

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)
Leased-Main	1920	3	79,926
Campus Total			79,926

Category : Exterior
Building : Leased-Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Cell Equipment							
	Cell Equipment - Antenna	Main Roof	4	EA	7	6-10 years	
Entrance							
	Exterior Doors - Exterior Steel Door	1 NW	1	EA	7	10+ years	
	Exterior Doors - Side lite	1 NW	2	EA	6	6-10 years	
	Exterior Doors - Transom Lite	1 NW	1	EA	6	6-10 years	
	Exterior Stairs - Stone	1 NW	5	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	10 SE	1	EA	6	6-10 years	
	Exterior Doors - Transom Lite	10 SE	1	EA	6	6-10 years	
	Exterior Stairs - Stone	10 SE	3	LF	6	10+ years	
	Exterior Doors - Exterior Wood Door	11 - North Center Courtyard - Boys Bathroom	1	EA	4	0-1 year	Warped, water damaged frames
	Entrance Control - Audio and Video	2 Main N	1	EA	6	10+ years	Camera Not working
	Exterior Doors - Exterior Steel Door	2 Main N	4	EA	6	6-10 years	
	Exterior Doors - Transom Lite	2 Main N	2	EA	6	6-10 years	
	Exterior Stairs - Concrete	2 Main N	200	LF	6	10+ years	
	Stair Handrail - Steel_Stair Handrail	2 Main N	12	LF	6	6-10 years	
	Exterior Doors - Exterior Steel Door	3 N	4	EA	6	6-10 years	
	Exterior Doors - Transom Lite	3 N	2	EA	6	6-10 years	
	Exterior Stairs - Concrete	3 N	160	LF	6	10+ years	
	Stair Handrail - Steel_Stair Handrail	3 N	12	LF	6	6-10 years	
	Exterior Doors - Exterior Steel Door	4 NE	2	EA	6	6-10 years	
	Exterior Doors - Transom Lite	4 NE	1	EA	6	6-10 years	
	Exterior Stairs - Stone	4 NE	5	LF	6	10+ years	

Category : Exterior
Building : Leased-Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Exterior Doors - Exterior Steel Door	5 SW	2	EA	6	6-10 years	
	Exterior Doors - Transom Lite	5 SW	1	EA	6	6-10 years	
	Exterior Stairs - Stone	5 SW	5	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	6 S	2	EA	6	6-10 years	
	Exterior Doors - Transom Lite	6 S	1	EA	6	6-10 years	
	Exterior Stairs - Stone	6 S	5	LF	6	10+ years	
	Exterior Doors - Exterior Wood Door	7 NW - West Courtyard	2	EA	5	0-1 year	Warped, water damaged frames
	Exterior Doors - Transom Lite	7 NW - West Courtyard	1	EA	5	0-1 year	Warped, water damaged frames
	Exterior Stairs - Concrete	7 NW - West Courtyard	6	LF	6	10+ years	
	Exterior Doors - Exterior Wood Door	7.1 - Center W - West Courtyard	1	EA	4	0-1 year	Deteriorated door no hardware
	Exterior Stairs - Concrete	7.1 - Center W - West Courtyard	3	LF	6	10+ years	
	Exterior Doors - Exterior Wood Door	8 NE - East courtyard	2	EA	5	0-1 year	Warped, water damaged frames
	Exterior Doors - Transom Lite	8 NE - East courtyard	1	EA	5	0-1 year	Warped, water damaged frames
	Exterior Stairs - Concrete	8 NE - East courtyard	6	LF	6	10+ years	
	Exterior Doors - Exterior Wood Door	8.1 - Center E - East Courtyard	1	EA	5	2-5 years	
	Exterior Stairs - Concrete	8.1 - Center E - East Courtyard	3	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	8.2 Center - East Courtyard	1	EA	6	6-10 years	
	Exterior Doors - Exterior Wood Door	8.3 - Center S Boiler	1	EA	4	0-1 year	Damaged, some repairs made
	Entrance Control - Audio	9 SW	1	EA	6	6-10 years	
	Exterior Doors - Exterior Steel Door	9 SW	1	EA	6	6-10 years	
	Exterior Doors - Side lite	9 SW	2	EA	6	6-10 years	
	Exterior Doors - Transom Lite	9 SW	1	EA	6	6-10 years	
	Exterior Stairs - Concrete	9 SW	3	LF	6	10+ years	

Foundation

Foundation - Concrete	Entire Building	1,344	LF	7	10+ years
Superstructure - Concrete	Entire Building	4,000	SF	7	10+ years
Superstructure - Heavy Timber	Entire Building	46,316	SF	7	10+ years
Superstructure - Steel with Clay Tile Arch	Entire Building	29,610	SF	7	10+ years

Lighting

Exterior Lighting - Wall Mounted	Entire Building	11	EA	6	6-10 years
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Roof System

Access Ladder - Metal	1 - main	1	EA	7	6-10 years	Not an actual access ladder
Coping - Clay Tile	1 - main	161	LF	6	10+ years	
Coping - Terra Cotta	1 - main	302	LF	6	10+ years	
Downspouts - Exterior Downspouts	1 - main	150	LF	6	6-10 years	
Parapet - 16" - 30" Height	1 - main	161	LF	6	10+ years	
Parapet - Parapet > 30"	1 - main	302	LF	6	10+ years	
Roof - Asphalt Gravel Ballast	1 - main	11,165	SF	6	6-10 years	
Roof Structure - Steel with Clay Tile Arch	1 - main	11,165	SF	7	10+ years	
Coping - Clay Tile	2 - center	38	LF	6	10+ years	

Category : Exterior
Building : Leased-Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Coping - Terra Cotta	2 - center	22	LF	6	10+ years	
	Downspouts - Exterior Downspouts	2 - center	36	LF	6	6-10 years	
	Parapet - 16" - 30" Height	2 - center	38	LF	6	10+ years	
	Parapet - Parapet > 30"	2 - center	22	LF	6	10+ years	
	Roof - Modified Bitumen	2 - center	443	SF	6	6-10 years	
	Roof Structure - Steel with Clay Tile Arch	2 - center	443	SF	7	10+ years	
	Coping - Clay Tile	3 - east	286	LF	6	10+ years	
	Coping - Terra Cotta	3 - east	239	LF	6	10+ years	
	Downspouts - Exterior Downspouts	3 - east	120	LF	6	6-10 years	
	Parapet - 16" - 30" Height	3 - east	294	LF	6	10+ years	
	Parapet - Parapet < 16" Height	3 - east	110	LF	6	10+ years	
	Parapet - Parapet > 30"	3 - east	121	LF	6	10+ years	
	Roof - Modified Bitumen	3 - east	9,352	SF	6	6-10 years	
	Roof Structure - Heavy Timber	3 - east	9,352	SF	7	10+ years	
	Chimney - Brick Chimney- Concrete/ Mortar Liner	4 - boiler	75	LF	6	10+ years	
	Coping - Clay Tile	4 - boiler	300	LF	6	10+ years	
	Downspouts - Exterior Downspouts	4 - boiler	32	LF	6	6-10 years	
	Parapet - 16" - 30" Height	4 - boiler	30	LF	6	10+ years	
	Parapet - Parapet < 16" Height	4 - boiler	270	LF	6	10+ years	
	Roof - Asphalt Gravel Ballast	4 - boiler	5,110	SF	6	6-10 years	
	Roof - Asphalt Shingle	4 - boiler	90	SF	6	6-10 years	
	Roof Structure - Heavy Timber	4 - boiler	5,200	SF	7	10+ years	
Walls							
	Cheek-Wall - Stone	Entire Building	80	SF	5	6-10 years	
	Cheek-Wall - Stone	Entire Building	20	SF	4	0-1 year	Wall at entrance 3 is separating
	Cornice - Masonry Projecting Limestone	Entire Building	2,688	LF	6	10+ years	
	Exterior Walls - Brick	Entire Building	49,096	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	1,030	SF	4	0-1 year	Spalling, cracked masonry
	Exterior Walls - Stone-Cast	Entire Building	556	SF	6	10+ years	
	Exterior Walls - Terra Cotta	Entire Building	1,290	SF	6	10+ years	
Windows							
	Curtain wall - Insulated Panel	Entire Building	2,803	SF	6	6-10 years	
	Guard - Guards wire guard	Entire Building	2,264	SF	6	6-10 years	
	Lintels - Steel	Entire Building	1,262	LF	6	10+ years	
	Skylite - Glass Single-Pane	Entire Building	179	SF	6	6-10 years	
	Skylite - Glass Single-Pane	Entire Building	12	SF	4	0-1 year	cracked glazing
	Windows - Decorative	Entire Building	741	SF	6	6-10 years	
	Windows - Sash Aluminum Double-pane	Entire Building	5,386	SF	6	6-10 years	
	Windows - Wood- Single-pane	Entire Building	545	SF	6	6-10 years	
	Windows - Wood- Single-pane	Entire Building	689	SF	4	0-1 year	Deteriorated, water damaged frames

