

### **Facility Assessment Report**

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

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

Campus Summary			
BuildingName	Year Constructed	Number of Floors	Building Area (Sq Ft)
Main	1936	2	26,875
Addition 1	1947	2	19,445
Addition 2	2010	2	33,345
Campus Total			79,665

Catego	ry : Exterior	В	uilding	: Main			
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Entrance							
	Exterior Doors - Exterior Steel Door	#4.2 - E	1	EA	5	2-5 years	
	Exterior Doors - Transom Lite	#4.2 - E	1	EA	5	2-5 years	
	Exterior Stairs - Concrete	#4.2 - E	115	LF	5	6-10 years	
	Stair Handrail - Steel_Stair Handrail	#4.2 - E	45	LF	5	2-5 years	
	Exterior Doors - Exterior Steel Door	#4.5 -SE	2	EA	6	10+ years	
	Entrance Control - Audio and Video	#7 - W	1	EA	6	10+ years	
	Exterior Doors - Store Front	#7 - W	2	EA	6	10+ years	
	Exterior Doors - Transom Lite	#7 - W	1	EA	6	10+ years	
	Exterior Stairs - Concrete	#7 - W	72	LF	6	10+ years	
	Ramp Handrail - Steel_Ramp Handrail	#7 - W	140	LF	6	10+ years	
	Ramps - Concrete	#7 - W	70	LF	5	2-5 years	
	Stair Handrail - Steel_Stair Handrail	#7 - W	30	LF	6	10+ years	
	Exterior Doors - Store Front	#8 - W	2	EA	6	10+ years	
	Exterior Doors - Transom Lite	#8 - W	1	EA	6	10+ years	
	Exterior Stairs - Concrete	#8 - W	80	LF	6	10+ years	
	Exterior Doors - Store Front	#9 - W	2	EA	6	10+ years	
	Exterior Doors - Transom Lite	#9 - W	1	EA	6	10+ years	
	Exterior Stairs - Concrete	#9 - W	180	LF	6	10+ years	
Foundati	on						
	Foundation - Concrete	Entire Building	502	LF	7	10+ years	
	Foundation - Concrete	Entire Building	15	LF	6	6-10 years	
		-				-	



**Category : Exterior Building : Main** Recommend Group Item - Type Location Quantity UOM Rank **Replacement** Comments Superstructure - Steel with Clay Tile Arch Entire Building 26.897 SF 10+ vears 7 Superstructure - Steel with Clay Tile Arch 3 SF 6-10 years Entire Building 6 Lighting Exterior Lighting - Parapet or Roof Mounted 8 ΕA 6 Entire Building 10+ years ΕA Exterior Lighting - Wall Mounted 13 6 Entire Building 10+ years Roof System East Low Roof @ Entrance #4.5 7 Access Ladder - Metal 2 EΑ 10+ years East Low Roof @ Entrance #4.5 19 LF 6 10+ years Coping - Metal **Downspouts - Exterior Downspouts** East Low Roof @ Entrance #4.5 12 LF 6 10+ years SF Roof - Modified Bitumen East Low Roof @ Entrance #4.5 197 6 10+ years Roof Hatch - Metal East Low Roof @ Entrance #4.5 EΑ 7 10+ years 1 Roof Structure - Steel / Metal Deck/ East Low Roof @ Entrance #4.5 197 SF 7 10+ years Concrete Topping Access Ladder - Metal Main Roof 2 ΕA 7 10+ years 2 Access Ladder - Wood Main Roof ΕA 5 2-5 years 39 LF 6 Chimney - Brick Chimney- Concrete/ Mortar Main Roof 10+ years Liner Chimney - Brick Chimney- Concrete/ Mortar Main Roof 16 LF Displacement / cracking 4 0-1 year Liner LF Coping - Stone Main Roof 317 6 10+ years LF **Downspouts** - Interior Downspouts Main Roof 87 6 6-10 years Parapet - 16" - 30" Height Main Roof LF 317 6 10+ years Roof - Modified Bitumen Main Roof 9,907 SF 6 10+ years ΕA 7 Roof Hatch - Metal Main Roof 2 10+ years Roof Structure - Steel with Clay Tile Arch Main Roof 9.907 SF 7 10+ years ΕA 7 Access Ladder - Metal Main Roof - Low/ Gym 10+ years 1 Access Ladder - Wood Main Roof - Low/ Gvm FΑ 5 2-5 vears 1 LF Coping - Stone Main Roof - Low/ Gym 223 6 10+ years Main Roof - Low/ Gym 1 F 6 **Downspouts** - Interior Downspouts 48 10+ years LF Parapet - 16" - 30" Height Main Roof - Low/ Gym 223 6 10+ years Roof - Modified Bitumen Main Roof - Low/ Gym SF 3,316 6 10+ years Roof Hatch - Metal Main Roof - Low/ Gym ΕA 7 10+ years 1 Roof Structure - Steel with Clay Tile Arch Main Roof - Low/ Gym 3.316 SF 7 10+ years

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s							
	Cheek-Wall - Concrete	Entire Building	46	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	13,150	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	560	SF	5	6-10 years	
	Exterior Walls - Stone-Cast	Entire Building	1,475	SF	6	10+ years	
		v				,	

Windows



Catego	ry : Exterior		В	uilding	: Main		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Guard - Guards perforated	Entire Building	2,085	SF	6	10+ years	
	Lintels - Brick	Entire Building	276	LF	6	10+ years	
	Lintels - Steel	Entire Building	6	LF	6	10+ years	
	Lintels - Stone	Entire Building	185	LF	6	10+ years	
	Windows - Sash Aluminum Double-pane	Entire Building	3,800	SF	6	10+ years	
atego	ry : Electrical		В	uilding	: Main		
	Ham. Tuna	Legation				Recommend	Commente
iroup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
merger	ncy System						
	Automatic Transfer Switch	Electrical Room	1	EA	7	6-10 years	
	Security System - CCTV	Entire Building	26,875	SF	6	6-10 years	
	Security System - Intrusion Detection	Entire Building	26,875	SF	6	2-5 years	
	Exit Signs - Corridors and Stairs	Entire Building	1	EA	2	0-1 year	Need bulb
	Exit Signs - Corridors and Stairs	Entire Building	10	EA	2	0-1 year	No backup power
	Exit Signs - Gym	Entire Building	4	EA	6	6-10 years	
	Exit Signs - Multipurpose Room	Entire Building	2	EA	2	0-1 year	Need bulb rooms 100 & 110
	Emergency A/C Power - Corridors and Stairs	Entire Building	3,906	SF	7	6-10 years	
	Emergency A/C Power - Gym	Entire Building	2,460	SF	7	6-10 years	
	Emergency A/C Power - Students Toilets	Entire Building	1,600	SF	7	6-10 years	
	Emergency Battery Packs - Corridors and Stairs	Entire Building	12	EA	6	6-10 years	
	Emergency Battery Packs - Gym	Entire Building	2	EA	6	6-10 years	
	Emergency Battery Packs - Multipurpose Room	Entire Building	_ 1	EA	7	6-10 years	Rooms 100 & 110
lain Se	rvice						
	Main Electrical Service - 1200 A 120/208/3PH	Electrical Room	1	EA	6	6-10 years	
	Independent Electrical Service for emergency power	Electrical Room	1	EA	6	10+ years	
	PA System	Entire Building	26,875	SF	6	6-10 years	
ower D	istribution						
	Lighting and Power Panels - 100 A	Entire Building	1	EA	7	6-10 years	
	Lighting and Power Panels - 100 A	Entire Building	4	EA	6	6-10 years	
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	7	6-10 years	MDF room
	Lighting and Power Panels - Above 100 A	Entire Building	8	EA	6	6-10 years	
	Main Distribution Panels - 400 - 600 amp	Entire Building	2	EA	6	6-10 years	
aterro	ry - Fire Protection		•	uilding	• Main		



5225 N Oak Park AVENUE, Chicago, IL 60656

Replacement Fire Alarm Fire Alarm Strobe Lights Entire Building 26.875 SF 7 6-10 years Fire Alarm System Entire Building 26,875 SF 7 6-10 years **Category : Mechanical Building : Main** Recommend Location Replacement Group Item - Type Quantity UOM Rank **Comments** Air Handling Systems Fan Power Box - Fan Power Box with Hot 12 FΑ 6 Entire Building 6-10 years Typical Water Coil Roof Top Unit-Multi Zone-Roof Mounted-FΑ 6-10 years Roof 1 6 Gas Heating and DX Cooling - Greater than 60 tons Roof Top Unit-Single Zone-Roof Mounted-Roof 1 EΑ 5 2-5 years Gas Heating Coil - 11 - 20 tons Boiler Systems Boiler Auxiliary- Non Condensing Hot Water Boiler Room 2 ΕA 6 6-10 years - 1001 - 2000 MBH Boiler Room 2 Chemical Pot Feeder EΑ 6 6-10 years Manual chemical feed **Combustion Dampers** Boiler Room 2 ΕA 6 6-10 years Boiler Room 2 FΑ 6 6-10 years Hot Water Pump Non Condensing- Water Tube- Flexible Boiler Room 2 FΑ 6 6-10 years Tube- Force Draft- Hot Water Boiler - 1001 - 2000 MBH Water Fill System Boiler Room 1 EΑ 6 6-10 years Gas Booster ΕA Gas Booster Boiler Room 2 6 6-10 years Heating Devices Unit Heater - Hot Water Basement and Boiler Room ΕA 5 1 6-10 years Unit Heater - Hot Water Basement and Boiler Room 4 ΕA 5 6-10 years 5 ΕA Cabinet Heaters - With Hot Water Coil Entire Building 6 6-10 years Wall Heater - Electric Entire Building 6 FΑ 6 6-10 years 2 FΑ Wall Heater - Electric Entire Building 4 2-5 years LF Fin Tube - Hot Water Entire Building 62 5 6-10 years Mechanical Plumbing Hot Water Pump - Less than 10 Boiler Room 2 FΑ 6 6-10 years Hydronic Supply and Return - Steel LF Entire Building 200 6 6-10 years Temperature Control Electric Thermostat Entire Building 1 ΕA 7 6-10 years



