

Facility Assessment Report

This report contains the detailed findings of the facility condition assessment completed on the date noted in the document footer. Assessors rate each facility item by visual observation only; they do not test the operation of equipment or perform destructive testing of walls, ceilings, or floors. Each facility item is ranked on a 7-point scale: a rank 7 means the item is new or in like-new condition and no work is required while rank 1 means the item has failed and has led to an immediate life safety condition¹. The remaining ranks generally mean that the item requires regular maintenance (rank 5 or 6) or full replacement (rank 2, 3 or 4). To enhance reporting and capital planning analysis, each assessed item must also be assigned a recommended replacement range (used to specify the time span, in years, before replacement is recommended). Definitions for Quantity and Unit of Measure (UOM) can be found at the end of this report.

For additional detail and definition on rank values as they relate to each assessed item or the recommended replacement range, please visit the "CPS Guide to Biennial Facility Assessments" found on the Facilities Standards webpage under CPS Policies and Guidelines at <http://www.cps.edu/facilityassessment>.

Campus Summary			
BuildingName	Year Constructed	Number of Floors	Building Area (Sq Ft)
Main	1927	1	10,900
Addition	1996	2	32,700
Campus Total			43,600

Category : Exterior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Entrance							
	Exterior Doors - Exterior FRP Door	10	2	EA	7	10+ years	
	Exterior Doors - Side lite	10	2	EA	7	10+ years	
	Exterior Doors - Transom Lite	10	1	EA	7	10+ years	
	Exterior Stairs - Concrete	10	80	LF	6	10+ years	
	Stair Handrail - Steel_Stair Handrail	10	40	LF	7	10+ years	
	Exterior Doors - Exterior FRP Door	11 west	1	EA	7	10+ years	
	Exterior Doors - Transom Lite	11 west	1	EA	7	10+ years	Added Asset
	Exterior Stairs - Concrete	11 west	60	LF	7	10+ years	
	Ramp Handrail - Steel_Ramp Handrail	11 west	140	LF	7	10+ years	
	Ramps - Concrete	11 west	70	LF	7	10+ years	
	Stair Handrail - Steel_Stair Handrail	11 west	30	LF	7	10+ years	
	Exterior Doors - Exterior Steel Door	9	2	EA	7	10+ years	
	Exterior Doors - Transom Lite	9	1	EA	7	10+ years	
	Exterior Stairs - Concrete	9	40	LF	7	10+ years	Newly constructed/Installed
	Stair Handrail - Steel_Stair Handrail	9	40	LF	6	6-10 years	Repaired.
Foundation							
	Foundation - Concrete	Entire Building	448	LF	7	10+ years	
	Superstructure - Concrete	Entire Building	9,351	SF	7	10+ years	
Lighting							
	Exterior Lighting - Wall Mounted	Entire Building	3	EA	7	6-10 years	

Category : Exterior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Roof System							
	Access Ladder - Metal	Entire Building	1	EA	7	10+ years	
	Chimney - Brick Chimney- Concrete/ Mortar Liner	Entire Building	240	LF	7	10+ years	
	Coping - Stone	Entire Building	144	LF	7	10+ years	
	Downspouts - Exterior Downspouts	Entire Building	72	LF	7	10+ years	
	Parapet - 16" - 30" Height	Entire Building	136	LF	7	10+ years	
	Parapet - 16" - 30" Height	Entire Building	8	LF	7	10+ years	
	Roof - Asphalt Shingle	Entire Building	9,331	SF	7	10+ years	
	Roof - Asphalt Shingle	Entire Building	20	SF	6	10+ years	
	Roof Hatch - Metal	Entire Building	1	EA	7	10+ years	Not safe to access, on slope.
	Roof Structure - Heavy Timber	Entire Building	9,351	SF	7	10+ years	
Walls							
	Canopy - Metal	Entire Building	176	SF	7	10+ years	
	Cheek-Wall - Concrete	Entire Building	84	SF	7	10+ years	Quantity Adjusted
	Exterior Walls - Brick	Entire Building	3,437	SF	7	10+ years	
	Exterior Walls - Brick	Entire Building	98	SF	7	10+ years	
	Exterior Walls - Stone-Cut	Entire Building	981	SF	7	10+ years	
	Exterior Walls - Wood Siding	Entire Building	64	SF	6	10+ years	Added Asset
Windows							
	Guard - Guards perforated	Entire Building	708	SF	6	10+ years	Item changed
	Lintels - Brick	Entire Building	12	LF	7	10+ years	Added Asset
	Lintels - Steel	Entire Building	226	LF	6	10+ years	
	Windows - Insulated Panel	Entire Building	57	SF	6	10+ years	
	Windows - Louver	Entire Building	60	SF	6	10+ years	
	Windows - Sash Aluminum	Entire Building	1,489	SF	6	10+ years	

Category : Electrical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Emergency System							
	Automatic Transfer Switch	Basement	1	EA	6	10+ years	Serve independent service
	Exit Signs - Corridors and Stairs	Entire Building	2	EA	5	2-5 years	Signs are dimly lit.
	Emergency Battery Packs - Corridors and Stairs	Entire Building	2	EA	6	6-10 years	
	Emergency Battery Packs - Students Toilets	Entire Building	2	EA	6	6-10 years	
	Security System - CCTV	Entire Building	10,900	SF	6	6-10 years	Previously not assessed
	Security System - Intrusion Detection	Entire Building	10,900	SF	6	6-10 years	Previously not assessed

Main Service

Category : Electrical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	PA System	Entire Building	10,900	SF	6	6-10 years	Serves main and addition building. Console located in addition building
	Independent Electrical Service for emergency power	Entire Building	1	EA	6	10+ years	Previously not assessed, 2 meters and an ATS in main building
	Main Electrical Service- Live Front - 1000 A 120/240/3PH	Mechanical Room	1	EA	4	1-2 years	Live fuse panel. Old. Locked old distribution panel, not accessed, served by switch gear from newer addition building.

Power Distribution

	Lighting and Power Panels - 100 A	Entire Building	1	EA	7	10+ years	Recently serviced, not live
	Lighting and Power Panels - 100 A	Entire Building	2	EA	7	10+ years	
	Lighting and Power Panels - 100 A	Entire Building	1	EA	4	0-1 year	Older, deteriorated, still functional. Occasionally trips. Damaged door.
	Lighting and Power Panels - Above 100 A	Entire Building	3	EA	7	10+ years	
	Lighting and Power Panels - Above 100 A	Entire Building	2	EA	7	10+ years	
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	4	0-1 year	Older, deteriorated, missing circuit breakers.
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	4	0-1 year	Old, occasionally trips.
	Main Distribution Panels - 400 - 600 amp	Entire Building	1	EA	4	0-1 year	Older, deteriorated. Fused, 1960 installation, fed from addition building.
	Main Distribution Panels - Less than 400 amp	Entire Building	1	EA	4	0-1 year	Empty circuit breaker slot covered up, 1960 installation, old, not reliable, fed from addition building.
	Transformers - 120/240 - 120/208	Entire Building	1	EA	7	10+ years	Small transformer next to switch gear

Category : Fire Protection
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Fire Alarm						
	Fire Alarm Strobe Lights	Entire Building	10,900	SF	6	6-10 years	
	Fire Alarm_System	Entire Building	10,900	SF	6	6-10 years	Connected to addition building

Sprinkler System

	Sprinkler Heads	Entire Building	10,900	SF	7	10+ years	
	Sprinkler Piping	Entire Building	10,900	SF	6	10+ years	
	Wet Sprinkler System	Entire Building	10,900	SF	6	10+ years	Connected to addition building, pump located in addition building