Category : Electrical
Building : Leased-Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Emergency System</u>							
	Automatic Transfer Switch	Boiler Room	1	EA	6	10+ years	
	Security System - CCTV	Entire Building	79,926	SF	6	6-10 years	
	Security System - Intrusion Detection	Entire Building	79,926	SF	6	6-10 years	
	Exit Signs - Corridors and Stairs	Entire Building	25	EA	2	0-1 year	No battery and no generator backup ! The light sources aren't LED
	Exit Signs - Lunchroom	Entire Building	3	EA	2	0-1 year	No battery and no generator backup ! The light sources aren't LED
	Exit Signs - Multipurpose Room	Entire Building	7	EA	2	0-1 year	No battery and no generator backup ! The light sources aren't LED
	Emergency A/C Power - Corridors and Stairs	Entire Building	12,000	SF	6	6-10 years	
<u>Main Service</u>							
	Independent Electrical Service for emergency power	Boiler Room	1	EA	6	10+ years	
	PA System	Entire Building	79,926	SF	6	6-10 years	
	Main Electrical Service - 1600 A 120/240/3PH	Entire Building	1	EA	6	10+ years	
<u>Power Distribution</u>							
	Lighting and Power Panels - 100 A	Entire Building	2	EA	6	10+ years	
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	7	10+ years	The panel has been replaced
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	7	10+ years	The panel has been replaced
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	6	10+ years	
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	6	10+ years	
	Main Distribution Panels - 400 - 600 amp	Entire Building	3	EA	6	10+ years	
	Main Distribution Panels - Greater than 600 amp	Entire Building	1	EA	6	10+ years	

Category : Fire Protection
Building : Leased-Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Fire Alarm</u>							
	Fire Alarm Panel	Boiler Room	1	EA	6	6-10 years	
	Fire Alarm_System	Boiler Room	79,926	SF	4	1-2 years	Old system, some of the pull levers are not functional. No strobes
	Fire Pump Controller	Boiler Room	1	EA	5	6-10 years	
<u>Pump Room Assembly</u>							
	Fire Pump - Less than 25hp	Basement	1	EA	5	6-10 years	
	Jockey Pump	Basement	1	EA	7	6-10 years	

Category : Fire Protection
Building : Leased-Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Sprinkler System</u>							
	Dry Sprinkler System	Entire Building	29,610	SF	5	6-10 years	
	Sprinkler Heads	Entire Building	29,610	SF	4	1-2 years	The sprinkler heads are old, beyond their useful life
	Sprinkler Piping	Entire Building	29,610	SF	5	10+ years	

Category : Mechanical
Building : Leased-Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Air Conditioning</u>							
	Condensing Unit- Roof Mounted - Less than 5 tons	Roof	3	EA	6	6-10 years	The A/C units are 8 years old and functional , they serve 2 classrooms on 3rd floor.
<u>Boiler Systems</u>							
	Piping - Condensate Pipe- Steel	Entire Building	800	LF	6	10+ years	
	Piping - Steam Pipe- Steel	Entire Building	800	LF	6	10+ years	
	Steam Traps	Entire Building	100	EA	5	6-10 years	
	Steam Traps	Entire Building	25	EA	5	6-10 years	No active leaks reported
<u>Heating Devices</u>							
	Radiators - Steam	Entire Building	110	EA	5	6-10 years	Some radiators are new and equipped with valves, however most of them have no temperature adjustment capability
	Radiators - Steam	Entire Building	15	EA	5	6-10 years	Paint is peeling off
<u>Temperature Control</u>							
	Electric Thermostat	Entire Building	3	EA	6	10+ years	Serve 3 mini split systems. No AH system.
<u>Ventilation</u>							
	Exhaust Fans- Indoor - 500 - 1500 CFM	Main Roof	7	EA	6	6-10 years	
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	Main Roof	3	EA	6	6-10 years	The units are 2016 installed and they are functional but the power supply is non functional.

Category : Plumbing
Building : Leased-Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Hot Water</u>							
	Gas Heater - 300001 - 600000 BTU/HR	Boiler Room	1	EA	6	6-10 years	

Category : Plumbing
Building : Leased-Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Hot Water Storage Tank_Gas - 201 - 500 Gallons	Boiler Room	1	EA	6	6-10 years	
Piping							
	Domestic Piping-Hot Water Return Lines	Entire Building	79,926	SF	6	10+ years	
	Domestic Piping-Hot Water Return Risers	Entire Building	79,926	SF	6	10+ years	
	Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	79,926	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	79,926	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (Risers)	Entire Building	79,926	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building	79,926	SF	6	10+ years	
	Sanitary Piping	Entire Building	79,926	SF	6	10+ years	
	Storm Piping	Entire Building	79,926	SF	6	10+ years	
	Vent Piping	Entire Building	79,926	SF	6	10+ years	
Pumps							
	Pumps - Sump-Simplex	Boiler Room	1	EA	5	6-10 years	Under the stairs
	Pumps - Sump-Simplex	Boiler Room	1	EA	5	6-10 years	

Category : Room
Building : Leased-Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Administrative Suites/Offices							
	Ceiling - Plaster/Drywall	101A	327	SF	6	10+ years	
	Doors - Transom Window	101A	45	SF	6	10+ years	
	Doors - Wood Doors inclu hw	101A	1	EA	6	10+ years	
	Floor - Tile	101A	324	SF	6	10+ years	
	Floor - Tile	101A	3	SF	4	0-1 year	Chipping tiles
	Lighting - Pendent/Surface	101A	3	EA	7	6-10 years	
	Power Distribution	101A	4	EA	7	10+ years	
	Walls - Plaster/Drywall	101A	1,080	SF	6	10+ years	
	Walls - Plaster/Drywall	101A	12	SF	5	0-1 year	Large hole in wall, cracked plaster
	AC Unit	1st floor main offices at NW corner	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	1st floor main offices at NW corner	756	SF	6	10+ years	
	Doors - Transom Window	1st floor main offices at NW corner	54	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st floor main offices at NW corner	2	EA	6	10+ years	
	Floor - Wood	1st floor main offices at NW corner	756	SF	7	10+ years	
	Lighting - Pendent/Surface	1st floor main offices at NW corner	8	EA	7	6-10 years	
	Power Distribution	1st floor main offices at NW corner	16	EA	7	10+ years	
	Storage/ Closet	1st floor main offices at NW corner	570	SF	7	10+ years	

