

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	1886	3	31,872
Addition	1911	1	7,164
Campus Total			39,036

Category : Exterior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Entrance							
	Entrance Control - Audio and Video	Entrance 1 - West	1	EA	7	10+ years	
	Exterior Doors - Exterior FRP Door	Entrance 1 - West	4	EA	7	10+ years	
	Exterior Doors - Transom Lite	Entrance 1 - West	4	EA	7	10+ years	
	Exterior Stairs - Concrete	Entrance 1 - West	27	LF	7	10+ years	
	Exterior Doors - Exterior FRP Door	Entrance 2 - South	4	EA	7	10+ years	
	Exterior Stairs - Concrete	Entrance 2 - South	51	LF	6	10+ years	
	Stair Handrail - Steel_Stair Handrail	Entrance 2 - South	3	LF	6	10+ years	
	Entrance Control - Audio and Video	Entrance 3 - East	1	EA	6	10+ years	
	Exterior Doors - Exterior FRP Door	Entrance 3 - East	2	EA	7	10+ years	
	Exterior Stairs - Concrete	Entrance 3 - East	14	LF	6	10+ years	
	Stair Handrail - Steel_Stair Handrail	Entrance 3 - East	12	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	Entrance 5 - North	1	EA	6	10+ years	Assessed based on current condition
	Exterior Doors - Transom Lite	Entrance 5 - North	1	EA	6	10+ years	
	Exterior Doors - Exterior Steel Door	Entrance 5.5 - North	1	EA	6	10+ years	
	Exterior Stairs - Concrete	Entrance 5.5 - North	3	LF	7	10+ years	
Foundation							
	Foundation - Masonry	Entire Building	716	LF	7	10+ years	Corrected type, combined quantities
	Foundation - Masonry	Entire Building	4	LF	5	10+ years	Seepage at coal room, corrected type
	Superstructure - Heavy Timber	Entire Building	31,872	SF	7	10+ years	
Lighting							

Category : Exterior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Exterior Lighting - Parapet or Roof Mounted	Entire Building	5	EA	7	10+ years	
	Exterior Lighting - Wall Mounted	Entire Building	11	EA	7	10+ years	New LED
Roof System							
	Access Ladder - Metal	Roof 1	1	EA	4	0-1 year	Ladder is good, but ceiling opening is too small
	Access Ladder - Metal	Roof 1	1	EA	4	0-1 year	Ladder is newer but too large a gap between ladders and too far from wall so clearance is tight
	Coping - Clay Tile	Roof 1	61	LF	7	10+ years	
	Coping - Terra Cotta	Roof 1	328	LF	7	10+ years	
	Downspouts - Exterior Downspouts	Roof 1	55	LF	7	10+ years	
	Parapet - 16" - 30" Height	Roof 1	134	LF	7	10+ years	
	Parapet - Parapet > 30"	Roof 1	255	LF	7	10+ years	
	Roof - Modified Bitumen	Roof 1	8,138	SF	7	10+ years	
	Roof Hatch - Metal	Roof 1	1	EA	7	10+ years	
	Roof Structure - Steel with Clay Tile Arch	Roof 1	8,138	SF	7	10+ years	
	Coping - Clay Tile	Roof 2	66	LF	7	10+ years	
	Downspouts - Exterior Downspouts	Roof 2	15	LF	7	10+ years	
	Parapet - 16" - 30" Height	Roof 2	33	LF	7	10+ years	
	Parapet - Parapet > 30"	Roof 2	33	LF	7	10+ years	
	Roof - Modified Bitumen	Roof 2	766	SF	7	6-10 years	
	Roof Structure - Steel with Clay Tile Arch	Roof 2	766	SF	7	10+ years	
	Chimney - Brick Chimney- Concrete/ Mortar Liner	Roof 3	4	LF	7	10+ years	
	Chimney - Brick Chimney- Concrete/ Mortar Liner	Roof 3	14	LF	7	10+ years	
	Chimney - Metal Flue	Roof 3	92	LF	7	10+ years	Assessed based on current condition
	Coping - Clay Tile	Roof 3	115	LF	7	10+ years	
	Coping - Clay Tile	Roof 3	30	LF	7	10+ years	
	Parapet - 16" - 30" Height	Roof 3	95	LF	7	10+ years	
	Parapet - Parapet > 30"	Roof 3	62	LF	7	10+ years	
	Roof - Modified Bitumen	Roof 3	1,558	SF	7	10+ years	
	Roof Structure - Steel with Clay Tile Arch	Roof 3	1,558	SF	7	10+ years	
	Access Ladder - Metal	Roof 4	1	EA	7	10+ years	Assessed based on current condition
	Coping - Clay Tile	Roof 4	96	LF	7	10+ years	
	Downspouts - Interior Downspouts	Roof 4	15	LF	7	10+ years	
	Parapet - 16" - 30" Height	Roof 4	96	LF	7	10+ years	
	Roof - Modified Bitumen	Roof 4	2,971	SF	7	6-10 years	
	Roof Structure - Steel with Clay Tile Arch	Roof 4	2,971	SF	7	10+ years	
	Coping - Stone	Roof 5	55	LF	7	10+ years	
	Downspouts - Exterior Downspouts	Roof 5	20	LF	6	10+ years	
	Parapet - 16" - 30" Height	Roof 5	55	LF	7	10+ years	
	Roof - Modified Bitumen	Roof 5	250	SF	7	6-10 years	

Category : Exterior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Roof Structure - Steel with Clay Tile Arch	Roof 5	250	SF	7	10+ years	
Walls							
	Cornice - Cast Stone	Entire Building	346	LF	7	10+ years	
	Cornice - Metal Projecting	Entire Building	370	LF	7	10+ years	
	Exterior Walls - Brick	Entire Building	22,200	SF	7	10+ years	
	Exterior Walls - Brick	Entire Building	2,044	SF	7	10+ years	
	Exterior Walls - Stone-Cast	Entire Building	2,004	SF	7	10+ years	
Windows							
	Guard - Guards perforated	Entire Building	1,661	SF	6	10+ years	
	Lintels - Steel	Entire Building	330	LF	7	10+ years	
	Lintels - Steel	Entire Building	144	LF	6	10+ years	
	Windows - Louver	Entire Building	9	SF	7	10+ years	Not previously assessed
	Windows - Sash Aluminum Double-pane	Entire Building	4,188	SF	7	10+ years	