Category : Mechanical
Building : Main

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

Category : Mechanical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Boiler Auxiliary- Non Condensing Hot Water - 1001 - 2000 MBH	Boiler Room	2	EA	5	6-10 years	
	Combustion Dampers	Boiler Room	2	EA	6	6-10 years	Found 2, for 2 boilers
	Glycol Feed System	Boiler Room	1	EA	6	6-10 years	Manually fed
	Non Condensing- Water Tube- Flexible Tube- Force Draft- Hot Water Boiler - 1001 - 2000 MBH	Boiler Room	2	EA	5	6-10 years	Serves main building
	Water Fill System	Boiler Room	1	EA	6	6-10 years	
Heating Devices							
	Cabinet Heaters - With Hot Water Coil	1st Floor	5	EA	5	6-10 years	
	Wall Heater - Electric	1st Floor	4	EA	6	6-10 years	
	Wall Heater - Electric	1st Floor	1	EA	4	0-1 year	Does not work.
	Unit Heater - Hot Water	Basement	1	EA	5	6-10 years	Recently serviced, functional
Mechanical Plumbing							
	Hot Water Pump - Less than 10	Boiler Room	2	EA	6	6-10 years	
	Hot Water Pump - Less than 10	Boiler Room	2	EA	5	6-10 years	Floor mounted, serve boilers
	Hydronic Supply and Return - Steel	Entire Building	200	LF	5	10+ years	There are a few pipe clamps
Temperature Control							
	Electric Thermostat	Entire Building	1	EA	5	6-10 years	Serves workroom hot water unit heater in basement
	Pneumatic System	Entire Building	10,900	SF	4	1-2 years	Leaks, does not work, manually operated.
	Thermostats - Pneumatic	Entire Building	7	EA	4	1-2 years	Many thermostats leak. Not calibrated. Temperatures are manually controlled. Serve univents.
Unit Ventilation							
	Unit Ventilators- Floor Mounted- Hot Water Heating Coils Only	1st Floor	7	EA	5	6-10 years	Need occasional repairs, remote thermostats. Functional
Ventilation							
	Exhaust Fans- Indoor - 500 - 1500 CFM	1st Floor	1	EA	6	6-10 years	Behind grill
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	1st Floor	2	EA	6	10+ years	Previously not assessed, located on sloped roof

Category : Plumbing
Building : Main

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

Category : Plumbing
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Gas Heater - Less than 150000 BTU/HR	Boiler Room	1	EA	6	6-10 years	Serves main building, 2017 installation
Piping							
	Domestic Piping-Hot Water Return Risers	Entire Building	10,900	SF	4	1-2 years	Minor leaks are occasionally repaired
	Domestic Piping-Hot Water Return Risers	Entire Building	10,900	SF	4	1-2 years	There are pipe clamps
	Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	10,900	SF	4	1-2 years	1927 installation
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	10,900	SF	4	1-2 years	1927 installation
	Domestic Piping-Hot/Cold Water Supply (Risers)	Entire Building	10,900	SF	4	1-2 years	Pipes are partially corroded (Calcified) at inside
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building	10,900	SF	4	1-2 years	Minor leaks occasionally repaired
	Sanitary Piping	Entire Building	10,900	SF	6	6-10 years	
	Storm Piping	Entire Building	10,900	SF	6	6-10 years	
	Vent Piping	Entire Building	10,900	SF	6	6-10 years	
Pumps							
	Pumps - Domestic Booster Pump-Simplex	Boiler Room	1	EA	7	10+ years	Recently replaced
	Pumps - Sump-Simplex	Boiler Room	2	EA	6	6-10 years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Administrative Suites/Offices							
	Ceiling - Exposed	Basement	476	SF	6	10+ years	
	Floor - Concrete Epoxy/ Painted	Basement	476	SF	5	10+ years	
	Lighting - Pendent/Surface	Basement	4	EA	7	6-10 years	
	Walls - Concrete Block	Basement	851	SF	6	10+ years	
	AC Unit	Rm 202A - Counselor's Office	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	Rm 202A - Counselor's Office	336	SF	7	10+ years	
	Doors - Transom Window	Rm 202A - Counselor's Office	9	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Rm 202A - Counselor's Office	1	EA	6	10+ years	
	Floor - Tile	Rm 202A - Counselor's Office	336	SF	7	6-10 years	
	Lighting - Pendent/Surface	Rm 202A - Counselor's Office	4	EA	7	6-10 years	
	Power Distribution	Rm 202A - Counselor's Office	20	EA	7	10+ years	
	Storage/ Closet	Rm 202A - Counselor's Office	9	SF	7	10+ years	
	Walls - Plaster/Drywall	Rm 202A - Counselor's Office	875	SF	7	10+ years	
Mechanical/ Service Rooms							
	Janitor's Closet	2nd Floor	24	SF	5	10+ years	
	Boiler Room	Basement	820	SF	7	10+ years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Storage Room	Basement	649	SF	7	10+ years	
	Storage Room	Basement	165	SF	5	10+ years	Paint required to ceiling.
Restroom							
	Accessories	2nd Floor Boys	242	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor Boys	242	SF	6	10+ years	
	Doors - Transom Window	2nd Floor Boys	18	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor Boys	2	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	2nd Floor Boys	242	SF	6	6-10 years	
	Floor Drain	2nd Floor Boys	1	EA	7	10+ years	
	Lavatory	2nd Floor Boys	2	EA	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor Boys	5	EA	7	10+ years	
	Partitions	2nd Floor Boys	2	EA	7	10+ years	
	Urinals	2nd Floor Boys	6	EA	6	10+ years	
	Walls - Plaster/Drywall	2nd Floor Boys	390	SF	6	10+ years	
	Walls - Tile Ceramic/ Porcelain	2nd Floor Boys	390	SF	6	10+ years	
	Water Closet	2nd Floor Boys	2	EA	6	10+ years	
	Accessories	2nd Floor Girls	337	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor Girls	337	SF	6	10+ years	
	Doors - Transom Window	2nd Floor Girls	18	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor Girls	2	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	2nd Floor Girls	337	SF	6	6-10 years	
	Floor Drain	2nd Floor Girls	1	EA	7	10+ years	
	Lavatory	2nd Floor Girls	2	EA	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor Girls	5	EA	7	6-10 years	
	Partitions	2nd Floor Girls	7	EA	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor Girls	465	SF	6	10+ years	
	Walls - Tile Ceramic/ Porcelain	2nd Floor Girls	465	SF	6	10+ years	
	Water Closet	2nd Floor Girls	7	EA	6	10+ years	
	Accessories	Basement	35	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Basement	35	SF	4	0-1 year	Water damaged
	Doors - Wood Doors inclu hw	Basement	1	EA	6	10+ years	
	Floor - Tile	Basement	35	SF	4	0-1 year	Damaged floor
	Lavatory	Basement	1	EA	6	10+ years	
	Lighting - Pendent/Surface	Basement	1	EA	7	6-10 years	
	Walls - Plaster/Drywall	Basement	215	SF	5	2-5 years	
	Water Closet	Basement	1	EA	6	10+ years	
	Accessories	Rm 202B - Counselor Restroom	40	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Rm 202B - Counselor Restroom	40	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Rm 202B - Counselor Restroom	1	EA	6	10+ years	
	Floor - Tile	Rm 202B - Counselor Restroom	40	SF	6	6-10 years	
	Lavatory	Rm 202B - Counselor Restroom	1	EA	6	10+ years	
	Lighting - Pendent/Surface	Rm 202B - Counselor Restroom	1	EA	7	6-10 years	
	Walls - Plaster/Drywall	Rm 202B - Counselor Restroom	320	SF	6	10+ years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Water Closet	Rm 202B - Counselor Restroom	1	EA	7	10+ years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
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Classroom #201 (Regular Classroom)

