

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 <u>http://www.cps.edu/facilityassessment</u>.

Campus Summary			
BuildingName	Year Constructed	Number of Floors	Building Area (Sq Ft)
Main	1891	2	16,300
Addition 1	1937	2	17,400
Addition 2	2019	2	20,000
Campus Total			53,700

Catego	ry : Exterior	В	uilding	: Main			
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Entrance	9						
	Exterior Doors - Exterior Steel Door	A3 - Northeast	1	EA	7	10+ years	
	Exterior Doors - Side lite	A3 - Northeast	1	EA	7	10+ years	
	Exterior Doors - Transom Lite	A3 - Northeast	1	EA	5	10+ years	
	Exterior Stairs - Concrete	A3 - Northeast	12	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	A4 - Southeast	1	EA	7	10+ years	
	Exterior Doors - Side lite	A4 - Southeast	1	EA	6	10+ years	
	Exterior Doors - Transom Lite	A4 - Southeast	1	EA	7	10+ years	
	Exterior Stairs - Concrete	A4 - Southeast	12	LF	5	0-1 year	Cracked
	Exterior Doors - Exterior Steel Door	A5 - South	1	EA	7	10+ years	Repaired.
	Exterior Doors - Side lite	A5 - South	1	EA	7	10+ years	
	Exterior Doors - Exterior Steel Door	Fire Escape	1	EA	6	10+ years	
	Exterior Doors - Transom Lite	Fire Escape	1	EA	6	10+ years	
	Exterior Stairs - Concrete	Fire Escape	3	LF	6	10+ years	
Fire Esc	ape						
	Fire Escape	South Façade	120	LF	6	6-10 years	
Foundat	ion						
	Foundation - Masonry	Entire Building	472	LF	7	10+ years	
	Superstructure - Heavy Timber	Entire Building	14,789	SF	7	10+ years	



Catego	ry : Exterior		В	uilding	: Main		
						Recommend	_
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Lighting							
	Exterior Lighting - Parapet or Roof Mounted	Entire Building	4	EA	6	6-10 years	
	Exterior Lighting - Wall Mounted	Entire Building	4	EA	6	6-10 years	
Roof Sys	tem						
		A - Main	50	LF	6	10+ years	
	Liner					,	
	Chimney - Brick Chimney- Concrete/ Mortar	A - Main	11	LF	5	2-5 years	
	Liner				-		
	Downspouts - Exterior Downspouts	A - Main	153	LF	6	6-10 years	Weter Demonstration to make a stand but
	Roof - Asphalt Shingle	A - Main	4,752	SF	2	0-1 year	Water Damage in turret reported by Site Engineer as repaired roof,
							waiting to have ceilings/walls
				~-	_		repaired.
	Roof Structure - Heavy Timber	A - Main	4,752	SF	7	10+ years	
	Downspouts - Exterior Downspouts	B - Lower Roofs	41	LF	6	6-10 years	
	Roof - Asphalt Shingle	B - Lower Roofs	2,190	SF	4	0-1 year	Structural failure as Roof is
							dipping/wavering/bowing at Structural
	Roof - Modified Bitumen	B - Lower Roofs	110	SF	4	0-1 year	support Old, bubbling, cracking, and worn.
	Roof Structure - Heavy Timber	B - Lower Roofs	2,300	SF	6	10+ years	Old, bubbling, clacking, and worn.
			2,000	01	Ũ	ior youro	
Walls							
	Cheek-Wall - Concrete	Entire Building	144	SF	7	10+ years	Cheeks are actually located at Addition 1!
	Cornice - Masonry Projecting Limestone	Entire Building	644	LF	7	10+ years	
	Cornice - Metal Projecting	Entire Building	100	LF	6	10+ years	
	Exterior Walls - Brick	Entire Building	11,425	SF	6	10+ years	Open mortar Joints
	Exterior Walls - Brick	Entire Building	20	SF	5	2-5 years	Open mortar joints
	Exterior Walls - Terra Cotta	Entire Building	490	SF	7	10+ years	
_Windows							
	Curtain wall - Louver	Entire Building	70	SF	6	6-10 years	
	Guard - Guards perforated	Entire Building	729	SF	7	10+ years	
	Lintels - Brick	Entire Building	70	LF	7	10+ years	
	Lintels - Steel	Entire Building	33	LF	7	10+ years	
	Lintels - Terra Cotta	Entire Building	272	LF	7	10+ years	
	Windows - Sash Aluminum Double-pane	Entire Building	2,524	SF	6	6-10 years	
Catego	ry : Electrical		В	uilding	: Main		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Emergen	cy System						



<u> </u>						180	5 W Montvale AVENUE, Chicago, IL 60643
Catego	ry : Electrical		В	uilding	: Main		
-			• • • •			Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Exit Signs - Corridors and Stairs	Entire Building	4	EA	4	0-1 year	Older signs, lighting dimmed on some, some hard to read.
	Exit Signs - Multipurpose Room	Entire Building	1	EA	6	6-10 years	With battery. Lighting dimmed.
	Emergency Battery Packs - Corridors and Stairs	Entire Building	4	EA	6	6-10 years	
	Security System - Intrusion Detection	Entire Building	16,300	SF	6	6-10 years	
	Emergency A/C Power - Corridors and Stairs	Entire Building	1,792	SF	6	10+ years	Building has EM panel
	Emergency A/C Power - Multipurpose Room	Entire Building	1,401	SF	6	10+ years	
Main Se							
	PA System	Entire Building	16,300	SF	5	6-10 years	Connected to other buildings on campus
Power D	istribution						
	Lighting and Power Panels - 100 A	Entire Building	2	EA	7	10+ years	
	Lighting and Power Panels - Above 100 A	Entire Building	4	EA	7	10+ years	
Catego	ry : Fire Protection		В	uilding	: Main		
Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Fire Alar		Factors Dudisting		Ξ.	7	10	
	Fire Alarm Panel	Entire Building	1	EA	7	10+ years	Serves main, addition 1, addition 2, installed during 2019 addition 2 construction
	Fire Alarm Strobe Lights	Entire Building	16,300	SF	6	10+ years	
	Fire Alarm_System	Entire Building	16,300	SF	7	10+ years	Connected to addition 2
_Sprinkler							
	Sprinkler Heads	Entire Building	16,300	SF	7	10+ years	Inspected by fire marshal, functional, approved. A few sprinkler heads were replaced
	Sprinkler Piping	Entire Building	16,300	SF	6	10+ years	
	Wet Sprinkler System	Entire Building	16,300	SF	6	10+ years	Connected to addition 2, pump in addition 2
Catego	ry : Mechanical		В	uilding	: Main		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Boiler Sy							
	Boiler Auxiliary- Scotch Marine- Steam Low	Basement	2	EA	6	6-10 years	



Catego	ry : Mechanical		В	uilding	: Main		
Ū	-			-		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
-	Pressure Boiler - Less than 50 HP					-	
	Chemical Feed System	Basement	1	EA	6	6-10 years	
	Combustion Dampers	Basement	2	EA	6	10+ years	
	Feed Water Pumps and Tank	Basement	1	EA	5	6-10 years	
	Non Condensing- Fire Tube- Scotch Marine-	Basement	2	EA	6	6-10 years	Serves main and addition 1 buildings
	Steam- Low Pressure Boiler - Less than 50						
	HP						
	Piping - Condensate Pipe- Steel	Basement	400	LF	5	6-10 years	
	Piping - Steam Pipe- Steel	Basement	400	LF	5	6-10 years	
	Steam Traps	Basement	44	EA	5	6-10 years	
Heating	Devices						
5	Wall Heater - Electric	Basement	5	EA	5	2-5 years	Older, functional
	Unit Heater - Gas	Basement	1	EA	5	6-10 years	
	Unit Heater - Steam	Basement	3	EA	5	2-5 years	Older, functional, recently serviced
	Radiators - Steam	Entire Building	9	EA	5	6-10 years	Paint required.
	Radiators - Steam	Entire Building	2	EA	4	2-5 years	Not painted, signs of corrosion,
		Ū					difficult to control temperature
Tempera	ture Control						
	DDC System	Entire Building	16,300	SF	7	10+ years	Serves all buildings, installed during 2019 addition 2 construction, networked
	Electric Thermostat	Entire Building	4	EA	5	6-10 years	Serve unit heaters
	Thermostats - DDC	Entire Building	8	EA	7	10+ years	2019 installation
		Entrio Dunanig	0	273	·	io: youro	
Jnit Ven							
	Unit Ventilators- Floor Mounted- Steam Heating Coils Only	Entire Building	8	EA	7	10+ years	Serve main, installed during 2019 addition construction
Ventilatio	n						
	Exhaust Fans- Roof Mounted - Less than 500 CFM	Roof	1	EA	5	6-10 years	
Catego	ry : Plumbing		В	uilding	: Main		
Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Hot Wate							
	Gas Heater - 150000 - 300000 BTU/HR	Boiler Room	1	EA	6	6-10 years	Serves main and addition 1 buildings
Piping							



Category : Plumbing			B	uilding	: Main		
				J		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Domestic Piping-Hot Water Return Risers	Entire Building	16,300	SF	4	2-5 years	Older pipes, mostly 1891 installation
	Domestic Piping-Hot Water from Risers to	Entire Building	16,300	SF	4	2-5 years	Older pipes, mostly 1891 installation
	Fixtures						
	Domestic Piping-Hot/Cold Water Supply	Entire Building	16,300	SF	4	2-5 years	Older pipes, mostly 1891 installation.
	(Horizontal Lines)						Leaks occasionally repaired
	Domestic Piping-Hot/Cold Water Supply	Entire Building	16,300	SF	4	2-5 years	Older pipes, mostly 1891 installation
	(Risers)						
	Domestic Piping-Hot/Cold Water Supply	Entire Building	16,300	SF	4	2-5 years	Older pipes, mostly 1891 installation.
	(from Risers to Fixtures)						There are a few pipe clamps
	Sanitary Piping	Entire Building	16,300	SF	6	6-10 years	
	Storm Piping	Entire Building	16,300	SF	6	6-10 years	
	Vent Piping	Entire Building	16,300	SF	6	6-10 years	
•	_		-				
Catego	ry : Room		В	uilding	: Main	December	
0	Hanna Tama	Less them	0		Daula	Recommend	0
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
_Administ	rative Suites/Offices						
	AC Unit	1.5 Business Manager	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	1.5 Business Manager	213	SF	6	10+ years	
	Doors - Side-lite	1.5 Business Manager	45	SF	6	10+ years	
	Doors - Transom Window	1.5 Business Manager	9	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1.5 Business Manager	1	EA	6	10+ years	
	Floor - Tile	1.5 Business Manager	213	SF	6	10+ years	
	Lighting - Pendent/Surface	1.5 Business Manager	2	EA	6	6-10 years	
	Power Distribution	1.5 Business Manager	4	EA	6	10+ years	
	Walls - Plaster/Drywall	1.5 Business Manager	613	SF	6	10+ years	
	Ceiling - Plaster/Drywall	Bsmt Engineers Office	739	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Bsmt Engineers Office	2	EA	6	10+ years	
	Floor - Tile	Bsmt Engineers Office	734	SF	7	10+ years	
	Floor - Tile	Bsmt Engineers Office	5	SF	4	0-1 year	Broken tiles
	Lighting - Pendent/Surface	Bsmt Engineers Office	9	EA	6	6-10 years	
	Power Distribution	Bsmt Engineers Office	22	EA	7	6-10 years	
	Storage/ Closet	Bsmt Engineers Office	80	SF	7	10+ years	
	Walls - Masonry	Bsmt Engineers Office	1,100	SF	6	10+ years	
	Walls - Masonry	Bsmt Engineers Office	39	SF	5	0-1 year	Cracking and chipping on lower
	Work Sink	Bsmt Engineers Office	1	EA	7	10, 10000	portion of wall.
				EA SF		10+ years	
	Ceiling - Plaster/Drywall	Staff Lounge in Basement	691	SF SF	7 4	10+ years	Diastor is folling and demograd from
	Ceiling - Plaster/Drywall	Staff Lounge in Basement	10	35	4	0-1 year	Plaster is falling and damaged from
	Doors - Wood Doors inclu hw	Staff Loungo in Pasament	1	EA	7	10, 10000	water leak
	Floor - Tile	Staff Lounge in Basement Staff Lounge in Basement	701	SF	6	10+ years 10+ years	
	Lighting - Pendent/Surface	Staff Lounge in Basement	10	EA	6 6	6-10 years	
	Power Distribution	Staff Lounge in Basement	10	EA	6 7		
		Stall Lounge in Dasement	0	EA	1	10+ years	