Category : Room
Building : Leased-Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Walls - Plaster/Drywall	1st floor main offices at NW corner	2,296	SF	6	10+ years	
	AC Unit	2nd floor north end room 200	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd floor north end room 200	383	SF	6	10+ years	
	Doors - Transom Window	2nd floor north end room 200	9	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd floor north end room 200	1	EA	6	10+ years	
	Floor - Wood	2nd floor north end room 200	383	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd floor north end room 200	4	EA	7	6-10 years	
	Power Distribution	2nd floor north end room 200	6	EA	7	10+ years	
	Storage/ Closet	2nd floor north end room 200	48	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd floor north end room 200	1,092	SF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd floor north end room 201	327	SF	6	10+ years	
	Doors - Transom Window	2nd floor north end room 201	45	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd floor north end room 201	1	EA	6	10+ years	
	Floor - Tile	2nd floor north end room 201	327	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd floor north end room 201	2	EA	7	6-10 years	
	Power Distribution	2nd floor north end room 201	4	EA	7	10+ years	
	Walls - Plaster/Drywall	2nd floor north end room 201	1,082	SF	6	10+ years	
	Walls - Plaster/Drywall	2nd floor north end room 201	10	SF	6	10+ years	
	Ceiling - Plaster/Drywall	Basement Engineer's Office	850	SF	6	10+ years	
	Ceiling - Plaster/Drywall	Basement Engineer's Office	14	SF	5	0-1 year	Water damage.
	Doors - Wood Doors inclu hw	Basement Engineer's Office	1	EA	6	10+ years	
	Floor - Concrete	Basement Engineer's Office	864	SF	7	10+ years	
	Lighting - Pendent/Surface	Basement Engineer's Office	4	EA	6	6-10 years	
	Power Distribution	Basement Engineer's Office	6	EA	6	10+ years	
	Walls - Concrete Block	Basement Engineer's Office	615	SF	6	10+ years	
	Walls - Plaster/Drywall	Basement Engineer's Office	615	SF	6	10+ years	
	AC Unit	Office 301A	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	Office 301A	190	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Office 301A	1	EA	7	6-10 years	
	Floor - Tile	Office 301A	190	SF	7	10+ years	
	Lighting - Pendent/Surface	Office 301A	2	EA	6	6-10 years	
	Power Distribution	Office 301A	4	EA	7	10+ years	
	Walls - Plaster/Drywall	Office 301A	300	SF	6	10+ years	
	Ceiling - Plaster/Drywall	Third floor north end room 301	333	SF	6	10+ years	
	Doors - Transom Window	Third floor north end room 301	54	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Third floor north end room 301	1	EA	6	10+ years	
	Floor - Tile	Third floor north end room 301	333	SF	6	10+ years	
	Lighting - Pendent/Surface	Third floor north end room 301	2	EA	7	6-10 years	
	Power Distribution	Third floor north end room 301	6	EA	7	6-10 years	
	Walls - Plaster/Drywall	Third floor north end room 301	1,092	SF	6	10+ years	
	Ceiling - Plaster/Drywall	custodian break room	160	SF	5	0-1 year	Water damage.
	Doors - Wood Doors inclu hw	custodian break room	2	EA	6	10+ years	
	Floor - Concrete	custodian break room	160	SF	7	10+ years	
	Lighting - Pendent/Surface	custodian break room	2	EA	6	6-10 years	

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Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Storage/ Closet	custodian break room	128	SF	5	10+ years	
	Walls - Plaster/Drywall	custodian break room	521	SF	6	10+ years	
	Walls - Plaster/Drywall	custodian break room	5	SF	4	0-1 year	Corner entirely broken
Gymnasia							
	Ceiling - Plaster/Drywall	1st Floor	6,820	SF	6	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	15	SF	5	0-1 year	Water damage.
	Doors - Wood Doors inclu hw	1st Floor	6	EA	6	10+ years	
	Floor - Wood	1st Floor	6,835	SF	7	10+ years	Updated to match current observations
	Lighting - Pendent/Surface	1st Floor	18	EA	6	6-10 years	
	Sound System	1st Floor	1	EA	7	6-10 years	
	Stage	1st Floor	144	SF	6	10+ years	
	Stage Curtain	1st Floor	4	EA	7	6-10 years	
	Stage Lighting System	1st Floor	1	EA	7	6-10 years	
	Walls - Plaster/Drywall	1st Floor	4,675	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	15	SF	5	1-2 years	Water damage.
Kitchen							
	Ceiling - Plaster/Drywall	Basement	1,624	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Basement	1	EA	6	10+ years	
	Floor - Tile	Basement	1,618	SF	6	10+ years	
	Floor - Tile	Basement	6	SF	4	0-1 year	Chipped and missing tiles
	Lighting - Pendent/Surface	Basement	20	EA	7	6-10 years	
	Serving Line	Basement	22	LF	6	10+ years	
	Walls - Metal Panel	Basement	1,113	SF	6	10+ years	
	Walls - Plaster/Drywall	Basement	1,105	SF	6	10+ years	
	Walls - Plaster/Drywall	Basement	7	SF	5	0-1 year	Baseboards scratched and chipped
Lunch & Multipurpose Room							
	Ceiling - Plaster/Drywall	Basement	2,159	SF	6	10+ years	
	Floor - Tile	Basement	2,157	SF	6	10+ years	
	Floor - Tile	Basement	2	SF	4	0-1 year	Chipped tiles
	Lighting - Pendent/Surface	Basement	24	EA	7	6-10 years	
	Walls - Plaster/Drywall	Basement	1,154	SF	6	10+ years	
	Walls - Plaster/Drywall	Basement	1,154	SF	6	10+ years	
MDF_IDF							
	Doors - Steel Doors incl hw	Inside 305	1	EA	6	10+ years	
	Finishes	Inside 305	98	SF	7	10+ years	
	Other Cooling Unit	Inside 305	1	EA	7	10+ years	Ductless split system.
Mechanical/ Service Rooms							

Category : Room
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Group	Item - Type	Location	Quantity	UOM	Rank	Recommnd Replacement	Comments
	Janitor's Closet	1st Floor	25	SF	5	10+ years	Large cracks in door.
	Janitor's Closet	2nd Floor	25	SF	7	10+ years	
	Janitor's Closet	3rd Floor	25	SF	7	10+ years	
	Boiler Room	Basement	2,314	SF	7	10+ years	5 SF of piece missing from wall.
	Coal Room	Basement	403	SF	5	10+ years	
	Crawl Space - Unfinished	Basement	1,328	SF	7	10+ years	
	Mechanical/ Service Rooms	Basement	1,425	SF	7	10+ years	
	Mechanical/ Service Rooms	Basement	687	SF	7	10+ years	
	Storage Room	Basement	1,058	SF	7	10+ years	
	Storage Room	Basement	60	SF	7	10+ years	
	Storage Room	Basement	67	SF	7	10+ years	

Restroom

	Accessories	.5 Boy's restroom mezzanine	752	SF	5	6-10 years	
	Ceiling - Plaster/Drywall	.5 Boy's restroom mezzanine	752	SF	6	10+ years	
	Floor - Tile	.5 Boy's restroom mezzanine	752	SF	6	10+ years	
	Floor Drain	.5 Boy's restroom mezzanine	1	EA	7	10+ years	
	Lavatory	.5 Boy's restroom mezzanine	5	EA	6	10+ years	
	Lighting - Pendent/Surface	.5 Boy's restroom mezzanine	4	EA	7	6-10 years	
	Partitions	.5 Boy's restroom mezzanine	9	EA	7	10+ years	
	Urinals	.5 Boy's restroom mezzanine	26	EA	6	10+ years	
	Urinals	.5 Boy's restroom mezzanine	4	EA	5	0-1 year	Out of order
	Walls - Plaster/Drywall	.5 Boy's restroom mezzanine	647	SF	6	10+ years	
	Walls - Plaster/Drywall	.5 Boy's restroom mezzanine	5	SF	5	0-1 year	Crack causing chipping paint
	Walls - Structural Glazed Tile	.5 Boy's restroom mezzanine	20	SF	6	0-1 year	Holes through tiles
	Walls - Structural Glazed Tile	.5 Boy's restroom mezzanine	632	SF	6	10+ years	
	Water Closet	.5 Boy's restroom mezzanine	9	EA	6	10+ years	
	Accessories	.5 mezzanine floor girls	834	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	.5 mezzanine floor girls	834	SF	6	10+ years	
	Floor - Tile	.5 mezzanine floor girls	829	SF	6	10+ years	
	Floor - Tile	.5 mezzanine floor girls	5	SF	4	0-1 year	Chipped and cracked tiles
	Floor Drain	.5 mezzanine floor girls	1	EA	7	10+ years	
	Hand Dryer	.5 mezzanine floor girls	1	EA	7	6-10 years	
	Lavatory	.5 mezzanine floor girls	5	EA	6	10+ years	
	Lighting - Pendent/Surface	.5 mezzanine floor girls	4	EA	7	6-10 years	
	Partitions	.5 mezzanine floor girls	14	EA	7	10+ years	
	Walls - Plaster/Drywall	.5 mezzanine floor girls	680	SF	6	10+ years	
	Walls - Plaster/Drywall	.5 mezzanine floor girls	12	SF	4	0-1 year	Parts of wall falling off and cracking
	Walls - Structural Glazed Tile	.5 mezzanine floor girls	690	SF	6	10+ years	
	Water Closet	.5 mezzanine floor girls	14	EA	6	10+ years	
	Accessories	101A	47	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	101A	47	SF	6	10+ years	
	Doors - Wood Doors inclu hw	101A	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	101A	47	SF	6	10+ years	

