory	103A	1	EA	6	6-10 years	
	Lighting - Pendent/Surface	103A	1	EA	6	6-10 years	
	Walls - Concrete Block	103A	123	SF	7	10+ years	
	Water Closet	103A	1	EA	7	10+ years	



**Category : Room**
**Building : Main**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Accessories	1st Floor	48	SF	7	6-10 years	
	Ceiling - Lay-in	1st Floor	40	SF	6	10+ years	
	Ceiling - Lay-in	1st Floor	8	SF	4	1-2 years	Damaged
	Doors - Wood Doors inclu hw	1st Floor	1	EA	5	6-10 years	
	Floor - Tile	1st Floor	48	SF	5	6-10 years	
	Lavatory	1st Floor	1	EA	6	6-10 years	
	Lighting - Lay-in	1st Floor	1	EA	7	6-10 years	
	Partitions	1st Floor	1	EA	5	10+ years	
	Walls - Concrete Block	1st Floor	119	SF	7	10+ years	
	Walls - Masonry	1st Floor	125	SF	7	10+ years	
	Water Closet	1st Floor	1	EA	7	10+ years	
	Accessories	1st Floor	226	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	226	SF	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	226	SF	7	10+ years	
	Floor Drain	1st Floor	1	EA	7	10+ years	
	Lavatory	1st Floor	2	EA	6	6-10 years	
	Lighting - Pendent/Surface	1st Floor	3	EA	7	6-10 years	
	Partitions	1st Floor	2	EA	5	6-10 years	
	Urinals	1st Floor	4	EA	7	6-10 years	
	Walls - Concrete Block	1st Floor	456	SF	7	10+ years	
	Water Closet	1st Floor	2	EA	7	6-10 years	
	Accessories	1st Floor	226	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	206	SF	7	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	20	SF	5	6-10 years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	226	SF	7	6-10 years	
	Floor Drain	1st Floor	1	EA	7	10+ years	
	Lavatory	1st Floor	1	EA	7	6-10 years	
	Lavatory	1st Floor	1	EA	5	0-1 year	Water continues to run from faucet. Have to manually pull automatic handle to stop flow of water.
	Lighting - Pendent/Surface	1st Floor	3	EA	6	6-10 years	
	Partitions	1st Floor	5	EA	5	2-5 years	
	Walls - Concrete Block	1st Floor	456	SF	6	10+ years	
	Water Closet	1st Floor	5	EA	7	6-10 years	
	Accessories	Gym Boys'	48	SF	7	6-10 years	Replaced
	Ceiling - Splined	Gym Boys'	48	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Gym Boys'	1	EA	6	6-10 years	
	Floor - Tile	Gym Boys'	48	SF	5	6-10 years	
	Floor - Tile	Gym Boys'	15	SF	4	0-1 year	Heavily crack 9x9 tile.
	Lavatory	Gym Boys'	1	EA	6	6-10 years	
	Lighting - Pendent/Surface	Gym Boys'	1	EA	6	6-10 years	
	Partitions	Gym Boys'	1	EA	5	6-10 years	
	Walls - Concrete Block	Gym Boys'	227	SF	7	10+ years	
	Water Closet	Gym Boys'	1	EA	6	6-10 years	

**Category : Room**
**Building : Main**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Accessories	Gym Girls'	48	SF	7	6-10 years	
	Ceiling - Splined	Gym Girls'	33	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Gym Girls'	1	EA	5	6-10 years	
	Floor - Tile	Gym Girls'	48	SF	5	6-10 years	
	Floor - Tile	Gym Girls'	15	SF	4	0-1 year	9x9 Crack tile.
	Lavatory	Gym Girls'	1	EA	5	6-10 years	
	Lighting - Pendent/Surface	Gym Girls'	1	EA	6	6-10 years	
	Partitions	Gym Girls'	1	EA	5	6-10 years	
	Walls - Concrete Block	Gym Girls'	227	SF	5	10+ years	
	Water Closet	Gym Girls'	1	EA	6	6-10 years	
	Accessories	Principal's Toilet	53	SF	7	6-10 years	
	Ceiling - Lay-in	Principal's Toilet	53	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Principal's Toilet	2	EA	6	10+ years	
	Floor - Tile	Principal's Toilet	53	SF	7	10+ years	
	Lavatory	Principal's Toilet	1	EA	7	10+ years	
	Lighting - Pendent/Surface	Principal's Toilet	1	EA	7	10+ years	
	Partitions	Principal's Toilet	1	EA	7	10+ years	
	Walls - Concrete Block	Principal's Toilet	212	SF	7	10+ years	
	Water Closet	Principal's Toilet	1	EA	7	10+ years	

**Category : Classroom**
**Building : Main**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Classroom #100 (Regular Classroom)</u>							
	Casework	1st Floor	33	LF	5	10+ years	
	Ceiling - Exposed	1st Floor	720	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	720	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	15	EA	6	6-10 years	
	Marker Board	1st Floor	20	LF	6	6-10 years	
	Storage/ Closet	1st Floor	13	SF	7	6-10 years	
	Walls - Concrete Block	1st Floor	746	SF	6	10+ years	
	Walls - Masonry	1st Floor	100	SF	6	10+ years	
	Work Sink	1st Floor	1	EA	7	6-10 years	
<u>Classroom #101 (Regular Classroom)</u>							
	Casework	1st Floor	26	LF	6	10+ years	
	Ceiling - Exposed	1st Floor	740	SF	7	10+ years	
	Ceiling - Splined	1st Floor	71	SF	7	10+ years	Replaced
	Doors - Wood Doors inclu hw	1st Floor	2	EA	6	10+ years	
	Floor - Tile	1st Floor	811	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	17	EA	6	10+ years	
	Marker Board	1st Floor	8	LF	7	6-10 years	
	Storage/ Closet	1st Floor	14	SF	5	10+ years	

**Category : Classroom**
**Building : Main**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Walls - Concrete Block	1st Floor	504	SF	7	10+ years	
	Walls - Masonry	1st Floor	200	SF	7	10+ years	
<b>Classroom #102 (Regular Classroom)</b>							
	Casework	1st Floor	33	LF	6	10+ years	
	Ceiling - Exposed	1st Floor	720	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	720	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	15	EA	6	10+ years	
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Storage/ Closet	1st Floor	19	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	746	SF	7	10+ years	
	Walls - Masonry	1st Floor	100	SF	7	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	
<b>Classroom #103 (Regular Classroom)</b>							
	Ceiling - Splined	1st Floor	574	SF	6	6-10 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	574	SF	6	6-10 years	
	Lighting - Pendent/Surface	1st Floor	10	EA	6	6-10 years	
	Marker Board	1st Floor	16	LF	6	6-10 years	
	Storage/ Closet	1st Floor	6	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	130	SF	7	10+ years	
	Walls - Masonry	1st Floor	84	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	620	SF	6	10+ years	
<b>Classroom #104 (Regular Classroom)</b>							
	Casework	1st Floor	45	LF	6	6-10 years	
	Ceiling - Exposed	1st Floor	720	SF	6	10+ years	
	Chalk Board	1st Floor	8	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	720	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	15	EA	7	10+ years	
	Marker Board	1st Floor	12	LF	7	6-10 years	
	Storage/ Closet	1st Floor	13	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	746	SF	7	10+ years	
	Walls - Masonry	1st Floor	100	SF	7	10+ years	
<b>Classroom #105 (Regular Classroom)</b>							
	Casework	1st Floor	33	LF	6	10+ years	
	Ceiling - Exposed	1st Floor	720	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	Repaired
	Floor - Tile	1st Floor	720	SF	6	10+ years	

**Category : Classroom**
**Building : Main**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Lighting - Pendent/Surface	1st Floor	14	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	1	EA	6	10+ years	
	Marker Board	1st Floor	6	LF	6	6-10 years	
	Storage/ Closet	1st Floor	13	SF	5	10+ years	
	Walls - Concrete Block	1st Floor	746	SF	5	10+ years	
	Walls - Masonry	1st Floor	100	SF	6	10+ years	
<hr/>							
<b>Classroom #107 (Regular Classroom)</b>							
	Casework	1st Floor	33	LF	6	6-10 years	
	Ceiling - Exposed	1st Floor	720	SF	6	6-10 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile/Sheet	1st Floor	720	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	15	EA	6	6-10 years	
	Marker Board	1st Floor	20	LF	6	6-10 years	
	Storage/ Closet	1st Floor	13	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	746	SF	6	10+ years	
	Walls - Masonry	1st Floor	100	SF	6	10+ years	
<hr/>							
<b>Classroom #109 (Regular Classroom)</b>							
	Casework	1st Floor	33	LF	6	6-10 years	
	Ceiling - Exposed	1st Floor	720	SF	6	10+ years	
	Chalk Board	1st Floor	8	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	716	SF	6	10+ years	
	Floor - Tile/Sheet	1st Floor	4	SF	4	1-2 years	Damaged
	Lighting - Pendent/Surface	1st Floor	15	EA	6	6-10 years	
	Marker Board	1st Floor	12	LF	7	6-10 years	
	Storage/ Closet	1st Floor	13	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	746	SF	6	10+ years	
	Walls - Masonry	1st Floor	100	SF	6	10+ years	
	Work Sink	1st Floor	1	EA	5	2-5 years	
<hr/>							
<b>Classroom #110 (Regular Classroom)</b>							
	Casework	1st Floor	33	LF	6	10+ years	
	Ceiling - Exposed	1st Floor	720	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	720	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	15	EA	7	10+ years	
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Storage/ Closet	1st Floor	13	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	746	SF	7	10+ years	
	Walls - Masonry	1st Floor	100	SF	7	10+ years	

**Category : Classroom**
**Building : Main**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<b>Classroom #111 (Regular Classroom)</b>							
	Casework	1st Floor	33	LF	6	6-10 years	
	Ceiling - Exposed	1st Floor	720	SF	6	10+ years	
	Chalk Board	1st Floor	8	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	6-10 years	
	Floor - Tile	1st Floor	720	SF	6	6-10 years	
	Lighting - Pendent/Surface	1st Floor	15	EA	7	6-10 years	
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Storage/ Closet	1st Floor	13	SF	5	10+ years	
	Walls - Concrete Block	1st Floor	746	SF	6	10+ years	
	Walls - Masonry	1st Floor	100	SF	6	10+ years	
	Work Sink	1st Floor	1	EA	5	2-5 years	

**Category : Interior**
**Building : Main**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<b>Corridor</b>							
	Ceiling - Splined	1st East	598	SF	7	10+ years	
	Ceiling - Splined	1st East	250	SF	4	0-1 year	Heavy bending within spline tile
	Doors - Steel Doors incl hw	1st East	4	EA	6	10+ years	
	Floor - Tile/Sheet	1st East	848	SF	7	10+ years	
	Lighting - Pendent/Surface	1st East	13	EA	7	10+ years	
	Walls - Concrete Block	1st East	1,008	SF	7	10+ years	
	Walls - Masonry	1st East	687	SF	7	10+ years	
	Ceiling - Splined	1st West	1,749	SF	6	10+ years	
	Doors - Side-lite	1st West	14	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st West	6	EA	6	10+ years	
	Doors - Transom Window	1st West	8	SF	6	10+ years	
	Drinking Fountains - Single Fountain	1st West	2	EA	7	10+ years	
	Floor - Tile/Sheet	1st West	1,747	SF	7	10+ years	
	Lighting - Pendent/Surface	1st West	27	EA	7	10+ years	
	Walls - Concrete Block	1st West	409	SF	7	10+ years	
	Walls - Masonry	1st West	1,346	SF	7	10+ years	
	Ceiling - Splined	Gym Corridor	201	SF	6	10+ years	
	Doors - Steel Doors incl hw	Gym Corridor	2	EA	6	10+ years	
	Doors - Wood Doors include hw	Gym Corridor	1	EA	6	10+ years	
	Floor - Tile/Sheet	Gym Corridor	201	SF	7	10+ years	
	Floor - Tile/Sheet	Gym Corridor	25	SF	4	0-1 year	Heavily cracked 9x9 tile
	Lighting - Pendent/Surface	Gym Corridor	5	EA	7	10+ years	
	Walls - Concrete Block	Gym Corridor	330	SF	7	10+ years	
	Walls - Masonry	Gym Corridor	128	SF	7	10+ years	