Category : Electrical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Emergency System							
	Security System - CCTV	Entire Building	31,872	SF	5	6-10 years	
	Security System - Intrusion Detection	Entire Building	31,872	SF	6	6-10 years	
	Exit Signs - Corridors and Stairs	Entire Building	2	EA	6	6-10 years	
	Exit Signs - Corridors and Stairs	Entire Building	7	EA	4	0-1 year	Quantity changed to match current observations and as total has been divided/aggregated. Sign faces are faded and deteriorated.
	Emergency A/C Power - Corridors and Stairs	Entire Building	5,250	SF	6	10+ years	
Main Service							
	PA System	Entire Building	31,872	SF	6	6-10 years	Serves Main and Addition
	Independent Electrical Service for emergency power	Entire Building	1	EA	6	6-10 years	Serves Main and Addition. Located in the Electrical Room for the school which is Addition.
Power Distribution							
	Lighting and Power Panels - 100 A	Entire Building	2	EA	6	10+ years	Quantity changed to match current observations.
	Lighting and Power Panels - 100 A	Entire Building	1	EA	4	0-1 year	Missing slots exposing live conductors and presenting a live front condition.
	Lighting and Power Panels - 100 A	Entire Building	1	EA	3	0-1 year	Quantity changed as total has been

Category : Electrical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	7	10+ years	divided/aggregated. Open slots exposing live conductors and presenting a live front condition. Rank, Reason and Priority Rep adjusted accordingly. Located inside Room 306. Quantity changed based on current observations.
	Lighting and Power Panels - Above 100 A	Entire Building	2	EA	6	10+ years	
	Lighting and Power Panels - Above 100 A	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 : 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	Serves Main and Addition. Panel replaced since last assessment. Rank, Reason and Priority Rep adjusted accordingly.
	Fire Alarm Strobe Lights	Entire Building	31,872	SF	7	10+ years	
	Fire Alarm_System	Entire Building	31,872	SF	7	6-10 years	System replaced since last assessment. Rank adjusted accordingly.

Category : Mechanical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Air Handling Systems</u>							
	Air Handling Unit- Built Up-Multi Zone- Steam Coils - 15001 - 25000 cfm	Mechanical Room	1	EA	5	6-10 years	AHU-1, serves Main.
	Air Intake	Mechanical Room	1	EA	6	6-10 years	Coil damage with previous unsuccessful attempts at leak repair.
	Auxiliaries - 15001 - 25000 cfm	Mechanical Room	1	EA	5	10+ years	
	Return Duct Work - Indoor- Vertical Shaft and Ducts	Mechanical Room	100	LF	7	10+ years	Upgraded since last assessment with the DDC System. Rank adjusted accordingly. Quantity changed as total has been divided/aggregated and based on current observations.
	Zone Dampers	Mechanical Room	16	EA	7	10+ years	

Boiler Systems

Category : Mechanical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Boiler Auxiliary- Scotch Marine- Steam Low Pressure Boiler - 76 - 100 HP	Boiler Room	2	EA	5	6-10 years	
	Chemical Feed System	Boiler Room	1	EA	6	10+ years	
	Chemical Feeder	Boiler Room	1	EA	6	10+ years	
	Combustion Dampers	Boiler Room	2	EA	5	10+ years	
	Condensate Pump	Boiler Room	1	EA	6	10+ years	
	Feed Water Pumps and Tank	Boiler Room	1	EA	6	10+ years	
	Non Condensing- Fire Tube- Scotch Marine- Steam- Low Pressure Boiler - 76 - 100 HP	Boiler Room	2	EA	5	6-10 years	B-1 and B-2, serve Main and Addition. Undergoing seasonal maintenance protocol at the time of assessment.
	Piping - Condensate Pipe- Steel	Boiler Room	400	LF	6	10+ years	
	Piping - Steam Pipe- Steel	Boiler Room	400	LF	6	10+ years	
	Steam Traps	Boiler Room	18	EA	5	6-10 years	
Heating Devices							
	Unit Heater - Electric	2nd Floor	1	EA	6	10+ years	Serves the restroom in the faculty lounge. Quantity changed to match current observations and per review with Building Engineer.
	Unit Heater - Steam	Boiler Room	3	EA	6	6-10 years	Ceiling mounted units controlled by the DDC system.
	Wall Heater - Electric	Entire Building	4	EA	6	6-10 years	
	Unit Heater - Electric	Mechanical Room	1	EA	5	6-10 years	Quantity and location changed to match current observations and per review with Building Engineer.
Temperature Control							
	DDC System	Entire Building	31,872	SF	7	10+ years	
	Electric Thermostat	Entire Building	1	EA	6	6-10 years	Serves the ductless split system in the MDF Room located inside Room 306.
	Electric Thermostat	Entire Building	1	EA	6	6-10 years	Serves the restroom heater in the faculty lounge.
	Electric Thermostat	Entire Building	1	EA	6	6-10 years	Serves the unit heater.
	Electric Thermostat	Entire Building	1	EA	6	6-10 years	Serves the wall-mounted exhaust fan at the east end of the building.
	Thermostats - DDC	Entire Building	19	EA	7	10+ years	
Ventilation							
	Exhaust Fans- Indoor - Less than 500 CFM	Entire Building	1	EA	6	6-10 years	Item Type changed to match current observations. Located at the east end of the building.

Category : Mechanical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Exhaust Fans- Indoor - Less than 500 CFM	Entire Building	1	EA	6	6-10 years	Item Type changed to match current observations.
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	Entire Building	1	EA	6	6-10 years	2000 cfm, Item Type changed to match current observations.
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Entire Building	1	EA	6	10+ years	750 cfm. Location changed to match current observations.

Category : Plumbing
Building : Main

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	7	10+ years	Installed in 2020. Serves Main and Addition.
	Gas Heater - Less than 150000 BTU/HR	Boiler Room	1	EA	7	10+ years	Installed in 2021. Serves Main and Addition.

Piping

	Domestic Piping-Hot Water Return Lines	Entire Building	31,872	SF	6	10+ years	
	Domestic Piping-Hot Water Return Risers	Entire Building	31,872	SF	6	10+ years	
	Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	31,872	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	31,872	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (Risers)	Entire Building	31,872	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building	31,872	SF	6	10+ years	
	Sanitary Piping	Entire Building	31,872	SF	6	10+ years	
	Storm Piping	Entire Building	31,872	SF	6	10+ years	
	Vent Piping	Entire Building	31,872	SF	6	10+ years	