Category : Room
Building : Leased-Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Lavatory	101A	1	EA	6	10+ years	
	Lighting - Pendent/Surface	101A	1	EA	7	6-10 years	
	Walls - Plaster/Drywall	101A	155	SF	7	10+ years	Updated to match current observations
	Walls - Plaster/Drywall	101A	3	SF	5	0-1 year	Cracking.
	Walls - Tile Ceramic/ Porcelain	101A	128	SF	6	10+ years	
	Walls - Tile Ceramic/ Porcelain	101A	10	SF	5	0-1 year	Large crack though multiple tiles
	Water Closet	101A	1	EA	6	10+ years	
	Accessories	3rd floor north end	47	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	3rd floor north end	47	SF	6	10+ years	
	Doors - Wood Doors inclu hw	3rd floor north end	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	3rd floor north end	47	SF	6	10+ years	
	Lavatory	3rd floor north end	1	EA	6	10+ years	
	Lighting - Pendent/Surface	3rd floor north end	1	EA	7	6-10 years	
	Partitions	3rd floor north end	1	EA	7	10+ years	
	Walls - Plaster/Drywall	3rd floor north end	158	SF	6	10+ years	
	Walls - Tile Ceramic/ Porcelain	3rd floor north end	138	SF	6	10+ years	
	Water Closet	3rd floor north end	1	EA	6	10+ years	
	Accessories	Basement unisex Near door 4	265	SF	7	6-10 years	
	Accessories	Basement unisex Near door 4	5	SF	5	0-1 year	Extremely loud fan.
	Ceiling - Plaster/Drywall	Basement unisex Near door 4	270	SF	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	Basement unisex Near door 4	270	SF	6	10+ years	
	Lavatory	Basement unisex Near door 4	1	EA	6	10+ years	
	Lighting - Pendent/Surface	Basement unisex Near door 4	2	EA	7	6-10 years	
	Partitions	Basement unisex Near door 4	5	EA	7	10+ years	
	Urinals	Basement unisex Near door 4	7	EA	6	10+ years	
	Walls - Plaster/Drywall	Basement unisex Near door 4	347	SF	6	10+ years	Updated to match current observations
	Walls - Structural Glazed Tile	Basement unisex Near door 4	322	SF	6	10+ years	Updated to match current observations
	Walls - Structural Glazed Tile	Basement unisex Near door 4	25	SF	4	0-1 year	Large crack, missing tiles
	Water Closet	Basement unisex Near door 4	5	EA	7	10+ years	
	Accessories	Second floor inside 201	47	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Second floor inside 201	47	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Second floor inside 201	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	Second floor inside 201	47	SF	6	10+ years	
	Lavatory	Second floor inside 201	1	EA	6	10+ years	
	Lighting - Pendent/Surface	Second floor inside 201	1	EA	7	6-10 years	
	Walls - Plaster/Drywall	Second floor inside 201	158	SF	6	10+ years	
	Walls - Tile Ceramic/ Porcelain	Second floor inside 201	138	SF	6	10+ years	
	Water Closet	Second floor inside 201	1	EA	6	10+ years	

Category : Classroom
Building : Leased-Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend	Comments
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Replacement
Classroom #101 (Regular Classroom)

AC Units	1st Floor	1	EA	7	6-10 years	
Casework	1st Floor	6	LF	6	10+ years	
Ceiling - Plaster/Drywall	1st Floor	870	SF	6	10+ years	
Doors - Transom Window	1st Floor	72	SF	6	10+ years	
Doors - Wood Doors inclu hw	1st Floor	2	EA	6	10+ years	
Floor - Wood	1st Floor	870	SF	7	10+ years	Updated to match current observations
Lighting - Pendent/Surface	1st Floor	13	EA	6	6-10 years	
Marker Board	1st Floor	15	LF	7	6-10 years	
Storage/ Closet	1st Floor	115	SF	7	10+ years	
Walls - Plaster/Drywall	1st Floor	2,264	SF	6	10+ years	

Classroom #102 (Regular Classroom)

AC Units	1st Floor	1	EA	7	6-10 years	
Casework	1st Floor	6	LF	6	10+ years	
Ceiling - Plaster/Drywall	1st Floor	870	SF	6	10+ years	
Doors - Transom Window	1st Floor	72	SF	6	10+ years	
Doors - Wood Doors inclu hw	1st Floor	2	EA	6	10+ years	
Floor - Wood	1st Floor	870	SF	7	10+ years	Updated to match current observations
Lighting - Pendent/Surface	1st Floor	13	EA	7	6-10 years	
Marker Board	1st Floor	16	LF	7	6-10 years	
Storage/ Closet	1st Floor	115	SF	7	10+ years	
Walls - Plaster/Drywall	1st Floor	2,264	SF	6	10+ years	

Classroom #103 (Regular Classroom)

AC Units	1st Floor	1	EA	7	6-10 years	
Casework	1st Floor	14	LF	6	10+ years	
Ceiling - Plaster/Drywall	1st Floor	870	SF	6	10+ years	
Doors - Transom Window	1st Floor	72	SF	6	10+ years	
Doors - Wood Doors inclu hw	1st Floor	2	EA	6	10+ years	
Floor - Wood	1st Floor	870	SF	7	10+ years	Updated to match current observations
Lighting - Pendent/Surface	1st Floor	13	EA	7	6-10 years	
Marker Board	1st Floor	15	LF	7	6-10 years	
Walls - Plaster/Drywall	1st Floor	4	SF	6	0-1 year	Water damage.
Walls - Plaster/Drywall	1st Floor	2,260	SF	6	10+ years	

Classroom #104 (Regular Classroom)

AC Units	1st Floor	1	EA	7	6-10 years	
Casework	1st Floor	6	LF	6	10+ years	
Ceiling - Plaster/Drywall	1st Floor	870	SF	6	10+ years	
Doors - Transom Window	1st Floor	72	SF	6	10+ years	
Doors - Wood Doors inclu hw	1st Floor	2	EA	6	10+ years	