**Safety**

**Category : Interior**

**Building : Main**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Camera Viewing Station	Throughout Building	1	EA	4	0-1 year	System doesn't work
	Security Cameras	Throughout Building	5	EA	4	0-1 year	System doesn't work
<b>Stairs</b>							
	Ceiling - Plaster/Drywall	North	40	SF	7	10+ years	
	Floor - Tile	North	30	SF	6	10+ years	
	Floor - Tile	North	10	SF	4	1-2 years	Damaged, moisture
	Handrails	North	48	LF	7	10+ years	
	Lighting - Pendent/Surface	North	2	EA	7	10+ years	
	Stairs - Tile	North	84	LF	6	10+ years	
	Walls - Masonry	North	296	SF	7	10+ years	
	Walls - Plaster/Drywall	North	200	SF	7	10+ years	
	Ceiling - Splined	South	75	SF	6	10+ years	
	Floor - Tile	South	26	SF	6	10+ years	
	Floor - Tile	South	6	SF	4	1-2 years	Cracks
	Handrails	South	54	LF	7	10+ years	
	Lighting - Lay-in	South	1	EA	7	10+ years	
	Lighting - Wall Mounted	South	1	EA	7	10+ years	
	Stairs - Tile	South	77	LF	6	6-10 years	
	Walls - Concrete Block	South	540	SF	7	10+ years	

**Category : Exterior**
**Building : Branch 1\_Rosenwald**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<b>Entrance</b>							
	Exterior Doors - Exterior Steel Door	1 - Main	2	EA	6	10+ years	
	Exterior Stairs - Concrete	1 - Main	45	LF	6	10+ years	
	Exterior Stairs - Stone	1 - Main	6	LF	6	10+ years	
	Stair Handrail - Steel_Stair Handrail	1 - Main	10	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	3	1	EA	6	6-10 years	
	Exterior Stairs - Concrete	3	18	LF	6	10+ years	
	Exterior Stairs - Stone	3	3	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	4	1	EA	6	6-10 years	
	Exterior Stairs - Concrete	4	18	LF	6	10+ years	
	Exterior Stairs - Stone	4	3	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	5	2	EA	6	10+ years	
	Exterior Doors - Transom Lite	5	1	EA	6	10+ years	
	Exterior Stairs - Stone	5	78	LF	6	10+ years	
	Stair Handrail - Steel_Stair Handrail	5	10	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	Boiler Room	1	EA	6	10+ years	
<b>Foundation</b>							
	Foundation - Concrete	Entire Building	523	LF	7	10+ years	
	Superstructure - Concrete	Entire Building	11,838	SF	7	10+ years	
<b>Lighting</b>							
	Exterior Lighting - Parapet or Roof Mounted	Entire Building	4	EA	6	6-10 years	
	Exterior Lighting - Wall Mounted	Entire Building	16	EA	6	2-5 years	Old fixtures
	Exterior Lighting - Wall Mounted	Entire Building	2	EA	4	0-1 year	Damaged light fixture
<b>Roof System</b>							
	Access Ladder - Metal	C	1	EA	7	10+ years	
	Chimney - Brick Chimney- Concrete/ Mortar Liner	C	50	LF	6	10+ years	
	Coping - Clay Tile	C	73	LF	6	10+ years	
	Coping - Stone	C	117	LF	6	10+ years	
	Downspouts - Exterior Downspouts	C	56	LF	6	6-10 years	
	Downspouts - Exterior Downspouts	C	28	LF	4	0-1 year	Corroded downspouts
	Parapet - 16" - 30" Height	C	190	LF	6	10+ years	
	Roof - Modified Bitumen	C	11,338	SF	5	6-10 years	
	Roof - Modified Bitumen	C	500	SF	4	1-2 years	Spot patched throughout
	Roof Hatch - Wood	C	1	EA	4	1-2 years	Old hatch is too small and it is very difficult to open
	Roof Structure - Concrete	C	11,838	SF	7	10+ years	
<b>Walls</b>							

**Category : Exterior**
**Building : Branch 1\_Rosenwald**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Canopy - Concrete/ Stucco	Entire Building	92	SF	5	1-2 years	Corroded canopy with exposed reinforcement bars
	Exterior Walls - Brick	Entire Building	4,860	SF	6	10+ years	Looks like the problem of deteriorated mortar and cracked bricks was repaired
	Exterior Walls - Stone-Cast	Entire Building	58	SF	7	10+ years	
	Exterior Walls - Stone-Cast	Entire Building	1,194	SF	6	10+ years	
	Exterior Walls - Stone-Cast	Entire Building	200	SF	5	10+ years	

Windows

	Guard - Guards wire guard	Entire Building	1,119	SF	6	10+ years	
	Lintels - Steel	Entire Building	201	LF	5	6-10 years	
	Windows - Louver	Entire Building	33	SF	6	6-10 years	
	Windows - Louver	Entire Building	9	SF	5	2-5 years	
	Windows - Sash Aluminum Double-pane	Entire Building	1,119	SF	6	6-10 years	

**Category : Electrical**
**Building : Branch 1\_Rosenwald**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Emergency System</u>							
	Exit Signs - Corridors and Stairs	Entire Building	5	EA	6	6-10 years	
	Security System - CCTV	Entire Building	11,838	SF	6	6-10 years	
	Security System - Intrusion Detection	Entire Building	11,838	SF	6	6-10 years	

Main Service

	PA System	Entire Building	11,838	SF	4	0-1 year	System is antiquated, nonfunctional, and out of service per Building Engineer.
--	-----------	-----------------	--------	----	---	----------	--

Power Distribution

	Lighting and Power Panels - 100 A	Entire Building	1	EA	6	6-10 years	EM panel as observed.
	Lighting and Power Panels - 100 A	Entire Building	1	EA	3	1-2 years	Panel has exposed conductors and is deteriorated.
	Lighting and Power Panels - Above 100 A	Entire Building	2	EA	6	6-10 years	Corridor panels as observed.
	Main Distribution Panels - 400 - 600 amp	Entire Building	1	EA	6	6-10 years	
	Main Distribution Panels - Less than 400 amp	Entire Building	1	EA	6	6-10 years	

**Category : Fire Protection**
**Building : Branch 1\_Rosenwald**

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



**Category : Fire Protection**
**Building : Branch 1\_Rosenwald**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Fire Alarm Panel	Entire Building	1	EA	7	6-10 years	Installed 2021
	Fire Alarm Strobe Lights	Entire Building	11,838	SF	7	6-10 years	Installed 2021
	Fire Alarm_System	Entire Building	11,838	SF	7	6-10 years	Installed 2021

**Category : Mechanical**
**Building : Branch 1\_Rosenwald**

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

Boiler Systems

	Boiler Auxiliary- Scotch Marine- Steam Low Pressure Boiler - 50 - 75 HP	Boiler Room	2	EA	5	6-10 years	
	Chemical Feed System	Boiler Room	1	EA	5	6-10 years	Repairs needed per Building Engineer.
	Combustion Dampers	Boiler Room	2	EA	6	10+ years	
	Feed Water Pumps and Tank	Boiler Room	1	EA	5	6-10 years	Tank shows signs of corrosion.
	Non Condensing- Fire Tube- Scotch Marine- Steam- Low Pressure Boiler - 50 - 75 HP	Boiler Room	2	EA	5	6-10 years	
	Piping - Condensate Pipe- Steel	Boiler Room	100	LF	5	6-10 years	
	Piping - Steam Pipe- Steel	Boiler Room	100	LF	5	6-10 years	
	Steam Traps	Boiler Room	14	EA	5	6-10 years	
	Vacuum Pump	Boiler Room	1	EA	6	10+ years	

Heating Devices

	Fin Tube - Steam	Entire Building	34	LF	6	6-10 years	
	Cabinet Heaters - With Hot Water Coil	Entire Building	7	EA	6	6-10 years	

Temperature Control

	Electric Controls	Entire Building	11,838	SF	3	0-1 year	Electric controls are entirely nonfunctional per Building Engineer. Temperatures in all spaces of the building are physically controlled manually by the Building Engineer.
	Electric Thermostat	Entire Building	6	EA	6	0-1 year	It is not certain whether the thermostats are operational since they do not communicate with the Electric Controls.

Unit Ventilation

	Unit Ventilators- Floor Mounted- Steam Heating Coils Only	Entire Building	6	EA	5	2-5 years	Units are original to the building and each one requires ongoing maintenance to keep them operational. They do not respond to temperature controls.
--	---	-----------------	---	----	---	-----------	---

**Category : Mechanical**

**Building : Branch 1\_Rosenwald**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Ventilation</u>							
	Exhaust Fans- Indoor - Less than 500 CFM	Boiler Room	2	EA	6	6-10 years	

**Category : Plumbing**

**Building : Branch 1\_Rosenwald**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Hot Water</u>							
	Gas Heater - Less than 150000 BTU/HR	Boiler Room	1	EA	6	6-10 years	

Piping

	Domestic Piping-Hot Water Return Lines	Entire Building	11,838	SF	4	2-5 years	Pipes are galvanized and 70 years old. There are no current leaks but there are numerous pipe clamps as necessitated by previous leaks. Pressure/flow is generally not achieved at the farthest fixtures, especially during times of heavier water usage.
	Domestic Piping-Hot Water Return Risers	Entire Building	11,838	SF	4	2-5 years	Pipes are galvanized and 70 years old. There are no current leaks but there are numerous pipe clamps as necessitated by previous leaks. Pressure/flow is generally not achieved at the farthest fixtures, especially during times of heavier water usage.
	Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	11,838	SF	4	2-5 years	Pipes are galvanized and 70 years old. There are no current leaks but there are numerous pipe clamps as necessitated by previous leaks. Pressure/flow is generally not achieved at the farthest fixtures, especially during times of heavier water usage.
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	11,838	SF	4	2-5 years	Pipes are galvanized and 70 years old. There are no current leaks but there are numerous pipe clamps as necessitated by previous leaks. Pressure/flow is generally not achieved at the farthest fixtures, especially during times of heavier water usage.
	Domestic Piping-Hot/Cold Water Supply	Entire Building	11,838	SF	4	2-5 years	Pipes are galvanized and 70 years

**Category : Plumbing**
**Building : Branch 1\_Rosenwald**

Group	Item - Type (Risers)	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building	11,838	SF	4	2-5 years	old. There are no current leaks but there are numerous pipe clamps as necessitated by previous leaks. Pressure/flow is generally not achieved at the farthest fixtures, especially during times of heavier water usage. Pipes are galvanized and 70 years old. There are no current leaks but there are numerous pipe clamps as necessitated by previous leaks. Pressure/flow is generally not achieved at the farthest fixtures, especially during times of heavier water usage.
	Sanitary Piping	Entire Building	11,838	SF	6	10+ years	
	Storm Piping	Entire Building	11,838	SF	6	10+ years	
	Vent Piping	Entire Building	11,838	SF	6	10+ years	

**Category : Room**
**Building : Branch 1\_Rosenwald**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Administrative Suites/Offices</u>							
	Ceiling - Splined	101 Office/Store Room	50	SF	5	6-10 years	
	Doors - Wood Doors inclu hw	101 Office/Store Room	1	EA	5	6-10 years	
	Floor - Tile	101 Office/Store Room	50	SF	6	10+ years	
	Lighting - Pendent/Surface	101 Office/Store Room	1	EA	6	6-10 years	
	Power Distribution	101 Office/Store Room	4	EA	6	10+ years	
	Walls - Concrete Block	101 Office/Store Room	31	SF	7	10+ years	
	Walls - Plaster/Drywall	101 Office/Store Room	229	SF	7	10+ years	
	AC Unit	1st Floor	1	EA	5	6-10 years	
	Ceiling - Splined	1st Floor	248	SF	5	6-10 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	5	6-10 years	
	Floor - Tile	1st Floor	248	SF	5	6-10 years	
	Lighting - Pendent/Surface	1st Floor	5	EA	5	6-10 years	
	Power Distribution	1st Floor	8	EA	5	6-10 years	
	Storage/ Closet	1st Floor	6	SF	7	10+ years	
	Storage/ Closet	1st Floor	45	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	555	SF	7	10+ years	
	Ceiling - Splined	1st Floor	138	SF	6	6-10 years	
	Ceiling - Splined	1st Floor	5	SF	4	1-2 years	Water damage/holes
	Doors - Wood Doors inclu hw	1st Floor	2	EA	6	6-10 years	
	Floor - Tile/Sheet	1st Floor	143	SF	7	6-10 years	
	Lighting - Pendent/Surface	1st Floor	2	EA	5	6-10 years	