	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	31	LF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	810	SF	7	10+ years	
	Chalk Board	2nd Floor	20	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	18	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	6	10+ years	
	Floor - Wood	2nd Floor	810	SF	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	6	6-10 years	
	Marker Board	2nd Floor	20	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	9	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,314	SF	6	10+ years	

Classroom #202 (Regular Classroom)

	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	30	LF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	810	SF	6	10+ years	
	Chalk Board	2nd Floor	10	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	18	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	6	10+ years	
	Floor - Wood	2nd Floor	810	SF	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	6	6-10 years	
	Marker Board	2nd Floor	20	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	9	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,314	SF	6	10+ years	

Classroom #203 (Regular Classroom)

	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	25	LF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	726	SF	7	10+ years	
	Chalk Board	2nd Floor	20	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	6	10+ years	
	Floor - Wood	2nd Floor	726	SF	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	12	EA	6	6-10 years	
	Marker Board	2nd Floor	20	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	9	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,241	SF	6	10+ years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Classroom #204 (Regular Classroom)							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	25	LF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	993	SF	6	10+ years	
	Doors - Steel Doors incl hw	2nd Floor	1	EA	6	10+ years	
	Doors - Transom Window	2nd Floor	9	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	4	EA	6	10+ years	
	Floor - Tile	2nd Floor	983	SF	6	6-10 years	
	Floor - Tile	2nd Floor	10	SF	4	0-1 year	Damaged tile
	Lighting - Pendent/Surface	2nd Floor	17	EA	7	10+ years	
	Marker Board	2nd Floor	10	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	105	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,503	SF	6	10+ years	
	Work Sink	2nd Floor	2	EA	7	10+ years	
Classroom #205 (Regular Classroom)							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	30	LF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	810	SF	6	10+ years	
	Chalk Board	2nd Floor	30	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	18	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	6	10+ years	
	Floor - Wood	2nd Floor	810	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	6	10+ years	
	Marker Board	2nd Floor	20	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	9	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,314	SF	6	10+ years	
Classroom #206 (Regular Classroom)							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	25	LF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	801	SF	6	10+ years	
	Chalk Board	2nd Floor	26	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	18	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	6	10+ years	
	Floor - Tile	2nd Floor	801	SF	6	6-10 years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	6	6-10 years	
	Marker Board	2nd Floor	10	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	9	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,314	SF	6	10+ years	

Category : Interior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend	Comments
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Replacement

Corridor

Ceiling - Plaster/Drywall	2nd Floor	1,550	SF	6	10+ years
Doors - Steel Doors incl hw	2nd Floor	2	EA	7	10+ years
Doors - Transom Window	2nd Floor	100	SF	6	10+ years
Doors - Wood Doors include hw	2nd Floor	4	EA	6	10+ years
Drinking Fountains - Single Fountain	2nd Floor	2	EA	7	10+ years
Floor - Tile/Sheet	2nd Floor	1,550	SF	7	6-10 years
Lighting - Lay-in	2nd Floor	2	EA	7	6-10 years
Lighting - Pendent/Surface	2nd Floor	14	EA	7	6-10 years
Walls - Plaster/Drywall	2nd Floor	3,057	SF	6	10+ years

Stairs

Ceiling - Plaster/Drywall	Basement stairs	40	SF	6	10+ years
Handrails	Basement stairs	40	LF	5	10+ years
Lighting - Wall Mounted	Basement stairs	1	EA	6	6-10 years
Stairs - Concrete	Basement stairs	51	LF	6	10+ years
Walls - Concrete Block	Basement stairs	405	SF	6	10+ years

Category : Exterior
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Entrance</u>							
	Entrance Control - Audio and Video		1	EA	7	10+ years	
	Exterior Doors - Side lite		1	EA	6	10+ years	
	Exterior Doors - Store Front		1	EA	6	10+ years	
	Exterior Doors - Transom Lite		1	EA	6	10+ years	
	Power Door Operator and Controls		1	EA	7	10+ years	
	Exterior Doors - Exterior Steel Door		2	EA	6	10+ years	
	Exterior Doors - Exterior Steel Door		3	EA	6	10+ years	
	Entrance Control - Audio and Video		4	EA	7	10+ years	
	Exterior Doors - Side lite		4	EA	6	10+ years	
	Exterior Doors - Store Front		4	EA	6	10+ years	
	Exterior Doors - Transom Lite		4	EA	6	10+ years	Quantity Adjusted
	Exterior Doors - Side lite		5	EA	6	10+ years	
	Exterior Doors - Store Front		5	EA	6	10+ years	
	Exterior Doors - Transom Lite		5	EA	6	10+ years	
	Exterior Doors - Side lite		6	EA	6	10+ years	
	Exterior Doors - Store Front		6	EA	6	10+ years	
	Exterior Doors - Transom Lite		6	EA	6	10+ years	
	Entrance Control - Audio and Video		7	EA	7	6-10 years	
	Exterior Doors - Store Front		7	EA	6	10+ years	
	Exterior Doors - Transom Lite		7	EA	6	10+ years	
	Exterior Doors - Store Front		8	EA	7	10+ years	
	Exterior Doors - Transom Lite		8	EA	7	10+ years	
	Exterior Stairs - Steel or Aluminum		8	LF	6	10+ years	
	Stair Handrail - Steel_Stair Handrail		8	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	Mechanical Room	1	EA	6	10+ years	
	Ramp Handrail - Steel_Ramp Handrail	Mechanical Room	30	LF	5	0-1 year	Railing at retaining wall side in broken concrete edge/corner
	Ramps - Concrete	Mechanical Room	20	LF	6	2-5 years	
<u>Foundation</u>							
	Foundation - Concrete	Entire Building	671	LF	5	10+ years	Broken/Chipped concrete observed. Per Building Engineer there is no seepage.
	Superstructure - Metal Deck/ Concrete Topping	Entire Building	16,869	SF	7	10+ years	
<u>Lighting</u>							
	Exterior Lighting - Parapet or Roof Mounted	Entire Building	3	EA	6	10+ years	
	Exterior Lighting - Wall Mounted	Entire Building	8	EA	7	6-10 years	
<u>Roof System</u>							

Category : Exterior
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Access Ladder - Metal	Entire Building	1	EA	7	10+ years	
	Chimney - Metal Flue	Entire Building	20	LF	6	10+ years	
	Coping - Stone	Entire Building	466	LF	7	10+ years	
	Downspouts - Exterior Downspouts	Entire Building	75	LF	7	10+ years	
	Downspouts - Interior Downspouts	Entire Building	290	LF	7	10+ years	
	Parapet - 16" - 30" Height	Entire Building	466	LF	7	10+ years	
	Parapet - Parapet > 30"	Entire Building	10	LF	7	10+ years	Added Asset
	Roof - Asphalt Shingle	Entire Building	3,500	SF	7	10+ years	Asset added
	Roof - Modified Bitumen	Entire Building	13,369	SF	6	10+ years	Quantity Adjusted to account for asphalt shingles
	Roof Hatch - Metal	Entire Building	1	EA	7	10+ years	
	Roof Structure - Steel / Metal Deck/ Concrete Topping	Entire Building	16,869	SF	7	10+ years	