1865 W Montvale AVENUE, Chicago, IL 60643 **Building : Main** Category : Room Recommend Location Group Item - Type Quantity UOM Rank Replacement Comments Staff Lounge in Basement Walls - Plaster/Drywall 940 SF 6 10+ vears Walls - Plaster/Drvwall Staff Lounge in Basement SF 0-1 year 10 4 Hole in wall from water damage. Work SInk Staff Lounge in Basement FΑ 7 10+ years 1 Locker/Shower Room Basement staff locker room SF 5 Accessories 250 6-10 years Ceiling - Plaster/Drvwall Basement staff locker room 250 SF 6 10+ years Doors - Steel Doors incl hw FΑ Basement staff locker room 1 6 10+ years SF 7 Floor - Tile/Sheet Basement staff locker room 243 10+ years SF Floor - Tile/Sheet Basement staff locker room 7 4 0-1 year Damaged tile. ΕA 6 Lavatory Basement staff locker room 1 10+ years Lighting - Pendent/Surface Basement staff locker room 3 EA 7 6-10 years Student Lockers - One Tier Basement staff locker room 5 ΕA 7 10+ years SF Walls - Plaster/Drywall Basement staff locker room 630 5 0-1 year Water damage and paint needed. Water Closet FΑ 7 Basement staff locker room 10+ years 1 Mechanical/ Service Rooms Air Tunnel Basement SF 7 500 10+ years Boiler Room Basement SF 7 1.058 10+ years Coal Room Basement 246 SF 7 10+ years Crawl Space - Unfinished SF Basement 1.000 7 10+ years SF Mechanical/ Service Rooms Basement 500 7 10+ years SF Storage Room Basement 15 7 10+ years Storage Room SF 7 Basement 15 10+ years Storage Room Basement 719 SF 7 10+ years SF Storage Room 81 5 Basement 0-1 vear Plaster falling to the floor SF Storage Room Basement 256 5 0-1 year Plaster deteriorating Vaults 200 SF 7 Basement 10+ years **Category : Classroom Building : Main** Recommend Group Item - Type Location Quantity UOM Rank **Replacement** Comments Classroom #105 (Regular Classroom) AC Units 7 1st Floor 1 EΑ 6-10 years LF Casework 1st Floor 24 6 10+ years Ceiling - Lay-in 1st Floor 750 SF 6 10+ years SF Doors - Transom Window 1st Floor 6 6 10+ years Doors - Wood Doors inclu hw 1st Floor 2 ΕA 6 10+ years SF Floor - Tile 1st Floor 740 6 10+ years Floor - Tile 1st Floor 10 SF 4 0-1 vear Broken tiles 6

Lighting - Pendent/Surface

Marker Board

Storage/ Closet

12

32

156

FΑ

LF

SF

6

7

6-10 years

6-10 years

10+ years

1st Floor

1st Floor

1st Floor



Catego	ry : Classroom		В	uilding	: Main		5 W Montvale AVENUE, Chicago, IL 606
outogo				anang	. mann	Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Walls - Plaster/Drywall	1st Floor	238	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	711	SF	6	10+ years	
lassro	om #106 (Office)						
//000101	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	24	LF	6	10+ years	
	Ceiling - Lay-in	1st Floor	750	SF	6	10+ years	
	Chalk Board	1st Floor	16	LF	4	2-5 years	
	Doors - Transom Window	1st Floor	6	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	6	10+ years	
	Floor - Tile	1st Floor	750	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	14	EA	6	6-10 years	
	Marker Board	1st Floor	32	LF	6	6-10 years	
		1st Floor		SF	6 7		
	Storage/ Closet	1st Floor	949	SF	7	10+ years	
	Walls - Plaster/Drywall	TSt Floor	949	SF	/	10+ years	
lassroo	om #107 (Regular Classroom)						
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	72	LF	6	10+ years	
	Ceiling - Lay-in	1st Floor	750	SF	6	10+ years	
	Doors - Transom Window	1st Floor	6	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	6	10+ years	
	Floor - Tile	1st Floor	750	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	21	EA	6	6-10 years	
	Marker Board	1st Floor	16	LF	6	6-10 years	
	Storage/ Closet	1st Floor	143	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	711	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	237	SF	7	10+ years	
lassroo	om #108 (Regular Classroom)						
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	38	LF	6	10+ years	
	Ceiling - Lay-in	1st Floor	750	SF	6	10+ years	
	Doors - Transom Window	1st Floor	12	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	6	10+ years	
	Floor - Tile	1st Floor	745	SF	6	10+ years	
	Floor - Tile	1st Floor	5	SF	4	0-1 year	Broken tiles
	Lighting - Pendent/Surface	1st Floor	12	EA	6	6-10 years	2.0.01 100
	Marker Board	1st Floor	40	LF	6	6-10 years	
	Storage/ Closet	1st Floor	148	SF	5	10+ years	Water damage to ceiling.
	Walls - Plaster/Drywall	1st Floor	711	SF	7	10+ years	water damage to centry.
	Walls - Plaster/Drywall	1st Floor	238	SF	7		
	wans - Master/Drywan		230	SF	1	10+ years	



Catego	ry : Classroom		R	uilding	: Main		5 W Montvale AVENUE, Chicago, IL 60
Jaiogo				unung	. mann	Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	om #205 (Regular Classroom)						
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	30	LF	6	10+ years	
	Ceiling - Lay-in	2nd Floor	750	SF	6	10+ years	
	Chalk Board	2nd Floor	16	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	6	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	6	10+ years	
	Floor - Tile	2nd Floor	750	SF	6	10+ years	
	Lighting - Lay-in	2nd Floor	14	EA	6	6-10 years	
	Marker Board	2nd Floor	16		6	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	949	SF	6	•	
	Walls - Flastel/Drywall		949	эг	0	10+ years	
lassroo	om #206 (Regular Classroom)						
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	30	LF	6	10+ years	
	Ceiling - Lay-in	2nd Floor	750	SF	6	10+ years	
	Doors - Transom Window	2nd Floor	6	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	6	10+ years	
	Floor - Tile	2nd Floor	750	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	14	ĒA	6	6-10 years	
	Marker Board	2nd Floor	16	LF	6	6-10 years	
	Storage/ Closet	2nd Floor	156	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	238	SF	6	10+ years	
	Walls - Plaster/Drywall	2nd Floor	711	SF	6	10+ years	
						,	
lassroo	om #207 (Regular Classroom)						
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	22	LF	6	10+ years	
	Ceiling - Lay-in	2nd Floor	750	SF	6	10+ years	
	Doors - Transom Window	2nd Floor	6	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	6	10+ years	
	Floor - Tile	2nd Floor	750	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	6	6-10 years	
	Marker Board	2nd Floor	16	LF	6	6-10 years	
	Storage/ Closet	2nd Floor	143	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	175	SF	6	10+ years	
	Walls - Plaster/Drywall	2nd Floor	774	SF	6	10+ years	
loooro	om #208 (Regular Classroom)						
1855100	AC Units	2nd Floor	1	EA	7	6-10 years	
		2nd Floor 2nd Floor		LF			
	Casework		8		6	10+ years	
	Ceiling - Lay-in	2nd Floor	750	SF	6	10+ years	
	Chalk Board	2nd Floor	16	LF	4	2-5 years	