**Category : Room**

**Building : Branch 1\_Rosenwald**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Power Distribution	1st Floor	2	EA	6	10+ years	
	Walls - Concrete Block	1st Floor	295	SF	7	10+ years	
	Work Slnk	1st Floor	1	EA	5	10+ years	
	Ceiling - Splined	1st Floor	206	SF	6	6-10 years	
	Ceiling - Splined	1st Floor	4	SF	4	1-2 years	Water damage
	Doors - Wood Doors inclu hw	1st Floor	1	EA	5	6-10 years	
	Floor - Tile	1st Floor	210	SF	6	6-10 years	
	Lighting - Pendent/Surface	1st Floor	2	EA	5	6-10 years	
	Power Distribution	1st Floor	12	EA	6	10+ years	
	Walls - Concrete Block	1st Floor	559	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	8	SF	5	10+ years	Minor cracks

Mechanical/ Service Rooms

	Boiler Room	Building Service Rooms	520	SF	5	10+ years	
	Janitor's Closet	Building Service Rooms	36	SF	5	10+ years	
	Storage Room	Building Service Rooms	12	SF	5	10+ years	
	Storage Room	Building Service Rooms	60	SF	5	10+ years	

Restroom

	Accessories	01A	20	SF	5	6-10 years	
	Ceiling - Plaster/Drywall	01A	20	SF	5	10+ years	
	Doors - Wood Doors inclu hw	01A	1	EA	5	6-10 years	
	Floor - Tile/Sheet	01A	20	SF	5	6-10 years	
	Lavatory	01A	1	EA	6	6-10 years	
	Lighting - Lay-in	01A	1	EA	6	6-10 years	
	Walls - Concrete Block	01A	40	SF	7	10+ years	
	Walls - Structural Glazed Tile	01A	83	SF	7	10+ years	
	Water Closet	01A	1	EA	6	6-10 years	
	Accessories	02A	20	SF	5	6-10 years	
	Ceiling - Plaster/Drywall	02A	20	SF	5	10+ years	
	Doors - Wood Doors inclu hw	02A	1	EA	5	10+ years	
	Floor - Tile	02A	20	SF	6	10+ years	
	Lavatory	02A	1	EA	5	6-10 years	
	Lighting - Pendent/Surface	02A	1	EA	6	6-10 years	
	Walls - Concrete Block	02A	40	SF	5	10+ years	
	Walls - Structural Glazed Tile	02A	83	SF	5	10+ years	
	Water Closet	02A	1	EA	7	6-10 years	Appears to be out of service
	Accessories	03A	16	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	03A	16	SF	7	10+ years	
	Doors - Wood Doors inclu hw	03A	1	EA	6	10+ years	
	Floor - Tile	03A	16	SF	6	10+ years	
	Lavatory	03A	1	EA	6	10+ years	
	Lighting - Lay-in	03A	1	EA	7	10+ years	
	Walls - Concrete Block	03A	36	SF	7	10+ years	

**Category : Room**
**Building : Branch 1\_Rosenwald**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Walls - Structural Glazed Tile	03A	71	SF	7	10+ years	
	Water Closet	03A	1	EA	7	10+ years	
	Accessories	04A	24	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	04A	24	SF	7	10+ years	
	Doors - Wood Doors inclu hw	04A	1	EA	6	10+ years	
	Floor - Tile	04A	24	SF	6	10+ years	
	Lavatory	04A	1	EA	6	10+ years	
	Lighting - Lay-in	04A	1	EA	7	10+ years	
	Walls - Concrete Block	04A	50	SF	7	10+ years	
	Walls - Structural Glazed Tile	04A	93	SF	7	10+ years	
	Water Closet	04A	1	EA	7	10+ years	
	Accessories	05A	20	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	05A	20	SF	7	10+ years	
	Doors - Wood Doors inclu hw	05A	1	EA	6	10+ years	
	Floor - Tile	05A	20	SF	6	10+ years	
	Lavatory	05A	1	EA	6	10+ years	
	Lighting - Lay-in	05A	1	EA	7	10+ years	
	Walls - Concrete Block	05A	40	SF	7	10+ years	
	Walls - Structural Glazed Tile	05A	83	SF	7	10+ years	
	Water Closet	05A	1	EA	7	10+ years	
	Accessories	06A	20	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	06A	20	SF	7	10+ years	
	Doors - Wood Doors inclu hw	06A	1	EA	6	10+ years	
	Floor - Tile	06A	20	SF	6	10+ years	
	Lavatory	06A	1	EA	6	10+ years	
	Lighting - Lay-in	06A	1	EA	7	10+ years	
	Walls - Concrete Block	06A	40	SF	7	10+ years	
	Walls - Structural Glazed Tile	06A	83	SF	7	10+ years	
	Water Closet	06A	1	EA	6	10+ years	
	Accessories	1st Floor	170	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	170	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	170	SF	6	10+ years	
	Floor Drain	1st Floor	1	EA	7	10+ years	
	Lavatory	1st Floor	1	EA	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	2	EA	7	10+ years	
	Partitions	1st Floor	1	EA	4	0-1 year	Missing door
	Urinals	1st Floor	2	EA	6	10+ years	
	Walls - Concrete Block	1st Floor	162	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	30	SF	5	6-10 years	Crack on wall
	Walls - Structural Glazed Tile	1st Floor	280	SF	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor	2	SF	7	10+ years	Repaired
	Water Closet	1st Floor	1	EA	6	10+ years	
	Accessories	1st Floor	170	SF	7	6-10 years	

**Category : Room**
**Building : Branch 1\_Rosenwald**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Ceiling - Plaster/Drywall	1st Floor	170	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	4	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	170	SF	6	10+ years	
	Lavatory	1st Floor	1	EA	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	2	EA	7	10+ years	
	Partitions	1st Floor	3	EA	7	10+ years	
	Walls - Concrete Block	1st Floor	192	SF	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor	288	SF	7	10+ years	
	Water Closet	1st Floor	3	EA	6	10+ years	
	Accessories	1st Floor Unisex East	28	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor Unisex East	28	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor Unisex East	1	EA	6	10+ years	
	Floor - Tile	1st Floor Unisex East	28	SF	6	10+ years	
	Lavatory	1st Floor Unisex East	1	EA	6	10+ years	
	Lighting - Lay-in	1st Floor Unisex East	1	EA	7	10+ years	
	Lighting - Wall Mounted	1st Floor Unisex East	1	EA	7	10+ years	
	Partitions	1st Floor Unisex East	1	EA	7	10+ years	
	Walls - Concrete Block	1st Floor Unisex East	100	SF	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor Unisex East	55	SF	7	10+ years	
	Water Closet	1st Floor Unisex East	1	EA	7	10+ years	
	Accessories	Boiler Toilet	50	SF	5	2-5 years	
	Ceiling - Plaster/Drywall	Boiler Toilet	50	SF	6	10+ years	
	Doors - Steel Doors incl hw	Boiler Toilet	1	EA	6	10+ years	
	Floor - Concrete	Boiler Toilet	50	SF	5	6-10 years	
	Lavatory	Boiler Toilet	1	EA	6	10+ years	
	Lighting - Pendent/Surface	Boiler Toilet	1	EA	7	10+ years	
	Partitions	Boiler Toilet	1	EA	7	10+ years	Door replaced
	Walls - Concrete Block	Boiler Toilet	279	SF	7	10+ years	
	Water Closet	Boiler Toilet	1	EA	7	10+ years	

**Category : Classroom**
**Building : Branch 1\_Rosenwald**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<b>Classroom #01 (Regular Classroom)</b>							
	Casework	1st Floor	62	LF	6	6-10 years	
	Ceiling - Splined	1st Floor	1,045	SF	5	6-10 years	
	Chalk Board	1st Floor	4	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	5	6-10 years	
	Floor - Tile	1st Floor	1,045	SF	6	6-10 years	
	Lighting - Pendent/Surface	1st Floor	29	EA	5	6-10 years	
	Marker Board	1st Floor	12	LF	6	2-5 years	
	Walls - Concrete Block	1st Floor	793	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	250	SF	7	10+ years	

**Category : Classroom**
**Building : Branch 1\_Rosenwald**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Classroom #02 (Regular Classroom)</u>							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	62	LF	5	6-10 years	
	Ceiling - Splined	1st Floor	973	SF	5	6-10 years	
	Ceiling - Splined	1st Floor	2	SF	4	1-2 years	Hole in splined ceiling
	Doors - Steel Doors incl hw	1st Floor	1	EA	5	6-10 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	5	6-10 years	
	Floor - Tile	1st Floor	975	SF	6	6-10 years	
	Lighting - Pendent/Surface	1st Floor	26	EA	6	6-10 years	
	Storage/ Closet	1st Floor	42	SF	5	10+ years	
	Walls - Concrete Block	1st Floor	543	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	250	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	250	SF	7	10+ years	
	Work Sink	1st Floor	2	EA	5	6-10 years	
<u>Classroom #03 (Regular Classroom)</u>							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	40	LF	6	10+ years	
	Ceiling - Splined	1st Floor	1,000	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	1,000	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	24	EA	7	10+ years	
	Marker Board	1st Floor	16	LF	7	6-10 years	
	Storage/ Closet	1st Floor	14	SF	7	10+ years	
	Student Lockers - One Tier	1st Floor	12	EA	6	10+ years	
	Walls - Concrete Block	1st Floor	1,027	SF	7	10+ years	
<u>Classroom #04 (Regular Classroom)</u>							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	50	LF	6	10+ years	
	Ceiling - Splined	1st Floor	950	SF	7	10+ years	
	Chalk Board	1st Floor	16	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	950	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	24	EA	7	10+ years	
	Storage/ Closet	1st Floor	14	SF	7	10+ years	
	Student Lockers - One Tier	1st Floor	12	EA	6	10+ years	
	Walls - Concrete Block	1st Floor	808	SF	7	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	
<u>Classroom #05 (Regular Classroom)</u>							
	AC Units	1st Floor	1	EA	5	2-5 years	
	Casework	1st Floor	50	LF	6	10+ years	

**Category : Classroom**
**Building : Branch 1\_Rosenwald**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Ceiling - Splined	1st Floor	994	SF	7	10+ years	
	Ceiling - Splined	1st Floor	6	SF	5	1-2 years	Water damage
	Chalk Board	1st Floor	16	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	1,000	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	24	EA	7	10+ years	
	Marker Board	1st Floor	8	LF	7	6-10 years	
	Storage/ Closet	1st Floor	30	SF	7	10+ years	
	Student Lockers - One Tier	1st Floor	12	EA	6	10+ years	
	Walls - Concrete Block	1st Floor	1,027	SF	6	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	

**Classroom #06 (Regular Classroom)**

	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	45	LF	7	10+ years	
	Ceiling - Splined	1st Floor	1,000	SF	7	10+ years	
	Chalk Board	1st Floor	6	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	1,000	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	24	EA	7	10+ years	
	Marker Board	1st Floor	8	LF	7	6-10 years	
	Storage/ Closet	1st Floor	30	SF	7	10+ years	
	Student Lockers - One Tier	1st Floor	12	EA	6	10+ years	
	Walls - Concrete Block	1st Floor	1,027	SF	6	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	