Pumps

	Pumps - Domestic Booster Pump-Simplex	Basement	1	EA	6	10+ years	Also serves Addition.
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Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Administrative Suites/Offices</u>							
	Ceiling - Plaster/Drywall	1st Floor - Custodian office north of engineer's office	130	SF	5	10+ years	
	Doors - Wood Doors inclu hw	1st Floor - Custodian office north of engineer's office	3	EA	6	10+ years	
	Floor - Tile	1st Floor - Custodian office north of	120	SF	5	6-10 years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Floor - Tile	engineer's office 1st Floor - Custodian office north of engineer's office	10	SF	4	1-2 years	Chipped
	Lighting - Pendent/Surface	1st Floor - Custodian office north of engineer's office	2	EA	7	6-10 years	
	Power Distribution	1st Floor - Custodian office north of engineer's office	2	EA	6	10+ years	
	Storage/ Closet	1st Floor - Custodian office north of engineer's office	6	SF	5	10+ years	
	Walls - Concrete Block	1st Floor - Custodian office north of engineer's office	405	SF	6	10+ years	
	Walls - Masonry	1st Floor - Custodian office north of engineer's office	35	SF	5	10+ years	
	Walls - Structural Glazed Tile	1st Floor - Custodian office north of engineer's office	45	SF	6	10+ years	
	Ceiling - Plaster/Drywall	1st Floor - Engineer's Office	140	SF	5	10+ years	
	Doors - Wood Doors inclu hw	1st Floor - Engineer's Office	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor - Engineer's Office	140	SF	5	10+ years	
	Lighting - Pendent/Surface	1st Floor - Engineer's Office	1	EA	5	6-10 years	
	Power Distribution	1st Floor - Engineer's Office	2	EA	6	10+ years	
	Storage/ Closet	1st Floor - Engineer's Office	10	SF	5	10+ years	
	Walls - Concrete Block	1st Floor - Engineer's Office	340	SF	6	10+ years	
	Walls - Masonry	1st Floor - Engineer's Office	90	SF	5	10+ years	
	Walls - Structural Glazed Tile	1st Floor - Engineer's Office	60	SF	6	10+ years	
	AC Unit	1st Floor - Main Office	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor - Main Office	500	SF	6	10+ years	
	Doors - Transom Window	1st Floor - Main Office	42	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor - Main Office	2	EA	6	10+ years	
	Floor - Tile	1st Floor - Main Office	500	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor - Main Office	8	EA	7	6-10 years	
	Power Distribution	1st Floor - Main Office	22	EA	6	10+ years	
	Storage/ Closet	1st Floor - Main Office	20	SF	5	10+ years	
	Walls - Plaster/Drywall	1st Floor - Main Office	1,150	SF	6	10+ years	
	Ceiling - Plaster/Drywall	1st Floor - NE Engine Room	780	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor - NE Engine Room	1	EA	6	10+ years	
	Floor - Concrete Epoxy/ Painted	1st Floor - NE Engine Room	780	SF	5	10+ years	
	Lighting - Pendent/Surface	1st Floor - NE Engine Room	8	EA	7	6-10 years	
	Power Distribution	1st Floor - NE Engine Room	4	EA	6	10+ years	
	Storage/ Closet	1st Floor - NE Engine Room	115	SF	5	10+ years	
	Walls - Masonry	1st Floor - NE Engine Room	1,020	SF	6	10+ years	
	Ceiling - Exposed	1st Floor - West end of corridor in between engine rooms	57	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor - West end of corridor in between engine rooms	1	EA	6	10+ years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Floor - Tile	1st Floor - West end of corridor in between engine rooms	57	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor - West end of corridor in between engine rooms	1	EA	7	6-10 years	
	Power Distribution	1st Floor - West end of corridor in between engine rooms	2	EA	6	10+ years	
	Storage/ Closet	1st Floor - West end of corridor in between engine rooms	225	SF	5	10+ years	
	Walls - Masonry	1st Floor - West end of corridor in between engine rooms	115	SF	5	10+ years	
	Walls - Plaster/Drywall	1st Floor - West end of corridor in between engine rooms	115	SF	6	10+ years	
	AC Unit	1st floor - Principles office - Inside main office	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	1st floor - Principles office - Inside main office	140	SF	7	10+ years	
	Doors - Side-lite	1st floor - Principles office - Inside main office	120	SF	6	10+ years	
	Doors - Transom Window	1st floor - Principles office - Inside main office	6	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st floor - Principles office - Inside main office	1	EA	6	10+ years	
	Floor - Tile	1st floor - Principles office - Inside main office	140	SF	7	10+ years	
	Lighting - Pendent/Surface	1st floor - Principles office - Inside main office	2	EA	7	6-10 years	
	Power Distribution	1st floor - Principles office - Inside main office	4	EA	6	10+ years	
	Storage/ Closet	1st floor - Principles office - Inside main office	8	SF	5	10+ years	
	Walls - Plaster/Drywall	1st floor - Principles office - Inside main office	400	SF	6	10+ years	
	Ceiling - Plaster/Drywall	306: Assistant Principals Office	115	SF	6	10+ years	
	Doors - Wood Doors inclu hw	306: Assistant Principals Office	1	EA	6	10+ years	
	Floor - Tile	306: Assistant Principals Office	115	SF	6	10+ years	
	Lighting - Pendent/Surface	306: Assistant Principals Office	2	EA	7	6-10 years	
	Walls - Plaster/Drywall	306: Assistant Principals Office	440	SF	6	10+ years	
	AC Unit	L: 2nd Floor, Teacher Lounge	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	L: 2nd Floor, Teacher Lounge	276	SF	6	10+ years	
	Doors - Wood Doors inclu hw	L: 2nd Floor, Teacher Lounge	1	EA	6	10+ years	
	Floor - Tile/Sheet	L: 2nd Floor, Teacher Lounge	276	SF	7	10+ years	
	Lighting - Pendent/Surface	L: 2nd Floor, Teacher Lounge	4	EA	7	6-10 years	
	Walls - Plaster/Drywall	L: 2nd Floor, Teacher Lounge	1,040	SF	6	10+ years	
	Work Slnk	L: 2nd Floor, Teacher Lounge	1	EA	7	10+ years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Kitchen							
	Ceiling - Plaster/Drywall	1st Floor - Kitchen Prep Room (former Men Teacher's Rest Room)	225	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor - Kitchen Prep Room (former Men Teacher's Rest Room)	2	EA	6	10+ years	
	Floor - Tile	1st Floor - Kitchen Prep Room (former Men Teacher's Rest Room)	225	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor - Kitchen Prep Room (former Men Teacher's Rest Room)	4	EA	7	6-10 years	
	Walls - Plaster/Drywall	1st Floor - Kitchen Prep Room (former Men Teacher's Rest Room)	900	SF	6	10+ years	
MDF_IDE							
	Doors - Wood Doors inclu hw	Inside room 306	1	EA	6	10+ years	
	Finishes	Inside room 306	96	SF	7	10+ years	