Catego	ry : Classroom		В	uilding	: Main		
_				_		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Doors - Transom Window	2nd Floor	6	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	6	10+ years	
	Floor - Tile	2nd Floor	750	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	6	6-10 years	
	Marker Board	2nd Floor	18	LF	6	6-10 years	
	Storage/ Closet	2nd Floor	143	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	238	SF	6	10+ years	
	Walls - Plaster/Drywall	2nd Floor	711	SF	6	10+ years	
lassroc	m #8 (Other Instructional Use)						
	Ceiling - Plaster/Drywall	Basement	718	SF	6	10+ years	
	Chalk Board	Basement	30	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	Basement	1	EA	7	10+ years	
	Floor - Tile	Basement	698	SF	7	10+ years	
	Floor - Tile	Basement	20	SF	4	0-1 year	Missing tiles
	Lighting - Pendent/Surface	Basement	10	EA	7	6-10 years	3.
	Walls - Plaster/Drywall	Basement	620	SF	7	10+ years	
atego	ry : Interior		В	uilding	: Main		
-				-		Recommend	
	It and Trans	Landan	O		Daula		0
•	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
•						Replacement	Comments
•	Ceiling - Plaster/Drywall	1st Floor	434	SF	7	Replacement 10+ years	Comments
•	Ceiling - Plaster/Drywall Drinking Fountains - Single Fountain	1st Floor 1st Floor	434	SF EA	7 7	Replacement 10+ years 10+ years	Comments
•	Ceiling - Plaster/Drywall Drinking Fountains - Single Fountain Floor - Tile/Sheet	1st Floor 1st Floor 1st Floor	434 1 429	SF EA SF	7 7 7	Replacement 10+ years 10+ years 10+ years	
•	Ceiling - Plaster/Drywall Drinking Fountains - Single Fountain Floor - Tile/Sheet Floor - Tile/Sheet	1st Floor 1st Floor 1st Floor 1st Floor 1st Floor	434 1 429 5	SF EA SF SF	7 7 7 4	Replacement 10+ years 10+ years 10+ years 0-1 year	Comments Broken tiles
•	Ceiling - Plaster/Drywall Drinking Fountains - Single Fountain Floor - Tile/Sheet Floor - Tile/Sheet Lighting - Pendent/Surface	1st Floor 1st Floor 1st Floor 1st Floor 1st Floor	434 1 429 5 4	SF EA SF SF EA	7 7 7 4 6	Replacement 10+ years 10+ years 10+ years 0-1 year 6-10 years	
•	Ceiling - Plaster/Drywall Drinking Fountains - Single Fountain Floor - Tile/Sheet Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall	1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 1st Floor	434 1 429 5 4 848	SF EA SF EA SF	7 7 7 4 6 7	Replacement 10+ years 10+ years 10+ years 0-1 year 6-10 years 10+ years	
•	Ceiling - Plaster/Drywall Drinking Fountains - Single Fountain Floor - Tile/Sheet Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall	1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 2nd Floor	434 1 429 5 4	SF EA SF EA SF SF SF	7 7 7 4 6	Replacement 10+ years 10+ years 10+ years 0-1 year 6-10 years 10+ years 10+ years	
•	Ceiling - Plaster/Drywall Drinking Fountains - Single Fountain Floor - Tile/Sheet Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall Drinking Fountains - Single Fountain	1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 2nd Floor 2nd Floor	434 1 429 5 4 848 594 1	SF EA SF EA SF SF EA	7 7 7 4 6 7	Replacement 10+ years 10+ years 10+ years 0-1 year 6-10 years 10+ years	
•	Ceiling - Plaster/Drywall Drinking Fountains - Single Fountain Floor - Tile/Sheet Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall	1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor	434 1 429 5 4 848 594	SF EA SF EA SF SF EA SF SF	7 7 4 6 7 6	Replacement 10+ years 10+ years 10+ years 0-1 year 6-10 years 10+ years 10+ years	
•	Ceiling - Plaster/Drywall Drinking Fountains - Single Fountain Floor - Tile/Sheet Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall Drinking Fountains - Single Fountain Floor - Tile/Sheet Lighting - Pendent/Surface	1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor	434 1 429 5 4 848 594 1 594 3	SF EA SF EA SF EA SF EA SF EA	7 7 4 6 7 6 7	Replacement 10+ years 10+ years 10+ years 0-1 year 6-10 years 10+ years 10+ years 10+ years 10+ years	
•	Ceiling - Plaster/Drywall Drinking Fountains - Single Fountain Floor - Tile/Sheet Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall Drinking Fountains - Single Fountain Floor - Tile/Sheet	1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor	434 1 429 5 4 848 594 1 594 3 986	SF EA SF EA SF EA SF EA SF EA SF	7 7 4 6 7 6 7 7	Replacement 10+ years 10+ years 10+ years 0-1 year 6-10 years 10+ years 10+ years 10+ years 10+ years 10+ years	
•	Ceiling - Plaster/Drywall Drinking Fountains - Single Fountain Floor - Tile/Sheet Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall Drinking Fountains - Single Fountain Floor - Tile/Sheet Lighting - Pendent/Surface	1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor	434 1 429 5 4 848 594 1 594 3	SF EA SF EA SF EA SF EA SF EA	7 7 4 6 7 6 7 6	Replacement 10+ years 10+ years 10+ years 0-1 year 6-10 years 10+ years	
•	Ceiling - Plaster/Drywall Drinking Fountains - Single Fountain Floor - Tile/Sheet Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall Drinking Fountains - Single Fountain Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall	1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor	434 1 429 5 4 848 594 1 594 3 986	SF EA SF EA SF EA SF EA SF EA SF	7 7 4 6 7 6 7 6 6	Replacement 10+ years 10+ years 10+ years 0-1 year 6-10 years 10+ years	
•	Ceiling - Plaster/Drywall Drinking Fountains - Single Fountain Floor - Tile/Sheet Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall Drinking Fountains - Single Fountain Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall Ceiling - Plaster/Drywall Floor - Asphalt Floor	1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor Basement	434 1 429 5 4 848 594 1 594 3 986 434	SF EA SF EA SF EA SF EA SF SF SF	7 7 4 6 7 6 7 6 6 7	Replacement 10+ years 10+ years 10+ years 0-1 year 6-10 years 10+ years	
•	Ceiling - Plaster/Drywall Drinking Fountains - Single Fountain Floor - Tile/Sheet Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall Drinking Fountains - Single Fountain Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall Ceiling - Plaster/Drywall Floor - Asphalt Floor Lighting - Pendent/Surface	1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor Basement Basement Basement	434 1 429 5 4 848 594 1 594 3 986 434 434 4	SF EA SF EA SF EA SF EA SF SF SF EA	7 7 7 6 7 6 7 6 7 6 6 6	Replacement 10+ years 10+ years 10+ years 0-1 year 6-10 years 10+ years	
•	Ceiling - Plaster/Drywall Drinking Fountains - Single Fountain Floor - Tile/Sheet Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall Drinking Fountains - Single Fountain Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall Ceiling - Plaster/Drywall Floor - Asphalt Floor	1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor Basement Basement	434 1 429 5 4 848 594 1 594 3 986 434 434	SF EA SF EA SF EA SF EA SF SF SF	7 7 4 6 7 6 7 6 7 6	Replacement 10+ years 10+ years 10+ years 0-1 year 6-10 years 10+ years	
orridor	Ceiling - Plaster/Drywall Drinking Fountains - Single Fountain Floor - Tile/Sheet Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall Drinking Fountains - Single Fountain Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall Ceiling - Plaster/Drywall Floor - Asphalt Floor Lighting - Pendent/Surface Walls - Masonry	1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor Basement Basement Basement Basement	434 1 429 5 4 848 594 1 594 3 986 434 434 434 436	SF EA SF EA SF EA SF EA SF SF EA SF SF EA SF	7 7 4 6 7 6 7 6 6 7 6 6 6 6	Replacement 10+ years 10+ years 10+ years 0-1 year 6-10 years 10+ years	Broken tiles
orridor	Ceiling - Plaster/Drywall Drinking Fountains - Single Fountain Floor - Tile/Sheet Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall Drinking Fountains - Single Fountain Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall Ceiling - Plaster/Drywall Floor - Asphalt Floor Lighting - Pendent/Surface Walls - Masonry Walls - Masonry	1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor Basement Basement Basement Basement Basement Basement	434 1 429 5 4 848 594 1 594 3 986 434 434 434 436 50	SF EA SF EA SF EA SF SF SF SF SF SF	7 7 4 6 7 6 6 7 6 6 6 4	Replacement 10+ years 10+ years 10+ years 0-1 year 6-10 years 10+ years 10+ years 10+ years 10+ years 6-10 years 10+ year	Broken tiles
Group Corridor Stairs	Ceiling - Plaster/Drywall Drinking Fountains - Single Fountain Floor - Tile/Sheet Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall Drinking Fountains - Single Fountain Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall Ceiling - Plaster/Drywall Floor - Asphalt Floor Lighting - Pendent/Surface Walls - Masonry	1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor Basement Basement Basement Basement	434 1 429 5 4 848 594 1 594 3 986 434 434 434 436	SF EA SF EA SF EA SF EA SF SF EA SF SF EA SF	7 7 4 6 7 6 7 6 6 7 6 6 6 6	Replacement 10+ years 10+ years 10+ years 0-1 year 6-10 years 10+ years	Broken tiles



Building : Main Category : Interior Recommend UOM Location Quantity Group Item - Type Rank **Replacement** Comments Lighting - Pendent/Surface 6-10 years ΕA East 4 6 Stairs - Terrazzo East 165 LF 6 10+ years Walls - Plaster/Drywall SF 10+ years East 724 6 Ceiling - Plaster/Drywall West 242 SF 6 10+ years Floor - Terrazzo SF West 6 122 10+ years Floor - Tile SF West 97 6 10+ years SF Floor - Tile West 25 4 0-1 year Damaged tile at level one LF Handrails 128 7 10+ years West Lighting - Pendent/Surface West 4 ΕA 6 6-10 years Stairs - Terrazzo West 165 LF 6 10+ years Walls - Plaster/Drywall SF 10+ years West 748 6



Category : Exterior Building : Addition 1 Recommend Location Replacement Item - Type Quantity UOM Comments Group Rank Entrance ΕA 7 Entrance Control - Audio and Video A1 - Main North 1 10+ years 2 FΑ Exterior Doors - Exterior Steel Door A1 - Main North 6 6-10 years Exterior Doors - Transom Lite A1 - Main North 1 EΑ 6 6-10 years **Exterior Stairs - Concrete** A1 - Main North 72 1 F 6 10+ years ΙF Stair Handrail - Steel Stair Handrail A1 - Main North 42 6 6-10 years Exterior Doors - Exterior Steel Door 2 ΕA 6-10 years A2 - North 6 Exterior Doors - Transom Lite A2 - North 1 ΕA 6 6-10 years Exterior Stairs - Concrete A2 - North 240 LF 6 10+ vears Entrance Control - Audio and Video A6 - South 1 ΕA 7 10+ years ΕA Exterior Doors - Exterior Steel Door A6 - South 1 5 0-1 year Discolored/Weathered paint/Refinish. Rust/Corrosion at Frame Exterior Doors - Side lite A6 - South 2 ΕA 5 0-1 year Rust/Corrosion at Side light Frames -Wood frame/Brick Mould needs paint/weather protected Exterior Doors - Transom Lite A6 - South ΕA 6-10 years 1 6 Foundation Foundation - Concrete Entire Building LF 7 426 10+ years SF Superstructure - Concrete Entire Building 14.789 7 10+ years Liahtina Exterior Lighting - Parapet or Roof Mounted 6 ΕA Entire Building 6 6-10 years Roof System Access Ladder - Metal C - North 2 7 FΑ 10+ years Access Ladder - Wood C - North 1 ΕA 5 1-2 vears C - North LF 10+ years Coping - Stone 171 6 **Downspouts - Interior Downspouts** C - North LF 7 10+ years 17 Parapet - Parapet < 16" Height C - North 171 LF 6 10+ years Roof - Modified Bitumen C - North SF 7 2,821 10+ years Roof Hatch - Metal FΑ C - North 1 3 1-2 years Functions/unused - Site Engineer calls unit access "unsafe/unused" Roof Structure - Steel with Clay Tile Arch C - North 2.821 SF 7 10+ years Access Ladder - Metal D - East lower 1 ΕA 3 1-2 years Ladder functions/unused - has handrails LF Coping - Stone D - East lower 232 6 10+ years LF 7 **Downspouts - Interior Downspouts** D - East lower 68 10+ years Parapet - Parapet < 16" Height LF D - East lower 172 6 10+ years Parapet - Parapet > 30" LF D - East lower 60 6 10+ years Roof - Metal SF 6 D - East lower 191 10+ years



Catego	ry : Exterior		Building : Addition 1					
_	-			_		Recommend		
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments	
	Roof - Modified Bitumen	D - East lower	6,127	SF	7	10+ years		
	Roof Structure - Steel with Clay Tile Arch	D - East lower	6,318	SF	7	10+ years		
Walls								
	Cheek-Wall - Stone	Entire Building	144	SF	7	10+ years	Cheek walls located on Addition 1	
	Exterior Walls - Brick	Entire Building	13,208	SF	6	10+ years	Two photos provided for gymnasium	
							wall - the damage for this has been	
							included in the gymnasium already.	
	Exterior Walls - Stone-Cut	Entire Building	1,213	SF	7	10+ years		
•								
Windows		Frating Duilding	2	05	0	0.40		
	Curtain wall - Louver	Entire Building	3	SF	6	6-10 years		
	Guard - Guards perforated	Entire Building	1,160	SF	6	6-10 years		
	Lintels - Steel Windows - Sash Aluminum Double-pane	Entire Building	193 2,155	LF SF	7 6	10+ years 6-10 years		
	Windows - Sash Aluminum Double-parle	Entire Building	2,100	Эг	0	0-10 years		
Catego	ry : Electrical		В	uildina	: Additie	on 1		
e alege	, ·		_			Recommend		
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments	
Emerger	cy System							
0	Automatic Transfer Switch	Electrical Room	1	EA	4	2-5 years	Older, corroded, not reliable	
	Exit Signs - Corridors and Stairs	Entire Building	9	EA	6	6-10 years	Recently upgraded	
	Exit Signs - Corridors and Stairs	Entire Building	1	EA	4	0-1 year	Lettering worn, hard to read.	
	Exit Signs - Gym	Entire Building	2	EA	6	6-10 years	Recently upgraded	
	Emergency Battery Packs - Corridors and	Entire Building	10	EA	6	6-10 years		
	Stairs	0				,		
	Emergency Battery Packs - Gym	Entire Building	2	EA	6	6-10 years		
	Emergency Battery Packs - Students Toilets	Entire Building	3	EA	6	6-10 years		
	Security System - Intrusion Detection	Entire Building	17,400	SF	5	6-10 years		
	Emergency A/C Power - Corridors and	Entire Building	3,597	SF	6	6-10 years		
	Stairs							
	Emergency A/C Power - Gym	Entire Building	2,407	SF	6	6-10 years		
Main Ser	PA System	Basement	17,400	SF	6	6-10 years	Connected to other campus building	
	Main Electrical Service - 800 A and	Basement	17,400	EA	6	6-10 years		
	120/208/3PH	Dasement	1	EA	O	o-ro years	Serves addition 1 and main building	
	Independent Electrical Service for	Entire Building	1	EA	6	6-10 years	Serves addition 1 and main building	
	emergency power	Entre Dunung	I	LA	0	0-10 years	deteriorated but functional ATS	
Power D	istribution							
Power D	istribution Lighting and Power Panels -100 A Lighting and Power Panels -100 A	Entire Building	2	EA	7	10+ years		



Building : Addition 1

Building : Addition 1

Catego	ry : Electrical	B	Building : Addition 1						
				Recommend					
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments		
	Lighting and Power Panels - 100 A	Entire Building	1	EA	4	0-1 year	Deteriorated, corroded, EM panel		
	Lighting and Power Panels - Above 100 A	Entire Building	3	EA	7	10+ years			
	Main Distribution Panels - 400 - 600 amp	Entire Building	1	EA	7	10+ years			