**Category : Interior**
**Building : Branch 1\_Rosenwald**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<b>Corridor</b>							
	Ceiling - Splined	East	600	SF	6	10+ years	
	Doors - Side-lite	East	18	SF	6	10+ years	
	Doors - Steel Doors incl hw	East	2	EA	6	10+ years	
	Doors - Transom Window	East	6	SF	6	10+ years	
	Doors - Wood Doors include hw	East	2	EA	6	10+ years	
	Drinking Fountains - Double Fountain	East	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	East	120	SF	7	10+ years	
	Floor - Tile/Sheet	East	480	SF	7	10+ years	
	Lighting - Pendent/Surface	East	8	EA	7	10+ years	
	Walls - Concrete Block	East	850	SF	7	10+ years	Updated sf
	Walls - Structural Glazed Tile	East	320	SF	7	10+ years	Updated sf
	Ceiling - Splined	West	953	SF	7	10+ years	
	Ceiling - Splined	West	60	SF	6	10+ years	
	Doors - Steel Doors incl hw	West	2	EA	6	10+ years	



**Category : Interior**

**Building : Branch 1\_Rosenwald**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Doors - Wood Doors include hw	West	4	EA	6	10+ years	
	Drinking Fountains - Double Fountain	West	1	EA	7	10+ years	
	Floor - Tile Quarry	West	40	SF	7	10+ years	
	Floor - Tile/Sheet	West	963	SF	7	10+ years	
	Lighting - Pendent/Surface	West	14	EA	6	10+ years	
	Walls - Concrete Block	West	1,011	SF	7	10+ years	
	Walls - Structural Glazed Tile	West	738	SF	7	10+ years	

**Category : Exterior**
**Building : Branch 2\_Rosenwald Carroll**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<b>Entrance</b>							
	Entrance Control - Audio	1 - Main	1	EA	7	6-10 years	
	Exterior Doors - Side lite	1 - Main	4	EA	5	2-5 years	Rusting sidelites
	Exterior Doors - Store Front	1 - Main	2	EA	5	2-5 years	Rusting doors
	Exterior Doors - Transom Lite	1 - Main	5	EA	6	10+ years	
	Exterior Doors - Exterior Steel Door	2	1	EA	6	10+ years	
	Exterior Doors - Side lite	2	3	EA	6	2-5 years	Rusting sidelights
	Exterior Doors - Transom Lite	2	3	EA	6	10+ years	
	Exterior Doors - Exterior Steel Door	3	2	EA	6	6-10 years	Rusting frame
	Exterior Doors - Side lite	3	2	EA	6	2-5 years	Rusting side light
	Exterior Doors - Transom Lite	3	3	EA	6	6-10 years	
	Exterior Doors - Exterior Steel Door	4	2	EA	6	10+ years	
	Exterior Doors - Transom Lite	4	1	EA	6	10+ years	
	Exterior Doors - Exterior Steel Door	5	2	EA	6	10+ years	
	Exterior Doors - Transom Lite	5	1	EA	6	10+ years	
	Exterior Doors - Exterior Steel Door	6	1	EA	6	10+ years	
	Exterior Doors - Transom Lite	6	1	EA	6	10+ years	
	Exterior Doors - Exterior Steel Door	Yard Storage	2	EA	6	10+ years	
	Exterior Doors - Side lite	Yard Storage	2	EA	5	2-5 years	Side light is rusted at bottom
	Exterior Doors - Transom Lite	Yard Storage	2	EA	6	10+ years	
<b>Foundation</b>							
	Foundation - Concrete	Entire Building	796	LF	7	10+ years	
	Superstructure - Metal Deck/ Concrete Topping	Entire Building	47,204	SF	7	10+ years	
<b>Lighting</b>							
	Exterior Lighting - Parapet or Roof Mounted	Entire Building	7	EA	6	6-10 years	
<b>Roof System</b>							
	Access Ladder - Metal	D	1	EA	7	10+ years	
	Chimney - Metal Flue	D	35	LF	6	10+ years	
	Coping - Metal	D	792	LF	6	10+ years	
	Downspouts - Interior Downspouts	D	310	LF	6	10+ years	
	Roof - Modified Bitumen	D	26,208	SF	6	6-10 years	
	Roof - Modified Bitumen	D	200	SF	4	1-2 years	Soft spots and bubbles in different spots of the roof
	Roof Hatch - Metal	D	1	EA	7	10+ years	
	Roof Structure - Steel / Metal Deck/ Concrete Topping	D	26,408	SF	7	10+ years	
<b>Walls</b>							

**Category : Exterior**
**Building : Branch 2\_Rosenwald Carroll**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Exterior Walls - Brick	Entire Building	19,981	SF	7	10+ years	
	Exterior Walls - Brick	Entire Building	640	SF	7	10+ years	

Windows

	Lintels - Steel	Entire Building	611	LF	6	10+ years	
	Windows - Sash Aluminum Double-pane	Entire Building	4,025	SF	6	10+ years	

**Category : Electrical**
**Building : Branch 2\_Rosenwald Carroll**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Emergency System</u>							
	Automatic Transfer Switch	Electrical Room	1	EA	6	10+ years	
	Emergency A/C Power - Corridors and Stairs	Entire Building	7,227	SF	6	10+ years	
	Emergency A/C Power - Gym	Entire Building	4,050	SF	6	10+ years	
	Emergency A/C Power - Lunchrooms	Entire Building	2,223	SF	6	10+ years	
	Emergency A/C Power - Multipurpose Room	Entire Building	1,641	SF	6	10+ years	
	Emergency Battery Packs - Corridors and Stairs	Entire Building	36	EA	6	10+ years	
	Emergency Battery Packs - Gym	Entire Building	4	EA	6	10+ years	Four observed.
	Emergency Battery Packs - Lunchrooms	Entire Building	5	EA	6	10+ years	Two observed.
	Exit Signs - Corridors and Stairs	Entire Building	18	EA	4	2-5 years	
	Exit Signs - Gym	Entire Building	4	EA	4	2-5 years	
	Exit Signs - Lunchroom	Entire Building	2	EA	4	2-5 years	
	Security System - CCTV	Entire Building	47,154	SF	6	6-10 years	
	Security System - Intrusion Detection	Entire Building	47,154	SF	6	6-10 years	

Main Service

	Main Electrical Service - 1200 A 277/480/3PH	Electrical Room	1	EA	7	10+ years	
	Main Electrical Service - 800 A and 120/208/3PH	Electrical Room	1	EA	7	10+ years	
	Independent Electrical Service for emergency power	Entire Building	2	EA	6	10+ years	
	PA System	Entire Building	47,154	SF	6	2-5 years	User interface is in 1st floor office, console is in 2nd floor closet.

Power Distribution

	Lighting and Power Panels - 100 A	Entire Building	4	EA	7	10+ years	
	Lighting and Power Panels - Above 100 A	Entire Building	12	EA	7	10+ years	
	Main Distribution Panels - 400 - 600 amp	Entire Building	1	EA	7	10+ years	Observed on 2nd Floor
	Main Distribution Panels - Less than 400	Entire Building	2	EA	7	10+ years	Two observed.

**Category : Electrical**
**Building : Branch 2\_Rosenwald Carroll**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	amp Transformers - 277/480 - 120/208	Entire Building	3	EA	6	10+ years	

**Category : Fire Protection**
**Building : Branch 2\_Rosenwald Carroll**

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	
	Fire Alarm Strobe Lights	Entire Building	47,154	SF	6	6-10 years	
	Fire Alarm_System	Entire Building	47,154	SF	6	6-10 years	
	Fire Pump Controller	Entire Building	1	EA	6	6-10 years	

Pump Room Assembly

	Fire Pump - 25-50 hp	Boiler Room	1	EA	6	10+ years	
	Jockey Pump	Boiler Room	1	EA	6	10+ years	

Sprinkler System

	Sprinkler Heads	Entire Building	47,154	SF	7	10+ years	
	Sprinkler Piping	Entire Building	47,154	SF	7	10+ years	
	Wet Sprinkler System	Entire Building	47,154	SF	7	10+ years	

**Category : Mechanical**
**Building : Branch 2\_Rosenwald Carroll**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Air Conditioning</u>							
	Condensing Unit- Roof Mounted - 11-20 tons	Roof	7	EA	4	2-5 years	Repairs are continually needed per Building Engineer. Units date to 1996.
	Condensing Unit- Roof Mounted - 5-10 tons	Roof	3	EA	4	2-5 years	Repairs are continually needed per Building Engineer. Units date to 1996.

Air Handling Systems

	Indoor Return Fans- Centrifugal Inline - 5000 - 10000 CFM	Entire Building	2	EA	6	10+ years	Above the ceiling grid
	Indoor Return Fans- Centrifugal Inline - Less than 5000 CFM	Entire Building	8	EA	6	10+ years	Above the ceiling grid
	Air Handling Unit-Package Single Zone- Indoor- Hot Water and DX Cooling Coils - 4000-8000 cfm	Mechanical Room	8	EA	5	6-10 years	
	Air Handling Unit-Package Single Zone- Indoor- Hot Water and DX Cooling Coils -	Mechanical Room	2	EA	5	6-10 years	

**Category : Mechanical**
**Building : Branch 2\_Rosenwald Carroll**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	4000-8000 cfm						
	Air Intake	Mechanical Room	8	EA	6	10+ years	
	Air Intake	Mechanical Room	2	EA	6	10+ years	
<b>Boiler Systems</b>							
	Boiler Auxiliary- Non Condensing Hot Water - 500 - 1000 MBH	Boiler Room	4	EA	6	10+ years	
	Chemical Pot Feeder	Boiler Room	1	EA	6	10+ years	
	Combustion Dampers	Boiler Room	1	EA	6	10+ years	
	Glycol Feed System	Boiler Room	1	EA	6	10+ years	
	Non Condensing- Water Tube- Flexible Tube- Force Draft- Hot Water Boiler - 500 - 1000 MBH	Boiler Room	4	EA	6	10+ years	Boilers have passed annual inspection. Completing annual seasonal maintenance protocol at the time of assessment.
<b>Gas Booster</b>							
	Gas Booster	Boiler Room	2	EA	7	10+ years	
<b>Heating Devices</b>							
	Cabinet Heaters - With Hot Water Coil	Entire Building	8	EA	6	6-10 years	
	Fin Tube - Hot Water	Entire Building	726	LF	6	6-10 years	
	Unit Heater - Hot Water	Entire Building	4	EA	6	6-10 years	
<b>Mechanical Plumbing</b>							
	Hydronic Supply and Return - Galvanized	Entire Building	350	LF	6	10+ years	
	Hot Water Pump - 10 - 20 HP	Entire Building	2	EA	6	6-10 years	Pumps completing annual seasonal maintenance protocol at the time of assessment.
	Hot Water Pump - 10 - 20 HP	Entire Building	2	EA	6	6-10 years	Pumps BP-1 and BP-2 (10 hp) are ceiling mounted in the large second-floor mechanical room.
	Hot Water Pump - Less than 10	Entire Building	8	EA	6	6-10 years	
	Hot Water Pump - Less than 10	Entire Building	2	EA	6	6-10 years	
<b>Temperature Control</b>							
	DDC System	Entire Building	47,154	SF	2	0-1 year	The 1990's-technology DDC is obsolete and entirely nonfunctional per Building Engineer. Temperatures in all spaces of the building are physically controlled manually by the Building Engineer.
	Thermostats - DDC	Entire Building	25	EA	6	6-10 years	It is not certain whether the thermostats are operational since

**Category : Mechanical**

**Building : Branch 2\_Rosenwald Carroll**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
							they do not communicate with the obsolete DDC system.
<u>Ventilation</u>							
	Exhaust Fans- Indoor - Less than 500 CFM	Entire Building	1	EA	6	10+ years	
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	Entire Building	2	EA	6	10+ years	
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Entire Building	1	EA	6	10+ years	
	Type I Exhaust Hood- Kitchen	Entire Building	1	EA	6	10+ years	

**Category : Plumbing**

**Building : Branch 2\_Rosenwald Carroll**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Hot Water</u>							
	Gas Heater - 150000 - 300000 BTU/HR	Boiler Room	1	EA	6	10+ years	
<u>Piping</u>							
	Domestic Piping-Hot Water Return Lines	Entire Building	47,154	SF	6	10+ years	
	Domestic Piping-Hot Water Return Risers	Entire Building	47,154	SF	6	10+ years	
	Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	47,154	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	47,154	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (Risers)	Entire Building	47,154	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building	47,154	SF	6	10+ years	
	Sanitary Piping	Entire Building	47,154	SF	7	10+ years	
	Storm Piping	Entire Building	47,154	SF	7	10+ years	
	Vent Piping	Entire Building	47,154	SF	7	10+ years	

Pumps

	Pumps - Domestic Booster Pump-Duplex	Entire Building	1	EA	4	2-5 years	Pumps date to the 1990's and show considerable degradation. The connections are corroded and there is much evidence of past leakage.
	Pumps - Domestic Booster Pump-Simplex	Entire Building	1	EA	7	6-10 years	Feeds hot water heater
	Pumps - Ejector-Duplex	Entire Building	1	EA	6	10+ years	
	Pumps - Sump-Duplex	Entire Building	1	EA	6	10+ years	
	Pumps - Sump-Simplex	Entire Building	1	EA	6	10+ years	At the bottom of the elevator pit. Inaccessible at the time of assessment. Functioning properly

**Category : Plumbing**

**Building : Branch 2\_Rosenwald Carroll**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
							per Building Engineer.