						Replacement	
Floor - Wood	1st Floor	870	SF	7	10+ years	Updated to match current observations	
Lighting - Pendent/Surface	1st Floor	13	EA	7	6-10 years		
Marker Board	1st Floor	18	LF	7	6-10 years		
Storage/ Closet	1st Floor	115	SF	7	10+ years		
Walls - Plaster/Drywall	1st Floor	2,257	SF	6	10+ years		
Walls - Plaster/Drywall	1st Floor	7	SF	5	0-1 year		Water damage.
Classroom #105 (Regular Classroom)							
AC Units	1st Floor	1	EA	7	6-10 years	Updated to match current observations	
Casework	1st Floor	14	LF	6	10+ years		
Ceiling - Plaster/Drywall	1st Floor	870	SF	6	10+ years		
Doors - Transom Window	1st Floor	72	SF	6	10+ years		
Doors - Wood Doors inclu hw	1st Floor	2	EA	6	10+ years		
Floor - Wood	1st Floor	870	SF	7	10+ years		
Lighting - Pendent/Surface	1st Floor	13	EA	7	6-10 years	Water damage.	
Marker Board	1st Floor	15	LF	7	6-10 years		
Storage/ Closet	1st Floor	115	SF	7	10+ years		
Walls - Plaster/Drywall	1st Floor	2,258	SF	6	10+ years		
Walls - Plaster/Drywall	1st Floor	6	SF	5	0-1 year		
Classroom #106 (Regular Classroom)							
AC Units	1st Floor	1	EA	7	6-10 years	Updated to match current observations	
Casework	1st Floor	6	LF	6	10+ years		
Ceiling - Plaster/Drywall	1st Floor	870	SF	6	10+ years		
Doors - Transom Window	1st Floor	72	SF	6	10+ years		
Doors - Wood Doors inclu hw	1st Floor	2	EA	6	10+ years		
Floor - Wood	1st Floor	870	SF	7	10+ years		
Lighting - Pendent/Surface	1st Floor	13	EA	7	6-10 years	Cracking.	
Marker Board	1st Floor	18	LF	7	6-10 years		
Storage/ Closet	1st Floor	115	SF	7	10+ years		
Walls - Plaster/Drywall	1st Floor	2,259	SF	6	10+ years		
Walls - Plaster/Drywall	1st Floor	5	SF	5	0-1 year		
Classroom #107 (Regular Classroom)							
AC Units	1st Floor	1	EA	7	6-10 years	Updated to match current observations	
Casework	1st Floor	14	LF	6	10+ years		
Ceiling - Plaster/Drywall	1st Floor	870	SF	6	10+ years		
Doors - Transom Window	1st Floor	72	SF	6	10+ years		
Doors - Wood Doors inclu hw	1st Floor	2	EA	6	10+ years		
Floor - Wood	1st Floor	870	SF	7	10+ years		
Lighting - Pendent/Surface	1st Floor	13	EA	7	6-10 years		
Marker Board	1st Floor	15	LF	7	6-10 years		

						Replacement
Storage/ Closet	1st Floor	115	SF	7	10+ years	
Walls - Plaster/Drywall	1st Floor	2,264	SF	6	10+ years	
Classroom #202 (Regular Classroom)						
AC Units	2nd Floor	1	EA	7	6-10 years	
Casework	2nd Floor	6	LF	6	10+ years	
Ceiling - Plaster/Drywall	2nd Floor	870	SF	6	10+ years	
Doors - Transom Window	2nd Floor	72	SF	6	10+ years	
Doors - Wood Doors inclu hw	2nd Floor	2	EA	6	10+ years	
Floor - Wood	2nd Floor	870	SF	6	10+ years	
Lighting - Pendent/Surface	2nd Floor	13	EA	7	6-10 years	
Marker Board	2nd Floor	16	LF	7	6-10 years	
Storage/ Closet	2nd Floor	115	SF	7	10+ years	
Walls - Plaster/Drywall	2nd Floor	2,264	SF	6	10+ years	
Classroom #203 (Regular Classroom)						
AC Units	2nd Floor	1	EA	7	6-10 years	
Casework	2nd Floor	5	LF	6	10+ years	
Ceiling - Plaster/Drywall	2nd Floor	739	SF	6	10+ years	
Doors - Transom Window	2nd Floor	72	SF	6	10+ years	
Doors - Wood Doors inclu hw	2nd Floor	2	EA	6	10+ years	
Floor - Wood	2nd Floor	739	SF	6	10+ years	
Lighting - Pendent/Surface	2nd Floor	12	EA	7	6-10 years	
Marker Board	2nd Floor	33	LF	7	6-10 years	
Storage/ Closet	2nd Floor	115	SF	7	10+ years	
Walls - Plaster/Drywall	2nd Floor	1,147	SF	6	10+ years	
Classroom #204 (Regular Classroom)						
AC Units	2nd Floor	1	EA	7	6-10 years	
Casework	2nd Floor	6	LF	6	10+ years	
Ceiling - Plaster/Drywall	2nd Floor	870	SF	6	10+ years	
Doors - Transom Window	2nd Floor	72	SF	6	10+ years	
Doors - Wood Doors inclu hw	2nd Floor	2	EA	6	10+ years	
Floor - Wood	2nd Floor	870	SF	6	10+ years	
Lighting - Pendent/Surface	2nd Floor	13	EA	7	6-10 years	
Marker Board	2nd Floor	16	LF	7	6-10 years	
Storage/ Closet	2nd Floor	115	SF	7	10+ years	
Walls - Plaster/Drywall	2nd Floor	2,264	SF	6	10+ years	Patch and paint in hallway.
Classroom #205 (Regular Classroom)						
AC Units	2nd Floor	1	EA	7	6-10 years	
Casework	2nd Floor	5	LF	6	10+ years	
Ceiling - Plaster/Drywall	2nd Floor	756	SF	6	10+ years	
Doors - Transom Window	2nd Floor	72	SF	6	10+ years	
Doors - Wood Doors inclu hw	2nd Floor	2	EA	6	10+ years	

						Replacement
Floor - Wood	2nd Floor	756	SF	6	10+ years	
Lighting - Pendent/Surface	2nd Floor	12	EA	7	6-10 years	
Marker Board	2nd Floor	15	LF	7	6-10 years	
Storage/ Closet	2nd Floor	115	SF	7	10+ years	
Walls - Plaster/Drywall	2nd Floor	1,109	SF	6	10+ years	
Walls - Plaster/Drywall	2nd Floor	60	SF	6	10+ years	
<hr/> Classroom #206 (Regular Classroom) <hr/>						
AC Units	2nd Floor	1	EA	7	6-10 years	
Casework	2nd Floor	5	LF	6	10+ years	
Ceiling - Plaster/Drywall	2nd Floor	860	SF	6	10+ years	
Ceiling - Plaster/Drywall	2nd Floor	10	SF	6	10+ years	
Doors - Transom Window	2nd Floor	72	SF	6	10+ years	
Doors - Wood Doors inclu hw	2nd Floor	2	EA	6	10+ years	
Floor - Wood	2nd Floor	870	SF	6	10+ years	
Lighting - Pendent/Surface	2nd Floor	13	EA	7	6-10 years	
Marker Board	2nd Floor	16	LF	7	6-10 years	
Storage/ Closet	2nd Floor	115	SF	7	10+ years	
Walls - Plaster/Drywall	2nd Floor	2,264	SF	6	10+ years	
<hr/> Classroom #207 (Regular Classroom) <hr/>						
AC Units	2nd Floor	1	EA	7	6-10 years	
Casework	2nd Floor	5	LF	6	10+ years	
Ceiling - Plaster/Drywall	2nd Floor	756	SF	6	10+ years	
Doors - Transom Window	2nd Floor	72	SF	6	10+ years	
Doors - Wood Doors inclu hw	2nd Floor	2	EA	6	10+ years	
Floor - Wood	2nd Floor	756	SF	6	10+ years	
Lighting - Pendent/Surface	2nd Floor	12	EA	7	6-10 years	
Marker Board	2nd Floor	19	LF	7	6-10 years	
Storage/ Closet	2nd Floor	115	SF	7	10+ years	
Walls - Plaster/Drywall	2nd Floor	1,169	SF	6	10+ years	
<hr/> Classroom #208 (Regular Classroom) <hr/>						
AC Units	2nd Floor	1	EA	7	6-10 years	
Casework	2nd Floor	35	LF	6	10+ years	
Ceiling - Plaster/Drywall	2nd Floor	870	SF	6	10+ years	
Doors - Transom Window	2nd Floor	72	SF	6	10+ years	
Doors - Wood Doors inclu hw	2nd Floor	2	EA	6	10+ years	
Floor - Wood	2nd Floor	870	SF	6	10+ years	
Lighting - Pendent/Surface	2nd Floor	13	EA	7	6-10 years	
Marker Board	2nd Floor	16	LF	7	6-10 years	
Storage/ Closet	2nd Floor	115	SF	7	10+ years	
Walls - Plaster/Drywall	2nd Floor	2,264	SF	6	10+ years	Paint near backpacks.
<hr/> Classroom #209 (Regular Classroom) <hr/>						