Category : Fire Protection

Group Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Fire Alarm Panel	Basement	1	EA	7	10+ years	2019 installations,
Fire Alarm Strobe Lights	Basement	17,400	SF	7	10+ years	
Fire Alarm_System	Basement	17,400	SF	7	10+ years	Upgraded in 2019, with construction of addition 2

Category : Mechanical			В	Building : Addition 1					
Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments		
Air Hand	Iling Systems								
	Indoor Return Fans- Centrifugal Inline - 5000 - 10000 CFM	Attic	1	EA	6	6-10 years	Serves large AHU 1 air handler		
	Air Handling Unit- Built Up- Single Zone w/ Air Tunnel- Steam Coils - 8001 - 15000 cfm	Basement	1	EA	4	2-5 years	Older, corroded, AHU 1		
	Air Intake	Basement	1	EA	6	10+ years			
	Auxiliaries - 8001 - 15000 cfm	Basement	1	EA	4	2-5 years	Older, corroded		
	Reheat Boxes - Reheat Boxes with Steam Coil	Basement	3	EA	6	10+ years	In tunnel		
	Return Duct Work - Indoor- Vertical Shaft and Ducts	Basement	100	LF	6	10+ years			
	Zone Dampers	Basement	8	EA	6	10+ years	In tunnel		
	Air Handling Unit- Package Single Zone- Indoor- Steam Coils - Less than 4000 cfm	Mezzanine	2	EA	6	10+ years	Serves gym, located in mezzanine, ir gym area, 2019 installation		
	Air Intake	Mezzanine	2	EA	6	10+ years	Serve gym area		
Boiler Sy	/stems								
	Condensate Pump	Entire Building	1	EA	7	10+ years	Recently replaced		
	Piping - Condensate Pipe- Steel	Entire Building	300	LF	5	6-10 years			
	Piping - Steam Pipe- Steel	Entire Building	300	LF	5	6-10 years			
	Steam Traps	Entire Building	45	EA	6	6-10 years			
Heating	Devices								
U	Fin Tube - Steam	1st Floor	8	LF	5	6-10 years			
	Cabinet Heaters - With Steam Coil	1st Floor	3	EA	6	10+ years			
	Radiators - Steam	Entire Building	12	EA	5	6-10 years	Paint required.		
	Radiators - Steam	Entire Building	3	EA	4	2-5 years	Deteriorated, difficult to control		



Esmond Elementary School

1865 W Montvale AVENUE, Chicago, IL 60643

Catego	ory : Mechanical		В	uilding	: Additi	on 1	
_				_		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
							temperature
	Wall Heater - Electric	Entire Building	6	EA	6	10+ years	
	Wall Heater - Electric	Entire Building	4	EA	5	6-10 years	
Tempera	ature Control						
ľ	DDC System	Entire Building	17,400	SF	7	10+ years	Installed during addition 2 construction, 2019, serves main, addition 1, addition 2, networked
	Thermostats - DDC	Entire Building	10	EA	7	10+ years	Serve 8 zone dampers and 2 single zones AHUs
Ventilati	on						
	Exhaust Fans- Indoor - 500 - 1500 CFM	Roof	1	EA	6	10+ years	Previously not assessed, centrifugal style
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	Roof	2	EA	5	10+ years	
•			_				

Category : Plumbing Building : Addition 1 Recommend Location Quantity Replacement Comments Group Item - Type UOM Rank Piping SF Leaks occasionally repaired. Pipes **Domestic Piping-Hot Water Return Lines** Entire Building 17,400 4 2-5 years have pipe clamps SF Domestic Piping-Hot Water Return Risers Entire Building 17,400 4 2-5 years Older, with pipe clamps Domestic Piping-Hot Water from Risers to SF Older, with pipe clamps Entire Building 17,400 4 2-5 years Fixtures Domestic Piping-Hot/Cold Water Supply Entire Building 17,400 SF 4 2-5 years 1937 installation, leaks occasionally repaired. Pipes have pipe clamps (Horizontal Lines) Domestic Piping-Hot/Cold Water Supply SF Older, with pipe clamps Entire Building 17,400 4 2-5 years (Risers) Domestic Piping-Hot/Cold Water Supply 17,400 SF Leaks occasionally repaired. Pipes Entire Building 4 2-5 years (from Risers to Fixtures) have pipe clamps Sanitary Piping SF 17,400 5 6-10 years Entire Building Storm Piping 17,400 SF 5 6-10 years Entire Building Vent Piping SF Entire Building 17,400 5 6-10 years Pumps ΕA Pumps - Sump-Duplex Mechanical Room 1 5 6-10 years



Catego	ry : Room		В	uilding	: Additi	on 1	
					_	Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Adminis	trative Suites/Offices						
	AC Unit	Main Office	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	Main Office	369	SF	7	10+ years	
	Doors - Transom Window	Main Office	7	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Main Office	1	EA	6	10+ years	
	Floor - Carpet	Main Office	369	SF	6	6-10 years	
	Lighting - Pendent/Surface	Main Office	6	EA	6	6-10 years	
	Power Distribution	Main Office	6	EA	7	10+ years	
	Storage/ Closet	Main Office	48	SF	7	10+ years	
	Walls - Plaster/Drywall	Main Office	924	SF	7	10+ years	
	Work SInk	Main Office	1	EA	7	10+ years	
	AC Unit	Principals Office	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	Principals Office	86	SF	7	10+ years	
	Doors - Transom Window	Principals Office	7	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Principals Office	1	EA	6	10+ years	
	Floor - Carpet	Principals Office	86	SF	6	6-10 years	
	Lighting - Pendent/Surface	Principals Office	2	EA	6	6-10 years	
	Power Distribution	Principals Office	10	EA	7	6-10 years	
	Walls - Plaster/Drywall	Principals Office	348	SF	7	10+ years	
Gymnas							
	Ceiling - Plaster/Drywall	1st Floor	2,407	SF	6	10+ years	
	Doors - Transom Window	1st Floor	18	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	4	EA	6	10+ years	
	Floor - Wood	1st Floor	2,407	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	6	EA	6	6-10 years	
	Lighting - Metal Halide/Sodium Vapor	1st Floor	15	EA	6	6-10 years	
	Storage/ Closet	1st Floor	125	SF	7	10+ years	
	Walls - Masonry	1st Floor	3,800	SF	6	10+ years	
	Walls - Masonry	1st Floor	200	SF	5	0-1 year	Cracking.
	-						
_MDF_ID	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Finishes	1st Floor	125	SF	5	6-10 years	
	Other Cooling Unit	1st Floor	125	EA	7	6-10 years	
			I	LA	1	0-10 years	
Mechan	ical/ Service Rooms						
	Janitor's Closet	1st Floor	9	SF	5	10+ years	Damage to wall.
	Janitor's Closet	2nd Floor	10	SF	5	10+ years	Water damage on walls.
Devi							
Restroo						0.40	
	Accessories	1st Floor	243	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	243	SF	6	10+ years	