	Other Cooling Unit	Inside room 306	1	EA	7	6-10 years	
Mechanical/ Service Rooms							
	Air Intake Plenums	1st Floor	400	SF	5	10+ years	
	Boiler Room	1st Floor	1,350	SF	5	10+ years	
	Coal Room	1st Floor	380	SF	5	10+ years	
	Janitor's Closet	1st Floor	7	SF	5	10+ years	
	Mechanical/ Service Rooms	1st Floor	385	SF	5	10+ years	
	Mechanical/ Service Rooms	1st Floor	480	SF	5	10+ years	
	Storage Room	1st Floor	111	SF	5	10+ years	
	Storage Room	1st Floor	350	SF	5	10+ years	
	Janitor's Closet	2nd Floor	10	SF	7	10+ years	
	Janitor's Closet	2nd Floor	20	SF	7	10+ years	
	Storage Room	2nd Floor	90	SF	7	10+ years	
	Janitor's Closet	2nd fl connected to boys RR	15	SF	5	10+ years	
	Janitor's Closet	3rd Floor	15	SF	7	10+ years	
	Janitor's Closet	3rd Floor	10	SF	7	10+ years	
Restroom							
	Accessories	1st Floor - Custodian Office	30	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor - Custodian Office	30	SF	5	10+ years	
	Doors - Wood Doors inclu hw	1st Floor - Custodian Office	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor - Custodian Office	30	SF	5	10+ years	
	Lavatory	1st Floor - Custodian Office	1	EA	6	10+ years	
	Lighting - Pendent/Surface	1st Floor - Custodian Office	1	EA	6	6-10 years	
	Walls - Concrete Block	1st Floor - Custodian Office	100	SF	6	10+ years	
	Walls - Masonry	1st Floor - Custodian Office	10	SF	6	10+ years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Walls - Structural Glazed Tile	1st Floor - Custodian Office	20	SF	6	10+ years	
	Water Closet	1st Floor - Custodian Office	1	EA	6	10+ years	
	Accessories	1st Floor - Engineer's Office	30	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor - Engineer's Office	30	SF	5	10+ years	
	Doors - Wood Doors inclu hw	1st Floor - Engineer's Office	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor - Engineer's Office	30	SF	5	10+ years	
	Lavatory	1st Floor - Engineer's Office	1	EA	5	10+ years	
	Lighting - Pendent/Surface	1st Floor - Engineer's Office	1	EA	7	6-10 years	
	Lighting - Wall Mounted	1st Floor - Engineer's Office	1	EA	5	6-10 years	
	Walls - Concrete Block	1st Floor - Engineer's Office	175	SF	6	10+ years	
	Walls - Masonry	1st Floor - Engineer's Office	5	SF	5	10+ years	
	Walls - Structural Glazed Tile	1st Floor - Engineer's Office	25	SF	6	10+ years	
	Water Closet	1st Floor - Engineer's Office	1	EA	6	10+ years	
	Accessories	1st Floor - Girls'	336	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor - Girls'	336	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor - Girls'	4	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor - Girls'	336	SF	6	10+ years	
	Floor Drain	1st Floor - Girls'	1	EA	7	10+ years	
	Lavatory	1st Floor - Girls'	2	EA	6	10+ years	
	Lighting - Pendent/Surface	1st Floor - Girls'	5	EA	7	6-10 years	
	Partitions	1st Floor - Girls'	4	EA	7	10+ years	
	Walls - Concrete Block	1st Floor - Girls'	175	SF	6	10+ years	
	Walls - Tile Ceramic/ Porcelain	1st Floor - Girls'	435	SF	6	10+ years	
	Water Closet	1st Floor - Girls'	4	EA	6	10+ years	
	Accessories	1st Floor - Kitchen	63	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor - Kitchen	63	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor - Kitchen	1	EA	6	10+ years	
	Floor - Tile	1st Floor - Kitchen	53	SF	6	10+ years	
	Floor - Tile	1st Floor - Kitchen	10	SF	4	1-2 years	Chipped/stained
	Lavatory	1st Floor - Kitchen	1	EA	6	10+ years	
	Lighting - Pendent/Surface	1st Floor - Kitchen	1	EA	7	6-10 years	
	Lighting - Wall Mounted	1st Floor - Kitchen	1	EA	6	6-10 years	
	Partitions	1st Floor - Kitchen	1	EA	5	10+ years	
	Walls - Plaster/Drywall	1st Floor - Kitchen	318	SF	6	10+ years	
	Water Closet	1st Floor - Kitchen	1	EA	6	10+ years	
	Accessories	1st Floor - Men's	25	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor - Men's	25	SF	5	1-2 years	Stained
	Doors - Wood Doors inclu hw	1st Floor - Men's	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor - Men's	25	SF	6	10+ years	
	Lavatory	1st Floor - Men's	1	EA	6	10+ years	
	Lighting - Wall Mounted	1st Floor - Men's	1	EA	7	6-10 years	
	Walls - Tile Ceramic/ Porcelain	1st Floor - Men's	175	SF	6	10+ years	
	Water Closet	1st Floor - Men's	1	EA	6	10+ years	
	Accessories	2nd floor Teacher Lounge	73	SF	7	6-10 years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Ceiling - Plaster/Drywall	2nd floor Teacher Lounge	73	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd floor Teacher Lounge	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	2nd floor Teacher Lounge	73	SF	6	10+ years	
	Floor Drain	2nd floor Teacher Lounge	1	EA	7	10+ years	
	Lavatory	2nd floor Teacher Lounge	1	EA	6	10+ years	
	Lighting - Pendent/Surface	2nd floor Teacher Lounge	1	EA	7	6-10 years	
	Partitions	2nd floor Teacher Lounge	2	EA	7	10+ years	
	Walls - Plaster/Drywall	2nd floor Teacher Lounge	94	SF	6	10+ years	
	Walls - Tile Ceramic/ Porcelain	2nd floor Teacher Lounge	208	SF	6	10+ years	
	Water Closet	2nd floor Teacher Lounge	2	EA	6	10+ years	
	Accessories	Kindergarten Room 101	66	SF	7	6-10 years	
	Ceiling - Exposed	Kindergarten Room 101	66	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Kindergarten Room 101	1	EA	6	10+ years	
	Floor - Tile	Kindergarten Room 101	66	SF	6	10+ years	
	Lavatory	Kindergarten Room 101	1	EA	6	10+ years	
	Lighting - Pendent/Surface	Kindergarten Room 101	1	EA	5	6-10 years	
	Walls - Plaster/Drywall	Kindergarten Room 101	324	SF	6	10+ years	
	Water Closet	Kindergarten Room 101	1	EA	6	10+ years	
	Accessories	L: 2nd Floor, Boys'	233	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	L: 2nd Floor, Boys'	233	SF	6	10+ years	
	Doors - Wood Doors inclu hw	L: 2nd Floor, Boys'	4	EA	6	10+ years	
	Floor - Tile	L: 2nd Floor, Boys'	35	SF	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	L: 2nd Floor, Boys'	198	SF	6	10+ years	
	Floor Drain	L: 2nd Floor, Boys'	1	EA	7	10+ years	
	Lavatory	L: 2nd Floor, Boys'	4	EA	6	10+ years	
	Lighting - Pendent/Surface	L: 2nd Floor, Boys'	4	EA	7	6-10 years	
	Partitions	L: 2nd Floor, Boys'	2	EA	7	10+ years	
	Urinals	L: 2nd Floor, Boys'	9	EA	6	10+ years	
	Walls - Concrete Block	L: 2nd Floor, Boys'	469	SF	6	10+ years	
	Walls - Tile Ceramic/ Porcelain	L: 2nd Floor, Boys'	115	SF	6	10+ years	
	Water Closet	L: 2nd Floor, Boys'	2	EA	6	10+ years	
	Accessories	L: 3rd Floor, Girls'	256	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	L: 3rd Floor, Girls'	256	SF	6	10+ years	
	Doors - Wood Doors inclu hw	L: 3rd Floor, Girls'	4	EA	6	10+ years	