						Replacement
AC Units	2nd Floor	1	EA	7	6-10 years	
Casework	2nd Floor	5	LF	6	10+ years	
Ceiling - Plaster/Drywall	2nd Floor	756	SF	6	10+ years	
Doors - Transom Window	2nd Floor	72	SF	6	10+ years	
Doors - Wood Doors inclu hw	2nd Floor	2	EA	6	10+ years	
Floor - Wood	2nd Floor	756	SF	6	10+ years	
Lighting - Pendent/Surface	2nd Floor	12	EA	7	6-10 years	
Marker Board	2nd Floor	15	LF	7	6-10 years	
Storage/ Closet	2nd Floor	115	SF	7	10+ years	
Walls - Plaster/Drywall	2nd Floor	1,169	SF	6	10+ years	
Classroom #210 (Regular Classroom)						
AC Units	2nd Floor	1	EA	7	6-10 years	
Ceiling - Plaster/Drywall	2nd Floor	770	SF	6	10+ years	
Chalk Board	2nd Floor	14	LF	4	2-5 years	
Doors - Transom Window	2nd Floor	21	SF	6	10+ years	
Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
Floor - Wood	2nd Floor	770	SF	6	10+ years	
Lighting - Pendent/Surface	2nd Floor	12	EA	7	6-10 years	
Marker Board	2nd Floor	18	LF	7	6-10 years	
Storage/ Closet	2nd Floor	115	SF	7	10+ years	
Walls - Plaster/Drywall	2nd Floor	30	SF	6	10+ years	
Walls - Plaster/Drywall	2nd Floor	1,165	SF	6	10+ years	
Classroom #211 (Regular Classroom)						
AC Units	2nd Floor	1	EA	7	6-10 years	
Ceiling - Plaster/Drywall	2nd Floor	785	SF	6	10+ years	
Chalk Board	2nd Floor	14	LF	4	2-5 years	
Doors - Transom Window	2nd Floor	18	SF	6	10+ years	
Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
Floor - Wood	2nd Floor	785	SF	6	10+ years	
Lighting - Pendent/Surface	2nd Floor	12	EA	7	6-10 years	
Marker Board	2nd Floor	18	LF	7	6-10 years	
Storage/ Closet	2nd Floor	101	SF	7	10+ years	
Walls - Plaster/Drywall	2nd Floor	1,195	SF	6	10+ years	
Classroom #212 (Library)						
AC Units	2nd Floor	2	EA	7	6-10 years	
Ceiling - Plaster/Drywall	2nd Floor	1,578	SF	6	10+ years	
Ceiling - Plaster/Drywall	2nd Floor	10	SF	5	0-1 year	Water damage.
Doors - Transom Window	2nd Floor	21	SF	6	10+ years	
Doors - Wood Doors inclu hw	2nd Floor	3	EA	6	10+ years	
Floor - Wood	2nd Floor	1,588	SF	6	10+ years	
Lighting - Pendent/Surface	2nd Floor	24	EA	7	6-10 years	
Marker Board	2nd Floor	36	LF	7	6-10 years	
Storage/ Closet	2nd Floor	115	SF	7	10+ years	

						Replacement
Walls - Plaster/Drywall	2nd Floor	1,940	SF	6	10+ years	
Walls - Plaster/Drywall	2nd Floor	10	SF	5	0-1 year	Water damage.
Classroom #213 (Regular Classroom)						
AC Units	2nd Floor	1	EA	7	6-10 years	
Casework	2nd Floor	6	LF	6	10+ years	
Ceiling - Plaster/Drywall	2nd Floor	785	SF	6	10+ years	
Chalk Board	2nd Floor	36	LF	4	2-5 years	
Doors - Transom Window	2nd Floor	18	SF	6	10+ years	
Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
Floor - Wood	2nd Floor	785	SF	6	10+ years	
Lighting - Pendent/Surface	2nd Floor	12	EA	7	6-10 years	
Marker Board	2nd Floor	18	LF	7	6-10 years	
Storage/ Closet	2nd Floor	101	SF	7	10+ years	
Walls - Plaster/Drywall	2nd Floor	1,195	SF	6	10+ years	
Classroom #215 (Regular Classroom)						
AC Units	2nd Floor	1	EA	7	6-10 years	
Casework	2nd Floor	6	LF	6	10+ years	
Ceiling - Plaster/Drywall	2nd Floor	785	SF	6	10+ years	
Chalk Board	2nd Floor	14	LF	4	2-5 years	
Doors - Transom Window	2nd Floor	18	SF	6	10+ years	
Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
Floor - Wood	2nd Floor	785	SF	6	10+ years	
Lighting - Pendent/Surface	2nd Floor	12	EA	7	6-10 years	
Marker Board	2nd Floor	18	LF	7	6-10 years	
Storage/ Closet	2nd Floor	101	SF	7	10+ years	
Walls - Plaster/Drywall	2nd Floor	1,195	SF	6	10+ years	
Classroom #216 (Regular Classroom)						
AC Units	2nd Floor	1	EA	7	6-10 years	
Ceiling - Plaster/Drywall	2nd Floor	794	SF	6	10+ years	
Doors - Transom Window	2nd Floor	18	SF	6	10+ years	
Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
Floor - Wood	2nd Floor	794	SF	6	10+ years	
Lighting - Pendent/Surface	2nd Floor	12	EA	7	6-10 years	
Marker Board	2nd Floor	18	LF	7	6-10 years	
Walls - Plaster/Drywall	2nd Floor	1,185	SF	6	10+ years	
Walls - Plaster/Drywall	2nd Floor	10	SF	6	10+ years	
Classroom #300 (Office)						
AC Units	3rd Floor	1	EA	7	6-10 years	
Ceiling - Plaster/Drywall	3rd Floor	376	SF	6	10+ years	
Doors - Transom Window	3rd Floor	9	SF	6	10+ years	
Doors - Wood Doors inclu hw	3rd Floor	2	EA	6	10+ years	

						Replacement
Floor - Tile	3rd Floor	376	SF	6	10+ years	
Lighting - Pendent/Surface	3rd Floor	2	EA	7	6-10 years	
Marker Board	3rd Floor	1	LF	7	6-10 years	
Storage/ Closet	3rd Floor	24	SF	7	10+ years	
Walls - Plaster/Drywall	3rd Floor	1,038	SF	6	10+ years	
<hr/> Classroom #302 (Regular Classroom) <hr/>						
AC Units	3rd Floor	1	EA	7	6-10 years	
Ceiling - Plaster/Drywall	3rd Floor	853	SF	6	10+ years	
Doors - Transom Window	3rd Floor	72	SF	6	10+ years	
Doors - Wood Doors inclu hw	3rd Floor	2	EA	6	10+ years	
Floor - Wood	3rd Floor	853	SF	6	10+ years	
Lighting - Pendent/Surface	3rd Floor	13	EA	7	6-10 years	
Marker Board	3rd Floor	12	LF	7	6-10 years	
Storage/ Closet	3rd Floor	115	SF	7	10+ years	
Walls - Plaster/Drywall	3rd Floor	1,935	SF	6	10+ years	
<hr/> Classroom #303 (Regular Classroom) <hr/>						
AC Units	3rd Floor	1	EA	7	6-10 years	
Casework	3rd Floor	5	LF	6	10+ years	
Ceiling - Plaster/Drywall	3rd Floor	853	SF	6	10+ years	
Doors - Transom Window	3rd Floor	72	SF	6	10+ years	
Doors - Wood Doors inclu hw	3rd Floor	2	EA	6	10+ years	
Floor - Wood	3rd Floor	853	SF	6	10+ years	
Lighting - Pendent/Surface	3rd Floor	13	EA	6	6-10 years	
Marker Board	3rd Floor	12	LF	7	6-10 years	
Storage/ Closet	3rd Floor	115	SF	7	10+ years	
Walls - Plaster/Drywall	3rd Floor	1,935	SF	6	10+ years	
<hr/> Classroom #304 (Regular Classroom) <hr/>						
AC Units	3rd Floor	1	EA	7	6-10 years	
Casework	3rd Floor	35	LF	6	10+ years	
Ceiling - Plaster/Drywall	3rd Floor	853	SF	6	10+ years	
Doors - Transom Window	3rd Floor	72	SF	6	10+ years	
Doors - Wood Doors inclu hw	3rd Floor	2	EA	6	10+ years	
Floor - Wood	3rd Floor	853	SF	6	10+ years	
Lighting - Pendent/Surface	3rd Floor	12	EA	7	6-10 years	
Marker Board	3rd Floor	12	LF	7	6-10 years	
Storage/ Closet	3rd Floor	115	SF	7	10+ years	
Walls - Plaster/Drywall	3rd Floor	1,935	SF	6	10+ years	
<hr/> Classroom #305 (Regular Classroom) <hr/>						
Casework	3rd Floor	5	LF	6	10+ years	
Ceiling - Plaster/Drywall	3rd Floor	853	SF	6	10+ years	
Doors - Transom Window	3rd Floor	72	SF	6	10+ years	