Group Hem - Type Location Quanty UOM Recommend Comments Doors - Transom Window 1st Floor 12 SF 6 10+ years Doors - Tim Coramic/ Porcelain 1st Floor 18 SF 6 10+ years Broken tiles Floor - Tim Coramic/ Porcelain 1st Floor 18 SF 6 10+ years Broken tiles Floor - Tim Coramic/ Porcelain 1st Floor 1 EA 7 10+ years Broken tiles Lavatory endent/Surface 1st Floor 2 EA 7 10+ years Uninals 1st Floor 6 EA 7 10+ years Walls - Plaster/Drywall 1st Floor 694 SF 6 10+ years Water Closet 1st Floor 28 SF 6 10+ years Celling - Plaster/Drywall 1st Floor 28 SF 6 10+ years Doors - Transom Window 1st Floor 28 SF 6 10+ years Doors - Wood Door	Catego	ry : Room		В	uilding	: Additi		
Doors - Transom Window1st Floor12SF610- yearsPicor - Tile Coramic/ Porcelain1st Floor195SF610- yearsFloor - Tile Coramic/ Porcelain1st Floor18SF610- yearsFloor Drain1st Floor1EA710- yearsLavatory1st Floor2EA610- yearsLavatory1st Floor2EA660- yearsUrinals1st Floor2EA660- yearsWalls - Structural Glazed Tile1st Floor78SF710- yearsWalls - Structural Glazed Tile1st Floor6EA710- yearsWalls - Structural Glazed Tile1st Floor20SF610- yearsColling - Plaster/Dywall1st Floor28SF610- yearsColling - Plaster/Dywall1st Floor28SF610- yearsDoors - Transom Window1st Floor28SF610- yearsDoors - Transom Window1st Floor18SF610- yearsDoors - Transom Window1st Floor1EA710- yearsDoors - Transom Window1st Floor1EA710- yearsDoors - Transom Window1st Floor2EA710- yearsDoors - Transom Window1st Floor1EA710- yearsDoors - Transom Window1st Floor1EA710- years <tr< th=""><th>Ū</th><th></th><th></th><th></th><th>Ŭ</th><th></th><th></th><th></th></tr<>	Ū				Ŭ			
Doors - Wood Doors Indu hwfst Floor4EA610-'yearsFloor - Tile Caramic/ Porcelain1st Floor48SF40-1 yearsBroken tilesFloor - Tile Caramic/ Porcelain1st Floor1EA710+ yearsIdea tilesLavatory1st Floor2EA66-10+ yearsIdea tilesLavatory1st Floor2EA66-10+ yearsUrinals1st Floor2EA710+ yearsWalls - Plastor/Dywall1st Floor78SF710+ yearsWalls - Structural Glazed Tile1st Floor28SF610+ yearsWalls - Structural Glazed Tile1st Floor28SF610+ yearsWalls - Nation Window1st Floor28SF610+ yearsAccessories1st Floor28SF610+ yearsCaling - Pinatom Window1st Floor16SF610+ yearsDoors - Wood Doors Inclu hw1st Floor18SF610+ yearsDoors - Wood Doors Inclu hw1st Floor18SF610+ yearsPattoring - Pindent/Surface1st Floor18SF610+ yearsLavatory1st Floor1EA710+ yearsLavatory1st Floor2EA710+ yearsValet Coset1st Floor7EA710+ yearsLavatory1st Floor7FA610+ y	Group			Quantity		Rank	Replacement	Comments
Floor - Tile Caramic/ Porcelain1st Floor19SF610-'yearsEroken tilesFloor Drain1st Floor1EA710- yearsFloor HarmonyIst Floor1EA610- yearsLavatory1st Floor3EA660- years						-		
Floor Tile Ceramic/ Porcelain 1st Floor 1 EA 7 0.1 (years) Lavatory 1st Floor 2 EA 6 6-10 years Layatory 1st Floor 2 EA 6 6-10 years Lighting - Pendnon/Surface 1st Floor 2 EA 7 10+ years Partitions 1st Floor 6 EA 7 10+ years Walls - Plaster/Drywall 1st Floor 6 EA 7 10+ years Walls - Plaster/Drywall 1st Floor 2 EA 7 10+ years Walls - Plaster/Drywall 1st Floor 2 EA 7 10+ years Ocros Mod Doors inclu hw 1st Floor 20 SF 6 10+ years Doors - Wood Doors inclu hw 1st Floor 18 SF 6 10+ years Floor Drain 1st Floor 7 EA 7 10+ years Lighting - Pendent/Surface 1st Floor 7 10+ years		Doors - Wood Doors inclu hw	1st Floor	4		6		
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Floor Drain2nd Floor Girl's Restroom1EA710+ yearsLavatory2nd Floor Girl's Restroom2EA610+ yearsLighting - Pendent/Surface2nd Floor Girl's Restroom4EA66-10 yearsPartitions2nd Floor Girl's Restroom7EA510+ yearsWalls - Plaster/Drywall2nd Floor Girl's Restroom313SF610+ yearsWalls - Tile Ceramic/ Porcelain2nd Floor Girl's Restroom313SF610+ yearsWater Closet2nd Floor Girl's Restroom7EA610+ yearsAccessoriesGym Vestibule - Men's60SF76-10 yearsCeiling - Plaster/DrywallGym Vestibule - Men's60SF710+ yearsDoors - Wood Doors inclu hwGym Vestibule - Men's1EA610+ yearsFloor - Tile Ceramic/ PorcelainGym Vestibule - Men's60SF610+ yearsLavatoryGym Vestibule - Men's1EA610+ yearsLavatoryGym Vestibule - Men's1EA610+ yearsLavatoryGym Vestibule - Men's1EA610+ yearsLighting - Pendent/SurfaceGym Vestibule - Men's1EA66-10 yearsLighting - Pendent/SurfaceGym Vestibule - Men's1EA66-10 yearsPartitionsGym Vestibule - Men's1EA66-10 yearsLighting - Pendent/SurfaceGym V			2nd Floor Girl's Restroom	4		6		
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Lighting - Pendent/Surface2nd Floor Girl's Restroom4EA66-10 yearsPartitions2nd Floor Girl's Restroom7EA510+ yearsWalls - Plaster/Drywall2nd Floor Girl's Restroom313SF610+ yearsWalls - Tile Ceramic/ Porcelain2nd Floor Girl's Restroom313SF610+ yearsWater Closet2nd Floor Girl's Restroom7EA610+ yearsAccessoriesGym Vestibule - Men's60SF76-10 yearsCeiling - Plaster/DrywallGym Vestibule - Men's60SF710+ yearsDoors - Wood Doors inclu hwGym Vestibule - Men's1EA610+ yearsFloor - Tile Ceramic/ PorcelainGym Vestibule - Men's60SF610+ yearsLighting - Pendent/SurfaceGym Vestibule - Men's1EA610+ yearsLighting - Pendent/SurfaceGym Vestibule - Men's1EA610+ yearsLighting - Pendent/SurfaceGym Vestibule - Men's1EA66-10 yearsPartitionsGym Vestibule - Men's1EA66-10 yearsLighting - Pendent/SurfaceGym Vestibule - Men's1EA66-10 yearsPartitionsGym Vestibule - Men's1EA50-1 yearBroken door		Floor Drain	2nd Floor Girl's Restroom		EA			
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Walls - Plaster/Drywall2nd Floor Girl's Restroom313SF610+ yearsWalls - Tile Ceramic/ Porcelain2nd Floor Girl's Restroom313SF610+ yearsWater Closet2nd Floor Girl's Restroom7EA610+ yearsAccessoriesGym Vestibule - Men's60SF76-10 yearsCeiling - Plaster/DrywallGym Vestibule - Men's60SF710+ yearsDoors - Wood Doors inclu hwGym Vestibule - Men's60SF610+ yearsFloor - Tile Ceramic/ PorcelainGym Vestibule - Men's60SF610+ yearsLavatoryGym Vestibule - Men's60SF610+ yearsLighting - Pendent/SurfaceGym Vestibule - Men's1EA610+ yearsPartitionsGym Vestibule - Men's1EA66-10 years		Lighting - Pendent/Surface	2nd Floor Girl's Restroom			6		
Walls - Tile Ceramic/ Porcelain2nd Floor Girl's Restroom313SF610+ yearsWater Closet2nd Floor Girl's Restroom7EA610+ yearsAccessoriesGym Vestibule - Men's60SF76-10 yearsCeiling - Plaster/DrywallGym Vestibule - Men's60SF710+ yearsDoors - Wood Doors inclu hwGym Vestibule - Men's60SF610+ yearsFloor - Tile Ceramic/ PorcelainGym Vestibule - Men's1EA610+ yearsLavatoryGym Vestibule - Men's1EA610+ yearsLighting - Pendent/SurfaceGym Vestibule - Men's1EA66-10 yearsPartitionsGym Vestibule - Men's1EA66-10 years			2nd Floor Girl's Restroom				10+ years	
Water Closet2nd Floor Girl's Restroom7EA610+ yearsAccessoriesGym Vestibule - Men's60SF76-10 yearsCeiling - Plaster/DrywallGym Vestibule - Men's60SF710+ yearsDoors - Wood Doors inclu hwGym Vestibule - Men's1EA610+ yearsFloor - Tile Ceramic/ PorcelainGym Vestibule - Men's1EA610+ yearsLavatoryGym Vestibule - Men's60SF610+ yearsLighting - Pendent/SurfaceGym Vestibule - Men's1EA66-10 yearsPartitionsGym Vestibule - Men's1EA50-1 yearBroken door		Walls - Plaster/Drywall	2nd Floor Girl's Restroom				10+ years	
AccessoriesGym Vestibule - Men's60SF76-10 yearsCeiling - Plaster/DrywallGym Vestibule - Men's60SF710+ yearsDoors - Wood Doors inclu hwGym Vestibule - Men's1EA610+ yearsFloor - Tile Ceramic/ PorcelainGym Vestibule - Men's60SF610+ yearsLavatoryGym Vestibule - Men's1EA610+ yearsLighting - Pendent/SurfaceGym Vestibule - Men's1EA66-10 yearsPartitionsGym Vestibule - Men's1EA50-1 yearBroken door		Walls - Tile Ceramic/ Porcelain	2nd Floor Girl's Restroom			-	,	
Ceiling - Plaster/DrywallGym Vestibule - Men's60SF710+ yearsDoors - Wood Doors inclu hwGym Vestibule - Men's1EA610+ yearsFloor - Tile Ceramic/ PorcelainGym Vestibule - Men's60SF610+ yearsLavatoryGym Vestibule - Men's1EA610+ yearsLighting - Pendent/SurfaceGym Vestibule - Men's1EA66-10 yearsPartitionsGym Vestibule - Men's1EA50-1 yearBroken door		Water Closet	2nd Floor Girl's Restroom	7	EA	6		
Doors - Wood Doors inclu hwGým Vestibule - Men's1EA610+ ýearsFloor - Tile Ceramic/ PorcelainGym Vestibule - Men's60SF610+ yearsLavatoryGym Vestibule - Men's1EA610+ yearsLighting - Pendent/SurfaceGym Vestibule - Men's1EA66-10 yearsPartitionsGym Vestibule - Men's1EA50-1 yearBroken door						7	6-10 years	
Floor - Tile Ceramic/ PorcelainGym Vestibule - Men's60SF610+ yearsLavatoryGym Vestibule - Men's1EA610+ yearsLighting - Pendent/SurfaceGym Vestibule - Men's1EA66-10 yearsPartitionsGym Vestibule - Men's1EA50-1 yearBroken door				60	SF	7		
LavatoryGým Vestibule - Men's1EA610+ ýearsLighting - Pendent/SurfaceGym Vestibule - Men's1EA66-10 yearsPartitionsGym Vestibule - Men's1EA50-1 yearBroken door		Doors - Wood Doors inclu hw	Gym Vestibule - Men's	1		6	10+ years	
Lighting - Pendent/SurfaceGym Vestibule - Men's1EA66-10 yearsPartitionsGym Vestibule - Men's1EA50-1 yearBroken door		Floor - Tile Ceramic/ Porcelain		60	SF	6		
Partitions Gym Vestibule - Men's 1 EA 5 0-1 year Broken door				1	EA	6	10+ years	
Partitions Gym Vestibule - Men's 1 EA 5 0-1 year Broken door		Lighting - Pendent/Surface	Gym Vestibule - Men's	1	EA	6		
Urinals Gym Vestibule - Men's 1 EA 6 10+ years		Partitions	Gym Vestibule - Men's	1	EA	5	0-1 year	Broken door
		Urinals	Gym Vestibule - Men's	1	EA	6	10+ years	



Building : Addition 1 Category : Room Recommend Group Item - Type Location Quantity UOM Rank Replacement Comments Gym Vestibule - Men's Walls - Plaster/Drvwall 264 SF 6 10+ vears Water Closet Gvm Vestibule - Men's ΕA 7 1 10+ years Accessories Gym Vestibule - Women's 60 SF 7 6-10 years Ceiling - Plaster/Drywall Gym Vestibule - Women's SF 60 6 10+ years Doors - Wood Doors inclu hw Gym Vestibule - Women's 1 EΑ 6 10+ years SF Gym Vestibule - Women's Floor - Tile Ceramic/ Porcelain 60 6 10+ years Gym Vestibule - Women's ΕA 6 10+ years Lavatory 1 Lighting - Pendent/Surface Gym Vestibule - Women's 1 ΕA 6 6-10 years Partitions Gym Vestibule - Women's 1 ΕA 5 0-1 year Missina door SF Walls - Plaster/Drywall Gym Vestibule - Women's 264 5 0-1 year Paint peeling and water damage around water closet. Water Closet Gym Vestibule - Women's 1 ΕA 7 10+ years Accessories In 104 20 SF 7 6-10 years SF Ceiling - Plaster/Drywall In 104 20 6 10+ years Doors - Wood Doors inclu hw ΕA 7 In 104 1 10+ years Floor - Tile Ceramic/ Porcelain 20 SF In 104 6 10+ years 2 ΕA Lighting - Pendent/Surface In 104 6 6-10 years SF Walls - Plaster/Drywall In 104 80 6 10+ years Water Closet ΕA In 104 1 7 10+ vears Accessories Main Office 48 SF 7 6-10 years Ceiling - Plaster/Drywall Main Office 48 SF 7 10+ years Main Office Doors - Wood Doors inclu hw 1 EΑ 6 10+ years Main Office 48 SF 7 Floor - Tile Ceramic/ Porcelain 10+ years Lavatory Main Office 1 FΑ 6 10+ years Lighting - Pendent/Surface Main Office ΕA 6 6-10 years 1 Lighting - Wall Mounted Main Office 1 FΑ 7 6-10 vears Walls - Plaster/Drywall SF Main Office 308 7 10+ years Water Closet Main Office ΕA 7 1 10+ years

Category : Classroom

Building : Addition 1

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Classroo	m #102 (Regular Classroom)						
	AC Units	1st Floor	2	EA	7	6-10 years	
	Casework	1st Floor	15	LF	6	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	690	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	690	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	16	EA	6	6-10 years	
	Marker Board	1st Floor	10	LF	6	6-10 years	
	Walls - Plaster/Drywall	1st Floor	1,199	SF	6	10+ years	

Classroom #104 (Regular Classroom)