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Catego	ry : Mechanical		В	uilding	: Main		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
-	Pneumatic System	Entire Building	26,875	SF	7	6-10 years	
	Thermostats - Pneumatic	Entire Building	 10	EA	7	6-10 years	Typical
	Thermostats - Pneumatic	Entire Building	2	EA	4	0-1 year	Not functional
		Entro Bananig	-			o i you	
/entilatio							
enulaut	Exhaust Fans- Indoor - Less than 500 CFM	1st Floor and Roof	1	EA	6	6.10	
					6	6-10 years	
	Exhaust Fans- Roof Mounted - 500 - 1500	1st Floor and Roof	4	EA	6	6-10 years	
	CFM		4.5		0	0.40	
	Roof Mounted Duct Work	1st Floor and Roof	15	LF	6	6-10 years	
atego	ry : Plumbing		B	uilding	• Main		
Juicgo	ly i lamong			unung	· main	Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Hot Wate			Quantity			Replacement	
ior vvalt	Gas Heater - 150000 - 300000 BTU/HR	Boiler Room	1	EA	7	10+ years	Installed in 2019 fall
	Hot Water Storage Tank_Gas - 201 - 500	Boiler Room	1	EA	7	10+ years	Installed in spring 2021
		Boller Room	1	EA	1	10+ years	Installed in spring 2021
	Gallons						
Piping							
	Domestic Piping-Hot Water Return Lines	Entire Building	26,875	SF	7	6-10 years	
	Domestic Piping-Hot Water Return Risers	Entire Building	26,875	SF	7	6-10 years	
	Domestic Piping-Hot Water from Risers to	Entire Building	26,875	SF	7	6-10 years	
	Fixtures	5	,			,	
	Domestic Piping-Hot/Cold Water Supply	Entire Building	26,875	SF	7	6-10 years	
	(Horizontal Lines)	5	-,			<b>)</b>	
	Domestic Piping-Hot/Cold Water Supply	Entire Building	26,875	SF	7	6-10 years	
	(Risers)		_0,0.0	•	-	0 10 900.0	
	Domestic Piping-Hot/Cold Water Supply	Entire Building	26,875	SF	7	6-10 years	
	(from Risers to Fixtures)	Entro Bananig	20,010	0.	•	o ro youro	
	Sanitary Piping	Entire Building	26,875	SF	7	6-10 years	
	Storm Piping	Entire Building	26,875	SF	5	6-10 years	
	Vent Piping	Entire Building	26,875	SF	7	6-10 years	
	ventripling	Entire Building	20,075	51	1	0-10 years	
umps							
•	Pumps - Sump-Duplex	Mechanical Room and Boiler Room	1	EA	6	6-10 years	
	Pumps - Sump-Simplex	Mechanical Room and Boiler Room	2	EA	6	2-5 years	
	_						
Catego	ry : Room		В	uilding	: Main	_	
Store	Itom Tuno	Location	Quentity		Denk	Recommend	Commonto
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
dminist	rative Suites/Offices			0-	_	10	
	Ceiling - Plaster/Drywall	110A Kitchen Prep/Store Room	300	SF	7	10+ years	



Category : Room **Building : Main** Recommend Group Item - Type Location Quantity UOM Rank Replacement Comments Doors - Wood Doors inclu hw 110A Kitchen Prep/Store Room ΕA 10+ vears 7 1 110A Kitchen Prep/Store Room 300 SF 6-10 vears Floor - Tile 6 Lighting - Pendent/Surface 110A Kitchen Prep/Store Room FΑ 6 6-10 years 1 110A Kitchen Prep/Store Room Storage/ Closet SF 7 253 10+ years SF Walls - Plaster/Drywall 110A Kitchen Prep/Store Room 570 7 10+ years Quantity changed to match current observation Walls - Plaster/Drywall 110A Kitchen Prep/Store Room SF 5 30 1-2 years Water damage SF Ceiling - Plaster/Drywall 208A Teacher's Restroom 529 6 10+ years Doors - Transom Window 208A Teacher's Restroom 12 SF 6 10+ years Doors - Wood Doors inclu hw FΑ 6 10+ years 208A Teacher's Restroom 1 Floor - Wood 208A Teacher's Restroom 529 SF 6 10+ vears Lighting - Pendent/Surface 208A Teacher's Restroom 2 ΕA 6 6-10 years **Power Distribution** 2 ΕA 6 208A Teacher's Restroom 10+ years SF 753 6 Walls - Plaster/Drywall 208A Teacher's Restroom 10+ years SF 7 Ceiling - Lay-in Adjustment Room 111 345 10+ years Doors - Transom Window SF 7 Adjustment Room 111 81 10+ years SF 7 Doors - Transom Window Adjustment Room 111 9 10+ years Doors - Wood Doors inclu hw Adjustment Room 111 1 EΑ 7 10+ years SF Floor - Tile Adjustment Room 111 345 7 10+ vears Lighting - Lay-in Adjustment Room 111 6 ΕA 7 6-10 years Walls - Plaster/Drywall Adjustment Room 111 685 SF 7 6-10 years Quantity changed to match current observation SF Ceiling - Exposed **Basement - Office** 142 6 10+ years Doors - Wood Doors inclu hw Basement - Office FΑ 6 1-2 years Door damaged below door knob 1 Floor - Tile Basement - Office 142 SF 6 6-10 years Lighting - Pendent/Surface **Basement - Office** 2 FΑ 6 6-10 vears **Power Distribution Basement - Office** 2 ΕA 6 10+ years Walls - Plaster/Drywall **Basement - Office** 284 SF 6 10+ years SF 10+ years Ceiling - Plaster/Drywall Conf Room (2nd Floor Inside 108 7 Library) Conf Room (2nd Floor Inside SF Doors - Transom Window 9 7 10+ years Librarv) Conf Room (2nd Floor Inside Doors - Wood Doors inclu hw FΑ 7 1 10+ years Librarv) Floor - Carpet Conf Room (2nd Floor Inside 108 SF 7 6-10 years Library) Lighting - Pendent/Surface Conf Room (2nd Floor Inside 2 ΕA 7 6-10 years Library) Storage/ Closet Conf Room (2nd Floor Inside 12 SF 7 10+ years Librarv) Walls - Plaster/Drywall Conf Room (2nd Floor Inside 138 SF 7 10+ years Library)

Gymnasia



**Building : Main** Category : Room Recommend Group Item - Type Location Quantity UOM Rank **Replacement** Comments Ceiling - Plaster/Drywall 1st Floor 2.460 SF 10+ vears 7 Doors - Steel Doors incl hw 1st Floor ΕA 7 4 10+ years Doors - Transom Window 1st Floor 12 SF 7 10+ years 216 SF 7 Doors - Transom Window 1st Floor 10+ years SF Floor - Sport Flooring 1st Floor 2.086 7 10+ years SF Floor - Wood 7 1st Floor 374 10+ years Lighting - Pendent/Surface 1st Floor ΕA 7 6-10 years 11 Lighting - Pendent/Surface 1st Floor 4 ΕA 7 6-10 years Scoreboards 1st Floor 1 ΕA 7 10+ years Sound System 1st Floor FΑ 7 10+ years 1 Stage 1st Floor 374 SF 7 10+ vears Stage Curtain 1st Floor 2 ΕA 7 10+ years Stage Lighting System ΕA 7 10+ years 1st Floor 1 LF 7 Stage-Stairs - Asphalt 1st Floor 74 10+ years Storage/ Closet 21 SF 7 1st Floor 10+ years Walls - Masonry SF 1st Floor 2.985 6 10+ years Library 2nd Floor LF 7 Casework 100 10+ years Ceiling - Plaster/Drywall 2nd Floor 897 SF 7 10+ years Doors - Transom Window SF 2nd Floor 18 7 10+ years Doors - Wood Doors inclu hw 2nd Floor 2 EΑ 7 10+ vears SF Floor - Carpet 2nd Floor 897 7 6-10 years Lighting - Pendent/Surface 2nd Floor ΕA 7 6-10 vears 18 Storage/ Closet 2nd Floor 20 SF 7 10+ years Walls - Plaster/Drywall 2nd Floor 955 SF 7 10+ years MDF IDF Doors - Wood Doors inclu hw 1st Floor 1 FΑ 7 10+ years SF Finishes 1st Floor 96 7 6-10 years ΕA 7 Window AC Unit 1st Floor 1 6-10 years Mechanical/ Service Rooms Janitor's Closet 1st Floor 20 SF 7 10+ years SF Storage Room 1st Floor 496 7 10+ years SF Janitor's Closet 2nd Floor 120 7 6-10 years Storage Room 2nd Floor SF 450 7 10+ years Boiler Room **Basement** 2,772 SF 7 10+ years Crawl Space - Unfinished 7,080 SF 7 Basement 10+ years Mechanical/ Service Rooms Basement 996 SF 7 10+ years SF 7 Storage Room Basement 213 10+ years Storage Room Basement 779 SF 7 10+ years SF Storage Room Outside Gym (Old womens RR) 64 7 10+ years