Walls

	Exterior Walls - Brick	Entire Building	12,902	SF	7	10+ years	
	Exterior Walls - Terra Cotta	Entire Building	32	SF	7	10+ years	

Windows

	Guard - Guards perforated	Entire Building	1,569	SF	6	10+ years	
	Lintels - Steel	Entire Building	290	LF	6	10+ years	
	Storefront Windows	Entire Building	277	SF	6	10+ years	
	Windows - Decorative	Entire Building	44	SF	6	10+ years	
	Windows - Insulated Panel	Entire Building	288	SF	6	10+ years	
	Windows - Louver	Entire Building	112	SF	6	10+ years	
	Windows - Sash Aluminum Double-pane	Entire Building	3,052	SF	6	10+ years	

Category : Electrical
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Emergency System							
	Automatic Transfer Switch	Electrical Room	1	EA	6	6-10 years	Serves independent service
	Emergency Battery Packs - Corridors and Stairs	Entire Building	8	EA	6	6-10 years	
	Emergency Battery Packs - Gym	Entire Building	2	EA	6	6-10 years	
	Emergency Battery Packs - Lunchrooms	Entire Building	2	EA	6	6-10 years	Functional
	Emergency Battery Packs - Students Toilets	Entire Building	4	EA	6	6-10 years	
	Exit Signs - Corridors and Stairs	Entire Building	10	EA	6	6-10 years	
	Exit Signs - Gym	Entire Building	2	EA	6	6-10 years	
	Exit Signs - Lunchroom	Entire Building	2	EA	6	6-10 years	
	Security System - CCTV	Entire Building	32,700	SF	6	6-10 years	
	Security System - Intrusion Detection	Entire Building	32,700	SF	6	6-10 years	

Category : Electrical
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Main Service</u>							
	Independent Electrical Service for emergency power	Electrical Room	1	EA	6	10+ years	ATS and meter
	Main Electrical Service - 2001 to 3000 A 120/208/3PH	Electrical Room	1	EA	6	10+ years	Serves addition building and main building
	PA System	Main Office	32,700	SF	6	6-10 years	Connected to main building
<u>Power Distribution</u>							
	Lighting and Power Panels - 100 A	Entire Building	6	EA	7	10+ years	
	Lighting and Power Panels - Above 100 A	Entire Building	6	EA	7	10+ years	
	Main Distribution Panels - 400 - 600 amp	Entire Building	3	EA	7	10+ years	Found 3
	Transformers - 120/240 - 120/208	Entire Building	2	EA	6	10+ years	

Category : Fire Protection
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Fire Alarm</u>							
	Fire Alarm Panel	Mechanical Room	1	EA	6	6-10 years	Serves main and addition building, original to building
	Fire Alarm Strobe Lights	Mechanical Room	32,700	SF	6	10+ years	
	Fire Alarm_System	Mechanical Room	32,700	SF	6	6-10 years	Connected to main building
	Fire Pump Controller	Mechanical Room	1	EA	6	6-10 years	1997 installation
<u>Pump Room Assembly</u>							
	Fire Pump - 51-75hp	Mechanical Room	1	EA	5	6-10 years	1997 installation, packing is loose, minor leak
	Jockey Pump	Mechanical Room	1	EA	6	6-10 years	
<u>Sprinkler System</u>							
	Sprinkler Heads	Entire School	32,700	SF	7	10+ years	
	Sprinkler Piping	Entire School	32,700	SF	6	10+ years	Connect to main building
	Wet Sprinkler System	Entire School	32,700	SF	6	10+ years	1997 installation, connected to main building

Category : Mechanical
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Air Conditioning</u>							
	Chemical Pot Feeder	Roof	1	EA	5	2-5 years	Corroded at supports.
	Chiller-Air Cooled-Scroll Type-Roof Mounted - 50 - 100 tons	Roof	1	EA	5	6-10 years	CH - 1, Serves addition, recently serviced, functional
	Pipes - Chilled Water Pipe- Steel	Roof	500	LF	6	10+ years	

Category : Mechanical
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Pressure Fill System	Roof	1	EA	6	6-10 years	Recently serviced
<u>Air Handling Systems</u>							
	Air Handling Unit-Package Single Zone-Indoor- Hot Water and Chilled Water Coils - 12001-20000 cfm	Boiler Room	1	EA	5	6-10 years	AHU 3, serves second floor, 1997 installation
	Air Handling Unit-Package Single Zone-Indoor- Hot Water and Chilled Water Coils - 12001-20000 cfm	Boiler Room	1	EA	5	6-10 years	AHU 1, serves first floor, 1997 installation. Recently serviced, functional
	Air Handling Unit-Package Single Zone-Indoor- Hot Water and Chilled Water Coils - 4000-8000 cfm	Boiler Room	1	EA	5	6-10 years	AHU 2, serves gym
	Air Intake	Boiler Room	3	EA	5	6-10 years	1997 installation
	Fan Power Box - Fan Power Box with Hot Water Coil	Entire Building	22	EA	5	6-10 years	Located above ceilings. Manually operated. Difficult to locate
	Indoor Return Fans- Centrifugal Inline - 10001 - 20000 CFM	Mechanical Room	2	EA	5	6-10 years	Serves AHU 1, AHU 3, functional, 1996 installation
	Indoor Return Fans- Centrifugal Inline - Less than 5000 CFM	Mechanical Room	1	EA	5	6-10 years	Serves AHU 2, functional, 1997 installation
<u>Boiler Systems</u>							
	Boiler Auxiliary- Non Condensing Hot Water - 1001 - 2000 MBH	Boiler Room	2	EA	5	6-10 years	
	Chemical Pot Feeder	Boiler Room	1	EA	5	6-10 years	Not painted
	Combustion Dampers	Boiler Room	2	EA	5	6-10 years	Functional
	Non Condensing- Water Tube- Flexible Tube- Force Draft- Hot Water Boiler - 1001 - 2000 MBH	Boiler Room	2	EA	5	6-10 years	B1, B2, serves addition
	Water Fill System	Boiler Room	1	EA	5	6-10 years	
<u>Heating Devices</u>							
	Fin Tube - Hot Water	1st and 2nd Floor Student Toilets	24	LF	5	6-10 years	In restrooms, 1997 installation
	Unit Heater - Hot Water	Entire Building	3	EA	5	6-10 years	1997 installation, functional
	Cabinet Heaters - With Hot Water Coil	Entire Building	3	EA	5	6-10 years	1997 installation, functional
<u>Mechanical Plumbing</u>							
	Chilled Water Pump - 10 - 20 HP	Boiler Room	2	EA	5	6-10 years	Functional, floor mounted, recently serviced
	Hot Water Pump - Less than 10	Boiler Room	3	EA	5	6-10 years	
	Hot Water Pump - Less than 10	Boiler Room	3	EA	5	6-10 years	Floor mounted, serve boilers
	Hot Water Pump - Less than 10	Boiler Room	2	EA	4	1-2 years	Ceiling mounted, 1997 installation, deteriorated
	Hydronic Supply and Return - Copper	Entire Building	500	LF	6	10+ years	1997 installation

Category : Mechanical
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Hydronic Supply and Return - Steel	Entire Building	250	LF	6	10+ years	

Temperature Control

	DDC System	Entire Building	32,700	SF	2	1-2 years	BAS does not work, manually controlled.
	Electric Thermostat	Entire Building	4	EA	6	10+ years	Serve 3 unit heaters and fan coil in MDF room
	Thermostats - DDC	Entire Building	20	EA	6	6-10 years	Functional, serve fan power boxes
	Thermostats - DDC	Entire Building	2	EA	4	1-2 years	Does not work, not calibrated