)					· A al al !+ !		5 W Montvale AVENUE, Chicago, IL 60643	
Category : Classroom			В	Building : Addition 1				
Groun	Itom Turne	Location	Quantity	UOM	Rank	Recommend	Commonto	
Group	Item - Type AC Units	1st Floor	Quantity 2	EA	Rank 7	Replacement	Comments	
	Ceiling - Plaster/Drywall	1st Floor	845	SF	7	6-10 years 10+ years		
	Doors - Wood Doors inclu hw	1st Floor			7	•		
	Floor - Carpet		2 422	EA SF		10+ years 0-1 year	Corpot is torp	
	•	1st Floor 1st Floor	422 423	SF	4	•	Carpet is torn	
	Floor - Tile	1st Floor		EA	7	10+ years		
	Lighting - Pendent/Surface Marker Board	1st Floor	16 20	LF	7 7	6-10 years		
		1st Floor	20 68	SF		6-10 years		
	Storage/ Closet	1st Floor	1,424	SF	7 7	10+ years		
	Walls - Plaster/Drywall		1,424	EA		10+ years		
	Work Sink	1st Floor	1	EA	7	10+ years		
Classroo	om #201 (Regular Classroom)							
	AC Units	2nd Floor	2	EA	7	6-10 years		
	Casework	2nd Floor	8	LF	6	10+ years		
	Ceiling - Plaster/Drywall	2nd Floor	690	SF	6	10+ years		
	Doors - Transom Window	2nd Floor	6	SF	6	10+ years		
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years		
	Floor - Tile	2nd Floor	690	SF	6	10+ years		
	Lighting - Pendent/Surface	2nd Floor	14	EA	6	6-10 years		
	Marker Board	2nd Floor	16	LF	6	6-10 years		
	Walls - Plaster/Drywall	2nd Floor	897	SF	6	10+ years		
Classro	om #202 (Regular Classroom)							
_01233100	AC Units	2nd Floor	2	EA	7	6-10 years		
	Casework	2nd Floor	10	LF	6	10+ years		
	Casework Ceiling - Plaster/Drywall	2nd Floor	690	SF	6	10+ years		
	Chalk Board	2nd Floor	16	LF	4	2-5 years		
	Doors - Transom Window	2nd Floor	6	SF	6	10+ years		
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years		
	Floor - Tile	2nd Floor	690	SF	6	10+ years		
	Lighting - Pendent/Surface	2nd Floor	14	EA	6	6-10 years		
	Marker Board	2nd Floor	16	LF	6	6-10 years		
	Walls - Plaster/Drywall	2nd Floor	897	SF	6	10+ years		
	-					-		
Classroo	om #203 (Regular Classroom)	2nd Floor			7	0.40.000		
	AC Units	2nd Floor	2	EA	7	6-10 years		
	Casework	2nd Floor	10	LF	6	10+ years		
	Ceiling - Plaster/Drywall	2nd Floor	690	SF	6	10+ years		
	Chalk Board	2nd Floor	16	LF	4	2-5 years		
	Doors - Transom Window	2nd Floor	6	SF	6	10+ years		
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years		
	Floor - Tile	2nd Floor	690	SF	6	10+ years		
	Lighting - Pendent/Surface	2nd Floor	14	EA	6	6-10 years		



Catago			B	uilding			5 W Montvale AVENUE, Chicago, IL 6064
Catego	ry : Classroom		В	unaing			
Crown	Hom Tuno	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Group	Item - Type Marker Board	2nd Floor	duantity 16	LF		6-10 years	Comments
		2nd Floor 2nd Floor	895	SF	6 6		
	Walls - Plaster/Drywall	2nd Floor	895	SF	6	10+ years	
Classroo	m #204 (Regular Classroom)						
	AC Units	2nd Floor	2	EA	7	6-10 years	
	Casework	2nd Floor	8	LF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	690	SF	6	10+ years	
	Doors - Transom Window	2nd Floor	6	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Tile	2nd Floor	690	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	6	6-10 years	
	Marker Board	2nd Floor	16	LF	6	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	897	SF	6	10+ years	
atego	ry : Interior		B	uilding	: Additi	on 1	
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Corridor							
	Ceiling - Plaster/Drywall	1st Floor	1,827	SF	6	10+ years	
	Drinking Fountains - Single Fountain	1st Floor	2	EA	7	10+ years	
	Floor - Tile/Sheet	1st Floor	1,777	SF	7	10+ years	
	Floor - Tile/Sheet	1st Floor	50	SF	4	0-1 year	Cracked tiles
	Lighting - Pendent/Surface	1st Floor	18	EA	6	6-10 years	
	Stairs - Concrete Stairs	1st Floor	28	LF	7	10+ years	
	Student Lockers - One Tier	1st Floor	63	EA	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,622	SF	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor	1,622	SF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	1,548	SF	6	10+ years	
	Doors - Transom Window	2nd Floor	24	SF	6	10+ years	
	Doors - Wood Doors include hw	2nd Floor	2	EA	6	10+ years	
	Drinking Fountains - Single Fountain	2nd Floor	2	EA	7	10+ years	
	Floor - Tile/Sheet	2nd Floor	1,548	SF	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	[′] 16	EA	6	6-10 years	
	Student Lockers - One Tier	2nd Floor	65	EA	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,420	SF	6	10+ years	
	Walls - Structural Glazed Tile	2nd Floor	1,420	SF	6	10+ years	
afetv							
Safety	Camera Viewing Station	1st Floor	1	EA	7	6-10 years	
	Camera Viewing Station	1st Floor	1	EA	7	6-10 years	
Safety Stairs	Camera Viewing Station Ceiling - Plaster/Drywall	1st Floor North	1 248	EA	7	6-10 years 10+ years	



Category : Interior Building : Addition 1 Recommend Group Item - Type Location Quantity UOM Rank **Replacement** Comments Handrails LF North 54 7 10+ years Lighting - Pendent/Surface 4 ΕA 6 6-10 years North Stairs - Terrazzo North 125 LF 6 10+ years Walls - Plaster/Drywall 252 SF 6 North 10+ years Walls - Plaster/Drywall North SF 6 152 10+ years SF Walls - Structural Glazed Tile 6 North 168 10+ years Walls - Structural Glazed Tile North 100 SF 6 10+ years Ceiling - Plaster/Drywall SF South 111 6 10+ years Floor - Terrazzo South SF 111 7 10+ years Handrails LF 7 South 54 10+ years Lighting - Pendent/Surface ΕA 6-10 years South 4 6 Stairs - Terrazzo South 128 LF 7 10+ years Walls - Plaster/Drywall South 158 SF 6 10+ years Walls - Plaster/Drywall SF 6 South 252 10+ years Walls - Structural Glazed Tile SF South 168 6 10+ years Walls - Structural Glazed Tile 102 SF 6 South 10+ years



Category : Exterior Building : Addition 2 Recommend Location Replacement Item - Type Quantity UOM **Comments** Group Rank Entrance Entrance Control - Audio and Video B1 - East FΑ 7 1 10+ years 2 FΑ 7 Exterior Doors - Side lite B1 - East 10+ years 2 Exterior Doors - Store Front B1 - East EΑ 7 10+ years Exterior Doors - Transom Lite B1 - East 2 ΕA 7 10+ years Power Door Operator and Controls B1 - East 1 EΑ 7 10+ years **Exterior Doors - Store Front** B2 - East 1 ΕA 7 10+ years Exterior Doors - Transom Lite B2 - East 1 ΕA 7 10+ years Entrance Control - Audio and Video B3 - West 1 ΕA 7 10+ vears Exterior Doors - Exterior Steel Door B3 - West 2 FΑ 7 10+ years 2 FΑ Exterior Doors - Exterior Steel Door B4 - West 7 10+ years Exterior Doors - Exterior Steel Door B5 - West 1 ΕA 7 10+ years Foundation LF 7 Foundation - Concrete Entire Building 497 10+ years SF 7 Superstructure - Slab on Grade Entire Building 10.588 10+ years Lighting FΑ 7 Exterior Lighting - Wall Mounted Entire Building 11 10+ years Roof System Access Ladder - Metal E - Main East 1 EA 7 10+ years LF 412 7 Coping - Metal E - Main East 10+ years Downspouts - Interior Downspouts 5 LF 7 10+ years E - Main East LF Parapet - Parapet < 16" Height E - Main East 412 7 10+ years Roof - Modified Bitumen E - Main East 8.574 SF 7 10+ years Roof Hatch - Metal E - Main East EΑ 7 10+ years 1 Roof Structure - Steel / Metal Deck/ E - Main East 8.574 SF 7 10+ years Concrete Topping Chimney - Metal Flue F - Lower West LF 7 38 10+ years LF Coping - Metal F - Lower West 104 7 10+ years LF Downspouts - Interior Downspouts F - Lower West 7 1 10+ years LF Parapet - Parapet < 16" Height F - Lower West 104 7 10+ years Roof - Modified Bitumen SF 7 F - Lower West 1.189 10+ years Roof Structure - Steel / Metal Deck/ F - Lower West 1.189 SF 7 10+ years Concrete Topping Walls Canopy - Metal Entire Building 151 SF 7 10+ vears SF Exterior Walls - Brick Entire Building 10.117 7 10+ years



Catego	ry : Exterior	В	Building : Addition 2					
Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments	
Windows	5							
	Guard - Guards perforated	Entire Building	468	SF	7	10+ years		
	Lintels - Steel	Entire Building	220	LF	7	10+ years		
	Storefront Windows	Entire Building	1,371	SF	7	10+ years		
	Windows - Casement Aluminum Double-	Entire Building	924	SF	7	10+ years		
	pane							

Catego	ry : Electrical	В	uilding	: Additi	on 2		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Emerger	ncy System						
	Exit Signs - Corridors and Stairs	Entire Building	5	EA	7	6-10 years	2019 installation
	Exit Signs - Lunchroom	Entire Building	3	EA	7	6-10 years	
	Emergency Battery Packs - Corridors and Stairs	Entire Building	4	EA	7	6-10 years	2019 installation
	Emergency Battery Packs - Lunchrooms	Entire Building	1	EA	7	6-10 years	
	Emergency Battery Packs - Students Toilets	Entire Building	4	EA	7	6-10 years	
	Security System - CCTV	Entire Building	20,000	SF	7	6-10 years	2019 installation
	Security System - Intrusion Detection	Entire Building	20,000	SF	7	6-10 years	
Main Se							
	Main Electrical Service - 1200 A 120/208/3PH	Electrical Room	1	EA	7	10+ years	Serves addition 2
	PA System	Entire Building	20,000	SF	7	6-10 years	Connected to other buildings on campus, 2019 installation
Power D	istribution						
	Lighting and Power Panels - 100 A	Entire Building	1	EA	7	10+ years	
	Lighting and Power Panels - Above 100 A	Entire Building	10	EA	7	10+ years	
Catego	ry : Fire Protection		В	uilding	: Additi	on 2	
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Fire Alar	m						
	Fire Alarm Strobe Lights	Entire Building	20,000	SF	7	10+ years	
	Fire Alarm_System	Entire Building	20,000	SF	7	10+ years	Connected to main building
	Fire Pump Controller	Entire Building	1	EA	7	10+ years	
Pump R	oom Assembly						
	Fire Pump - 25-50 hp	Mechanical Room	1	EA	7	10+ years	Serves main and addition 2 buildings
	Jockey Pump	Mechanical Room	1	EA	7	10+ years	



Category : Fire Protection			Building : Addition 2					
_			•			Recommend		
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments	
Sprinkler	System							
	Sprinkler Heads	Entire Building	20,000	SF	7	10+ years		
	Sprinkler Piping	Entire Building	20,000	SF	7	10+ years		
	Wet Sprinkler System	Entire Building	20,000	SF	7	10+ years	2019 installation	
Catego	ry : Mechanical		В	uilding	: Additi	on 2		
_				_		Recommend		
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments	
ir Hand	ling Systems							
	VAV Box	Entire Building	14	EA	7	10+ years	Located above ceilings, served by RTU 1	
	VAV Box	Entire Building	5	EA	7	10+ years	Located above ceilings, served by RTU 2	
	Roof Top Unit-Single Zone-Roof Mounted- Gas Heating and DX Cooling Coil - 21 - 30 tons	Roof	1	EA	7	10+ years	RTU 2, serves first floor	
	Roof Top Unit-Single Zone-Roof Mounted- Gas Heating and DX Cooling Coil - 31 - 45 tons	Roof	1	EA	7	10+ years	RTU 1, serves 2'nd floor and north portion of first floor	
Boiler Sy	stems							
	Boiler Auxiliary- Condensing Hot Water - 500 - 1000 HP	Boiler Room	1	EA	7	10+ years		
	Chemical Pot Feeder	Boiler Room	1	EA	7	10+ years		
	Condensing- Hot Water Boiler - 500 - 1000 MBH	Boiler Room	1	EA	7	10+ years	Serves addition 2	
	Water Fill System	Boiler Room	1	EA	7	10+ years		
leating l	Devices							
5	Cabinet Heaters - With Hot Water Coil	1st Floor	3	EA	7	10+ years		
	Unit Heater - Electric	Entire Building	2	EA	7	10+ years		
	Unit Heater - Hot Water	Entire Building	-	EA	7	10+ years		
	Fin Tube - Hot Water	Entire Building	17	LF	7	10+ years		
	Radiator Panels - Hot Water	Restrooms	3	EA	7	10+ years	In restrooms	
<u>/lechani</u>	cal Plumbing							
	Hot Water Pump - Less than 10	Boiler Room	2	EA	7	10+ years	Serve hot water boiler, ceiling mounted	
	Hydronic Supply and Return - Steel	Entire Building	600	LF	7	10+ years		
empera	ature Control							
	DDC System	Entire Building	20,000	SF	7	10+ years	Serves all buildings on campus,	
	bbo oystem		20,000	0	'	IOT years	cerves an buildings on campus,	