Catego	ry : Room		В	uilding	: Main		
Ŭ				Ŭ		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
		Storage					
Restroor							
	Accessories	1st Floor	276	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	276	SF	7	10+ years	
	Doors - Side-lite	1st Floor	16	SF	7	10+ years	
	Doors - Transom Window	1st Floor	16	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	276	SF	6	10+ years	
	Hand Dryer	1st Floor	1	EA	7	6-10 years	
	Lavatory	1st Floor	2	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	4	EA	7	10+ years	
	Partitions	1st Floor	2	EA	7	10+ years	
	Urinals	1st Floor	5	EA	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor	640	SF	7	10+ years	Quantity changed to match current
					_		observation
	Water Closet	1st Floor	2	EA	7	10+ years	
	Accessories	1st Floor Girl's - Across from 108	276	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor Girl's - Across from 108	276	SF	7	10+ years	
	Doors - Side-lite	1st Floor Girl's - Across from 108	16	SF	7	10+ years	
	Doors - Transom Window	1st Floor Girl's - Across from 108	16	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor Girl's - Across from 108	2	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor Girl's - Across from 108	276	SF	7	10+ years	
	Lavatory	1st Floor Girl's - Across from 108	2	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor Girl's - Across from 108	2	EA	6	6-10 years	
	Partitions	1st Floor Girl's - Across from 108	6	EA	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor Girl's - Across from 108	640	SF	7	10+ years	Quantity changed to match curre observation
	Water Closet	1st Floor Girl's - Across from 108	6	EA	7	10+ years	00001141011
	Accessories	2nd Floor	276	SF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	276	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	4	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	2nd Floor	276	SF	6	6-10 years	
	Floor Drain	2nd Floor	1	EA	7	10+ years	
	Lavatory	2nd Floor	3	EA	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	2	EA	6	6-10 years	
	Partitions	2nd Floor	6	EA	7	10+ years	
			-	SF	7	-	
	Walls - Structural Glazed Tile	2nd Floor	312		7	10+ years	
	Water Closet	2nd Floor	6	EA		6-10 years	
	Accessories	2nd Floor	276	SF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	276	SF	7	10+ years	
	Doors - Transom Window	2nd Floor	16	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	4	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	2nd Floor	265	SF	7	6-10 years	



5225 N Oak Park AVENUE, Chicago, IL 60656 Category : Room **Building : Main** Recommend Group Item - Type Location Quantity UOM Rank Replacement Comments Floor - Tile Ceramic/ Porcelain 2nd Floor 10 SF 4 0-1 vear Tiles missing. Area filled and level 2nd Floor 2 ΕA 7 6-10 vears Lavatorv Lighting - Pendent/Surface 2nd Floor 2 FΑ 6 6-10 years Partitions 3 7 2nd Floor EΑ 10+ years 3 Urinals 2nd Floor EΑ 7 10+ years SF 7 Walls - Plaster/Drywall 2nd Floor 104 10+ years Walls - Structural Glazed Tile 2nd Floor 208 SF 7 10+ years Water Closet 2nd Floor 3 EΑ 7 10+ years Ceiling - Exposed **Basement Office Restroom** 71 SF 6 10+ years Doors - Wood Doors inclu hw Basement Office Restroom FΑ 6 10+ vears 1 **Basement Office Restroom** Floor - Tile 71 SF 5 1-2 vears Cracked and broken tiles Lavatorv Basement Office Restroom 0 ΕA 4 1-2 years Sink is missing Lighting - Pendent/Surface Basement Office Restroom ΕA 6 6-10 years 1 SF Walls - Plaster/Drywall Basement Office Restroom 112 6 1-2 years Severe peeling paint chips falling to the floor Water Closet Basement Office Restroom FΑ 6 10+ years 1 SF Accessories In 109 15 7 6-10 years SF Ceiling - Plaster/Drywall In 109 40 7 10+ years Doors - Wood Doors inclu hw In 109 1 EΑ 7 10+ vears Floor - Tile In 109 25 SF 6 10+ years Floor - Tile Ceramic/ Porcelain In 109 15 SF 7 10+ years 7 Lavatory In 109 1 EΑ 10+ years 7 Lighting - Chandelier, Incandescent In 109 1 EA 10+ years Walls - Plaster/Drywall SF In 109 171 6 6-10 years Water Closet EΑ 7 In 109 1 10+ years SF Accessories Outside Gym (Mens) 64 7 6-10 years Quantity changed to match current observation Ceiling - Plaster/Drywall Outside Gym (Mens) SF 6-10 years 100 6 Outside Gym (Mens) Doors - Wood Doors inclu hw 1 EΑ 6 6-10 years Floor - Tile Ceramic/ Porcelain Outside Gym (Mens) 100 SF 6 10+ years Quantity changed to match current observation Lavatory Outside Gvm (Mens) 1 FΑ 6 10+ vears Lighting - Wall Mounted Outside Gym (Mens) FΑ 6 6-10 years 1 Partitions Outside Gvm (Mens) FΑ 7 10+ years 1 Outside Gym (Mens) 7 Student Lockers - One Tier 1 EΑ 10+ years Outside Gym (Mens) 7 Urinals EΑ 10+ years 1 SF Walls - Structural Glazed Tile Outside Gym (Mens) 400 7 10+ years Quantity changed to match current observation Water Closet Outside Gym (Mens) 1 EΑ 7 10+ years SF Accessories Room 110A 28 7 10+ vears SF Ceiling - Plaster/Drywall Room 110A 28 7 10+ years Doors - Wood Doors inclu hw FΑ 7 6-10 vears Room 110A 1 Floor - Tile Ceramic/ Porcelain Room 110A 28 SF 7 6-10 years Lavatory Room 110A 1 EA 6 10+ years