	Floor - Tile	L: 3rd Floor, Girls'	35	SF	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	L: 3rd Floor, Girls'	221	SF	6	10+ years	
	Floor Drain	L: 3rd Floor, Girls'	1	EA	7	10+ years	
	Lavatory	L: 3rd Floor, Girls'	2	EA	6	10+ years	
	Lighting - Pendent/Surface	L: 3rd Floor, Girls'	4	EA	7	6-10 years	
	Partitions	L: 3rd Floor, Girls'	5	EA	7	10+ years	
	Walls - Concrete Block	L: 3rd Floor, Girls'	286	SF	6	10+ years	
	Walls - Tile Ceramic/ Porcelain	L: 3rd Floor, Girls'	195	SF	6	10+ years	
	Water Closet	L: 3rd Floor, Girls'	5	EA	6	10+ years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Classroom #101 (Kindergarten)</u>							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	30	LF	6	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	900	SF	6	10+ years	
	Doors - Transom Window	1st Floor	9	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	900	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	14	EA	6	6-10 years	
	Marker Board	1st Floor	12	LF	7	6-10 years	
	Walls - Plaster/Drywall	1st Floor	1,500	SF	6	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	
<u>Classroom #102 (Pre School)</u>							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	15	LF	6	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	900	SF	6	10+ years	
	Chalk Board	1st Floor	50	LF	4	2-5 years	
	Doors - Transom Window	1st Floor	9	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	900	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	14	EA	6	6-10 years	
	Walls - Plaster/Drywall	1st Floor	1,500	SF	6	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	
<u>Classroom #201 (Regular Classroom)</u>							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	7	LF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	895	SF	6	10+ years	
	Doors - Transom Window	2nd Floor	12	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Tile	2nd Floor	890	SF	7	10+ years	
	Floor - Tile	2nd Floor	5	SF	4	1-2 years	Chipped
	Lighting - Pendent/Surface	2nd Floor	14	EA	7	6-10 years	
	Marker Board	2nd Floor	8	LF	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	1,466	SF	6	10+ years	
<u>Classroom #202 (Regular Classroom)</u>							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	7	LF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	895	SF	6	10+ years	
	Doors - Transom Window	2nd Floor	12	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Tile	2nd Floor	895	SF	6	10+ years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Lighting - Pendent/Surface	2nd Floor	14	EA	7	6-10 years	
	Marker Board	2nd Floor	20	LF	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	1,466	SF	6	10+ years	
Classroom #203 (Regular Classroom)							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	7	LF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	880	SF	6	10+ years	
	Doors - Transom Window	2nd Floor	12	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Tile	2nd Floor	860	SF	6	10+ years	
	Floor - Tile	2nd Floor	20	SF	4	1-2 years	Chipped/stained
	Lighting - Pendent/Surface	2nd Floor	14	EA	7	6-10 years	
	Marker Board	2nd Floor	8	LF	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	1,455	SF	6	10+ years	
Classroom #204 (Library)							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	885	SF	6	10+ years	
	Doors - Transom Window	2nd Floor	12	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Tile	2nd Floor	885	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	7	6-10 years	
	Marker Board	2nd Floor	6	LF	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	1,682	SF	6	10+ years	
Classroom #205 (Regular Classroom)							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	7	LF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	885	SF	6	10+ years	
	Doors - Transom Window	2nd Floor	12	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Tile	2nd Floor	885	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	1,455	SF	6	10+ years	
Classroom #300 (Regular Classroom)							
	AC Units	3rd Floor	1	EA	7	6-10 years	
	Casework	3rd Floor	6	LF	6	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	340	SF	6	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Tile	3rd Floor	340	SF	6	10+ years	
	Lighting - Pendent/Surface	3rd Floor	4	EA	7	6-10 years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Marker Board	3rd Floor	20	LF	7	6-10 years	
	Walls - Plaster/Drywall	3rd Floor	910	SF	6	10+ years	
Classroom #301 (Regular Classroom)							
	AC Units	3rd Floor	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	3rd Floor	895	SF	6	10+ years	
	Doors - Transom Window	3rd Floor	12	SF	7	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Tile	3rd Floor	885	SF	6	10+ years	
	Floor - Tile	3rd Floor	10	SF	4	1-2 years	Chipped
	Lighting - Pendent/Surface	3rd Floor	14	EA	7	6-10 years	
	Marker Board	3rd Floor	10	LF	7	6-10 years	
	Walls - Plaster/Drywall	3rd Floor	1,466	SF	6	10+ years	
Classroom #302 (Regular Classroom)							
	AC Units	3rd Floor	1	EA	7	6-10 years	
	Casework	3rd Floor	7	LF	6	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	895	SF	6	10+ years	
	Chalk Board	3rd Floor	4	LF	4	2-5 years	
	Doors - Transom Window	3rd Floor	12	SF	7	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Tile	3rd Floor	890	SF	6	10+ years	
	Floor - Tile	3rd Floor	5	SF	4	1-2 years	Chipped
	Lighting - Pendent/Surface	3rd Floor	14	EA	7	6-10 years	
	Marker Board	3rd Floor	16	LF	7	6-10 years	
	Walls - Plaster/Drywall	3rd Floor	1,466	SF	6	10+ years	
Classroom #303 (Regular Classroom)							
	AC Units	3rd Floor	1	EA	7	6-10 years	
	Casework	3rd Floor	7	LF	6	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	880	SF	6	10+ years	
	Doors - Transom Window	3rd Floor	12	SF	7	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Tile	3rd Floor	875	SF	6	10+ years	
	Floor - Tile	3rd Floor	5	SF	4	1-2 years	Chipped
	Lighting - Pendent/Surface	3rd Floor	14	EA	7	6-10 years	
	Marker Board	3rd Floor	17	LF	7	6-10 years	
	Walls - Plaster/Drywall	3rd Floor	1,455	SF	6	10+ years	
Classroom #304 (Regular Classroom)							
	AC Units	3rd Floor	1	EA	7	6-10 years	
	Casework	3rd Floor	7	LF	6	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	880	SF	6	10+ years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Doors - Transom Window	3rd Floor	12	SF	7	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Tile	3rd Floor	874	SF	6	10+ years	
	Floor - Tile	3rd Floor	6	SF	4	0-1 year	Chipped
	Lighting - Pendent/Surface	3rd Floor	14	EA	7	6-10 years	
	Marker Board	3rd Floor	8	LF	7	6-10 years	
	Walls - Plaster/Drywall	3rd Floor	1,455	SF	6	10+ years	