Catego	ry : Mechanical		В	uilding	: Additi		5 W Montvale AVENUE, Chicago, iE 00045
Ŭ	•			Ŭ		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
•						•	networked
	Electric Thermostat	Entire Building	4	EA	7	10+ years	Serve unit heaters and MDF room fail
		5				,	coil unit
	Thermostats - DDC	Entire Building	19	EA	7	10+ years	Serve 19 VAV boxes
		C C				,	
Ventilatio	ก						
	Exhaust Fans- Indoor - Less than 500 CFM	Entire Building	2	EA	7	10+ years	
	Exhaust Fans- Roof Mounted - 1501 - 8000	Entire Building	3	EA	7	10+ years	
	CFM	-					
	Exhaust Fans- Roof Mounted - 500 - 1500	Entire Building	3	EA	7	10+ years	
	CFM	-				-	
	Type II Exhaust Hood- Warming Kitchen	Entire Building	1	EA	7	10+ years	
Catago	ry : Plumbing		P	uilding	: Additi	on 2	
Calego	y.Fluinbing			unung	. Auun	Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
-		Location	Quantity		Italik	Replacement	Comments
Hot Wate		Mask avia al Da ava			7	0.40	
	Gas Heater - Less than 150000 BTU/HR	Mechanical Room	2	EA	7	6-10 years	Serves addition 2, 2019 installation
.							
Piping				05	_		
	Domestic Piping-Hot Water Return Lines	Entire Building	20,000	SF	7	10+ years	
	Domestic Piping-Hot Water Return Risers	Entire Building	20,000	SF	7	10+ years	
	Domestic Piping-Hot Water from Risers to	Entire Building	20,000	SF	7	10+ years	
	Fixtures				_		
	Domestic Piping-Hot/Cold Water Supply	Entire Building	20,000	SF	7	10+ years	2019 installation
	(Horizontal Lines)				_		
	Domestic Piping-Hot/Cold Water Supply	Entire Building	20,000	SF	7	10+ years	
	(Risers)						
	Domestic Piping-Hot/Cold Water Supply	Entire Building	20,000	SF	7	10+ years	
	(from Risers to Fixtures)						
	Sanitary Piping	Entire Building	20,000	SF	7	10+ years	
	Storm Piping	Entire Building	20,000	SF	7	10+ years	
	Vent Piping	Entire Building	20,000	SF	7	10+ years	
Pumps							
	Pumps - Domestic Booster Pump-Duplex	Entire Building	1	EA	7	10+ years	Serves addition 2
	Pumps - Sump-Simplex	Entire Building	1	EA	7	10+ years	Serves addition 2
	· · · · · · · · · · · · · · · · · · ·	······································			•		
Catego	ry : Room		В	uilding	: Additi		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Administ	rative Suites/Offices						



	ry : Room		R	uilding	: Additi		5 W Montvale AVENUE, Chicago, IL 60643
Juicgo	. y 1 100m			anang	. Adult	Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Ceiling - Lay-in	119	144	SF	7	10+ years	
	Doors - Side-lite	119	63	SF	7	10+ years	
	Doors - Wood Doors inclu hw	119	1	EA	7	10+ years	
	Floor - Tile	119	144	SF	7	10+ years	
	Lighting - Lay-in	119	3	EA	7	6-10 years	
	Power Distribution	119	10	EA	7	10+ years	
	Walls - Plaster/Drywall	119	344	SF	7	10+ years	
	Ceiling - Lay-in	132 Kitchen Office	93	SF	7	10+ years	
	Doors - Steel Doors incl hw	132 Kitchen Office	1	EA	7	10+ years	
	Floor - Tile	132 Kitchen Office	93	SF	7	10+ years	
	Lighting - Lay-in	132 Kitchen Office	2	EA	7	6-10 years	
	Power Distribution	132 Kitchen Office	8	EA	7	10+ years	
	Walls - Plaster/Drywall	132 Kitchen Office	256	SF	7	10+ years	
	Ceiling - Lay-in	Building Engineer Office	305	SF	7	10+ years	
	Doors - Steel Doors incl hw	Building Engineer Office	1	EA	7	10+ years	
	Floor - Concrete Epoxy/ Painted	Building Engineer Office	305	SF	7	10+ years	
	Lighting - Lay-in	Building Engineer Office	4	EA	7	6-10 years	
	Power Distribution	Building Engineer Office	6	EA	7	10+ years	
	Walls - Plaster/Drywall	Building Engineer Office	313	SF	7	10+ years	
Kitchen							
	Ceiling - Lay-in	1st Floor	1,355	SF	7	10+ years	
	Doors - Steel Doors incl hw	1st Floor	2	EA	7	10+ years	
	Floor - Tile Quarry	1st Floor	1,355	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	22	EA	7	6-10 years	
	Storage/ Closet	1st Floor	138	SF	7	10+ years	
	Walls - Tile Ceramic/ Porcelain	1st Floor	2,176	SF	7	10+ years	
Library							
	Casework	219 Library	32	LF	7	10+ years	
	Ceiling - Exposed	219 Library	869	SF	7	10+ years	
	Ceiling - Lay-in	219 Library	400	SF	7	10+ years	
	Ceiling - Plaster/Drywall	219 Library	349	SF	7	10+ years	
	Doors - Wood Doors inclu hw	219 Library	2	EA	7	10+ years	
	Floor - Carpet	219 Library	1,618	SF	7	6-10 years	
	Lighting - Pendent/Surface	219 Library	20	EA	7	6-10 years	
	Walls - Plaster/Drywall	219 Library	1,120	SF	7	10+ years	
Lunch &	Multipurpose Room						
	Ceiling - Lay-in	1st Floor	2,192	SF	7	10+ years	
	Doors - Steel Doors incl hw	1st Floor	2,102	EA	7	10+ years	
	Doors - Transom Window	1st Floor	3	SF	7	10+ years	
	Floor - Tile	1st Floor	2,192	SF	7	10+ years	
	· · · · ·		_, · • _		-		



Catego	Category : Room			Building : Addition 2					
			Recommend						
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments		
	Lighting - Pendent/Surface	1st Floor	24	EA	7	6-10 years			
	Walls - Plaster/Drywall	1st Floor	2,560	SF	7	10+ years			
	Ceiling - Lay-in	Servery	461	SF	7	10+ years			
	Doors - Steel Doors incl hw	Servery	6	EA	7	10+ years			
	Floor - Tile Quarry	Servery	461	SF	7	10+ years			
	Lighting - Lay-in	Servery	12	EA	7	6-10 years			
	Serving Line	Servery	21	LF	7	10+ years			
	Student Lockers - One Tier	Servery	5	EA	7	10+ years			
	Walls - Plaster/Drywall	Servery	896	SF	7	10+ years			
_MDF_ID	F								
_	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years			
	Finishes	2nd Floor	237	SF	7	10+ years			
	Other Cooling Unit	2nd Floor	1	EA	7	6-10 years	Ductless split system		
Mechani	cal/ Service Rooms								
	Janitor's Closet	1st Floor	71	SF	7	10+ years			
	Mechanical/ Service Rooms	1st Floor	268	SF	7	10+ years			
	Storage Room	2nd Floor	288	SF	7	10+ years			
Restroor	n								
	Accessories	1st Floor	186	SF	7	6-10 years			
	Ceiling - Plaster/Drywall	1st Floor	186	SF	7	10+ years			
	Floor - Tile Ceramic/ Porcelain	1st Floor	186	SF	7	10+ years			
	Floor Drain	1st Floor	1	EA	7	10+ years			
	Hand Dryer	1st Floor	1	EA	7	6-10 years			
	Lavatory	1st Floor	2	EA	7	10+ years			
	Lighting - Lay-in	1st Floor	6	EA	7	6-10 years			
	Partitions	1st Floor	2	EA	7	10+ years			
	Walls - Tile Ceramic/ Porcelain	1st Floor	560	SF	7	10+ years			
	Water Closet	1st Floor	2	EA	7	10+ years			
	Accessories	1st Floor	186	SF	7	6-10 years			
	Ceiling - Plaster/Drywall	1st Floor	186	SF	7	10+ years			
	Floor - Tile Ceramic/ Porcelain	1st Floor	186	SF	7	10+ years			
	Floor Drain	1st Floor	1	EA	7	10+ years			
	Hand Dryer	1st Floor	1	EA	7	6-10 years			
	Lavatory	1st Floor	2	EA	7	10+ years			
	Lighting - Lay-in	1st Floor	4	EA	7	6-10 years			
	Partitions	1st Floor	1	EA	7	10+ years			
	Urinals	1st Floor	1	EA	7	10+ years			
	Walls - Tile Ceramic/ Porcelain	1st Floor	560	SF	7	10+ years			
	Water Closet	1st Floor	1	EA	7	10+ years			
	Accessories	1st Floor	79	SF	7	6-10 years			



Catego	ry : Room		Building : Addition 2					
						Recommend		
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments	
	Ceiling - Lay-in	1st Floor	79	SF	7	10+ years		
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years		
	Floor - Tile Ceramic/ Porcelain	1st Floor	79	SF	7	10+ years		
	Floor Drain	1st Floor	1	EA	7	10+ years		
	Hand Dryer	1st Floor	1	EA	7	10+ years		
	Lavatory	1st Floor	1	EA	7	10+ years		
	Lighting - Lay-in	1st Floor	2	EA	7	6-10 years		
	Walls - Tile Ceramic/ Porcelain	1st Floor	148	SF	7	10+ years		
	Water Closet	1st Floor	1	EA	7	10+ years		
	Accessories	2nd Floor	186	SF	7	6-10 years		
	Ceiling - Plaster/Drywall	2nd Floor	186	SF	7	10+ years		
	Floor - Tile Ceramic/ Porcelain	2nd Floor	186	SF	7	10+ years		
	Floor Drain	2nd Floor	1	EA	7	10+ years		
	Hand Dryer	2nd Floor	1	EA	7	6-10 years		
	Lavatory	2nd Floor	3	EA	7	10+ years		
	Lighting - Lay-in	2nd Floor	6	EA	7	6-10 years		
	Partitions	2nd Floor	2	EA	7	10+ years		
	Walls - Tile Ceramic/ Porcelain	2nd Floor	560	SF	7	10+ years		
	Water Closet	2nd Floor	2	EA	7	10+ years		
	Accessories	2nd Floor	186	SF	7	6-10 years		
	Ceiling - Plaster/Drywall	2nd Floor	186	SF	7	10+ years		
	Floor - Tile Ceramic/ Porcelain	2nd Floor	186	SF	7	10+ years		
	Floor Drain	2nd Floor	1	EA	7	10+ years		
	Hand Dryer	2nd Floor	1	EA	7	6-10 years		
	Lavatory	2nd Floor	3	EA	7	10+ years		
	Lighting - Lay-in	2nd Floor	4	EA	7	6-10 years		
	Partitions	2nd Floor	1	EA	5	0-1 year	Partition support dislocated from wall	
	Urinals	2nd Floor	1	EA	7	10+ years		
	Walls - Tile Ceramic/ Porcelain	2nd Floor	560	SF	7	10+ years		
	Water Closet	2nd Floor	1	EA	7	10+ years		