nu Boom		П	uilding	Main		5 N Oak Park AVENUE, Chicago, IL 6065
ry : Room		В	ullaing	: Main	Decemmend	
Itom - Tuno	Location	Quantity		Pank		Comments
						Comments
				-		Water damage
		-			•	Water damage
					-	
		-				
		-				
Lighting - Pendent/Surface		•				
					•	
Water Closet	Room 208A (Teacher)	1	EA	1	10+ years	
ry : Classroom		В	uilding	: Main		
•			Ŭ		Recommend	
Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
m #107 (Regular Classroom)						
Ceiling - Lay-in	1st Floor	690	SF	7	10+ years	
Doors - Transom Window	1st Floor	9	SF			
Doors - Wood Doors inclu hw	1st Floor	1	EA	7		
Floor - Wood	1st Floor	690	SF	7		
Lighting - Lay-in	1st Floor	12	EA			
	1st Floor		LF			
	1st Floor	875	SF	7		Quantity changed to match current
-					2	observation
m #109 (Begular Classroom)						
	1 of Eleon	600	<u>ог</u>	7	10, , , , , , , , , , , , , , , , , , ,	
					•	
		-				
Walls - Plaster/Drywall	1st Floor	875	SF	1	10+ years	Quantity changed to match current observation
m #109 (Kindergarten)						
		690	SF	7	10+ years	
Ceiling - Lay-in	1st Floor	090				
Ceiling - Lay-in Doors - Transom Window	1st Floor 1st Floor	18	SF	7	10+ years	
		18	SF		10+ years	
Doors - Transom Window Doors - Wood Doors inclu hw	1st Floor 1st Floor	18 2	SF EA	7	10+ years 10+ years	
Doors - Transom Window	1st Floor	18	SF		10+ years	
	m #107 (Regular Classroom) Ceiling - Lay-in Doors - Transom Window Doors - Wood Doors inclu hw Floor - Wood Lighting - Lay-in Marker Board Walls - Plaster/Drywall m #108 (Regular Classroom) Ceiling - Plaster/Drywall Doors - Transom Window Doors - Wood Doors inclu hw Floor - Tile Lighting - Lay-in Marker Board Walls - Plaster/Drywall	LightingPendent/SurfaceRoom 110AWalls - Plaster/DrywallRoom 110AWater ClosetRoom 110AAccessoriesRoom 208A (Teacher)Ceiling - Plaster/DrywallRoom 208A (Teacher)Doors - Wood Doors inclu hwRoom 208A (Teacher)Floor - Tile Ceramic/ PorcelainRoom 208A (Teacher)LavatoryRoom 208A (Teacher)LavatoryRoom 208A (Teacher)LavatoryRoom 208A (Teacher)PartitionsRoom 208A (Teacher)Walls - Plaster/DrywallRoom 208A (Teacher)Walls - Plaster/DrywallRoom 208A (Teacher)Water ClosetRoom 208A (Teacher)ry : ClassroomRoom 208A (Teacher)ttem - TypeLocationm #107 (Regular Classroom)Ist FloorCeiling - Lay-in1st FloorDoors - Wood Doors inclu hw1st FloorFloor - Wood1st FloorLighting - Lay-in1st FloorWalls - Plaster/Drywall1st FloorWalls - Plaster/Drywall1st FloorMarker Board1st FloorWalls - Plaster/Drywall1st FloorMarker Board1st FloorMarker Board1st FloorDoors - Traisom Window1st FloorDoors - Transom Window1st FloorWalls - Plaster/Drywall1st FloorDoors - Transom Window1st Floor<	Lighting - Pendent/Surface Room 110A 1 Walls - Plaster/Drywall Room 110A 54 Water Closet Room 110A 1 Accessories Room 208A (Teacher) 45 Ceiling - Plaster/Drywall Room 208A (Teacher) 45 Doors - Wood Doors inclu hw Room 208A (Teacher) 1 Floor - Tile Ceramic/ Porcelain Room 208A (Teacher) 1 Lighting - Pendent/Surface Room 208A (Teacher) 1 Lighting - Pendent/Surface Room 208A (Teacher) 1 Halts - Plaster/Drywall Room 208A (Teacher) 1 Walls - Plaster/Drywall Room 208A (Teacher) 1 Walls - Plaster/Drywall Room 208A (Teacher) 1 try : Classroom B Item - Type Location Quantity m#107 (Regular Classroom) Ceiling - Lay-in 1st Floor 690 Doors - Transom Window 1st Floor 9 Doors - Wood Doors inclu hw 1st Floor 32 Walls - Plaster/Drywall 3st Flo	Lighting - Pendent/Surface Room 110A 1 EA Walls - Plaster/Drywall Room 110A 54 SF Water Closet Room 208A (Teacher) 45 SF Ceiling - Plaster/Drywall Room 208A (Teacher) 45 SF Doors - Wood Doors inclu hw Room 208A (Teacher) 1 EA Floor - Tile Ceramic/ Porcelain Room 208A (Teacher) 1 EA Lighting - Pendent/Surface Room 208A (Teacher) 1 EA Partitions Room 208A (Teacher) 1 EA Partitions Room 208A (Teacher) 1 EA Walls - Plaster/Drywall Room 208A (Teacher) 1 EA Walls - Plaster/Drywall Room 208A (Teacher) 1 EA Walls - Plaster/Drywall Room 208A (Teacher) 1 EA Water Closet SF Water Closet Room 208A (Teacher) 1 EA Water Ster/Drywall 1st Floor 9 SF Doors - Wood Doors inclu hw 1st Floor 1 EA Floor - Wood 1 st Floor 12 EA Marker Board 1 st Floor 32 LF Walls - Plaster/Drywall 1 st Floor 9 SF Doors - Wood Doors inclu hw 1 st Floor 32 LF Walls - Plaster/Drywall 1 st Floor 1 EA Floor - Tine Mondow 1 st Floor 1 2 EA Marker Board 1 st Floor 1 2 EA	Lighting - Pendent/Surface Room 110A 1 EA 6 Walls - Plaster/Drywall Room 110A 54 SF 5 Water Closet Room 208A (Teacher) 45 SF 7 Ceiling - Plaster/Drywall Room 208A (Teacher) 45 SF 7 Doors - Wood Doors inclu hw Room 208A (Teacher) 1 EA 7 Floor - Tile Ceramic/ Porcelain Room 208A (Teacher) 1 EA 7 Lighting - Pendent/Surface Room 208A (Teacher) 1 EA 7 Lighting - Pendent/Surface Room 208A (Teacher) 1 EA 7 Water Closet Room 208A (Teacher) 1 EA 7 Floor - Tile Carsmon) Ceiling - Lay-in 1st Floor 690 SF 7 Doors - Transom Window 1st Floor 9 SF 7 Doors - Wood Doors inclu hw 1st Floor 9 SF 7 Doors - Wood Doors inclu hw 1st Floor 1 EA 7 Marker Board 1 st Floor 32 LF 7 Walls - Plaster/Drywall 1st Floor 32 LF 7 Walls - Plaster/Drywall 1st Floor 32 LF 7 Marker Board 1 st Floor 9 SF 7 Doors - Transom Window 1st Floor 32 LF 7 Marker Board 1 st Floor 9 SF 7 Doors - Transom Window 1st Floor 9 SF 7 Doors - Transom Window 1st Floor 32 LF 7 Walls - Plaster/Drywall 1st Floor 9 SF 7 Doors - Transom Window 1st Floor 9 SF 7 Marker Board 1 st Floor 9 SF 7 Doors - Transom Window 1st Floor 9 SF 7 Marker Board 1 st Floor 1 2 EA 7 Marker Board 1 st Floor 1 2 EA 7 Marker Board 1 st Floor 1 2 EA 7 Karker Board 1 st Floor 1 2 EA 7 Marker Board 1 st Floor 1 2 EA 6 Walls - Plaster/Drywall 1 st Floor 1 2 EA 6 Walls - Plaster/Drywall 1 st Floor 1 2 EA 6 Walls - Plaster/Drywall 1 st Floor 2 2 LF 6 Walls - Plaster/Drywall 1 st Floor 2 2 LF 6 Walls - Plaster/Drywall 1 st Floor 2 2 LF 6 Walls - Plaster/Drywall 1 st Floor 2 2 LF 6 Walls - Plaster/Drywall 1 st Floor 2 2 LF 6 Walls - Plaster/Drywall 1 st Floor 2 2 LF 6 Walls - Plaster/Dr	Lighting - Pendent/Surface    Room 110A    1    EA    6    6-10 years      Walls - Plaster/Drywall    Room 110A    54    SF    5    6-10 years      Water Closet    Room 110A    1    EA    7    10+ years      Accessories    Room 208A (Teacher)    45    SF    7    10+ years      Doors - Wood Doors inclu hw    Room 208A (Teacher)    1    EA    7    10+ years      Floor - Tile Ceramic/ Porcelain    Room 208A (Teacher)    1    EA    7    10+ years      Lighting - Pendent/Surface    Room 208A (Teacher)    1    EA    7    10+ years      Paritions    Room 208A (Teacher)    1    EA    6    6-10 years      Walts - Plaster/Drywall    Room 208A (Teacher)    1    EA    7    10+ years      Water Closet    Room 208A (Teacher)    1    EA    7    10+ years      Valter Closet    Room 208A (Teacher)    1    EA    7    10+ years      ry : Classroom    Editing : thain    Room 208A (Teacher) </td



**Building : Main** Category : Classroom Recommend Group Item - Type Location Quantity UOM Rank Replacement Comments Storage/ Closet 1st Floor 20 SF 10+ years 7 Walls - Plaster/Drvwall 1st Floor 875 SF 7 10+ years Quantity changed to match current observation Classroom #110 (Kindergarten) 1st Floor LF 6 Casework 12 10+ vears Ceiling - Lav-in 1st Floor 529 SF 6 10+ years Doors - Transom Window SF 1st Floor 9 6 10+ years Doors - Wood Doors inclu hw ΕA 7 1st Floor 1 10+ years SF Floor - Tile 1st Floor 529 7 10+ years ΕA 6-10 years Lighting - Lay-in 1st Floor 10 6 Walls - Plaster/Drywall 1st Floor 700 SF 7 10+ years Quantity changed to match current observation Classroom #112 (Regular Classroom) Ceiling - Lay-in 1st Floor 690 SF 6 6-10 years Quantity changed to match current observation Chalk Board 12 LF 1st Floor 4 2-5 years Doors - Transom Window SF 7 1st Floor 9 10+ years Doors - Wood Doors inclu hw 1st Floor 1 EΑ 7 10+ years SF Floor - Wood 1st Floor 690 7 10+ years Quantity changed to match current observation Lighting - Lay-in 1st Floor 12 EΑ 6 6-10 years Marker Board 22 LF 6-10 years 1st Floor 6 Walls - Plaster/Drywall 1st Floor 875 SF 7 10+ years Quantity changed to match current observation Classroom #207 (Computer Lab) AC Units 2nd Floor 2 ΕA 7 6-10 years Ceiling - Plaster/Drywall 2nd Floor 690 SF 6-10 years 6 Chalk Board LF 2-5 years 2nd Floor 12 4 SF Doors - Transom Window 2nd Floor 1 4 1-2 years Window is neatly boarded over Doors - Wood Doors inclu hw 2nd Floor FΑ 7 10+ years 1 SF Floor - Tile 2nd Floor 675 7 10+ years SF Floor - Tile 2nd Floor 15 0-1 year Minor damages. Not a tripping hazard 4 Lighting - Pendent/Surface 2nd Floor 12 EΑ 7 10+ vears Marker Board LF 6-10 years 2nd Floor 24 7 Walls - Plaster/Drywall 2nd Floor 748 SF 6 6-10 years ΕA 7 Wireless System 2nd Floor 1 10+ years Classroom #208 (Regular Classroom) Ceiling - Plaster/Drywall 2nd Floor 690 SF 7 10+ years Doors - Transom Window 2nd Floor SF 7 9 10+ years



<u> </u>	schools		_			522	5 N Oak Park AVENUE, Chicago, IL 60656
Catego	ry : Classroom		В	uilding	: Main		
_						Recommend	_
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Wood	2nd Floor	690	SF	6	6-10 years	
	Lighting - Pendent/Surface	2nd Floor	12	EA	6	6-10 years	
	Marker Board	2nd Floor	22	LF	6	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	748	SF	7	10+ years	
Classroo	m #210 (Regular Classroom)						
	Ceiling - Plaster/Drywall	2nd Floor	690	SF	7	10+ years	
	Chalk Board	2nd Floor	12	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Wood	2nd Floor	690	SF	6	6-10 years	
	Lighting - Pendent/Surface	2nd Floor	12	EA	6	6-10 years	
	Marker Board	2nd Floor	24	LF	6	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	738	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	10	SF	5	0-1 year	Minor ropairs peoded
	Walls - Plastel/Drywall	2110 11001	10	ЪГ	5	0-1 year	Minor repairs needed.
lassroo	m #211 (Office)						
	Ceiling - Plaster/Drywall	2nd Floor	450	SF	7	10+ years	
	Doors - Side-lite	2nd Floor	8	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Wood	2nd Floor	450	SF	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	4	EA	7	10+ years	
	Walls - Concrete Block	2nd Floor	164	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	328	SF	7	10+ years	
Classroo	m #212 (Regular Classroom)						
	Ceiling - Plaster/Drywall	2nd Floor	690	SF	7	10+ years	
	Doors - Transom Window	2nd Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Wood	2nd Floor	690	SF	6	6-10 years	
	Lighting - Pendent/Surface	2nd Floor	12	EA	6	6-10 years	
	Marker Board	2nd Floor	24	LF	6	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	1,725	SF	7	10+ years	
Catego	ry : Interior		в	uilding	• Main		
calogo	.,			anang		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Corridor			1.000	05		0.40	
	Ceiling - Lay-in	1st Floor	1,680	SF	7	6-10 years	
	Drinking Fountains - Single Fountain	1st Floor	3	EA	7	6-10 years	
	Floor - Tile/Sheet	1st Floor	1,680	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	14	EA	6	6-10 years	