Ventilation

	Exhaust Fans- Indoor - Less than 500 CFM	Boiler Room	1	EA	6	6-10 years	In engineer's office, above ceiling
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	Roof	1	EA	6	10+ years	
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Roof	2	EA	6	10+ years	
	Exhaust Fans- Roof Mounted - Less than 500 CFM	Roof	1	EA	6	10+ years	
	Exhaust Fans- Roof Mounted - Less than 500 CFM	Roof	1	EA	5	2-5 years	Not ballanced, noisy

Category : Plumbing
Building : Addition

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

	Gas Heater - Less than 150000 BTU/HR	Boiler Room	1	EA	5	2-5 years	Functional, minor corrosion, serves kitchen, 2012 installation
	Gas Heater - Less than 150000 BTU/HR	Boiler Room	1	EA	6	6-10 years	Functional, 2020 installation, serves addition

Piping

	Domestic Piping-Hot Water Return Lines	Entire Building	16,869	SF	6	10+ years	
	Domestic Piping-Hot Water Return Risers	Entire Building	16,869	SF	6	10+ years	
	Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	16,869	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	16,869	SF	6	10+ years	1997 installation
	Domestic Piping-Hot/Cold Water Supply (Risers)	Entire Building	16,869	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building	16,869	SF	6	10+ years	1997 installation
	Sanitary Piping	Entire Building	16,869	SF	6	10+ years	
	Storm Piping	Entire Building	16,869	SF	6	10+ years	

Category : Plumbing
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Vent Piping	Entire Building	16,869	SF	6	10+ years	

Pumps

	Pumps - Sump-Simplex	Elevator Sump Pit	1	EA	5	6-10 years	Under elevator
	Pumps - Domestic Booster Pump-Simplex	Mechanical Room	1	EA	7	6-10 years	Serves addition, new pump being installed, 1 pump, simplex

Category : Room
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Administrative Suites/Offices							
	Ceiling - Lay-in	1st Floor Assistant Principal	134	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor Assistant Principal	1	EA	6	10+ years	
	Floor - Tile	1st Floor Assistant Principal	134	SF	7	10+ years	
	Lighting - Lay-in	1st Floor Assistant Principal	2	EA	7	6-10 years	
	Walls - Concrete Block	1st Floor Assistant Principal	41	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor Assistant Principal	332	SF	6	10+ years	
	Ceiling - Lay-in	1st Floor Conference Room	132	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor Conference Room	1	EA	6	10+ years	
	Floor - Tile	1st Floor Conference Room	132	SF	7	10+ years	
	Lighting - Lay-in	1st Floor Conference Room	4	EA	7	6-10 years	
	Walls - Concrete Block	1st Floor Conference Room	41	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor Conference Room	332	SF	6	10+ years	
	Work Slnk	1st Floor Conference Room	1	EA	7	10+ years	
	Ceiling - Lay-in	1st Floor Main Office	669	SF	6	10+ years	
	Doors - Store Front	1st Floor Main Office	1	EA	6	10+ years	
	Floor - Tile	1st Floor Main Office	679	SF	7	10+ years	
	Lighting - Lay-in	1st Floor Main Office	14	EA	7	6-10 years	
	Storage/ Closet	1st Floor Main Office	20	SF	7	10+ years	
	Walls - Concrete Block	1st Floor Main Office	621	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor Main Office	207	SF	7	10+ years	
	Ceiling - Lay-in	1st Floor Principal's Office	134	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor Principal's Office	1	EA	6	10+ years	
	Floor - Tile	1st Floor Principal's Office	134	SF	7	10+ years	
	Lighting - Lay-in	1st Floor Principal's Office	2	EA	7	6-10 years	
	Walls - Concrete Block	1st Floor Principal's Office	41	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor Principal's Office	332	SF	6	10+ years	
	Ceiling - Lay-in	1st Flr - Lunchroom Office	129	SF	5	10+ years	
	Doors - Steel Doors incl hw	1st Flr - Lunchroom Office	1	EA	6	10+ years	
	Doors - Transom Window	1st Flr - Lunchroom Office	12	SF	6	10+ years	
	Floor - Tile	1st Flr - Lunchroom Office	129	SF	5	10+ years	
	Lighting - Lay-in	1st Flr - Lunchroom Office	2	EA	7	6-10 years	
	Walls - Concrete Block	1st Flr - Lunchroom Office	330	SF	6	10+ years	
	Ceiling - Lay-in	3rd floor Engineer Room	70	SF	7	10+ years	

Category : Room
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Ceiling - Lay-in	3rd floor Engineer Room	5	SF	4	0-1 year	Water damage
	Doors - Steel Doors incl hw	3rd floor Engineer Room	1	EA	7	10+ years	
	Floor - Tile	3rd floor Engineer Room	75	SF	6	6-10 years	
	Lighting - Lay-in	3rd floor Engineer Room	1	EA	6	6-10 years	
	Power Distribution	3rd floor Engineer Room	10	EA	7	10+ years	
	Walls - Concrete Block	3rd floor Engineer Room	150	SF	7	10+ years	
	Ceiling - Lay-in	Gym Office	110	SF	4	0-1 year	Chipped and lifted tile throughout.
	Doors - Steel Doors incl hw	Gym Office	1	EA	6	10+ years	
	Floor - Tile	Gym Office	110	SF	6	10+ years	
	Lighting - Lay-in	Gym Office	1	EA	7	6-10 years	
	Walls - Concrete Block	Gym Office	370	SF	7	10+ years	
	Ceiling - Lay-in	Nurse office in main office	134	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Nurse office in main office	1	EA	7	10+ years	
	Floor - Tile	Nurse office in main office	134	SF	7	10+ years	
	Lighting - Lay-in	Nurse office in main office	2	EA	7	6-10 years	
	Power Distribution	Nurse office in main office	4	EA	7	10+ years	
	Walls - Concrete Block	Nurse office in main office	32	SF	7	10+ years	
	Walls - Plaster/Drywall	Nurse office in main office	300	SF	7	10+ years	
Gymnasia							
	Ceiling - Lay-in	1st Floor	1,776	SF	6	10+ years	
	Ceiling - Lay-in	1st Floor	12	SF	4	0-1 year	Missing tiles
	Doors - Steel Doors incl hw	1st Floor	2	EA	6	10+ years	
	Floor - Tile	1st Floor	1,788	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	5	EA	7	6-10 years	
	Walls - Concrete Block	1st Floor	4,778	SF	6	10+ years	
Kitchen							
	Ceiling - Plaster/Drywall	1st Floor	763	SF	7	10+ years	
	Doors - Steel Doors incl hw	1st Floor	2	EA	6	10+ years	
	Floor - Concrete Epoxy/ Painted	1st Floor	763	SF	5	10+ years	
	Lighting - Lay-in	1st Floor	8	EA	7	6-10 years	
	Storage/ Closet	1st Floor	40	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	798	SF	7	10+ years	
Library							
	Casework	3rd Floor	102	LF	6	10+ years	
	Ceiling - Exposed	3rd Floor	1,521	SF	6	10+ years	
	Doors - Transom Window	3rd Floor	22	SF	6	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	2	EA	6	10+ years	
	Floor - Tile	3rd Floor	1,521	SF	6	6-10 years	
	Lighting - Metal Halide/ High Pressure Sodium	3rd Floor	7	EA	7	6-10 years	