**Category : Room**

**Building : Branch 2\_Rosenwald Carroll**

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

Administrative Suites/Offices

Ceiling - Lay-in	101 Main Office	566	SF	6	6-10 years	
Doors - Steel Doors incl hw	101 Main Office	1	EA	5	6-10 years	
Floor - Tile	101 Main Office	566	SF	5	10+ years	
Lighting - Lay-in	101 Main Office	9	EA	6	6-10 years	
Power Distribution	101 Main Office	18	EA	5	10+ years	
Storage/ Closet	101 Main Office	7	SF	5	10+ years	
Walls - Concrete Block	101 Main Office	297	SF	5	10+ years	
Walls - Plaster/Drywall	101 Main Office	397	SF	5	10+ years	
Ceiling - Lay-in	103 Counselor Office	159	SF	6	6-10 years	
Doors - Steel Doors incl hw	103 Counselor Office	2	EA	6	6-10 years	
Floor - Tile	103 Counselor Office	159	SF	6	6-10 years	
Lighting - Lay-in	103 Counselor Office	3	EA	6	6-10 years	
Power Distribution	103 Counselor Office	4	EA	5	10+ years	
Walls - Concrete Block	103 Counselor Office	229	SF	5	10+ years	
Walls - Plaster/Drywall	103 Counselor Office	229	SF	5	10+ years	
Ceiling - Lay-in	104	432	SF	5	6-10 years	
Doors - Transom Window	104	6	SF	5	6-10 years	
Doors - Wood Doors inclu hw	104	1	EA	6	6-10 years	
Floor - Tile	104	430	SF	6	6-10 years	
Floor - Tile	104	2	SF	4	1-2 years	Chipped tiles
Lighting - Lay-in	104	6	EA	5	6-10 years	
Power Distribution	104	16	EA	5	10+ years	
Walls - Concrete Block	104	798	SF	6	10+ years	
Ceiling - Lay-in	105	683	SF	5	6-10 years	
Doors - Transom Window	105	6	SF	5	6-10 years	
Doors - Wood Doors inclu hw	105	1	EA	5	6-10 years	
Floor - Carpet	105	578	SF	5	6-10 years	
Floor - Tile	105	105	SF	6	6-10 years	
Lighting - Lay-in	105	8	EA	6	6-10 years	
Power Distribution	105	12	EA	6	6-10 years	
Walls - Concrete Block	105	856	SF	5	10+ years	
Walls - Plaster/Drywall	105	115	SF	5	10+ years	
Work Slnk	105	1	EA	5	10+ years	
Ceiling - Lay-in	Assistant Principal's Office	134	SF	6	6-10 years	
Doors - Wood Doors inclu hw	Assistant Principal's Office	1	EA	5	6-10 years	
Floor - Carpet	Assistant Principal's Office	134	SF	5	6-10 years	
Lighting - Lay-in	Assistant Principal's Office	2	EA	6	6-10 years	
Power Distribution	Assistant Principal's Office	6	EA	6	10+ years	

**Category : Room**

**Building : Branch 2\_Rosenwald Carroll**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Walls - Plaster/Drywall	Assistant Principal's Office	429	SF	5	10+ years	
	Ceiling - Lay-in	Conference Room in Main Office	174	SF	6	6-10 years	
	Doors - Wood Doors inclu hw	Conference Room in Main Office	1	EA	5	6-10 years	
	Floor - Carpet	Conference Room in Main Office	174	SF	5	6-10 years	
	Lighting - Lay-in	Conference Room in Main Office	3	EA	6	6-10 years	
	Power Distribution	Conference Room in Main Office	4	EA	6	10+ years	
	Walls - Concrete Block	Conference Room in Main Office	95	SF	5	10+ years	
	Walls - Plaster/Drywall	Conference Room in Main Office	410	SF	5	10+ years	
	Ceiling - Lay-in	Engineer's Office	123	SF	6	6-10 years	
	Ceiling - Lay-in	Engineer's Office	24	SF	4	0-1 year	Damaged and missing tiles
	Doors - Steel Doors incl hw	Engineer's Office	1	EA	5	6-10 years	
	Floor - Tile	Engineer's Office	147	SF	5	6-10 years	
	Lighting - Lay-in	Engineer's Office	2	EA	7	6-10 years	
	Power Distribution	Engineer's Office	4	EA	7	10+ years	
	Walls - Concrete Block	Engineer's Office	394	SF	5	10+ years	
	Ceiling - Lay-in	Gym Office	112	SF	5	6-10 years	
	Ceiling - Lay-in	Gym Office	10	SF	4	6-10 years	Water damage
	Doors - Wood Doors inclu hw	Gym Office	1	EA	5	6-10 years	
	Floor - Tile	Gym Office	122	SF	5	6-10 years	
	Lighting - Lay-in	Gym Office	2	EA	6	6-10 years	
	Power Distribution	Gym Office	4	EA	5	10+ years	
	Walls - Concrete Block	Gym Office	334	SF	5	10+ years	
	Walls - Plaster/Drywall	Gym Office	66	SF	5	10+ years	
	Ceiling - Lay-in	Kitchen Office	98	SF	6	6-10 years	
	Doors - Steel Doors incl hw	Kitchen Office	1	EA	6	6-10 years	
	Floor - Tile	Kitchen Office	98	SF	5	10+ years	
	Lighting - Pendent/Surface	Kitchen Office	1	EA	6	6-10 years	
	Power Distribution	Kitchen Office	6	EA	5	10+ years	
	Walls - Concrete Block	Kitchen Office	303	SF	6	10+ years	
	Ceiling - Lay-in	Principal's Office	376	SF	6	6-10 years	
	Doors - Transom Window	Principal's Office	6	SF	6	6-10 years	
	Doors - Wood Doors inclu hw	Principal's Office	2	EA	6	6-10 years	
	Floor - Carpet	Principal's Office	376	SF	5	6-10 years	
	Lighting - Lay-in	Principal's Office	4	EA	6	6-10 years	
	Power Distribution	Principal's Office	4	EA	6	10+ years	
	Storage/ Closet	Principal's Office	8	SF	5	10+ years	
	Walls - Concrete Block	Principal's Office	270	SF	6	10+ years	
	Walls - Plaster/Drywall	Principal's Office	316	SF	5	10+ years	
	Ceiling - Plaster/Drywall	Work Room in Main Office	243	SF	7	6-10 years	
	Doors - Steel Doors incl hw	Work Room in Main Office	1	EA	6	6-10 years	
	Floor - Tile	Work Room in Main Office	243	SF	5	10+ years	
	Lighting - Lay-in	Work Room in Main Office	4	EA	5	6-10 years	
	Power Distribution	Work Room in Main Office	6	EA	6	10+ years	
	Walls - Concrete Block	Work Room in Main Office	606	SF	5	10+ years	



**Category : Room**
**Building : Branch 2\_Rosenwald Carroll**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Work Slnk	Work Room in Main Office	1	EA	5	6-10 years	
<b>Gymnasia</b>							
	Ceiling - Exposed	1st Floor	3,962	SF	6	6-10 years	
	Doors - Steel Doors incl hw	1st Floor	4	EA	5	6-10 years	
	Floor - Tile	1st Floor	3,962	SF	6	10+ years	
	Lighting - Metal Halide/Sodium Vapor	1st Floor	12	EA	5	6-10 years	
	Storage/ Closet	1st Floor	88	SF	5	10+ years	
	Walls - Concrete Block	1st Floor	6,588	SF	5	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,012	SF	5	10+ years	
<b>Kitchen</b>							
	Ceiling - Lay-in	1st Floor	831	SF	5	6-10 years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	5	6-10 years	
	Floor - Tile	1st Floor	831	SF	5	10+ years	
	Lighting - Lay-in	1st Floor	18	EA	6	6-10 years	
	Serving Line	1st Floor	9	LF	5	10+ years	
	Walls - Concrete Block	1st Floor	190	SF	5	10+ years	
	Walls - Structural Glazed Tile	1st Floor	1,154	SF	6	10+ years	
<b>Library</b>							
	Ceiling - Lay-in	203	1,715	SF	7	10+ years	
	Doors - Wood Doors inclu hw	203	2	EA	6	10+ years	
	Floor - Carpet	203	1,715	SF	6	6-10 years	
	Lighting - Pendent/Surface	203	119	EA	7	10+ years	
	Walls - Concrete Block	203	431	SF	7	10+ years	
	Walls - Plaster/Drywall	203	359	SF	7	10+ years	
<b>Lunch &amp; Multipurpose Room</b>							
	Ceiling - Lay-in	1st Floor	2,223	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	2	EA	6	10+ years	
	Floor - Tile	1st Floor	2,223	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	18	EA	7	10+ years	
	Serving Line	1st Floor	10	LF	7	10+ years	
	Walls - Concrete Block	1st Floor	1,537	SF	7	10+ years	
	Ceiling - Lay-in	205 Multipurpose Room	1,633	SF	7	10+ years	
	Ceiling - Lay-in	205 Multipurpose Room	8	SF	7	10+ years	
	Doors - Transom Window	205 Multipurpose Room	6	SF	6	10+ years	
	Doors - Wood Doors inclu hw	205 Multipurpose Room	2	EA	6	10+ years	
	Floor - Tile	205 Multipurpose Room	1,641	SF	7	10+ years	
	Lighting - Lay-in	205 Multipurpose Room	20	EA	7	10+ years	
	Walls - Concrete Block	205 Multipurpose Room	537	SF	7	10+ years	
	Walls - Plaster/Drywall	205 Multipurpose Room	7,790	SF	7	10+ years	

**Category : Room**
**Building : Branch 2\_Rosenwald Carroll**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>MDF_IDE</u>							
	Doors - Steel Doors incl hw	2nd Floor	1	EA	6	10+ years	
	Finishes	2nd Floor	58	SF	7	10+ years	
	Other Cooling Unit	2nd Floor	1	EA	7	10+ years	Ducted
<u>Mechanical/ Service Rooms</u>							
	Boiler Room	Building Service Rooms	369	SF	7	10+ years	
	Janitor's Closet	Building Service Rooms	35	SF	5	10+ years	
	Janitor's Closet	Building Service Rooms	35	SF	5	10+ years	
	Mechanical/ Service Rooms	Building Service Rooms	360	SF	7	10+ years	
	Mechanical/ Service Rooms	Building Service Rooms	136	SF	7	10+ years	
	Mechanical/ Service Rooms	Building Service Rooms	35	SF	7	10+ years	
	Mechanical/ Service Rooms	Building Service Rooms	650	SF	7	10+ years	
	Mechanical/ Service Rooms	Building Service Rooms	563	SF	7	10+ years	
	Mechanical/ Service Rooms	Building Service Rooms	220	SF	7	10+ years	
	Storage Room	Building Service Rooms	205	SF	7	10+ years	
	Storage Room	Building Service Rooms	121	SF	7	10+ years	
<u>Restroom</u>							
	Accessories	1st Floor SW	142	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor SW	142	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor SW	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor SW	142	SF	6	10+ years	
	Floor Drain	1st Floor SW	1	EA	7	10+ years	
	Lavatory	1st Floor SW	1	EA	7	10+ years	
	Lighting - Lay-in	1st Floor SW	7	EA	7	10+ years	
	Partitions	1st Floor SW	3	EA	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor SW	466	SF	7	10+ years	
	Water Closet	1st Floor SW	3	EA	7	10+ years	
	Accessories	1st Floor SW	142	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor SW	142	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor SW	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor SW	142	SF	6	10+ years	
	Floor Drain	1st Floor SW	1	EA	7	10+ years	
	Lavatory	1st Floor SW	1	EA	6	10+ years	
	Lighting - Lay-in	1st Floor SW	9	EA	7	10+ years	
	Partitions	1st Floor SW	1	EA	7	10+ years	
	Urinals	1st Floor SW	3	EA	6	10+ years	
	Walls - Structural Glazed Tile	1st Floor SW	466	SF	7	10+ years	
	Water Closet	1st Floor SW	1	EA	7	10+ years	
	Accessories	1st Floor West	38	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor West	38	SF	7	10+ years	