Group

Safety

Stairs

**Category : Interior** 

Recommend Item - Type Location Quantity UOM Rank **Replacement** Comments Student Lockers - One Tier 1st Floor 96 ΕA 10+ years 7 Walls - Plaster/Drvwall 1st Floor 857 SF 7 10+ years Walls - Structural Glazed Tile 1st Floor 857 SF 7 10+ years 2nd Floor SF 7 Ceiling - Plaster/Drywall 1.680 10+ years Drinking Fountains - Single Fountain 2nd Floor 3 EΑ 7 10+ years Floor - Tile/Sheet SF 7 2nd Floor 1,680 6-10 years Lighting - Pendent/Surface 2nd Floor ΕA 7 6-10 years 14 Student Lockers - One Tier 96 2nd Floor ΕA 7 10+ years Walls - Plaster/Drywall 2nd Floor 857 SF 7 10+ years SF Walls - Structural Glazed Tile 2nd Floor 857 7 10+ years **Camera Viewing Station** Entire Building 1 ΕA 7 6-10 years Security Cameras Entire Building 2 ΕA 7 6-10 years Security Cameras ΕA 7 6-10 years Outside 4 Ceiling - Plaster/Drywall Boiler Room (Basement) 273 SF 7 10+ years Floor - Concrete Boiler Room (Basement) SF 7 273 10+ years Handrails Boiler Room (Basement) 95 LF 7 10+ years 2 Lighting - Pendent/Surface Boiler Room (Basement) EΑ 7 6-10 years Stairs - Concrete LF Boiler Room (Basement) 181 7 10+ years SF Walls - Masonry Boiler Room (Basement) 315 6 10+ years Ceiling - Plaster/Drywall North West SF 6 273 10+ years Ceiling - Plaster/Drywall North West 20 SF 5 1-2 years Minor chipping and staining Floor - Terrazzo North West 273 SF 6 6-10 years LF Handrails North West 95 7 10+ years 3 ΕA 6 6-10 years Lighting - Pendent/Surface North West Stairs - Terrazzo North West 181 LF 6 6-10 years SF 7 Walls - Structural Glazed Tile North West 315 10+ years Ceiling - Plaster/Drywall SF 5 South West 273 0-1 year Still has minor damage and chipping SF Floor - Terrazzo South West 273 6 6-10 years Handrails South West 95 LF 7 10+ years Lighting - Pendent/Surface South West 3 ΕA 6 6-10 years Stairs - Terrazzo South West 181 LF 6 10+ vears

**Building : Main** 

SF

7

10+ years

315

Walls - Structural Glazed Tile

South West



Item - Type							
Item - Type		Recommend					
	Location	Quantity	UOM	Rank	Replacement	Comments	
9							
Exterior Doors - Store Front	#5 - N	2	EA	6	10+ years		
Exterior Doors - Transom Lite	#5 - N	1	EA	5	6-10 years		
Exterior Stairs - Concrete	#5 - N	90	LF	5	6-10 years		
Exterior Doors - Exterior Steel Door	#5.5 - N	1	EA	6	10+ years		
Exterior Stairs - Concrete	#5.5 - N	3	LF	6	10+ years		
Exterior Doors - Store Front	#6 - W	2	EA	6	6-10 years		
Exterior Doors - Transom Lite	#6 - W	1	EA	6	10+ years		
Exterior Stairs - Concrete	#6 - W	210	LF	5	6-10 years		
ion							
Foundation - Concrete	Entire Building	487	LF	6	10+ years		
Superstructure - Steel with Clay Tile Arch	Entire Building	19,500	SF	7	10+ years		
Exterior Lighting - Parapet or Roof Mounted	Entire Building	6	EA	6	10+ years		
Exterior Lighting - Wall Mounted	Entire Building	5	EA	6	10+ years		
stem							
Access Ladder - Metal	Main Roof	2	EA	7	10+ years		
Access Ladder - Metal	Main Roof	2	EA	7			
Coping - Stone	Main Roof	465	LF	6	10+ years		
Downspouts - Interior Downspouts	Main Roof	78	LF	6	10+ years		
	Main Roof	465	LF	6	10+ years		
Roof - Modified Bitumen	Main Roof	8,037	SF	6	10+ years		
Roof Hatch - Metal	Main Roof	1	EA	7	10+ years		
Roof Hatch - Metal	Main Roof	1	EA	5	1-2 years	Damaged	
Roof Structure - Steel with Clay Tile Arch	Main Roof	8,037	SF	7	10+ years	5	
Access Ladder - Metal	North Low Roof	· 1	EA	7	10+ years		
Coping - Stone	North Low Roof	169	LF	6	10+ years		
Downspouts - Interior Downspouts	North Low Roof	48	LF	6	10+ years		
Parapet - 16" - 30" Height	North Low Roof	169	LF	6	10+ years		
Roof - Modified Bitumen	North Low Roof	3,986	SF	6	10+ years		
Roof Structure - Steel with Clay Tile Arch	North Low Roof	3,986	SF	7	10+ years		
Cheek-Wall - Concrete	Entire Building	36	SF	6	10+ years		
				6			
Exterior Walls - Stone-Cast	Entire Building	975	SF	6	10+ years		
	Exterior Doors - Exterior Steel Door Exterior Stairs - Concrete Exterior Doors - Transom Lite Exterior Stairs - Concrete tion Foundation - Concrete Superstructure - Steel with Clay Tile Arch Exterior Lighting - Parapet or Roof Mounted Exterior Lighting - Vall Mounted Exterior Lighting - Wall Mounted Exterior Lighting - Wall Mounted Exterior Lighting - Wall Mounted Stem Access Ladder - Metal Access Ladder - Metal Coping - Stone Downspouts - Interior Downspouts Parapet - 16" - 30" Height Roof - Modified Bitumen Roof Hatch - Metal Roof Hatch - Metal Roof Structure - Steel with Clay Tile Arch Access Ladder - Metal Coping - Stone Downspouts - Interior Downspouts Parapet - 16" - 30" Height Roof Structure - Steel with Clay Tile Arch Access Ladder - Metal Coping - Stone Downspouts - Interior Downspouts Parapet - 16" - 30" Height Roof - Modified Bitumen Roof Structure - Steel with Clay Tile Arch Access Ladder - Metal Coping - Stone Downspouts - Interior Downspouts Parapet - 16" - 30" Height Roof - Modified Bitumen Roof Structure - Steel with Clay Tile Arch	Exterior Stairs - Concrete  #5 - N    Exterior Doors - Exterior Steel Door  #5.5 - N    Exterior Stairs - Concrete  #6 - W    Exterior Doors - Transom Lite  #6 - W    Exterior Stairs - Concrete  #6 - W    Exterior Stairs - Concrete  #6 - W    Exterior Stairs - Concrete  #6 - W    foundation - Concrete  Entire Building    Superstructure - Steel with Clay Tile Arch  Entire Building    Exterior Lighting - Parapet or Roof Mounted  Entire Building    Exterior Lighting - Parapet or Roof Mounted  Entire Building    Exterior Lighting - Wall Mounted  Entire Building    Stem  Main Roof    Access Ladder - Metal  Main Roof    Access Ladder - Metal  Main Roof    Roof - Modified Bitumen  Main Roof    Roof Hatch - Metal  Main Roof    Roof Hatch - Metal  Main Roof    Roof Structure - Steel with Clay Tile Arch  Main Roof    Access Ladder - Metal  Main Roof    Roof Hatch - Metal  Main Roof    Roof Structure - Steel with Clay Tile Arch  Main Roof    Access Ladder - Metal  North Low Roof	Exterior Stairs - Concrete  #5 - N  90    Exterior Doors - Exterior Steel Door  #5.5 - N  1    Exterior Doors - Store Front  #6 - W  2    Exterior Doors - Transom Lite  #6 - W  1    Exterior Stairs - Concrete  #6 - W  210    tion	Exterior Stairs - Concrete#5 - N90LFExterior Stairs - Concrete#5.5 - N1EAExterior Stairs - Concrete#5.5 - N2EAExterior Doors - Store Front#6 - W2EAExterior Stairs - Concrete#6 - W1EAExterior Stairs - Concrete#6 - W210LFExterior Stairs - Concrete#6 - W210LFion	Exterior Doors - Transom Lite#5 · N1EA5Exterior Oors - Exterior Steel Door#5.5 · N1EA6Exterior Doors - Streiror Steel Door#5.5 · N3LF6Exterior Doors - Transom Lite#6 · W2EA6Exterior Doors - Transom Lite#6 · W1EA6Exterior Doors - Transom Lite#6 · W21EA6Exterior Doors - Transom Lite#6 · W21EA6Exterior Doors - Transom Lite#6 · W210LF5tion	Exterior Doors - Transom Lite #5 - N 90 LF 5 6-10 years Exterior Stairs - Concrete #5.5 - N 1 EA 6 10+ years Exterior Doors - Store Front #6 - W 2 EA 6 6-10 years Exterior Doors - Store Front #6 - W 2 EA 6 6-10 years Exterior Doors - Store Front #6 - W 2 EA 6 6-10 years Exterior Doors - Store Front #6 - W 210 LF 5 6-10 years Exterior Doors - Store Front #6 - W 210 LF 5 6-10 years Exterior Doors - Store Front #6 - W 210 LF 5 6-10 years Exterior Doors - Store Front #6 - W 210 LF 5 6-10 years Exterior Doors - Store Front E Entire Building 19,500 SF 7 10+ years Exterior Lighting - Parapet or Roof Mounted Entire Building 5 EA 6 10+ years Exterior Lighting - Wall Mounted Entire Building 5 EA 6 10+ years Exterior Lighting - Wall Mounted Entire Building 5 EA 7 10+ years Stem	