Category : Room
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Lighting - Wall Mounted	3rd Floor	4	EA	6	6-10 years	
	Storage/ Closet	3rd Floor	144	SF	7	10+ years	
	Walls - Concrete Block	3rd Floor	1,717	SF	6	10+ years	
Lunch & Multipurpose Room							
	Ceiling - Lay-in	1st Floor	1,279	SF	7	10+ years	
	Doors - Side-lite	1st Floor	22	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	6	10+ years	
	Floor - Tile	1st Floor	1,279	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	7	6-10 years	
	Walls - Concrete Block	1st Floor	1,626	SF	7	10+ years	
	Ceiling - Lay-in	3rd Floor - Faculty Center	347	SF	7	10+ years	
	Doors - Steel Doors incl hw	3rd Floor - Faculty Center	1	EA	6	10+ years	
	Floor - Tile	3rd Floor - Faculty Center	347	SF	7	6-10 years	
	Lighting - Lay-in	3rd Floor - Faculty Center	6	EA	6	6-10 years	
	Walls - Concrete Block	3rd Floor - Faculty Center	627	SF	7	10+ years	
MDF_IDF							
	Doors - Steel Doors incl hw	3rd Floor	1	EA	7	10+ years	
	Finishes	3rd Floor	126	SF	5	10+ years	Missing ceiling tile.
	Other Cooling Unit	3rd Floor	1	EA	4	0-1 year	FCU not currently cooling room.
Mechanical/ Service Rooms							
	Janitor's Closet	1st Floor	20	SF	7	10+ years	
	Mechanical/ Service Rooms	1st Floor	112	SF	7	10+ years	
	Mechanical/ Service Rooms	1st Floor	201	SF	7	10+ years	
	Mechanical/ Service Rooms	1st Floor	50	SF	7	10+ years	
	Mechanical/ Service Rooms	3rd Floor	1,650	SF	7	10+ years	
Restroom							
	Accessories	1st Floor	212	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	212	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	212	SF	7	10+ years	
	Floor Drain	1st Floor	1	EA	7	10+ years	
	Lavatory	1st Floor	2	EA	7	10+ years	
	Lighting - Lay-in	1st Floor	8	EA	7	6-10 years	
	Partitions	1st Floor	5	EA	7	10+ years	
	Walls - Concrete Block	1st Floor	375	SF	7	10+ years	
	Walls - Tile Ceramic/ Porcelain	1st Floor	125	SF	7	10+ years	
	Water Closet	1st Floor	5	EA	7	10+ years	
	Accessories	1st Floor	212	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	212	SF	7	10+ years	

Category : Room
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Doors - Steel Doors incl hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	212	SF	6	10+ years	
	Floor Drain	1st Floor	1	EA	7	10+ years	
	Lavatory	1st Floor	2	EA	7	10+ years	
	Lighting - Lay-in	1st Floor	8	EA	7	6-10 years	
	Partitions	1st Floor	2	EA	7	10+ years	
	Urinals	1st Floor	3	EA	7	10+ years	
	Walls - Concrete Block	1st Floor	421	SF	7	10+ years	
	Walls - Tile Ceramic/ Porcelain	1st Floor	140	SF	7	10+ years	
	Water Closet	1st Floor	2	EA	6	10+ years	
	Accessories	1st Floor Main Office	45	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor Main Office	45	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor Main Office	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor Main Office	45	SF	7	10+ years	
	Lavatory	1st Floor Main Office	1	EA	7	10+ years	
	Lighting - Lay-in	1st Floor Main Office	1	EA	7	6-10 years	
	Walls - Concrete Block	1st Floor Main Office	63	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor Main Office	63	SF	7	10+ years	
	Walls - Tile Ceramic/ Porcelain	1st Floor Main Office	63	SF	7	10+ years	
	Water Closet	1st Floor Main Office	1	EA	7	10+ years	
	Accessories	1st Floor Unisex	51	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor Unisex	51	SF	7	10+ years	
	Doors - Steel Doors incl hw	1st Floor Unisex	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor Unisex	51	SF	7	10+ years	
	Lavatory	1st Floor Unisex	1	EA	7	10+ years	
	Lighting - Lay-in	1st Floor Unisex	1	EA	7	6-10 years	
	Walls - Concrete Block	1st Floor Unisex	153	SF	7	10+ years	
	Walls - Tile Ceramic/ Porcelain	1st Floor Unisex	51	SF	7	10+ years	
	Water Closet	1st Floor Unisex	1	EA	6	10+ years	
	Accessories	3rd Floor	211	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	3rd Floor	211	SF	7	10+ years	
	Doors - Steel Doors incl hw	3rd Floor	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	3rd Floor	211	SF	7	6-10 years	
	Floor Drain	3rd Floor	1	EA	7	10+ years	
	Lavatory	3rd Floor	2	EA	7	10+ years	
	Lighting - Lay-in	3rd Floor	8	EA	7	6-10 years	
	Partitions	3rd Floor	2	EA	7	10+ years	
	Urinals	3rd Floor	3	EA	7	10+ years	
	Walls - Concrete Block	3rd Floor	355	SF	7	10+ years	
	Walls - Tile Ceramic/ Porcelain	3rd Floor	118	SF	7	10+ years	
	Water Closet	3rd Floor	2	EA	7	10+ years	
	Accessories	3rd Floor	211	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	3rd Floor	211	SF	7	10+ years	
	Doors - Steel Doors incl hw	3rd Floor	1	EA	7	10+ years	

Category : Room
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Floor - Tile Ceramic/ Porcelain	3rd Floor	211	SF	7	6-10 years	
	Floor Drain	3rd Floor	1	EA	7	10+ years	
	Lavatory	3rd Floor	2	EA	7	10+ years	
	Lighting - Lay-in	3rd Floor	8	EA	7	10+ years	
	Partitions	3rd Floor	5	EA	7	10+ years	
	Walls - Concrete Block	3rd Floor	354	SF	7	10+ years	
	Walls - Tile Ceramic/ Porcelain	3rd Floor	118	SF	7	10+ years	
	Water Closet	3rd Floor	5	EA	7	10+ years	
	Accessories	3rd Floor Unisex	50	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	3rd Floor Unisex	50	SF	6	10+ years	
	Doors - Steel Doors incl hw	3rd Floor Unisex	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	3rd Floor Unisex	50	SF	7	6-10 years	
	Lighting - Lay-in	3rd Floor Unisex	1	EA	7	6-10 years	
	Walls - Concrete Block	3rd Floor Unisex	180	SF	7	10+ years	
	Walls - Tile Ceramic/ Porcelain	3rd Floor Unisex	60	SF	7	10+ years	
	Water Closet	3rd Floor Unisex	1	EA	7	10+ years	
	Accessories	Kitchen Restroom	40	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Kitchen Restroom	40	SF	7	10+ years	
	Doors - Steel Doors incl hw	Kitchen Restroom	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	Kitchen Restroom	40	SF	7	10+ years	
	Lavatory	Kitchen Restroom	1	EA	7	10+ years	
	Lighting - Lay-in	Kitchen Restroom	2	EA	7	6-10 years	
	Walls - Concrete Block	Kitchen Restroom	135	SF	7	10+ years	
	Walls - Tile Ceramic/ Porcelain	Kitchen Restroom	45	SF	7	10+ years	
	Water Closet	Kitchen Restroom	1	EA	7	10+ years	
	Accessories	Rm 100-101 Restroom	42	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Rm 100-101 Restroom	42	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Rm 100-101 Restroom	2	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	Rm 100-101 Restroom	42	SF	7	10+ years	
	Floor Drain	Rm 100-101 Restroom	1	EA	7	10+ years	
	Lavatory	Rm 100-101 Restroom	1	EA	7	10+ years	
	Lighting - Pendent/Surface	Rm 100-101 Restroom	2	EA	7	6-10 years	
	Walls - Tile Ceramic/ Porcelain	Rm 100-101 Restroom	165	SF	7	10+ years	
	Water Closet	Rm 100-101 Restroom	1	EA	6	10+ years	