**Category : Room**

**Building : Branch 2\_Rosenwald Carroll**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Doors - Wood Doors inclu hw	1st Floor West	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor West	38	SF	6	10+ years	
	Lavatory	1st Floor West	1	EA	6	10+ years	
	Lighting - Wall Mounted	1st Floor West	1	EA	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor West	201	SF	7	10+ years	
	Water Closet	1st Floor West	1	EA	7	10+ years	
	Accessories	2nd Floor North	146	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor North	147	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor North	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	2nd Floor North	146	SF	6	10+ years	
	Floor Drain	2nd Floor North	1	EA	7	10+ years	
	Lavatory	2nd Floor North	2	EA	6	10+ years	
	Lighting - Lay-in	2nd Floor North	9	EA	7	10+ years	
	Partitions	2nd Floor North	1	EA	7	10+ years	
	Urinals	2nd Floor North	2	EA	6	10+ years	
	Walls - Structural Glazed Tile	2nd Floor North	492	SF	7	10+ years	
	Water Closet	2nd Floor North	1	EA	7	10+ years	
	Accessories	2nd Floor North	142	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor North	142	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor North	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	2nd Floor North	142	SF	6	10+ years	
	Floor Drain	2nd Floor North	1	EA	7	10+ years	
	Lavatory	2nd Floor North	2	EA	6	10+ years	
	Lighting - Lay-in	2nd Floor North	9	EA	7	10+ years	
	Partitions	2nd Floor North	2	EA	7	10+ years	
	Walls - Structural Glazed Tile	2nd Floor North	142	SF	7	10+ years	
	Water Closet	2nd Floor North	2	EA	7	10+ years	
	Accessories	2nd Floor North	51	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor North	51	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor North	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	2nd Floor North	51	SF	7	10+ years	
	Lavatory	2nd Floor North	1	EA	7	10+ years	
	Lighting - Wall Mounted	2nd Floor North	1	EA	7	10+ years	
	Walls - Structural Glazed Tile	2nd Floor North	201	SF	7	10+ years	
	Water Closet	2nd Floor North	1	EA	7	10+ years	
	Accessories	2nd Floor SW	240	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor SW	240	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor SW	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	2nd Floor SW	240	SF	6	10+ years	
	Floor Drain	2nd Floor SW	1	EA	7	10+ years	
	Lavatory	2nd Floor SW	2	EA	6	10+ years	
	Lighting - Lay-in	2nd Floor SW	11	EA	6	10+ years	
	Partitions	2nd Floor SW	5	EA	7	10+ years	
	Walls - Structural Glazed Tile	2nd Floor SW	675	SF	6	10+ years	

**Category : Room**
**Building : Branch 2\_Rosenwald Carroll**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Water Closet	2nd Floor SW	5	EA	7	10+ years	
	Accessories	2nd Floor SW	142	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor SW	142	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor SW	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	2nd Floor SW	142	SF	6	10+ years	
	Floor Drain	2nd Floor SW	1	EA	7	10+ years	
	Lavatory	2nd Floor SW	2	EA	6	10+ years	
	Lighting - Lay-in	2nd Floor SW	9	EA	7	10+ years	
	Partitions	2nd Floor SW	2	EA	5	10+ years	
	Urinals	2nd Floor SW	4	EA	6	10+ years	
	Walls - Structural Glazed Tile	2nd Floor SW	466	SF	6	10+ years	
	Water Closet	2nd Floor SW	2	EA	6	10+ years	
	Accessories	2nd Floor South	40	SF	7	6-10 years	
	Ceiling - Lay-in	2nd Floor South	40	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor South	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	2nd Floor South	25	SF	7	10+ years	
	Floor Drain	2nd Floor South	1	EA	7	10+ years	
	Lavatory	2nd Floor South	1	EA	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor South	1	EA	7	10+ years	
	Walls - Structural Glazed Tile	2nd Floor South	220	SF	7	10+ years	
	Accessories	Engineer's Toilet	83	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Engineer's Toilet	83	SF	6	10+ years	
	Doors - Steel Doors incl hw	Engineer's Toilet	1	EA	6	6-10 years	
	Floor - Concrete	Engineer's Toilet	83	SF	5	10+ years	
	Lavatory	Engineer's Toilet	1	EA	6	6-10 years	
	Lighting - Pendent/Surface	Engineer's Toilet	1	EA	6	6-10 years	
	Lighting - Wall Mounted	Engineer's Toilet	1	EA	6	6-10 years	
	Student Lockers - One Tier	Engineer's Toilet	3	EA	5	6-10 years	
	Walls - Concrete Block	Engineer's Toilet	258	SF	6	10+ years	
	Water Closet	Engineer's Toilet	1	EA	7	6-10 years	
	Accessories	Kitchen Toilet	45	SF	7	6-10 years	
	Ceiling - Lay-in	Kitchen Toilet	45	SF	7	10+ years	
	Doors - Steel Doors incl hw	Kitchen Toilet	1	EA	6	10+ years	
	Floor - Tile	Kitchen Toilet	45	SF	7	10+ years	
	Lavatory	Kitchen Toilet	1	EA	6	10+ years	
	Lighting - Wall Mounted	Kitchen Toilet	1	EA	7	10+ years	
	Student Lockers - One Tier	Kitchen Toilet	3	EA	6	10+ years	
	Walls - Structural Glazed Tile	Kitchen Toilet	245	SF	7	10+ years	
	Water Closet	Kitchen Toilet	1	EA	7	10+ years	
	Accessories	Main Office Toilet	36	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Main Office Toilet	36	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Main Office Toilet	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	Main Office Toilet	36	SF	7	10+ years	
	Lavatory	Main Office Toilet	1	EA	6	10+ years	

**Category : Room**
**Building : Branch 2\_Rosenwald Carroll**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Lighting - Wall Mounted	Main Office Toilet	1	EA	7	10+ years	
	Walls - Structural Glazed Tile	Main Office Toilet	201	SF	7	10+ years	
	Water Closet	Main Office Toilet	1	EA	7	10+ years	

**Category : Classroom**
**Building : Branch 2\_Rosenwald Carroll**

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

Classroom #106 (Store Room)

	Casework	1st Floor	50	LF	6	6-10 years	
	Ceiling - Lay-in	1st Floor	847	SF	5	6-10 years	
	Chalk Board	1st Floor	11	LF	4	2-5 years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	6	6-10 years	
	Doors - Transom Window	1st Floor	6	SF	6	10+ years	
	Floor - Tile	1st Floor	847	SF	6	6-10 years	
	Lighting - Lay-in	1st Floor	11	EA	6	6-10 years	
	Marker Board	1st Floor	4	LF	6	2-5 years	
	Storage/ Closet	1st Floor	12	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	446	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	456	SF	7	10+ years	

Classroom #107 (Regular Classroom)

	Casework	1st Floor	50	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	859	SF	7	10+ years	
	Chalk Board	1st Floor	12	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	859	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	7	10+ years	
	Marker Board	1st Floor	12	LF	6	6-10 years	
	Storage/ Closet	1st Floor	12	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	446	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	456	SF	7	10+ years	

Classroom #108 (Regular Classroom)

	Casework	1st Floor	50	LF	5	6-10 years	
	Ceiling - Lay-in	1st Floor	847	SF	5	6-10 years	
	Chalk Board	1st Floor	12	LF	4	2-5 years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	6	6-10 years	
	Doors - Transom Window	1st Floor	6	SF	6	6-10 years	
	Floor - Tile	1st Floor	847	SF	6	6-10 years	
	Lighting - Lay-in	1st Floor	12	EA	5	6-10 years	
	Marker Board	1st Floor	12	LF	6	2-5 years	
	Storage/ Closet	1st Floor	12	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	446	SF	7	10+ years	

**Category : Classroom**
**Building : Branch 2\_Rosenwald Carroll**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Walls - Plaster/Drywall	1st Floor	456	SF	7	10+ years	
<b>Classroom #109 (Regular Classroom)</b>							
	Casework	1st Floor	50	LF	5	6-10 years	
	Ceiling - Lay-in	1st Floor	847	SF	5	6-10 years	
	Chalk Board	1st Floor	11	LF	4	2-5 years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	6-10 years	
	Doors - Transom Window	1st Floor	6	SF	7	6-10 years	
	Floor - Tile	1st Floor	847	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	5	6-10 years	
	Marker Board	1st Floor	4	LF	6	2-5 years	
	Storage/ Closet	1st Floor	12	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	446	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	456	SF	7	10+ years	
<b>Classroom #110 (Regular Classroom)</b>							
	Casework	1st Floor	50	LF	5	6-10 years	
	Ceiling - Lay-in	1st Floor	847	SF	5	6-10 years	
	Chalk Board	1st Floor	11	LF	4	2-5 years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	6	6-10 years	
	Doors - Transom Window	1st Floor	6	SF	6	6-10 years	
	Floor - Tile	1st Floor	822	SF	6	6-10 years	
	Floor - Tile	1st Floor	25	SF	4	0-1 year	Large crack
	Lighting - Lay-in	1st Floor	12	EA	5	6-10 years	
	Marker Board	1st Floor	12	LF	6	2-5 years	
	Storage/ Closet	1st Floor	12	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	446	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	456	SF	7	10+ years	
<b>Classroom #111 (Regular Classroom)</b>							
	Casework	1st Floor	50	LF	7	6-10 years	
	Ceiling - Lay-in	1st Floor	847	SF	5	6-10 years	
	Chalk Board	1st Floor	11	LF	4	2-5 years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	6	6-10 years	
	Doors - Transom Window	1st Floor	6	SF	6	6-10 years	
	Floor - Tile	1st Floor	847	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	11	EA	6	6-10 years	
	Marker Board	1st Floor	14	LF	6	2-5 years	
	Storage/ Closet	1st Floor	12	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	446	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	456	SF	7	10+ years	
<b>Classroom #112 (Store Room)</b>							

**Category : Classroom**
**Building : Branch 2\_Rosenwald Carroll**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Casework	1st Floor	30	LF	6	6-10 years	
	Ceiling - Lay-in	1st Floor	12	SF	7	10+ years	
	Chalk Board	1st Floor	11	LF	4	0-1 year	
	Doors - Steel Doors incl hw	1st Floor	1	EA	6	6-10 years	
	Doors - Transom Window	1st Floor	6	SF	6	6-10 years	
	Floor - Tile	1st Floor	847	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	6	6-10 years	
	Marker Board	1st Floor	11	LF	6	2-5 years	
	Storage/ Closet	1st Floor	12	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	446	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	456	SF	7	10+ years	

**Classroom #113 (Store Room)**

	Casework	1st Floor	30	LF	5	6-10 years	
	Ceiling - Lay-in	1st Floor	847	SF	5	10+ years	
	Chalk Board	1st Floor	16	LF	4	2-5 years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	6-10 years	
	Doors - Transom Window	1st Floor	6	SF	6	6-10 years	
	Floor - Tile	1st Floor	847	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	6	6-10 years	
	Marker Board	1st Floor	10	LF	6	2-5 years	
	Storage/ Closet	1st Floor	12	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	496	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	456	SF	7	10+ years	