5225 N Oak Park AVENUE, Chicago, IL 60656

Catego	ry : Exterior	Building : Addition 1					
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Guard - Guards perforated	Entire Building	1,381	SF	6	10+ years	
	Lintels - Steel	Entire Building	189	LF	6	10+ years	
	Lintels - Stone	Entire Building	123	LF	6	10+ years	
	Windows - Sash Aluminum Double-pane	Entire Building	2,566	SF	6	10+ years	

#### **Building: Addition 1 Category : Electrical** Recommend Item - Type Location Quantity UOM Rank **Replacement** Comments Group Emergency System Emergency A/C Power - Auditoium and Entire Building 2,480 SF 7 6-10 years Aisle Lighting Emergency A/C Power - Corridors and Entire Building 4.163 SF 7 6-10 years Stairs Emergency A/C Power - Lunchrooms Entire Building 250 SF 7 6-10 vears SF Emergency A/C Power - Multipurpose Entire Building 448 7 6-10 years Room Exit Signs - Auditoium Entire Building 3 ΕA 6 6-10 years Exit Signs - Corridors and Stairs 2 Entire Building 4 ΕA 0-1 year Worn lettering Exit Signs - Lunchroom Entire Building 5 EΑ 6 6-10 years SF Security System - CCTV Entire Building 19.445 6 6-10 years Security System - Intrusion Detection Entire Building 19,445 SF 6 6-10 years Emergency Battery Packs - Auditoium and ΕA Entire Building 7 6-10 years 5 Aisle Liahtina Emergency Battery Packs - Corridors and **Entire Building** 4 EΑ 7 6-10 years Stairs **Emergency Battery Packs - Lunchrooms** Entire Building 5 EΑ 7 6-10 years Main Service ΕA Main Electrical Service - 1000 A Electrical Room 1 7 10+ years 120/208/3PH Independent Electrical Service for Electrical Room ΕA 7 6-10 years 1952 1 emergency power PA System 19.445 SF 6-10 years Entire Building 6 Power Distribution Lighting and Power Panels - 100 A Entire Building 3 ΕA 6 6-10 years Lighting and Power Panels - Above 100 A Entire Building 1 ΕA 7 6-10 years Lighting and Power Panels - Above 100 A Entire Building 1 ΕA 6-10 years 6 Lighting and Power Panels - Above 100 A Entire Building 2 ΕA 6 6-10 years Main Distribution Panels - 400 - 600 amp Entire Building ΕA 6 6-10 years 1

Category : Fire Protection		Building : Addition 1
Group Item - Type	Location	Quantity UOM Rank Recommend Comments



Fire Alarm\_System

**Category : Mechanical** 

Item - Type

than 5 tons

Water Coil

Radiators - Hot Water

Wall Heater - Electric

Fire Alarm

Group

Air Conditioning

Air Handling Systems

tons

Heating Devices

Replacement Fire Alarm Strobe Lights Entire Building 19,445 SF 7 6-10 years Entire Building 19,445 SF 7 6-10 years **Building : Addition 1** Recommend Location UOM Rank Replacement Comments Quantity Condensing Unit- Roof Mounted - Less Lower Roof 1 ΕA 6 2-5 years Fan Power Box - Fan Power Box with Hot Entire Building ΕA 6 6-10 years 11 Roof Top Unit-Single Zone-Roof Mounted-Roof 1 ΕA 5 6-10 years One of the Compressor is sitting by Gas Heating and DX Cooling Coil - 31 - 45 the unit for replacement Roof Top Unit-Multi Zone-Roof Mounted-Roof 1 ΕA 6 6-10 years Gas Heating and DX Cooling - 46 - 60 tons 1st Floor 2 ΕA 5 6-10 years Cabinet Heaters - With Hot Water Coil Entire Building 2 ΕA 6 6-10 years 6-10 years 3 5 Entire Building ΕA

	Wall Heater - Electric	Entire Building	1	EA	2	0-1 year	Missing coil
	Fin Tube - Hot Water	Entire Building	15	LF	5	10+ years	
	Unit Heater - Hot Water	Entire Building	3	EA	6	2-5 years	
Mechani	cal Plumbing						
	Hydronic Supply and Return - Galvanized	Entire Building	200	LF	6	6-10 years	
Tempera	ture Control						
	Electric Thermostat	Entire Building	1	EA	7	6-10 years	
	Pneumatic System	Entire Building	19,445	SF	7	6-10 years	
	Thermostats - Pneumatic	Entire Building	12	EA	7	6-10 years	Typical
Ventilatio	on						
	Exhaust Fans- Indoor - Less than 500 CFM	2nd Floor and Roof	1	EA	7	10+ years	Installed new in 2017 - abandoned toilet
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	2nd Floor and Roof	2	EA	6	6-10 years	
	Roof Mounted Duct Work	2nd Floor and Roof	60	LF	5	1-2 years	Corrosion throughout



Group

Piping

Pumps

5225 N Oak Park AVENUE, Chicago, IL 60656 **Category : Plumbing Building : Addition 1** Recommend Item - Type Location Quantity UOM Rank **Replacement** Comments **Domestic Piping-Hot Water Return Lines** Entire Building SF 7 6-10 years 19,445 Domestic Piping-Hot Water Return Risers Entire Building 19,445 SF 7 6-10 years Domestic Piping-Hot Water from Risers to 6-10 years Entire Building 19,445 SF 7 Fixtures Domestic Piping-Hot/Cold Water Supply SF 7 Entire Building 19,445 6-10 years (Horizontal Lines) Domestic Piping-Hot/Cold Water Supply Entire Building 19,445 SF 7 6-10 years (Risers) Domestic Piping-Hot/Cold Water Supply Entire Building 19,445 SF 7 6-10 years (from Risers to Fixtures) Sanitary Piping Entire Building 19,445 SF 7 6-10 years Storm Piping Entire Building 19,445 SF 7 6-10 years SF Vent Piping Entire Building 19,445 7 6-10 years Pumps - Ejector-Simplex ΕA 7 Installed in 2016 Basement 1 6-10 years Pumps - Sump-Simplex ΕA 6 Basement 2-5 years Secondary 1

**Building : Addition 1** 

#### Category : Room

Calego				ununig	. Auulu		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Administ	rative Suites/Offices						
	AC Unit	Clerk Space/Main Office	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	Clerk Space/Main Office	330	SF	6	10+ years	
	Doors - Transom Window	Clerk Space/Main Office	81	SF	6	10+ years	
	Doors - Transom Window	Clerk Space/Main Office	9	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Clerk Space/Main Office	1	EA	6	10+ years	
	Floor - Carpet	Clerk Space/Main Office	230	SF	6	6-10 years	
	Floor - Tile	Clerk Space/Main Office	100	SF	7	10+ years	
	Lighting - Pendent/Surface	Clerk Space/Main Office	8	EA	6	6-10 years	
	Storage/ Closet	Clerk Space/Main Office	100	SF	7	10+ years	
	Walls - Plaster/Drywall	Clerk Space/Main Office	1,000	SF	7	10+ years	Quantity changed to match current observation
	AC Unit	Principal's Office	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	Principal's Office	150	SF	7	10+ years	
	Doors - Transom Window	Principal's Office	9	SF	7	10+ years	
	Doors - Transom Window	Principal's Office	45	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Principal's Office	1	EA	7	10+ years	
	Floor - Carpet	Principal's Office	150	SF	6	6-10 years	
	Lighting - Pendent/Surface	Principal's Office	4	EA	6	6-10 years	
	Walls - Plaster/Drywall	Principal's Office	400	SF	7	10+ years	Quantity changed to match current observation