Classroom #305 (Regular Classroom)

	AC Units	3rd Floor	1	EA	7	6-10 years	
	Casework	3rd Floor	16	LF	6	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	885	SF	6	10+ years	
	Chalk Board	3rd Floor	12	LF	4	2-5 years	
	Doors - Transom Window	3rd Floor	12	SF	7	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Tile	3rd Floor	880	SF	6	10+ years	
	Floor - Tile	3rd Floor	5	SF	4	1-2 years	Chipped
	Lighting - Pendent/Surface	3rd Floor	14	EA	7	6-10 years	
	Marker Board	3rd Floor	8	LF	7	6-10 years	
	Walls - Plaster/Drywall	3rd Floor	1,455	SF	6	10+ years	

Category : Interior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Corridor							
	Ceiling - Exposed	1st Floor	195	SF	6	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	2,315	SF	6	10+ years	
	Doors - Transom Window	1st Floor	72	SF	6	10+ years	
	Doors - Wood Doors include hw	1st Floor	4	EA	6	10+ years	
	Drinking Fountains - Single Fountain	1st Floor	2	EA	7	10+ years	
	Floor - Concrete Epoxy/ Painted	1st Floor	155	SF	5	10+ years	
	Floor - Tile/Sheet	1st Floor	2,315	SF	5	10+ years	
	Lighting - Pendent/Surface	1st Floor	31	EA	7	6-10 years	
	Lighting - Pendent/Surface	1st Floor	1	EA	6	6-10 years	
	Walls - Concrete Block	1st Floor	85	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	4,725	SF	6	10+ years	
	Walls - Structural Glazed Tile	1st Floor	150	SF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	1,318	SF	6	10+ years	
	Drinking Fountains - Single Fountain	2nd Floor	2	EA	7	10+ years	
	Floor - Tile/Sheet	2nd Floor	1,354	SF	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	15	EA	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	2,600	SF	6	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	1,280	SF	6	10+ years	
	Drinking Fountains - Single Fountain	3rd Floor	2	EA	7	10+ years	

Category : Interior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Floor - Tile/Sheet	3rd Floor	1,280	SF	7	10+ years	
	Lighting - Pendent/Surface	3rd Floor	13	EA	7	6-10 years	
	Student Lockers - Two Tiers	3rd Floor	144	EA	6	10+ years	
	Walls - Plaster/Drywall	3rd Floor	2,580	SF	6	10+ years	
	Ceiling - Plaster/Drywall	In between Engine rooms	460	SF	6	10+ years	
	Doors - Steel Doors incl hw	In between Engine rooms	1	EA	6	10+ years	
	Floor - Concrete Epoxy/ Painted	In between Engine rooms	460	SF	5	10+ years	
	Lighting - Pendent/Surface	In between Engine rooms	8	EA	7	6-10 years	
	Stairs - Concrete Stairs	In between Engine rooms	16	LF	6	10+ years	
	Walls - Concrete Block	In between Engine rooms	250	SF	6	10+ years	
	Walls - Masonry	In between Engine rooms	450	SF	6	10+ years	
	Walls - Plaster/Drywall	In between Engine rooms	750	SF	6	10+ years	

Safety

	Camera Viewing Station	Entire Building	1	EA	7	6-10 years	
	Security Cameras	Entire Building	4	EA	7	6-10 years	

Stairs

	Ceiling - Plaster/Drywall	South East	430	SF	6	10+ years	
	Floor - Concrete Epoxy/ Painted	South East	310	SF	7	10+ years	
	Floor - Tile/Sheet	South East	120	SF	5	10+ years	
	Handrails	South East	130	LF	7	10+ years	
	Lighting - Pendent/Surface	South East	4	EA	7	6-10 years	
	Stairs - Asphalt	South East	60	LF	6	10+ years	
	Walls - Plaster/Drywall	South East	1,535	SF	6	10+ years	
	Ceiling - Plaster/Drywall	West	340	SF	6	10+ years	
	Ceiling - Plaster/Drywall	West	10	SF	4	1-2 years	Peeling
	Floor - Tile/Sheet	West	175	SF	7	10+ years	
	Handrails	West	140	LF	7	10+ years	
	Lighting - Pendent/Surface	West	2	EA	7	6-10 years	
	Stairs - Concrete	West	60	LF	6	10+ years	
	Walls - Plaster/Drywall	West	1,550	SF	6	10+ years	

Category : Exterior
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Entrance							
	Exterior Doors - Exterior Steel Door	Entrance 6 - North	1	EA	6	10+ years	
	Exterior Doors - Exterior Wood Door	Entrance 7 - West	6	EA	6	2-5 years	Assessed based on current condition
	Exterior Doors - Transom Lite	Entrance 7 - West	6	EA	7	10+ years	
	Exterior Stairs - Concrete	Entrance 7 - West	27	LF	7	10+ years	Repaired
	Exterior Stairs - Concrete	Entrance 7 - West	2	LF	4	0-1 year	Cracked
	Ramps - Concrete	Entrance 7 - West	22	LF	6	10+ years	
Foundation							
	Foundation - Concrete	Entire Building	229	LF	7	10+ years	No access to foundation due to construction
	Superstructure - Steel with Clay Tile Arch	Entire Building	7,164	SF	7	10+ years	No access to structure due to construction
Lighting							
	Exterior Lighting - Wall Mounted	Entire Building	5	EA	7	10+ years	
Roof System							
	Coping - Clay Tile	Roof 6	200	LF	7	10+ years	
	Coping - Metal	Roof 6	200	LF	7	10+ years	At trusses
	Coping - Terra Cotta	Roof 6	95	LF	7	10+ years	
	Downspouts - Exterior Downspouts	Roof 6	60	LF	6	10+ years	
	Parapet - 16" - 30" Height	Roof 6	170	LF	7	10+ years	
	Parapet - Parapet < 16" Height	Roof 6	30	LF	7	10+ years	
	Parapet - Parapet > 30"	Roof 6	95	LF	7	10+ years	
	Roof - Modified Bitumen	Roof 6	7,164	SF	7	6-10 years	
	Roof Structure - Steel with Clay Tile Arch	Roof 6	7,164	SF	7	10+ years	
Walls							
	Exterior Walls - Brick	Entire Building	4,000	SF	7	10+ years	
	Exterior Walls - Prefabricated Metal Panel Wall	Entire Building	600	SF	7	10+ years	Enclose trusses
	Exterior Walls - Stone-Cast	Entire Building	280	SF	7	10+ years	
Windows							
	Guard - Guards perforated	Entire Building	384	SF	6	10+ years	
	Lintels - Steel	Entire Building	56	LF	7	10+ years	
	Windows - Sash Aluminum Double-pane	Entire Building	384	SF	7	10+ years	