**Classroom #200 (Store Room)**

	Ceiling - Lay-in	2nd Floor	408	SF	7	10+ years	
	Ceiling - Lay-in	2nd Floor	12	SF	4	1-2 years	Water damage
	Chalk Board	2nd Floor	10	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Tile	2nd Floor	415	SF	6	10+ years	
	Floor - Tile	2nd Floor	5	SF	4	1-2 years	Stained, needs refinishing
	Lighting - Lay-in	2nd Floor	6	EA	7	10+ years	
	Walls - Concrete Block	2nd Floor	790	SF	7	10+ years	

**Classroom #201 (Science Classroom)**

	Casework	2nd Floor	34	LF	6	10+ years	
	Ceiling - Lay-in	2nd Floor	1,121	SF	7	10+ years	Ceiling tiles replaced
	Chalk Board	2nd Floor	12	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	6	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Tile	2nd Floor	1,121	SF	6	10+ years	
	Lighting - Lay-in	2nd Floor	6	EA	7	10+ years	

**Category : Classroom**
**Building : Branch 2\_Rosenwald Carroll**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Marker Board	2nd Floor	4	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	100	SF	7	10+ years	
	Walls - Concrete Block	2nd Floor	780	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	236	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	20	SF	6	10+ years	
	Work Sink	2nd Floor	1	EA	7	10+ years	
<b>Classroom #202 (Store Room)</b>							
	Ceiling - Lay-in	2nd Floor	581	SF	7	6-10 years	
	Chalk Board	2nd Floor	6	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	6	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Tile	2nd Floor	581	SF	7	10+ years	
	Lighting - Lay-in	2nd Floor	8	EA	7	10+ years	
	Walls - Concrete Block	2nd Floor	475	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	380	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	10	SF	5	1-2 years	Chipped drywall
<b>Classroom #204 (Computer Lab)</b>							
	Casework	2nd Floor	20	LF	7	10+ years	
	Ceiling - Lay-in	2nd Floor	985	SF	7	10+ years	
	Doors - Steel Doors incl hw	2nd Floor	1	EA	6	10+ years	
	Floor - Tile	2nd Floor	985	SF	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	6	EA	7	10+ years	
	Walls - Concrete Block	2nd Floor	558	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	558	SF	7	10+ years	
	Wireless System	2nd Floor	1	EA	7	6-10 years	
<b>Classroom #206 (Art Room)</b>							
	Casework	2nd Floor	68	LF	7	10+ years	
	Casework	2nd Floor	4	LF	6	2-5 years	
	Ceiling - Lay-in	2nd Floor	1,123	SF	7	10+ years	
	Ceiling - Lay-in	2nd Floor	12	SF	4	1-2 years	Water damage
	Chalk Board	2nd Floor	20	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	12	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	6	10+ years	
	Floor - Tile	2nd Floor	1,135	SF	7	10+ years	
	Lighting - Lay-in	2nd Floor	12	EA	7	10+ years	
	Storage/ Closet	2nd Floor	33	SF	7	10+ years	
	Walls - Concrete Block	2nd Floor	756	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	437	SF	7	10+ years	
<b>Classroom #207 (Regular Classroom)</b>							



**Category : Classroom**
**Building : Branch 2\_Rosenwald Carroll**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Casework	2nd Floor	30	LF	6	10+ years	
	Ceiling - Lay-in	2nd Floor	599	SF	7	10+ years	
	Ceiling - Lay-in	2nd Floor	6	SF	4	1-2 years	Water damage
	Chalk Board	2nd Floor	18	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Tile	2nd Floor	605	SF	7	10+ years	
	Lighting - Lay-in	2nd Floor	9	EA	7	10+ years	
	Walls - Concrete Block	2nd Floor	1,114	SF	7	10+ years	

Classroom #208 (Store Room)

	Casework	2nd Floor	50	LF	7	10+ years	
	Ceiling - Lay-in	2nd Floor	797	SF	7	10+ years	
	Ceiling - Lay-in	2nd Floor	50	SF	4	1-2 years	Water damage
	Chalk Board	2nd Floor	12	LF	4	2-5 years	
	Doors - Steel Doors incl hw	2nd Floor	1	EA	6	10+ years	
	Doors - Transom Window	2nd Floor	1	SF	6	10+ years	
	Floor - Tile	2nd Floor	847	SF	6	10+ years	
	Lighting - Lay-in	2nd Floor	12	EA	7	10+ years	
	Marker Board	2nd Floor	12	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	12	SF	7	10+ years	
	Walls - Concrete Block	2nd Floor	446	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	456	SF	7	10+ years	

Classroom #209 (Regular Classroom)

	Casework	2nd Floor	50	LF	7	10+ years	
	Ceiling - Lay-in	2nd Floor	847	SF	7	10+ years	
	Chalk Board	2nd Floor	11	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	6	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Tile	2nd Floor	847	SF	7	10+ years	
	Lighting - Lay-in	2nd Floor	12	EA	7	10+ years	
	Marker Board	2nd Floor	10	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	12	SF	7	10+ years	
	Walls - Concrete Block	2nd Floor	500	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	450	SF	7	10+ years	

Classroom #210 (Regular Classroom)

	Casework	2nd Floor	45	LF	7	10+ years	
	Ceiling - Lay-in	2nd Floor	847	SF	7	10+ years	
	Chalk Board	2nd Floor	11	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	6	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Tile	2nd Floor	847	SF	7	10+ years	

**Category : Classroom**

**Building : Branch 2\_Rosenwald Carroll**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Lighting - Lay-in	2nd Floor	12	EA	7	10+ years	
	Marker Board	2nd Floor	10	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	12	SF	7	6-10 years	
	Walls - Concrete Block	2nd Floor	500	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	450	SF	7	10+ years	
<b>Classroom #211 (Regular Classroom)</b>							
	Casework	2nd Floor	50	LF	7	10+ years	
	Ceiling - Lay-in	2nd Floor	832	SF	7	10+ years	
	Ceiling - Lay-in	2nd Floor	15	SF	4	1-2 years	Water damage
	Chalk Board	2nd Floor	11	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	6	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Tile	2nd Floor	847	SF	7	10+ years	
	Lighting - Lay-in	2nd Floor	12	EA	7	10+ years	
	Marker Board	2nd Floor	10	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	12	SF	7	10+ years	
	Walls - Concrete Block	2nd Floor	500	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	435	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	15	SF	5	1-2 years	Plaster/drywall chipped
<b>Classroom #212 (Regular Classroom)</b>							
	Casework	2nd Floor	50	LF	6	10+ years	
	Ceiling - Lay-in	2nd Floor	847	SF	7	10+ years	
	Chalk Board	2nd Floor	11	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	6	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Tile	2nd Floor	847	SF	7	10+ years	
	Lighting - Lay-in	2nd Floor	12	EA	7	10+ years	
	Marker Board	2nd Floor	10	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	12	SF	7	10+ years	
	Walls - Concrete Block	2nd Floor	500	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	450	SF	7	10+ years	
<b>Classroom #213 (Regular Classroom)</b>							
	Casework	2nd Floor	50	LF	6	6-10 years	
	Ceiling - Lay-in	2nd Floor	817	SF	7	10+ years	
	Ceiling - Lay-in	2nd Floor	30	SF	4	1-2 years	Water damage
	Chalk Board	2nd Floor	11	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	6	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Tile	2nd Floor	847	SF	7	10+ years	
	Lighting - Lay-in	2nd Floor	12	EA	7	10+ years	

**Category : Classroom**

**Building : Branch 2\_Rosenwald Carroll**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Marker Board	2nd Floor	10	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	12	SF	7	10+ years	
	Walls - Concrete Block	2nd Floor	500	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	450	SF	6	10+ years	

Classroom #214 (Regular Classroom)

	Casework	2nd Floor	45	LF	6	6-10 years	
	Ceiling - Lay-in	2nd Floor	847	SF	7	6-10 years	
	Chalk Board	2nd Floor	7	LF	4	2-5 years	
	Doors - Steel Doors incl hw	2nd Floor	1	EA	6	10+ years	
	Doors - Transom Window	2nd Floor	6	SF	6	10+ years	
	Floor - Tile	2nd Floor	847	SF	6	10+ years	
	Lighting - Lay-in	2nd Floor	10	EA	7	6-10 years	
	Marker Board	2nd Floor	14	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	12	SF	7	10+ years	
	Walls - Concrete Block	2nd Floor	500	SF	6	10+ years	
	Walls - Plaster/Drywall	2nd Floor	450	SF	6	10+ years	

**Category : Interior**

**Building : Branch 2\_Rosenwald Carroll**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Corridor</u>							
	Ceiling - Plaster/Drywall	1st North	1,536	SF	7	10+ years	
	Doors - Side-lite	1st North	18	SF	7	6-10 years	
	Doors - Steel Doors incl hw	1st North	8	EA	6	6-10 years	
	Doors - Wood Doors include hw	1st North	12	EA	6	6-10 years	
	Floor - Tile/Sheet	1st North	1,563	SF	7	6-10 years	
	Lighting - Lay-in	1st North	20	EA	7	6-10 years	
	Lighting - Pendent/Surface	1st North	3	EA	7	6-10 years	
	Walls - Concrete Block	1st North	1,303	SF	7	10+ years	
	Ceiling - Plaster/Drywall	1st South	1,877	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st South	4	EA	5	6-10 years	
	Drinking Fountains - Single Fountain	1st South	3	EA	5	6-10 years	
	Floor - Tile/Sheet	1st South	80	SF	7	10+ years	
	Lighting - Lay-in	1st South	26	EA	6	10+ years	
	Walls - Concrete Block	1st South	3,945	SF	7	10+ years	
	Ceiling - Plaster/Drywall	1st West	744	SF	5	10+ years	
	Floor - Tile/Sheet	1st West	744	SF	5	10+ years	
	Lighting - Lay-in	1st West	8	EA	6	6-10 years	
	Walls - Concrete Block	1st West	1,296	SF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Middle	795	SF	7	10+ years	
	Floor - Tile/Sheet	2nd Middle	795	SF	7	10+ years	
	Lighting - Lay-in	2nd Middle	7	EA	7	10+ years	
	Walls - Concrete Block	2nd Middle	1,292	SF	7	10+ years	

**Category : Interior**
**Building : Branch 2\_Rosenwald Carroll**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Ceiling - Plaster/Drywall	2nd North	947	SF	6	10+ years	
	Doors - Steel Doors incl hw	2nd North	2	EA	6	10+ years	
	Floor - Tile/Sheet	2nd North	947	SF	7	10+ years	
	Lighting - Lay-in	2nd North	10	EA	7	10+ years	
	Walls - Concrete Block	2nd North	971	SF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd South	884	SF	6	10+ years	
	Doors - Steel Doors incl hw	2nd South	3	EA	6	10+ years	
	Drinking Fountains - Single Fountain	2nd South	2	EA	7	10+ years	
	Floor - Tile/Sheet	2nd South	884	SF	7	10+ years	
	Lighting - Lay-in	2nd South	13	EA	7	10+ years	
	Walls - Concrete Block	2nd South	2,559	SF	7	10+ years	
	Ceiling - Lay-in	Admin. Corridor	175	SF	6	6-10 years	
	Doors - Steel Doors incl hw	Admin. Corridor	1	EA	6	6-10 years	
	Floor - Tile/Sheet	Admin. Corridor	175	SF	7	6-10 years	
	Lighting - Lay-in	Admin. Corridor	3	EA	6	6-10 years	
	Walls - Concrete Block	Admin. Corridor	18	SF	6	10+ years	
	Walls - Plaster/Drywall	Admin. Corridor	306	SF	6	10+ years	

**Safety**

	Camera Viewing Station	Throughout Building	3	EA	4	1-2 years	Cameras are not operational
	Security Cameras	Throughout Building	12	EA	4	1-2 years	Not operational