Catego	ry : Room		В	uilding	: Additi	on 1	
				-		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Auditoriu	m & Theater	400 Assessby/Theaster/Louisbusses	0.400	05	7	10	
	Ceiling - Plaster/Drywall	106 - Assembly/Theater/Lunchroom	2,480	SF	7	10+ years	
	Doors - Wood Doors inclu hw	106 - Assembly/Theater/Lunchroom	6	EA	7	10+ years	
	Floor - Tile	106 - Assembly/Theater/Lunchroom	2,480	SF	7	10+ years	
	Lighting - Chandelier, Incandescent	106 - Assembly/Theater/Lunchroom	4	EA	7	6-10 years	
	Lighting - Pendent/Surface	106 - Assembly/Theater/Lunchroom	40	EA	7	6-10 years	
	Sound System	106 - Assembly/Theater/Lunchroom	1	EA	7	6-10 years	
	Stage	106 - Assembly/Theater/Lunchroom	736	SF	7	10+ years	
	Stage Curtain	106 - Assembly/Theater/Lunchroom	2	EA	7	10+ years	
	Stage Lighting System	106 - Assembly/Theater/Lunchroom	1	EA	7	6-10 years	
	Stage-Stairs - Asphalt	106 - Assembly/Theater/Lunchroom	96	LF	7	10+ years	
	Walls - Plaster/Drywall	106 - Assembly/Theater/Lunchroom	1,809	SF	7	10+ years	
	Walls - Structural Glazed Tile	106 - Assembly/Theater/Lunchroom	776	SF	7	10+ years	
unch &	Multipurpose Room						
	Ceiling - Plaster/Drywall	205	250	SF	7	10+ years	
	Doors - Transom Window	205	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	205	1	ĒA	7	10+ years	
	Floor - Tile	205	250	SF	6	6-10 years	
	Lighting - Pendent/Surface	205	6	EA	6	10+ years	
	Storage/ Closet	205	100	SF	7	6-10 years	
	Walls - Plaster/Drywall	205	280	SF	7	10+ years	
	Ceiling - Plaster/Drywall	Teacher's Lunchroom 105A	448	SF	7	10+ years	
	Doors - Transom Window	Teacher's Lunchroom 105A	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Teacher's Lunchroom 105A		EA	7	10+ years	
	Floor - Tile	Teacher's Lunchroom 105A	448	SF	7	10+ years	
	Lighting - Pendent/Surface	Teacher's Lunchroom 105A	12	EA	7	10+ years	
	Market Board	Teacher's Lunchroom 105A	12	LF	7	6-10 years	
	Storage/ Closet	Teacher's Lunchroom 105A		SF	7		
	Walls - Plaster/Drywall	Teacher's Lunchroom 105A	10 800	SF	7	10+ years 10+ years	Quantity changed to match curren
	Walls - Plaster/Drywall	Teacher's Euronoom TOSA	800	Эг	1	TO+ years	observation
Acchani	cal/ Service Rooms						
lechani	Janitor's Closet	1st Floor	58	SF	7	10+ years	
			288	SF	7	,	
	Storage Room Vaults	1st Floor 1st Floor	288 84	SF	7	10+ years	
	Janitor's Closet			SF	7	10+ years	
		2nd Floor	1			6-10 years	
	Janitor's Closet	2nd Floor	36	SF	7	10+ years	
	Storage Room	2nd Floor	24	SF	7	10+ years	
	Air Intake Plenums	Basement	620	SF	7	10+ years	
	Air Tunnel	Basement	7,080	SF	7	10+ years	
	Crawl Space - Unfinished	Basement	10,986	SF	7	10+ years	



Catego	ry : Room		В	uilding	: Additi	on 1	
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Mechanical/ Service Rooms	Basement	225	SF	7	10+ years	
Restroo	n						
	Accessories	2nd Floor	224	SF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	224	SF	7	10+ years	
	Doors - Transom Window	2nd Floor	42	SF	7	10+ years	
	Doors - Transom Window	2nd Floor	24	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	4	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	2nd Floor	224	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	2	EA	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	3	EA	7	10+ years	
	Partitions	2nd Floor	2	EA	7	10+ years	
	Walls - Structural Glazed Tile	2nd Floor	264	SF	7	10+ years	
	Water Closet	2nd Floor	2	EA	7	10+ years	
	Accessories	Inside Main Office	48	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Inside Main Office	48	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Inside Main Office	-1	EA	7	10+ years	
	Floor - Tile	Inside Main Office	48	SF	6	6-10 years	
	Lavatory	Inside Main Office	40	EA	6	10+ years	
	Lighting - Pendent/Surface	Inside Main Office	1	EA	6	6-10 years	
	Walls - Plaster/Drywall		225	SF	7	•	Quantity abanged to match ourrow
	Walls - Flastel/Drywall	Inside Main Office	225	эг	1	10+ years	Quantity changed to match current observation
	Water Closet	Inside Main Office	1	EA	7	10+ years	
	Accessories	Outside Auditorium (Men's)	48	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Outside Auditorium (Men's)	48	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Outside Auditorium (Men's)	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	Outside Auditorium (Men's)	48	SF	6	6-10 years	
	Lavatory	Outside Auditorium (Men's)	1	EA	7	6-10 years	
	Lighting - Pendent/Surface	Outside Auditorium (Men's)	1	EA	6	6-10 years	
	Urinals	Outside Auditorium (Men's)	1	EA	7	10+ years	
	Walls - Plaster/Drywall	Outside Auditorium (Men's)	215	SF	7	10+ years	Quantity changed to match curre observation
	Walls - Plaster/Drywall	Outside Auditorium (Men's)	10	SF	5	1-2 years	A portion of the wall is missing
	Water Closet	Outside Auditorium (Men's)	1	EA	7	10+ years	rependen er die traine meening
	Accessories	Outside Auditorium (Women's)	48	SF	7	10+ years	
	Ceiling - Plaster/Drywall	Outside Auditorium (Women's)	48	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Outside Auditorium (Women's)	-0	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	Outside Auditorium (Women's)	48	SF	6	6-10 years	
	Lavatory	Outside Auditorium (Women's)	40	EA	7	10+ years	
	Lavalory Lighting - Pendent/Surface		2	EA	6	6-10 years	
		Outside Auditorium (Women's)		EA	-	-	
	Partitions	Outside Auditorium (Women's)	2		7	10+ years	Overtity changed to match
	Walls - Plaster/Drywall	Outside Auditorium (Women's)	225	SF	7	10+ years	Quantity changed to match curre



## John W Garvy Elementary School 5225 N Oak Park AVENUE, Chicago, IL 60656

Catego	ery : Room		В	uilding	: Additi	on 1	
-			•			Recommend	•
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
							observation
	Walls - Plaster/Drywall	Outside Auditorium (Women's)	10	SF	6	2-5 years	Wall is patched but not painted
	Water Closet	Outside Auditorium (Women's)	1	EA	7	10+ years	
Catego	ory : Classroom		В	uilding	: Additi	on 1	
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Classro	om #101 (Regular Classroom)						

Classroom #101 (Regular Classroom)						
Casework	1st Floor	8	LF	7	10+ years	
Ceiling - Lay-in	1st Floor	736	SF	7	10+ years	
Doors - Transom Window	1st Floor	9	SF	7	10+ years	
Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
Floor - Tile	1st Floor	736	SF	7	10+ years	
Lighting - Lay-in	1st Floor	12	EA	7	10+ years	
Marker Board	1st Floor	24	LF	7	6-10 years	
Walls - Plaster/Drywall	1st Floor	920	SF	7	10+ years	Quantity changed to match current observation
Classroom #102 (Regular Classroom)						
Casework	1st Floor	8	LF	7	10+ years	
Ceiling - Lay-in	1st Floor	736	SF	7	10+ years	
Doors - Transom Window	1st Floor	9	SF	7	10+ years	
Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
Floor - Tile	1st Floor	736	SF	7	10+ years	Quantity changed to match current observation
Lighting - Lay-in	1st Floor	12	EA	7	10+ years	
Marker Board	1st Floor	24	LF	7	6-10 years	
Walls - Plaster/Drywall	1st Floor	920	SF	6	6-10 years	Quantity changed to match current observation
Classroom #103 (Regular Classroom)						
Ceiling - Lay-in	1st Floor	544	SF	7	10+ years	
Chalk Board	1st Floor	16	LF	4	2-5 years	
Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
Floor - Tile	1st Floor	544	SF	7	10+ years	
Lighting - Lay-in	1st Floor	12	EA	7	10+ years	
Marker Board	1st Floor	24	LF	7	6-10 years	
Walls - Plaster/Drywall	1st Floor	750	SF	7	10+ years	Quantity changed to match current observation
_Classroom #104 (Regular Classroom)						
Casework	1st Floor	8	LF	7	10+ years	



**Category : Classroom** 

ee ge				anang		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank		Comments
Jioup	Doors - Transom Window	1st Floor	9	SF	7	10+ years	ooninents
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	736	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	7	10+ years	
	Marker Board	1st Floor	24	LF	7	6-10 years	
	Walls - Plaster/Drywall	1st Floor	920	SF	7	10+ years	Quantity changed to match current
	Walls - Plastel/Drywall	151 F1001	920	эг	1	10+ years	observation
assroo	m #105 (Regular Classroom)						
	Casework	1st Floor	8	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	736	SF	7	10+ years	
	Doors - Transom Window	1st Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	736	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	7	10+ years	
	Marker Board	1st Floor	24	LF	7	6-10 years	
	Walls - Plaster/Drywall	1st Floor	998	SF	7	10+ years	
assroo	om #201 (Regular Classroom)						
	Casework	2nd Floor	8	LF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	736	SF	7	10+ years	
	Chalk Board	2nd Floor	16	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Tile	2nd Floor	736	SF	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	12	EA	7	10+ years	
	Marker Board	2nd Floor	24	LF	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	776	SF	6	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	18	SF	5	0-1 year	Cracks
assroc	om #202 (Regular Classroom)						
	Casework	2nd Floor	8	LF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	736	SF	7	10+ years	
	Doors - Transom Window	2nd Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Tile	2nd Floor	736	SF	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	12	EA	7	10+ years	
	Marker Board	2nd Floor	24	LF	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	788	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	6	SF	5	0-1 year	Cracks