Category : Classroom

Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
om #126 (Regular Classroom)						
Ceiling - Lay-in	2nd Floor	901	SF	7	10+ years	
Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
Floor - Tile	2nd Floor	901	SF	7	10+ years	
Lighting - Lay-in	2nd Floor	13	EA	7	6-10 years	
Marker Board	2nd Floor	12	LF	7	6-10 years	
Walls - Plaster/Drywall	2nd Floor	1,310	SF	7	10+ years	
om #212 (Art Room)						
Ceiling - Lay-in	2nd Floor	759	SF	7	10+ years	
	om #126 (Regular Classroom) Ceiling - Lay-in Doors - Wood Doors inclu hw Floor - Tile Lighting - Lay-in Marker Board Walls - Plaster/Drywall om #212 (Art Room)	om #126 (Regular Classroom) Ceiling - Lay-in 2nd Floor Doors - Wood Doors inclu hw 2nd Floor Floor - Tile 2nd Floor Lighting - Lay-in 2nd Floor Marker Board 2nd Floor Walls - Plaster/Drywall 2nd Floor	om #126 (Regular Classroom)Ceiling - Lay-in2nd FloorDoors - Wood Doors inclu hw2nd FloorFloor - Tile2nd FloorLighting - Lay-in2nd FloorMarker Board2nd FloorWalls - Plaster/Drywall2nd Floorom #212 (Art Room)	om #126 (Regular Classroom) Ceiling - Lay-in 2nd Floor 901 SF Doors - Wood Doors inclu hw 2nd Floor 1 EA Floor - Tile 2nd Floor 901 SF Lighting - Lay-in 2nd Floor 13 EA Marker Board 2nd Floor 12 LF Walls - Plaster/Drywall 2nd Floor 1,310 SF	om #126 (Regular Classroom) Ceiling - Lay-in 2nd Floor 901 SF 7 Doors - Wood Doors inclu hw 2nd Floor 1 EA 7 Floor - Tile 2nd Floor 901 SF 7 Lighting - Lay-in 2nd Floor 13 EA 7 Marker Board 2nd Floor 12 LF 7 Walls - Plaster/Drywall 2nd Floor 1,310 SF 7	Item - TypeLocationQuantityUOMRankReplacementom #126 (Regular Classroom)Ceiling - Lay-in2nd Floor901SF710+ yearsDoors - Wood Doors inclu hw2nd Floor1EA710+ yearsFloor - Tile2nd Floor901SF710+ yearsLighting - Lay-in2nd Floor901SF710+ yearsMarker Board2nd Floor13EA76-10 yearsWalls - Plaster/Drywall2nd Floor1,310SF710+ years

Building : Addition 2



XCA	Schools	1865 W Montvale AVENUE, Chicago, IL 6064							
Catego	ory : Classroom		В	Building : Addition 2					
_				_		Recommend			
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments		
	Doors - Wood Doors inclu hw	2nd Floor	3	EA	7	10+ years			
	Floor - Tile	2nd Floor	759	SF	7	10+ years			
	Kiln	2nd Floor	1	EA	7	10+ years			
	Lighting - Lay-in	2nd Floor	12	EA	7	6-10 years			
	Marker Board	2nd Floor	12	LF	7	6-10 years			
	Storage/ Closet	2nd Floor	65	SF	7	10+ years			
	Walls - Plaster/Drywall	2nd Floor	945	SF	7	10+ years			
	Work Sink	2nd Floor	1	EA	7	10+ years			
Classro	om #218 (Science Lab Level 1)								
	Casework	2nd Floor	22	LF	7	10+ years			
	Ceiling - Lay-in	2nd Floor	950	SF	7	10+ years			
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	7	10+ years			
	Eye Wash Station	2nd Floor	1	EA	6	10+ years			
	Floor - Tile	2nd Floor	950	SF	7	10+ years			
	Lighting - Lay-in	2nd Floor	11	EA	7	6-10 years			
	Marker Board	2nd Floor	8	LF	7	6-10 years			
	Science Lab Elements	2nd Floor	950	SF	7	10+ years			
	Storage/ Closet	2nd Floor	96	SF	7	10+ years			
	Walls - Plaster/Drywall	2nd Floor	1,020	SF	7	10+ years			
	Work Sink	2nd Floor	2	EA	7	10+ years			
Classroo	om #220 (Regular Classroom)								
	Ceiling - Lay-in	2nd Floor	720	SF	7	10+ years			
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years			
	Floor - Tile	2nd Floor	720	SF	7	10+ years			
	Lighting - Lay-in	2nd Floor	8	EA	7	6-10 years			
	Marker Board	2nd Floor	12	LF	7	6-10 years			
	Walls - Plaster/Drywall	2nd Floor	1,060	SF	7	10+ years			
Catego	ry : Interior		В	uilding	: Additi	on 2			
						Recommend			
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments		
Corridor									
	Ceiling - Lay-in	1st Floor	605	SF	7	10+ years			
	Ceiling - Plaster/Drywall	1st Floor	200	SF	7	10+ years			
	Deialda a Francisco - Triala Francisco				7	0.40			

Ceiling - Lay-in	1st Floor	605	SF	7	10+ years
Ceiling - Plaster/Drywall	1st Floor	200	SF	7	10+ years
Drinking Fountains - Triple Fountain	1st Floor	3	EA	7	6-10 years
Floor - Tile/Sheet	1st Floor	805	SF	7	10+ years
Lighting - Lay-in	1st Floor	10	EA	7	6-10 years
Student Lockers - One Tier	1st Floor	34	EA	7	10+ years
Walls - Plaster/Drywall	1st Floor	955	SF	7	10+ years
Walls - Vinyl Coated Gypsum Panel	1st Floor	200	SF	7	10+ years
Ceiling - Lay-in	2nd Floor	1,705	SF	7	10+ years



1865 W Montvale AVENUE, Chicago, IL 60643 **Building : Addition 2 Category : Interior** Recommend Quantity **Replacement** Comments Group Item - Type Location UOM Rank Drinking Fountains - Triple Fountain 2nd Floor 3 ΕA 10+ years 7 Floor - Tile/Sheet 2nd Floor 1.705 SF 7 10+ years Lighting - Lay-in 2nd Floor ΕA 7 6-10 years 11 Student Lockers - One Tier 2nd Floor 105 7 ΕA 10+ years SF Walls - Plaster/Drywall 2nd Floor 2,200 7 10+ years Safetv Camera Viewing Station ΕA 7 Entire Addition 2 Building 1 6-10 years ΕA Security Cameras Entire Addition 2 Building 8 7 6-10 years Stairs Ceiling - Plaster/Drywall SF 2nd Floor stair 2-2 350 7 10+ years SF Floor - Tile 2nd Floor stair 2-2 350 7 10+ years LF Handrails 2nd Floor stair 2-2 79 7 10+ vears ΕA Lighting - Lay-in 2nd Floor stair 2-2 18 7 6-10 years Stairs - Rubber 2nd Floor stair 2-2 165 LF 7 10+ years Walls - Concrete Block 2nd Floor stair 2-2 625 SF 7 10+ years 2nd Floor stair 2-2 625 SF 7 Walls - Plaster/Drywall 10+ years Ceiling - Plaster/Drywall SF 7 Stair 2-1 828 10+ years Floor - Tile Stair 2-1 593 SF 7 10+ years LF Handrails Stair 2-1 70 7 10+ years Lighting - Pendent/Surface ΕA Stair 2-1 19 7 6-10 years Stairs - Rubber LF Stair 2-1 21 7 10+ years Walls - Masonry 828 SF 7 Stair 2-1 10+ years Walls - Plaster/Drywall Stair 2-1 483 SF 7 10+ years Vertical Convevance 1st Floor ΕA 7 Elevator - Hydraulic Elevator 1 10+ years



Category : Site Building : Site Recommend Item - Type Location Quantity UOM Replacement **Comments** Group Rank Civil/Drainage Civil/ Drainage - Catch Basin FΑ 7 Entire Site 21 10+ years FΑ Civil/ Drainage - Site Manhole Entire Site 9 7 10+ years Fencina LF Fencing - Chain Link Entire Site 38 6 6-10 years LF 7 Fencing - New Standard Ornamental Entire Site 363 10+ years LF Fencing - New Standard Ornamental Entire Site 1.367 6 6-10 years LF Fencing - Wood Fencing w/ Steel Frame Entire Site 150 7 10+ years Landscape Landscape - Grass SF 7 Entire Site 16.972 10+ years Landscape - Hardscape- Concrete Entire Site 6,903 SF 7 10+ years Parkway trees Entire Site 23 EΑ 7 10+ years Planting Beds/ Area Entire Site 150 SF 6 10+ years SF Play Area - Hardscape- Asphalt Entire Site 0-1 year 6.165 4 Cracking and holes throughout. Play Area - Synthetic Turf Entire Site 29,064 SF 7 10+ years **Trash Receptacles** Entire Site 1 ΕA 6 6-10 years Parking Lot Concrete Curbs Entire Site LF 7 951 10+ years Interior Plantings Entire Site 478 LF 7 10+ years Entire Site SF Surface - Asphalt 7,266 6 10+ years Surface - Asphalt Entire Site 6.618 SF 6 10+ years Surface - Concrete SF Entire Site 9.074 6 10+ years Trash Compactor Entire Site 2 EΑ 7 10+ years SF Trash Enclosure - Masonry Entire Site 954 7 10+ years Vehicular Screening Entire Site 124 LF 7 10+ years Playground Equipment - Combo 3-12 South 1 ΕA 7 10+ years Surface - Poured Surface SF 7 South 3.753 10+ years Sidewalks Sidewalks - Internal Walks Entire Site 556 LF 7 10+ years Entire Site 14.330 SF 7 Sidewalks - Perimeter Sidewalks 10+ years SF Sidewalks - Perimeter Sidewalks Entire Site 40 4 0-1 vear Cracking/missing pieces. Signage Flag Pole - Flag Pole North ΕA 7 10+ years 1 Marquee - Free Standing Back Lighted North 1 ΕA 7 10+ years



Category : Site			Building : Site					
						Recommend		
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments	
	Monument - Building Mounted Cut Letter	North	2	EA	7	10+ years	Added Item	
	Sign					-		

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 ٠
- 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 ٠ chimneys, are measured in terms of linear feet ("LF"). Still other items, like flooring, are generally measured in square feet ("ŚF").



Classroom Summary

			Room	Floor Plan Room	Area	Glazed Window	Operable Window	Window	Smart-
Current Usage	Intended Usage	Room Location	Number	Number	(SF)	Area	Area	Stop	Board
Building : Main									
Office	Regular Classroom	1st Floor	106	106	750	195	98	Y	N
Other Instructional Use	Other Instructional Use	Basement	8		718	48	48	N	N
Regular Classroom	Regular Classroom	1st Floor	105	105	750	195	98	Y	Y
Regular Classroom	Regular Classroom	1st Floor	107	107	750	195	98	N	Y
Regular Classroom	Regular Classroom	1st Floor	108	108	750	187	93	Y	Y
Regular Classroom	Regular Classroom	2nd Floor	205	205	750	195	98	Y	Y
Regular Classroom	Regular Classroom	2nd Floor	206	206	750	195	98	Y	Y
Regular Classroom	Regular Classroom	2nd Floor	207	207	750	195	98	Y	Y
Regular Classroom	Regular Classroom	2nd Floor	208	208	750	240	120	Y	Ν
Building : Addition 2									
Art Room	Art Room	2nd Floor	212	212	759	171	24	Y	Ν
Regular Classroom	Computer Lab	2nd Floor	126	126	901	48	2	Y	Y
Regular Classroom	Regular Classroom	2nd Floor	220	220	720	144	6	Y	Y
Science Lab Level 1	Science Classroom	2nd Floor	218	218	950	32	32	Y	N
Building : Addition 1									
Regular Classroom	Office	1st Floor	102	102	690	96	48	N	N
Regular Classroom	Office	1st Floor	104	104	845	48	24	N	Y
Regular Classroom	Regular Classroom	2nd Floor	201	201	690	126	63	Y	Y
Regular Classroom	Regular Classroom	2nd Floor	202	202	690	126	63	Y	Y
Regular Classroom	Regular Classroom	2nd Floor	203	203	690	126	63	Y	Ν
Regular Classroom	Regular Classroom	2nd Floor	204	204	690	126	63	Y	Y