**Stairs**

	Floor - Concrete	East	13	SF	5	6-10 years	
	Handrails	East	58	LF	5	6-10 years	
	Stairs - Concrete	East	104	LF	6	6-10 years	
	Walls - Concrete Block	East	193	SF	6	10+ years	
	Walls - Plaster/Drywall	East	120	SF	5	10+ years	
	Ceiling - Plaster/Drywall	North Stair	258	SF	6	10+ years	
	Floor - Tile	North Stair	39	SF	6	10+ years	
	Handrails	North Stair	58	LF	5	6-10 years	
	Lighting - Lay-in	North Stair	4	EA	5	6-10 years	
	Stairs - Concrete	North Stair	150	LF	6	10+ years	
	Walls - Concrete Block	North Stair	696	SF	5	10+ years	
	Walls - Plaster/Drywall	North Stair	231	SF	5	10+ years	
	Ceiling - Plaster/Drywall	North Stair Bsmt/1st	322	SF	6	10+ years	
	Floor - Concrete	North Stair Bsmt/1st	136	SF	5	10+ years	
	Handrails	North Stair Bsmt/1st	64	LF	5	6-10 years	
	Lighting - Pendent/Surface	North Stair Bsmt/1st	4	EA	6	6-10 years	
	Stairs - Concrete	North Stair Bsmt/1st	150	LF	5	10+ years	
	Walls - Concrete Block	North Stair Bsmt/1st	1,180	SF	6	10+ years	
	Ceiling - Plaster/Drywall	South Stair @ Kitchen / Boiler Rm	325	SF	5	10+ years	
	Floor - Concrete	South Stair @ Kitchen / Boiler Rm	68	SF	5	10+ years	
	Handrails	South Stair @ Kitchen / Boiler Rm	62	LF	5	6-10 years	

**Category : Interior**

**Building : Branch 2\_Rosenwald Carroll**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Lighting - Pendent/Surface	South Stair @ Kitchen / Boiler Rm	3	EA	5	6-10 years	
	Stairs - Concrete	South Stair @ Kitchen / Boiler Rm	75	LF	5	10+ years	
	Walls - Concrete Block	South Stair @ Kitchen / Boiler Rm	736	SF	5	10+ years	
	Floor - Concrete	West Stair	13	SF	5	6-10 years	
	Handrails	West Stair	58	LF	5	6-10 years	
	Stairs - Concrete	West Stair	104	LF	6	10+ years	
	Walls - Concrete Block	West Stair	193	SF	6	10+ years	
	Walls - Plaster/Drywall	West Stair	120	SF	5	10+ years	
<hr/>							
<u>Vertical Conveyance</u>							
	Elevator - Hydraulic Elevator	North	1	EA	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 - Branch 1	4	EA	6	10+ years	
	Civil/ Drainage - Site Drain	Entire Site - Branch 1	6	EA	6	10+ years	
	Civil/ Drainage - Catch Basin	Entire Site - Branch 2	6	EA	6	10+ years	
	Civil/ Drainage - Site Manhole	Entire Site - Branch 2	10	EA	6	10+ years	
	Civil/ Drainage - Catch Basin	Entire Site - Main	2	EA	6	10+ years	
	Civil/ Drainage - Site Drain	Entire Site - Main	5	EA	6	10+ years	
	Civil/ Drainage - Site Manhole	Entire Site - Main	7	EA	6	10+ years	
<u>Fencing</u>							
	Fencing - Chain Link	Entire Site - Branch 1	290	LF	6	10+ years	
	Fencing - Chain Link	Entire Site - Branch 2	1,588	LF	6	6-10 years	
	Fencing - Chain Link	Entire Site - Branch 2	8	LF	5	1-2 years	Damaged chain-link
	Fencing - New Standard Ornamental	Entire Site - Branch 2	176	LF	6	10+ years	
	Fencing - New Standard Ornamental	Entire Site - Main	777	LF	6	10+ years	
<u>Landscape</u>							
	Landscape - Grass	Entire Site - Branch 1	18,720	SF	6	10+ years	
	Lighting - Lighting	Entire Site - Branch 1	12	EA	7	10+ years	
	Parkway trees	Entire Site - Branch 1	26	EA	6	10+ years	
	Planting Beds/ Area	Entire Site - Branch 1	1,125	SF	6	10+ years	
	Trash Receptacles	Entire Site - Branch 1	2	EA	7	10+ years	
	Landscape - Grass	Entire Site - Branch 2	69,530	SF	6	10+ years	
	Landscape - Hardscape- Concrete	Entire Site - Branch 2	20,779	SF	6	10+ years	
	Parkway trees	Entire Site - Branch 2	46	EA	6	10+ years	
	Parkway trees	Entire Site - Branch 2	1	EA	4	1-2 years	Dead tree
	Planting Beds/ Area	Entire Site - Branch 2	390	SF	6	6-10 years	
	Trash Receptacles	Entire Site - Branch 2	1	EA	6	6-10 years	
	Landscape - Grass	Entire Site - Main	53,928	SF	6	10+ years	
	Landscape - Hardscape- Asphalt	Entire Site - Main	9,372	SF	6	10+ years	
	Parkway trees	Entire Site - Main	12	EA	6	10+ years	
	Planting Beds/ Area	Entire Site - Main	800	SF	6	10+ years	
<u>Parking Lot</u>							
	Concrete Curbs	Entire Site - Branch 1	420	LF	6	10+ years	
	Lighting - Pole Mounted	Entire Site - Branch 1	4	EA	6	10+ years	
	Surface - Asphalt	Entire Site - Branch 1	10,430	SF	5	2-5 years	
	Trash Enclosure - Chain Links	Entire Site - Branch 1	400	SF	6	10+ years	
	Concrete Curbs	Entire Site - Branch 2	1,017	LF	6	10+ years	
	Interior Plantings	Entire Site - Branch 2	11	LF	6	6-10 years	
	Surface - Asphalt	Entire Site - Branch 2	17,998	SF	6	6-10 years	
	Trash Enclosure - Chain Links	Entire Site - Branch 2	432	SF	6	10+ years	

**Category : Site**
**Building : Site**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Vehicular Screening	Entire Site - Branch 2	60	LF	7	10+ years	
	Concrete Curbs	Entire Site - Main	160	LF	6	10+ years	
	Concrete Curbs	Entire Site - Main	50	LF	5	6-10 years	
	Surface - Asphalt	Entire Site - Main	8,400	SF	6	10+ years	
	Surface - Asphalt	Entire Site - Main	928	SF	5	6-10 years	
<b>Playground</b>							
	Equipment - School Age 5-12	Entire Site - Branch 1	1	EA	6	6-10 years	
	Surface - Square Rubber Mats	Entire Site - Branch 1	2,148	SF	4	1-2 years	Damaged tiles
<b>Sidewalks</b>							
	Sidewalks - Internal Walks	Entire Site - Branch 1	521	LF	6	10+ years	
	Sidewalks - Perimeter Sidewalks	Entire Site - Branch 1	3,854	SF	6	10+ years	
	Sidewalks - Internal Walks	Entire Site - Branch 2	275	LF	6	10+ years	
	Sidewalks - Perimeter Sidewalks	Entire Site - Branch 2	13,146	SF	6	10+ years	
	Sidewalks - Internal Walks	Entire Site - Main	170	LF	6	10+ years	
	Sidewalks - Perimeter Sidewalks	Entire Site - Main	4,368	SF	6	10+ years	
<b>Signage</b>							
	Flag Pole - Flag Pole	Entire Site - Branch 1	1	EA	6	10+ years	
	Monument - Building Mounted Cut Letter Sign	Entire Site - Branch 1	1	EA	7	10+ years	
	Flag Pole - Flag Pole	Entire Site - Branch 2	1	EA	6	10+ years	
	Marquee - Free Standing Back Lighted	Entire Site - Branch 2	1	EA	6	6-10 years	
	Monument - Building Mounted Cut Letter Sign	Entire Site - Branch 2	1	EA	7	10+ years	
	Flag Pole - Flag Pole	Entire Site - Main	1	EA	6	10+ years	
	Marquee - Free Standing Back Lighted	Entire Site - Main	1	EA	6	6-10 years	
	Monument - Building Mounted Cut Letter Sign	Entire Site - Main	1	EA	7	10+ years	

<sup>1</sup> 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
<b>Building : Main</b>									
Regular Classroom	Kindergarten	1st Floor	101	5	825	216	20	N	N
Regular Classroom	Kindergarten	1st Floor	103	N/A	580	216	20	N	Y
Regular Classroom	Regular Classroom	1st Floor	100	5	733	216	20	N	N
Regular Classroom	Regular Classroom	1st Floor	102	6	739	216	20	N	N
Regular Classroom	Regular Classroom	1st Floor	104	7	733	216	20	N	N
Regular Classroom	Regular Classroom	1st Floor	105	4	733	216	20	N	N
Regular Classroom	Regular Classroom	1st Floor	107	107	733	216	20	N	N
Regular Classroom	Regular Classroom	1st Floor	109	22	733	216	20	N	N
Regular Classroom	Regular Classroom	1st Floor	110	23	733	216	20	N	N
Regular Classroom	Regular Classroom	1st Floor	111	111	733	216	20	N	Y

<b>Building : Branch 2_Rosenwald Carroll</b>									
Art Room	Regular Classroom	2nd Floor	206	216	1,168	135	67	N	Y
Computer Lab	Computer Lab	2nd Floor	204	200	985	100	60	N	Y
Regular Classroom	Music Room	2nd Floor	213	230	859	135	68	N	Y
Regular Classroom	Regular Classroom	1st Floor	107	118	859	135	68	N	N
Regular Classroom	Regular Classroom	1st Floor	108	119	859	135	68	N	N
Regular Classroom	Regular Classroom	1st Floor	109	120	859	135	68	N	N
Regular Classroom	Regular Classroom	1st Floor	110	121	859	135	68	N	Y
Regular Classroom	Regular Classroom	1st Floor	111	122	859	135	68	N	Y
Regular Classroom	Regular Classroom	2nd Floor	207	217	605	135	67	N	N
Regular Classroom	Regular Classroom	2nd Floor	209	226	859	135	68	N	Y
Regular Classroom	Regular Classroom	2nd Floor	210	227	859	135	68	N	Y
Regular Classroom	Regular Classroom	2nd Floor	211	228	859	135	68	N	Y
Regular Classroom	Regular Classroom	2nd Floor	212	229	859	135	68	N	N
Regular Classroom	Regular Classroom	2nd Floor	214	231	859	135	68	N	N
Science Classroom	Science Classroom	2nd Floor	201	204	1,121	166	83	N	N
Store Room	Regular Classroom	1st Floor	106	116	859	135	68	N	N
Store Room	Regular Classroom	1st Floor	112	123	859	135	68	N	N
Store Room	Regular Classroom	1st Floor	113	124	859	135	68	N	N
Store Room	Regular Classroom	2nd Floor	200	207	420	136	68	N	N
Store Room	Regular Classroom	2nd Floor	202	203	581	100	50	N	N
Store Room	Regular Classroom	2nd Floor	208	225	859	100	60	N	Y

<b>Building : Branch 1_Rosenwald</b>									
Regular Classroom	Regular Classroom	1st Floor	01	101	1,045	231	115	N	N
Regular Classroom	Regular Classroom	1st Floor	02	102	1,017	231	115	N	N
Regular Classroom	Regular Classroom	1st Floor	03	103	1,014	231	115	N	Y



**Classroom Summary**

<b>Current Usage</b>	<b>Intended Usage</b>	<b>Room Location</b>	<b>Room Number</b>	<b>Floor Plan Room Number</b>	<b>Area (SF)</b>	<b>Glazed Window Area</b>	<b>Operable Window Area</b>	<b>Window Stop</b>	<b>Smart-Board</b>
Regular Classroom	Regular Classroom	1st Floor	04	104	964	308	154	N	Y
Regular Classroom	Regular Classroom	1st Floor	05	105	1,030	231	115	N	Y
Regular Classroom	Regular Classroom	1st Floor	06	106	1,030	231	115	N	Y