Category : Electrical
Building : Addition

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

Automatic Transfer Switch	Electrical Room	1	EA	6	6-10 years	Interior inaccessible at the time of assessment. Condition and functionality verified by the Building Engineer. Also serves Main.
Security System - CCTV	Entire Building	7,164	SF	6	6-10 years	Building has independent electrical service for emergency power. Rank, Reason and Priority Rep adjusted accordingly.
Security System - Intrusion Detection	Entire Building	7,164	SF	6	6-10 years	
Exit Signs - Corridors and Stairs	Entire Building	1	EA	6	6-10 years	
Exit Signs - Multipurpose Room	Entire Building	1	EA	6	6-10 years	Building has independent electrical service for emergency power. Rank, Reason and Priority Rep adjusted accordingly.
Exit Signs - Multipurpose Room	Entire Building	6	EA	6	6-10 years	
Exit Signs - Multipurpose Room	Entire Building	1	EA	6	6-10 years	Sign is damaged although not so as to adversely affect its integrity.
Exit Signs - Multipurpose Room	Entire Building	2	EA	4	0-1 year	Sign face is faded.
Emergency A/C Power - Corridors and Stairs	Entire Building	800	SF	6	10+ years	
Emergency A/C Power - Multipurpose Room	Entire Building	5,500	SF	6	10+ years	
Emergency Battery Packs - Multipurpose Room	Lunch Room	3	EA	6	6-10 years	Quantity changed to match current observations.

Main Service

PA System	1st Floor	7,164	SF	6	6-10 years	Served by Main.
Main Electrical Service - 800 A and Less than 120/208/3PH	1st Floor	1	EA	7	10+ years	Serves Addition.
Independent Electrical Service for emergency power	Entire Building	1	EA	6	6-10 years	Also serves Main.

Power Distribution

Lighting and Power Panels - Above 100 A	Entire Building	2	EA	6	10+ years	Quantity changed to match current observations.
Lighting and Power Panels - Above 100 A	Entire Building	1	EA	6	6-10 years	Open slots expose live conductors and presents a live front condition.
Lighting and Power Panels - Above 100 A	Entire Building	1	EA	4	0-1 year	
Main Distribution Panels - 400 - 600 amp	Entire Building	1	EA	6	10+ years	
Main Distribution Panels - Greater than 600 amp	Entire Building	1	EA	6	10+ years	
Transformers - 120/240 - 120/208	Entire Building	1	EA	4	2-5 years	Unit is hot to the touch with a substantial humming noise. Older equipment that is approaching the end of its anticipated service life.

Replacement
Category : Fire Protection
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Fire Alarm</u>							
	Fire Alarm Strobe Lights	1st Floor	7,164	SF	7	10+ years	
	Fire Alarm_System	1st Floor	7,164	SF	7	6-10 years	FACP is in Main. System replaced since last assessment; Rank changed accordingly.

Category : Mechanical
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Air Handling Systems</u>							
	Air Handling Unit- Built Up-Multi Zone- Steam Coils - 8001 - 15000 cfm	Mechanical Room	1	EA	5	6-10 years	AHU-2, serves Addition.
	Air Intake	Mechanical Room	2	EA	6	6-10 years	Quantity changed to match current observations. Two OA dampers.
	Auxiliaries - 8001 - 15000 cfm	Mechanical Room	1	EA	5	6-10 years	Coil damage with previous unsuccessful attempts at leak repair.
	Return Duct Work - Indoor- Vertical Shaft and Ducts	Mechanical Room	100	LF	6	6-10 years	
	Zone Dampers	Mechanical Room	3	EA	7	6-10 years	Upgraded since last assessment with the DDC System. Rank adjusted accordingly.

Boiler Systems

	Piping - Condensate Pipe- Steel	Entire Building	100	LF	6	10+ years	All condensate in Addition is piped in from Main.
	Piping - Steam Pipe- Steel	Entire Building	100	LF	6	10+ years	All steam in Addition is piped in from Main.
	Steam Traps	Entire Building	15	EA	5	6-10 years	

Temperature Control

	DDC System	Entire Building	7,164	SF	7	10+ years	Serves Main and Addition
	Thermostats - DDC	Entire Building	2	EA	7	10+ years	

Category : Plumbing
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Hot Water</u>							
	Electric Heater - Less than 20 KW	Boiler Room	1	EA	6	6-10 years	Serves kitchen area

Piping

Category : Plumbing
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Domestic Piping-Hot Water Return Lines	Entire Building	7,164	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	7,164	SF	6	10+ years	Domestic water for Addition is piped in from Main.
	Sanitary Piping	Entire Building	7,164	SF	6	10+ years	
	Storm Piping	Entire Building	7,164	SF	6	10+ years	
	Vent Piping	Entire Building	7,164	SF	6	10+ years	

Pumps

	Pumps - Ejector-Simplex	1st Floor	1	EA	6	6-10 years	
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Category : Room
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Gymnasia							
	Ceiling - Lay-in	1st Floor	2,400	SF	6	10+ years	
	Ceiling - Splined	1st Floor	670	SF	6	10+ years	
	Doors - Hardware	1st Floor	2	EA	6	10+ years	
	Floor - Tile/Sheet	1st Floor	3,070	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	32	EA	7	6-10 years	
	Sound System	1st Floor	1	EA	7	6-10 years	
	Stage	1st Floor	650	SF	6	10+ years	
	Stage Curtain	1st Floor	2	EA	7	6-10 years	
	Stage Lighting System	1st Floor	1	EA	7	6-10 years	
	Stage-Stairs - Asphalt	1st Floor	14	LF	7	10+ years	
	Storage/ Closet	1st Floor	730	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	1,535	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,535	SF	6	10+ years	
	Walls - Structural Glazed Tile	1st Floor	856	SF	6	10+ years	