Category : Classroom
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Classroom #100 (Pre School)							
	Casework	1st Floor	26	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	1,187	SF	7	10+ years	
	Doors - Side-lite	1st Floor	46	SF	6	10+ years	
	Doors - Store Front	1st Floor	1	EA	6	10+ years	
	Doors - Transom Window	1st Floor	9	SF	6	10+ years	

Category : Classroom
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	1,187	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	11	EA	7	6-10 years	
	Marker Board	1st Floor	10	LF	7	6-10 years	
	Walls - Concrete Block	1st Floor	1,123	SF	6	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	
<hr/>							
Classroom #101 (Kindergarten)							
	Casework	1st Floor	26	LF	6	10+ years	
	Ceiling - Lay-in	1st Floor	1,064	SF	7	10+ years	
	Doors - Side-lite	1st Floor	46	SF	7	10+ years	
	Doors - Store Front	1st Floor	1	EA	7	10+ years	
	Doors - Transom Window	1st Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	1,064	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	11	EA	7	6-10 years	
	Marker Board	1st Floor	10	LF	7	6-10 years	
	Walls - Concrete Block	1st Floor	787	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	262	SF	6	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	
<hr/>							
Classroom #102 (Regular Classroom)							
	Casework	1st Floor	45	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	878	SF	7	10+ years	
	Doors - Side-lite	1st Floor	11	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	878	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	8	EA	7	6-10 years	
	Marker Board	1st Floor	24	LF	6	6-10 years	
	Walls - Concrete Block	1st Floor	502	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	502	SF	6	10+ years	
<hr/>							
Classroom #103 (Regular Classroom)							
	Casework	1st Floor	44	LF	6	10+ years	
	Ceiling - Lay-in	1st Floor	880	SF	6	10+ years	
	Doors - Side-lite	1st Floor	11	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	880	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	8	EA	7	6-10 years	
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Walls - Concrete Block	1st Floor	730	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	244	SF	6	10+ years	

Category : Classroom
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Classroom #104 (Vacant)</u>							
	Casework	1st Floor	36	LF	6	10+ years	
	Ceiling - Lay-in	1st Floor	892	SF	6	10+ years	
	Doors - Side-lite	1st Floor	11	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	892	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	8	EA	6	6-10 years	
	Marker Board	1st Floor	24	LF	6	6-10 years	
	Walls - Concrete Block	1st Floor	654	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	327	SF	6	10+ years	
<u>Classroom #301 (Regular Classroom)</u>							
	Casework	3rd Floor	44	LF	6	10+ years	
	Ceiling - Lay-in	3rd Floor	878	SF	6	10+ years	
	Doors - Side-lite	3rd Floor	11	SF	7	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Tile	3rd Floor	878	SF	6	6-10 years	
	Lighting - Lay-in	3rd Floor	8	EA	7	6-10 years	
	Marker Board	3rd Floor	12	LF	7	6-10 years	
	Walls - Concrete Block	3rd Floor	360	SF	6	10+ years	
	Walls - Plaster/Drywall	3rd Floor	360	SF	6	10+ years	
<u>Classroom #302 (Regular Classroom)</u>							
	Casework	3rd Floor	45	LF	6	10+ years	
	Ceiling - Lay-in	3rd Floor	878	SF	6	10+ years	
	Doors - Side-lite	3rd Floor	11	SF	6	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Tile	3rd Floor	878	SF	6	6-10 years	
	Lighting - Lay-in	3rd Floor	8	EA	7	10+ years	
	Marker Board	3rd Floor	24	LF	7	6-10 years	
	Walls - Concrete Block	3rd Floor	502	SF	6	10+ years	
	Walls - Plaster/Drywall	3rd Floor	502	SF	6	10+ years	
<u>Classroom #303 (Regular Classroom)</u>							
	Casework	3rd Floor	45	LF	6	10+ years	
	Ceiling - Lay-in	3rd Floor	868	SF	7	10+ years	
	Ceiling - Lay-in	3rd Floor	10	SF	4	0-1 year	Water damage.
	Doors - Side-lite	3rd Floor	11	SF	6	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Tile	3rd Floor	878	SF	6	6-10 years	
	Lighting - Lay-in	3rd Floor	8	EA	7	6-10 years	
	Marker Board	3rd Floor	24	LF	7	6-10 years	
	Student Lockers - Two Tiers	3rd Floor	34	EA	6	10+ years	

Category : Classroom
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Walls - Concrete Block	3rd Floor	502	SF	6	10+ years	
	Walls - Plaster/Drywall	3rd Floor	502	SF	6	10+ years	
Classroom #304 (Regular Classroom)							
	Casework	3rd Floor	45	LF	6	10+ years	
	Ceiling - Lay-in	3rd Floor	878	SF	7	10+ years	
	Doors - Side-lite	3rd Floor	11	SF	6	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Tile	3rd Floor	878	SF	6	6-10 years	
	Lighting - Lay-in	3rd Floor	8	EA	7	6-10 years	
	Marker Board	3rd Floor	44	LF	7	6-10 years	
	Student Lockers - Two Tiers	3rd Floor	34	EA	6	10+ years	
	Walls - Concrete Block	3rd Floor	502	SF	6	10+ years	
	Walls - Plaster/Drywall	3rd Floor	502	SF	6	10+ years	
Classroom #305 (Regular Classroom)							
	Casework	3rd Floor	27	LF	6	10+ years	
	Ceiling - Lay-in	3rd Floor	578	SF	7	10+ years	
	Doors - Side-lite	3rd Floor	11	SF	6	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Tile	3rd Floor	578	SF	6	6-10 years	
	Lighting - Lay-in	3rd Floor	5	EA	7	6-10 years	
	Marker Board	3rd Floor	12	LF	6	6-10 years	
	Walls - Concrete Block	3rd Floor	618	SF	6	10+ years	
	Walls - Plaster/Drywall	3rd Floor	206	SF	6	10+ years	
Classroom #306 (Science)							
	Casework	3rd Floor	77	LF	6	10+ years	
	Ceiling - Lay-in	3rd Floor	1,028	SF	6	10+ years	
	Doors - Side-lite	3rd Floor	11	SF	7	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Tile	3rd Floor	1,023	SF	6	10+ years	
	Floor - Tile	3rd Floor	5	SF	4	0-1 year	Damaged tile.
	Lighting - Lay-in	3rd Floor	9	EA	7	10+ years	
	Marker Board	3rd Floor	44	LF	7	6-10 years	
	Storage/ Closet	3rd Floor	150	SF	7	10+ years	
	Walls - Concrete Block	3rd Floor	732	SF	6	10+ years	
	Walls - Plaster/Drywall	3rd Floor	250	SF	6	10+ years	
	Work Sink	3rd Floor	2	EA	7	10+ years	
Classroom #308 (Computer Lab)							
	Casework	3rd Floor	80	LF	6	10+ years	
	Ceiling - Lay-in	3rd Floor	1,165	SF	6	10+ years	