						Replacement
Doors - Wood Doors inclu hw	3rd Floor	2	EA	6	10+ years	
Floor - Wood	3rd Floor	853	SF	6	10+ years	
Lighting - Lay-in	3rd Floor	13	EA	7	6-10 years	
Walls - Plaster/Drywall	3rd Floor	1,935	SF	6	10+ years	
Classroom #306 (Art Room)						
AC Units	3rd Floor	1	EA	7	6-10 years	
Casework	3rd Floor	35	LF	6	10+ years	
Ceiling - Plaster/Drywall	3rd Floor	853	SF	6	10+ years	
Doors - Transom Window	3rd Floor	72	SF	6	10+ years	
Doors - Wood Doors inclu hw	3rd Floor	2	EA	6	10+ years	
Floor - Wood	3rd Floor	853	SF	6	10+ years	
Lighting - Pendent/Surface	3rd Floor	13	EA	7	6-10 years	
Marker Board	3rd Floor	12	LF	7	6-10 years	
Storage/ Closet	3rd Floor	115	SF	7	6-10 years	
Walls - Plaster/Drywall	3rd Floor	1,935	SF	6	10+ years	
Classroom #307 (Regular Classroom)						
AC Units	3rd Floor	1	EA	7	6-10 years	
Casework	3rd Floor	5	LF	6	10+ years	
Ceiling - Plaster/Drywall	3rd Floor	828	SF	6	10+ years	
Ceiling - Plaster/Drywall	3rd Floor	25	SF	6	10+ years	
Doors - Transom Window	3rd Floor	72	SF	6	10+ years	
Doors - Wood Doors inclu hw	3rd Floor	2	EA	6	10+ years	
Floor - Wood	3rd Floor	853	SF	6	10+ years	
Lighting - Pendent/Surface	3rd Floor	13	EA	7	6-10 years	
Marker Board	3rd Floor	12	LF	7	6-10 years	
Storage/ Closet	3rd Floor	115	SF	7	10+ years	
Walls - Plaster/Drywall	3rd Floor	1,935	SF	6	10+ years	
Classroom #308 (Regular Classroom)						
AC Units	3rd Floor	1	EA	7	6-10 years	
Casework	3rd Floor	35	LF	6	10+ years	
Ceiling - Plaster/Drywall	3rd Floor	853	SF	6	10+ years	
Doors - Transom Window	3rd Floor	72	SF	6	10+ years	
Doors - Wood Doors inclu hw	3rd Floor	2	EA	6	10+ years	
Floor - Tile	3rd Floor	853	SF	6	10+ years	
Lighting - Pendent/Surface	3rd Floor	13	EA	7	6-10 years	
Marker Board	3rd Floor	26	LF	7	6-10 years	
Storage/ Closet	3rd Floor	115	SF	7	10+ years	
Walls - Plaster/Drywall	3rd Floor	1,935	SF	6	10+ years	
Classroom #309 (Regular Classroom)						
AC Units	3rd Floor	1	EA	7	6-10 years	
Casework	3rd Floor	35	LF	7	10+ years	

						Replacement
Ceiling - Plaster/Drywall	3rd Floor	853	SF	7	10+ years	
Doors - Wood Doors inclu hw	3rd Floor	2	EA	7	10+ years	
Floor - Wood	3rd Floor	853	SF	6	10+ years	
Lighting - Pendent/Surface	3rd Floor	13	EA	7	6-10 years	
Marker Board	3rd Floor	26	LF	7	10+ years	
Storage/ Closet	3rd Floor	115	SF	7	10+ years	
Walls - Plaster/Drywall	3rd Floor	1,935	SF	6	10+ years	

Category : Interior
Building : Leased-Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Corridor							
	Ceiling - Plaster/Drywall	1st Floor	3,593	SF	6	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	40	SF	6	10+ years	Updated to match current observations
	Doors - Steel Doors incl hw	1st Floor	2	EA	5	0-1 year	Damaged and paint required..
	Drinking Fountains - Double Water Cooler	1st Floor	1	EA	7	10+ years	
	Floor - Tile/Sheet	1st Floor	3,626	SF	5	10+ years	
	Floor - Tile/Sheet	1st Floor	7	SF	4	0-1 year	Missing and cracked tiles
	Lighting - Pendent/Surface	1st Floor	30	EA	6	6-10 years	
	Lighting - Wall Mounted	1st Floor	12	EA	6	6-10 years	
	Walls - Plaster/Drywall	1st Floor	10,577	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	8	SF	5	0-1 year	Cracks and chipping paint
	Ceiling - Plaster/Drywall	2nd Floor	4,723	SF	6	10+ years	
	Drinking Fountains - Double Water Cooler	2nd Floor	2	EA	7	10+ years	
	Floor - Tile/Sheet	2nd Floor	4,723	SF	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	42	EA	7	6-10 years	
	Lighting - Wall Mounted	2nd Floor	10	EA	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	17,114	SF	6	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	2,074	SF	6	10+ years	
	Drinking Fountains - Double Water Cooler	3rd Floor	1	EA	7	10+ years	
	Floor - Asphalt Floor	3rd Floor	2,074	SF	7	10+ years	
	Lighting - Pendent/Surface	3rd Floor	42	EA	7	6-10 years	
	Lighting - Wall Mounted	3rd Floor	8	EA	6	6-10 years	
	Walls - Plaster/Drywall	3rd Floor	4,824	SF	6	10+ years	
	Ceiling - Plaster/Drywall	Basement	40	SF	7	10+ years	Updated to match current observations
	Ceiling - Plaster/Drywall	Basement	1,341	SF	6	10+ years	
	Doors - Wood Doors include hw	Basement	1	EA	6	10+ years	
	Doors - Wood Doors include hw	Basement	1	EA	5	0-1 year	Crumbling and cracking
	Floor - Concrete Epoxy/ Painted	Basement	1,381	SF	7	10+ years	
	Lighting - Pendent/Surface	Basement	5	EA	6	6-10 years	
	Lighting - Wall Mounted	Basement	7	EA	7	6-10 years	
	Walls - Plaster/Drywall	Basement	1,744	SF	6	10+ years	
	Walls - Vinyl Coated Gypsum Panel	Basement	1,704	SF	6	10+ years	