Lunch & Multipurpose Room

	Ceiling - Lay-in	1st Floor	2,510	SF	6	10+ years	
	Doors - Hardware	1st Floor	2	EA	6	10+ years	
	Floor - Tile/Sheet	1st Floor	2,510	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	24	EA	7	6-10 years	
	Serving Line	1st Floor	20	LF	7	10+ years	
	Walls - Concrete Block	1st Floor	1,158	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,158	SF	6	10+ years	
	Walls - Structural Glazed Tile	1st Floor	1,158	SF	6	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	850	SF	7	10+ years	

Category : Interior
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Corridor							
	Ceiling - Plaster/Drywall	1st Floor	165	SF	6	10+ years	
	Doors - Transom Window	1st Floor	110	SF	6	10+ years	
	Doors - Wood Doors include hw	1st Floor	3	EA	6	10+ years	
	Floor - Epoxy/ Painted	1st Floor	155	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	3	EA	6	6-10 years	
	Walls - Plaster/Drywall	1st Floor	290	SF	6	10+ years	
	Walls - Structural Glazed Tile	1st Floor	100	SF	6	10+ years	
	Ceiling - Plaster/Drywall	East of multi-purpose platform	340	SF	6	10+ years	
	Floor - Concrete Epoxy/ Painted	East of multi-purpose platform	40	SF	5	10+ years	
	Floor - Tile/Sheet	East of multi-purpose platform	300	SF	5	10+ years	
	Lighting - Pendent/Surface	East of multi-purpose platform	5	EA	7	6-10 years	
	Stairs - Concrete Stairs	East of multi-purpose platform	25	LF	6	10+ years	
	Stairs - Wood	East of multi-purpose platform	15	LF	5	10+ years	
	Walls - Concrete Block	East of multi-purpose platform	100	SF	6	10+ years	
	Walls - Masonry	East of multi-purpose platform	15	SF	5	10+ years	
	Walls - Plaster/Drywall	East of multi-purpose platform	60	SF	6	10+ years	
	Walls - Plaster/Drywall	East of multi-purpose platform	685	SF	6	10+ years	

Category : Site
Building : Site

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Civil/Drainage</u>							
	Civil/ Drainage - Catch Basin	Entire Site	5	EA	7	10+ years	
	Civil/ Drainage - Site Manhole	Entire Site	1	EA	7	10+ years	
<u>Fencing</u>							
	Fencing - Chain Link	Entire Site	470	LF	7	10+ years	
	Fencing - New Standard Ornamental	Entire Site	319	LF	7	10+ years	
	Fencing - New Standard Ornamental	Entire Site	103	LF	7	10+ years	
	Fencing - New Standard Ornamental	Entire Site	103	LF	7	10+ years	
	Fencing - New Standard Ornamental	Entire Site	253	LF	6	10+ years	
	Fencing - Old Standard Ornamental	Entire Site	230	LF	6	10+ years	
<u>Landscape</u>							
	Benches	Entire Site	8	EA	7	10+ years	
	Benches	Entire Site	8	EA	6	6-10 years	
	Landscape - Grass	Entire Site	5,260	SF	6	10+ years	
	Landscape - Hardscape- Concrete	Entire Site	848	SF	6	10+ years	
	Lighting - Pole Mounted	Entire Site	6	EA	7	10+ years	Repaired
	Parkway trees	Entire Site	19	EA	6	10+ years	
	Planting Beds/ Area	Entire Site	3,545	SF	6	10+ years	
	Play Area - Hardscape- Asphalt	Entire Site	7,456	SF	6	6-10 years	
	Play Area - Synthetic Turf	Entire Site	8,915	SF	7	10+ years	
	Trash Receptacles	Entire Site	4	EA	7	10+ years	
<u>Parking Lot</u>							
	Surface - Concrete	North East at Alley	1,102	SF	7	10+ years	
	Trash Compactor	North East at Alley	1	EA	6	10+ years	
	Trash Enclosure - Chain Links	North East at Alley	500	SF	7	10+ years	
	Trash Enclosure - Masonry	North East at Alley	500	SF	7	10+ years	
	Interior Plantings	West Parking Lot	230	LF	7	10+ years	
	Surface - Asphalt	West Parking Lot	13,905	SF	6	6-10 years	
<u>Playground</u>							
	Equipment - School Age 5-12	E Playground	2	EA	6	10+ years	
	Surface - Poured Surface	E Playground	8,915	SF	6	6-10 years	
<u>Sidewalks</u>							
	Sidewalks - Internal Walks	Entire Site	358	LF	6	10+ years	
	Sidewalks - Perimeter Sidewalks	Entire Site	8,710	SF	6	10+ years	
	Sidewalks - Perimeter Sidewalks	Entire Site	50	SF	4	0-1 year	Large cracks

Category : Site

Building : Site

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Signage</u>							
	Flag Pole - Flag Pole	Entire Site	1	EA	7	10+ years	
	Marquee - Free Standing Back Lighted	Entire Site	1	EA	7	10+ years	

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

Definitions

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

Classroom Summary

Current Usage	Intended Usage	Room Location	Room Number	Floor Plan Room Number	Area (SF)	Glazed Window Area	Operable Window Area	Window Stop	Smart-Board
Building : Main									
Kindergarten	Kindergarten	1st Floor	101	101	900	180	90	N	Y
Library	Regular Classroom	2nd Floor	204	204	885	192	90	N	N
Pre School	Regular Classroom	1st Floor	102	102	900	180	90	N	N
Regular Classroom	Regular Classroom	2nd Floor	201	201	895	192	90	N	N
Regular Classroom	Regular Classroom	2nd Floor	202	202	895	192	90	N	N
Regular Classroom	Regular Classroom	2nd Floor	203	203	880	192	90	N	N
Regular Classroom	Regular Classroom	2nd Floor	205	205	885	192	90	N	N
Regular Classroom	Regular Classroom	3rd Floor	300	300	340	60	30	N	N
Regular Classroom	Regular Classroom	3rd Floor	301	301	895	192	90	N	N
Regular Classroom	Regular Classroom	3rd Floor	302	302	895	192	90	N	N
Regular Classroom	Regular Classroom	3rd Floor	303	303	880	192	90	N	N
Regular Classroom	Regular Classroom	3rd Floor	304	304	880	192	90	N	N
Regular Classroom	Regular Classroom	3rd Floor	305	305	885	192	90	N	N