Category : Classroom
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Doors - Side-lite	3rd Floor	22	SF	7	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	2	EA	6	10+ years	
	Floor - Tile	3rd Floor	1,165	SF	6	6-10 years	
	Lighting - Lay-in	3rd Floor	12	EA	7	6-10 years	
	Marker Board	3rd Floor	24	LF	7	6-10 years	
	Walls - Concrete Block	3rd Floor	1,101	SF	6	10+ years	
	Wireless System	3rd Floor	1	EA	7	6-10 years	

Category : Interior
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Corridor							
	Ceiling - Lay-in	1st Floor	3,208	SF	7	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	1,327	SF	6	10+ years	
	Doors - Store Front	1st Floor	9	EA	6	10+ years	
	Drinking Fountains - Double Fountain	1st Floor	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	284	SF	6	10+ years	
	Floor - Tile/Sheet	1st Floor	4,251	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	50	EA	7	6-10 years	
	Lighting - Pendent/Surface	1st Floor	2	EA	7	6-10 years	
	Walls - Concrete Block	1st Floor	3,565	SF	6	10+ years	
	Walls - Masonry	1st Floor	320	SF	6	10+ years	
	Ceiling - Lay-in	3rd Floor	2,799	SF	6	10+ years	
	Ceiling - Lay-in	3rd Floor	10	SF	4	0-1 year	Water damage.
	Ceiling - Plaster/Drywall	3rd Floor	1,226	SF	7	10+ years	
	Doors - Store Front	3rd Floor	1	EA	7	10+ years	
	Drinking Fountains - Double Fountain	3rd Floor	1	EA	7	10+ years	
	Floor - Tile/Sheet	3rd Floor	4,035	SF	7	10+ years	
	Lighting - Lay-in	3rd Floor	50	EA	7	10+ years	
	Lighting - Metal Halide/ High Pressure Sodium	3rd Floor	10	EA	7	10+ years	
	Walls - Concrete Block	3rd Floor	3,290	SF	6	10+ years	
	Walls - Structural Glazed Tile	3rd Floor	1,121	SF	7	10+ years	

Safety

	Camera Viewing Station	1st Floor	1	EA	7	6-10 years	
	Security Cameras	1st Floor	5	EA	7	6-10 years	

Stairs

	Floor - Rubber Floor	East Stairs	15	SF	6	10+ years	
	Handrails	East Stairs	90	LF	7	10+ years	
	Stairs - Rubber	East Stairs	96	LF	6	10+ years	
	Floor - Tile	Main Entrance Stairs	120	SF	6	6-10 years	

Category : Interior

Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Handrails	Main Entrance Stairs	116	LF	7	10+ years	
	Stairs - Rubber	Main Entrance Stairs	135	LF	6	10+ years	
Vertical Conveyance							
	Elevator - Hydraulic Elevator	1st Floor	1	EA	7	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	6	EA	7	10+ years	
	Civil/ Drainage - Site Drain	Entire Site	5	EA	7	10+ years	
	Civil/ Drainage - Site Manhole	Entire Site	5	EA	7	10+ years	
<u>Fencing</u>							
	Fencing - Chain Link	Entire Site	118	LF	6	10+ years	Screening slats in fence missing/bent in spots
	Fencing - Guard Rail	Entire Site	25	LF	7	10+ years	
	Fencing - New Standard Ornamental	Entire Site	354	LF	7	10+ years	
	Fencing - New Standard Ornamental	Entire Site	19	LF	4	0-1 year	Bent/separating behind guard rail. Rusting and corroded.
<u>Landscape</u>							
	Benches	Entire Site	5	EA	7	10+ years	
	Landscape - Grass	Entire Site	6,603	SF	7	10+ years	
	Landscape - Hardscape- Concrete	Entire Site	2,767	SF	7	10+ years	
	Parkway trees	Entire Site	21	EA	7	10+ years	
	Planting Beds/ Area	Entire Site	784	SF	7	10+ years	
	Play Area - Hardscape- Asphalt	Entire Site	7,121	SF	6	10+ years	
	Retaining Wall - Concrete	Entire Site	1,200	SF	7	10+ years	
	Retaining Wall - Concrete	Entire Site	26	SF	5	0-1 year	Cracking/damaged.
	Trash Receptacles	Entire Site	2	EA	7	10+ years	
	Walking Path - Crushed Stone	Entire Site	352	SF	7	10+ years	
<u>Parking Lot</u>							
	Lighting - Lighting	South	1	EA	7	6-10 years	
	Surface - Asphalt	South	10,140	SF	4	0-1 year	Cracking and holes throughout.
	Trash Enclosure - Chain Links	South	280	SF	7	10+ years	Item type misappropriated - "New Ornamental fence"
<u>Playground</u>							
	Equipment - School Age 5-12	Southeast	1	EA	7	10+ years	
	Surface - Poured Surface	Southeast	2,340	SF	6	6-10 years	
	Equipment - School Age 5-12	Southwest	1	EA	7	10+ years	
	Surface - Poured Surface	Southwest	1,704	SF	6	6-10 years	
<u>Sidewalks</u>							
	Sidewalks - Perimeter Sidewalks	Perimeter	6,041	SF	7	10+ years	
<u>Signage</u>							

Category : Site

Building : Site

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Flag Pole - Flag Pole	West	1	EA	7	10+ years	
	Monument - Building Mounted Cut Letter Sign	West	3	EA	6	10+ years	Dirty

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

Definitions

- **Quantity** means, for each item, the total number (or amount) of that item that exists and was evaluated
- **Unit** means the generally accepted standard unit of measure for each item. Some items, like doors, are measured individually and use the unit of measurement "EA" for "each." Other items, like chimneys, are measured in terms of linear feet ("LF"). Still other items, like flooring, are generally measured in square feet ("SF").

Classroom Summary

Current Usage	Intended Usage	Room Location	Room Number	Floor Plan Room Number	Area (SF)	Glazed Window Area	Operable Window Area	Window Stop	Smart-Board
Building : Main									
Regular Classroom	Kindergarten	2nd Floor	204	kindergarten 6	993	105	52	N	N
Regular Classroom	Regular Classroom	2nd Floor	201	Classroom 5	810	162	81	N	N
Regular Classroom	Regular Classroom	2nd Floor	202	classroom 1	810	162	81	N	N
Regular Classroom	Regular Classroom	2nd Floor	203	classroom 4	726	162	81	N	N
Regular Classroom	Regular Classroom	2nd Floor	205	classroom 3	810	162	81	N	N
Regular Classroom	Regular Classroom	2nd Floor	206	classroom 2	801	162	81	N	N

Building : Addition									
Computer Lab	Computer Lab	3rd Floor	308	210	1,165	200	100	Y	N
Kindergarten	Kindergarten	1st Floor	101	132	1,064	200	90	Y	N
Pre School	Pre School	1st Floor	100	134	1,187	200	90	Y	N
Regular Classroom	Regular Classroom	1st Floor	102	131	878	150	75	Y	N
Regular Classroom	Regular Classroom	1st Floor	103	103	880	180	90	Y	N
Regular Classroom	Regular Classroom	3rd Floor	301	301	878	300	150	Y	N
Regular Classroom	Regular Classroom	3rd Floor	302	218	878	150	75	Y	N
Regular Classroom	Regular Classroom	3rd Floor	303	217	878	150	75	Y	N
Regular Classroom	Regular Classroom	3rd Floor	304	216	878	150	75	Y	N
Regular Classroom	Regular Classroom	3rd Floor	305	215	578	100	50	Y	N
Science	Science	3rd Floor	306	204	1,028	150	75	Y	N
Vacant	Regular Classroom	1st Floor	104	113	892	150	75	Y	N