Category : Interior
Building : Leased-Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Safety							
	Camera Viewing Station	1st Floor	1	EA	7	6-10 years	
	Security Cameras	1st Floor	10	EA	7	6-10 years	
	Security Cameras	1st Floor	14	EA	7	6-10 years	
Stairs							
	Ceiling - Plaster/Drywall	Center stairs East	143	SF	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	Center stairs East	54	SF	6	10+ years	
	Handrails	Center stairs East	84	LF	5	10+ years	
	Lighting - Wall Mounted	Center stairs East	4	EA	6	6-10 years	
	Stairs - Tile	Center stairs East	75	LF	6	10+ years	Ceramic tile.
	Walls - Plaster/Drywall	Center stairs East	1,653	SF	6	10+ years	
	Ceiling - Plaster/Drywall	Central Stairs West	143	SF	6	10+ years	
	Floor - Terrazzo	Central Stairs West	54	SF	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	Central Stairs West	54	SF	6	10+ years	
	Handrails	Central Stairs West	84	LF	7	10+ years	
	Lighting - Wall Mounted	Central Stairs West	4	EA	6	6-10 years	
	Stairs - Terrazzo	Central Stairs West	21	LF	6	10+ years	
	Walls - Plaster/Drywall	Central Stairs West	1,653	SF	6	10+ years	
	Ceiling - Plaster/Drywall	Door 1	148	SF	6	10+ years	
	Floor - Terrazzo	Door 1	202	SF	6	10+ years	
	Handrails	Door 1	129	LF	7	10+ years	
	Lighting - Wall Mounted	Door 1	7	EA	7	6-10 years	
	Stairs - Terrazzo	Door 1	71	LF	6	10+ years	
	Walls - Plaster/Drywall	Door 1	2,733	SF	6	10+ years	
	Ceiling - Plaster/Drywall	Door 12 near 216	153	SF	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	Door 12 near 216	131	SF	6	10+ years	
	Handrails	Door 12 near 216	97	LF	7	10+ years	
	Lighting - Wall Mounted	Door 12 near 216	5	EA	6	6-10 years	
	Stairs - Tile	Door 12 near 216	60	LF	6	10+ years	Ceramic tile.
	Walls - Plaster/Drywall	Door 12 near 216	2,173	SF	5	10+ years	
	Ceiling - Plaster/Drywall	Door 4	153	SF	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	Door 4	131	SF	6	10+ years	
	Handrails	Door 4	97	LF	7	10+ years	
	Lighting - Wall Mounted	Door 4	5	EA	6	6-10 years	
	Stairs - Tile	Door 4	60	LF	6	10+ years	Ceramic tile.
	Walls - Plaster/Drywall	Door 4	2,173	SF	6	10+ years	
	Ceiling - Plaster/Drywall	Door 5	148	SF	6	10+ years	
	Floor - Terrazzo	Door 5	202	SF	6	10+ years	
	Handrails	Door 5	129	LF	7	10+ years	
	Lighting - Wall Mounted	Door 5	7	EA	6	6-10 years	
	Stairs - Terrazzo	Door 5	71	LF	6	10+ years	
	Walls - Plaster/Drywall	Door 5	2,733	SF	6	10+ years	
	Ceiling - Plaster/Drywall	Door 6	148	SF	6	10+ years	

Category : Interior
Building : Leased-Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Floor - Terrazzo	Door 6	202	SF	6	10+ years	
	Handrails	Door 6	129	LF	7	10+ years	
	Lighting - Wall Mounted	Door 6	7	EA	7	6-10 years	
	Stairs - Terrazzo	Door 6	71	LF	6	10+ years	
	Walls - Plaster/Drywall	Door 6	2,733	SF	6	10+ years	
	Ceiling - Exposed	Door 6.1 near 215	153	SF	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	Door 6.1 near 215	131	SF	6	10+ years	
	Handrails	Door 6.1 near 215	97	LF	7	10+ years	
	Lighting - Wall Mounted	Door 6.1 near 215	5	EA	7	6-10 years	
	Stairs - Tile	Door 6.1 near 215	60	LF	6	10+ years	Ceramic tile.
	Walls - Plaster/Drywall	Door 6.1 near 215	2,173	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	4	EA	6	6-10 years	
	Civil/ Drainage - Site Drain	Entire Site	1	EA	6	6-10 years	
	Civil/ Drainage - Site Manhole	Entire Site	4	EA	6	6-10 years	
<u>Fencing</u>							
	Fencing - Guard Rail	Entire Site	96	LF	6	6-10 years	
	Fencing - Old Standard Ornamental	Entire Site	269	LF	7	10+ years	
<u>Landscape</u>							
	Benches	Entire Site	4	EA	7	10+ years	
	Landscape - Hardscape- Concrete	Entire Site	177	SF	6	10+ years	
	Play Area - Hardscape- Asphalt	Entire Site	1,350	SF	4	0-1 year	Large cracking.
	Trash Receptacles	Entire Site	4	EA	6	10+ years	
<u>Parking Lot</u>							
	Surface - Asphalt	Entire Site	10,000	SF	7	10+ years	
	Surface - Asphalt	Entire Site	18,399	SF	4	0-1 year	Large cracking and potholes.
<u>Playground</u>							
	Equipment - Pre K 3-5	East	2	EA	6	10+ years	
	Surface - Poured Surface	East	2,300	SF	6	10+ years	
<u>Sidewalks</u>							
	Sidewalks - Perimeter Sidewalks	North, East and West	1,746	SF	6	10+ years	
<u>Signage</u>							
	Flag Pole - Building Mounted Flag Pole	Entire Site	1	EA	6	10+ years	
	Marquee - Free Standing Back Lighted	Entire Site	1	EA	6	6-10 years	Only one located at building by entrance 1.

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

Definitions

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

Current Usage	Intended Usage	Room Location	Room Number	Floor Plan Room Number	Area (SF)	Glazed Window Area	Operable Window Area	Window Stop	Smart-Board
Building : Leased-Main									
Art Room	Regular Classroom	3rd Floor	306	306	853	93	45	N	Y
Library	Art Room	2nd Floor	212	212	1,588	40	30	N	N
Office	Regular Classroom	3rd Floor	300	300	376	47	22	N	N
Regular Classroom	Regular Classroom	1st Floor	101	101	870	100	60	N	N
Regular Classroom	Regular Classroom	1st Floor	102	102	870	100	60	N	N
Regular Classroom	Regular Classroom	1st Floor	103	103	870	100	60	N	N
Regular Classroom	Regular Classroom	1st Floor	104	104	870	100	60	N	N
Regular Classroom	Regular Classroom	1st Floor	105	105	870	100	60	N	N
Regular Classroom	Regular Classroom	1st Floor	106	106	870	100	60	N	N
Regular Classroom	Regular Classroom	1st Floor	107	107	870	100	60	N	N
Regular Classroom	Regular Classroom	2nd Floor	202	202	870	100	60	N	Y
Regular Classroom	Regular Classroom	2nd Floor	203	203	739	61	45	N	Y
Regular Classroom	Regular Classroom	2nd Floor	204	204	870	100	60	N	Y
Regular Classroom	Regular Classroom	2nd Floor	205	205	756	61	45	N	Y
Regular Classroom	Regular Classroom	2nd Floor	206	206	870	100	60	N	Y
Regular Classroom	Regular Classroom	2nd Floor	207	207	756	61	45	N	Y
Regular Classroom	Regular Classroom	2nd Floor	208	208	870	100	60	N	Y
Regular Classroom	Regular Classroom	2nd Floor	209	209	756	61	45	N	Y
Regular Classroom	Regular Classroom	2nd Floor	210	210	770	40	30	N	Y
Regular Classroom	Regular Classroom	2nd Floor	211	211	785	40	30	N	Y
Regular Classroom	Regular Classroom	2nd Floor	213	213	785	40	30	N	Y
Regular Classroom	Regular Classroom	2nd Floor	214	214	794	40	30	N	Y
Regular Classroom	Regular Classroom	2nd Floor	215	215	785	40	30	N	Y
Regular Classroom	Regular Classroom	2nd Floor	216	216	794	40	30	N	Y
Regular Classroom	Regular Classroom	3rd Floor	302	302	853	93	45	N	Y
Regular Classroom	Regular Classroom	3rd Floor	303	303	853	93	45	N	Y
Regular Classroom	Regular Classroom	3rd Floor	304	304	853	93	45	N	Y
Regular Classroom	Regular Classroom	3rd Floor	305	305	853	93	45	N	Y
Regular Classroom	Regular Classroom	3rd Floor	307	307	853	93	45	N	Y
Regular Classroom	Regular Classroom	3rd Floor	308	308	853	93	45	N	Y
Regular Classroom	Regular Classroom	3rd Floor	309	309	853	93	45	N	Y