1,280

SF

7

10+ years

**Building : Addition 1** 

Ceiling - Plaster/Drywall

2nd Floor



Category : Classroom		В	uilding	: Additi	on 1	
					Recommend	
Group Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Doors - Transom Window	2nd Floor	18	SF	4	1-2 years	Boarded up
Doors - Wood Doors inclu hw	2nd Floor	2	EA	7	10+ years	
Floor - Tile	2nd Floor	1,280	SF	6	6-10 years	
Kiln	2nd Floor	1	EA	7	10+ years	
Lighting - Pendent/Surface	2nd Floor	12	EA	6	6-10 years	
Marker Board	2nd Floor	24	LF	6	6-10 years	
Walls - Plaster/Drywall	2nd Floor	794	SF	7	10+ years	
Work Sink	2nd Floor	1	EA	7	10+ years	
Classroom #204 (Regular Classroom)						
Casework	2nd Floor	8	LF	7	10+ years	
Ceiling - Plaster/Drywall	2nd Floor	736	SF	6	10+ years	Peeling
Chalk Board	2nd Floor	16	LF	4	2-5 years	5
Doors - Transom Window	2nd Floor	1	SF	4	0-1 year	Boarded up
Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	·
Floor - Tile	2nd Floor	736	SF	7	10+ years	
Lighting - Pendent/Surface	2nd Floor	12	EA	7	10+ years	
Marker Board	2nd Floor	22	LF	7	6-10 years	
Walls - Plaster/Drywall	2nd Floor	908	SF	7	10+ years	
Walls - Plaster/Drywall	2nd Floor	4	SF	4	0-1 year	Cracks
Classroom #206 (Regular Classroom)						
Ceiling - Plaster/Drywall	2nd Floor	736	SF	6	10+ years	
Doors - Transom Window	2nd Floor	9	SF	7	10+ years	
Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
Floor - Tile	2nd Floor	736	SF	7	6-10 years	
Lighting - Pendent/Surface	2nd Floor	12	ĒA	6	6-10 years	
Marker Board	2nd Floor	24	LF	6	6-10 years	
Walls - Plaster/Drywall	2nd Floor	794	SF	7	10+ years	
Category : Interior		R	uilding	: Additi	on 1	

Catego	ry : Interior		В	uilding	: Additi	on 1	
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Corridor							
	Ceiling - Lay-in	1st Floor	1,944	SF	7	10+ years	
	Drinking Fountains - Single Fountain	1st Floor	3	EA	7	10+ years	
	Floor - Tile/Sheet	1st Floor	1,944	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	24	EA	7	10+ years	
	Student Lockers - One Tier	1st Floor	124	EA	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	989	SF	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor	3,000	SF	7	10+ years	Quantity changed to match current
	Ceiling - Plaster/Drywall	2nd Floor	1,944	SF	7	10+ years	observation



Catego	ry : Interior		В	uilding	: Additi		
J				J		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Drinking Fountains - Single Fountain	2nd Floor	3	EA	7	10+ years	
	Floor - Tile/Sheet	2nd Floor	1,944	SF	7	6-10 years	
	Lighting - Pendent/Surface	2nd Floor	24	EA	6	6-10 years	
	Student Lockers - One Tier	2nd Floor	124	EA	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	989	SF	7	10+ years	
	Walls - Structural Glazed Tile	2nd Floor	989	SF	7	10+ years	
Safety							
	Security Cameras	Entire Building	2	EA	7	6-10 years	
	Security Cameras	Outside	3	EA	7	6-10 years	
Stairs							
	Ceiling - Plaster/Drywall	North - To Basement	45	SF	7	10+ years	
	Floor - Concrete	North - To Basement	45	SF	7	10+ years	
	Handrails	North - To Basement	15	LF	7	10+ years	
	Lighting - Pendent/Surface	North - To Basement	1	EA	7	10+ years	
	Stairs - Concrete	North - To Basement	75	LF	7	10+ years	
	Walls - Concrete Block	North - To Basement	384	SF	7	10+ years	
	Ceiling - Plaster/Drywall	North End of building	273	SF	7	10+ years	
	Floor - Terrazzo	North End of building	273	SF	7	10+ years	
	Handrails	North End of building	95	LF	7	10+ years	
	Lighting - Pendent/Surface	North End of building	3	EA	7	6-10 years	
	Stairs - Terrazzo	North End of building	181	LF	7	10+ years	
	Walls - Structural Glazed Tile	North End of building	300	SF	6	10+ years	
	Walls - Structural Glazed Tile	North End of building	15	SF	5	0-1 year	Tiles are still cracked



**Category : Exterior** 

**Building : Addition 2** Recommend

Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Entrance							
	Entrance Control - Audio and Video	#1 Main - S	1	EA	6	10+ years	
	Exterior Doors - Store Front	#1 Main - S	2	EA	6	10+ years	
	Exterior Doors - Transom Lite	#1 Main - S	2	EA	6	10+ years	
	Power Door Operator and Controls	#1 Main - S	1	EA	7	10+ years	
	Exterior Doors - Side lite	#2 - S	6	EA	6	10+ years	
	Exterior Doors - Store Front	#2 - S	3	EA	6	10+ years	
	Exterior Doors - Transom Lite	#2 - S	3	EA	6	10+ years	
	Exterior Doors - Store Front	#3 - E	2	EA	6	10+ years	
	Exterior Doors - Transom Lite	#3 - E	2	EA	6	10+ years	
	Exterior Stairs - Concrete	#3 - E	60	LF	6	10+ years	
	Stair Handrail - Steel_Stair Handrail	#3 - E	25	LF	6	10+ years	
	Exterior Doors - Side lite	#4 - N	3	EA	6	10+ years	
	Exterior Doors - Store Front	#4 - N	2	EA	6	10+ years	
	Exterior Doors - Transom Lite	#4 - N	2	EA	6	10+ years	
Foundati	on						
	Foundation - Concrete	Entire Building	665	LF	7	10+ years	
	Superstructure - Metal Deck/ Concrete Topping	Entire Building	33,390	SF	7	10+ years	
Lighting							
	Exterior Lighting - Wall Mounted	Entire Building	12	EA	6	10+ years	
Roof Sys	stem						
	Access Ladder - Metal	Main Roof	1	EA	7	10+ years	
	Coping - Metal	Main Roof	696	LF	6	10+ years	
	Coping - Metal	Main Roof	5	LF	4	0-1 year	missing
	Downspouts - Interior Downspouts	Main Roof	195	LF	6	10+ years	
	Parapet - Parapet > 30"	Main Roof	701	LF	6	10+ years	
	Roof - Asphalt Gravel Ballast	Main Roof	5,245	SF	6	10+ years	
	Roof - EPDM/ Synthetic Rubber	Main Roof	10,356	SF	6	10+ years	
	Roof Structure - Steel / Metal Deck/	Main Roof	15,601	SF	7	10+ years	
	Concrete Topping		-,			,	
	Coping - Metal	North Low Roof	36	LF	6	10+ years	
	Downspouts - Exterior Downspouts	North Low Roof	56	LF	6	10+ years	
	Parapet - Parapet > 30"	North Low Roof	36	LF	6	10+ years	
	Roof - Modified Bitumen	North Low Roof	1,151	SF	6	10+ years	
	Roof Structure - Steel / Metal Deck/	North Low Roof	1,151	SF	7	10+ years	
	Concrete Topping		.,	-		- ,	
	Coping - Metal	West Low Roof	36	LF	6	10+ years	
	Downspouts - Interior Downspouts	West Low Roof	26	LF	6	10+ years	
					-	,	



5225 N Oak Park AVENUE, Chicago, IL 60656 Category : Exterior **Building : Addition 2** Recommend Group Location Item - Type Quantity UOM Rank **Replacement** Comments Roof - Modified Bitumen West Low Roof SF 877 6 10+ years Roof Structure - Steel / Metal Deck/ West Low Roof 877 SF 7 10+ years Concrete Topping Walls Canopy - Metal Entire Building 550 SF 6 10+ years Exterior Walls - Brick **Entire Building** 20,085 SF 6 10+ years SF Exterior Walls - Prefabricated Metal Panel Entire Building 1,250 6 10+ years Wall Windows Curtain wall - Glazed Double Pane SF Entire Building 345 6 10+ years SF Curtain wall - Insulated Panel Entire Building 1,325 6 10+ years SF Guard - Guards perforated Entire Building 1.250 6 10+ years Lintels - Steel Entire Building 381 LF 6 10+ years Windows - Casement Aluminum Double-Entire Building 2,415 SF 6 10+ years

**Building : Addition 2** 

#### **Category : Electrical**

pane

					Recommend	
Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
ancy System					•	
Automatic Transfer Switch	ATS 115A	3	EA	7	10+ years	
Emergency A/C Power - Corridors and	Entire Building	10,060	SF	7	10+ years	
Stairs	Entrio Danang	10,000	0.	•	io: jouro	
Emergency A/C Power - Students Toilets	Entire Building	1,146	SF	7	10+ years	
Exit Signs - Corridors and Stairs	Entire Building	18	EA	7	6-10 years	
Exit Signs - Corridors and Stairs	Entire Building	1	EA	2	0-1 year	Need bulb
Security System - CCTV	Entire Building	33,345	SF	7	6-10 years	
Security System - Intrusion Detection	Entire Building	33,345	SF	6	6-10 years	
Emergency Generator- Outdoor- Natural	Site - East	<sup>′</sup> 1	EA	7	10+ years	
Gas - 101 - 150 KW						
Gas - 101 - 150 KW						
Gas - 101 - 150 KW						
	Electrical Room	1	EA	7	10+ years	
ervice	Electrical Room	1	EA	7	10+ years	
ervice Main Electrical Service - 2000 A	Electrical Room	1	EA EA	7 7	10+ years 6-10 years	
Main Electrical Service - 2000 A 120/208/3PH		1			-	
Main Electrical Service - 2000 A 120/208/3PH Independent Electrical Service for		1 1 33,345			-	
Main Electrical Service - 2000 A 120/208/3PH Independent Electrical Service for emergency power	Electrical Room	1 1 33,345	EA	7	6-10 years	
Main Electrical Service - 2000 A 120/208/3PH Independent Electrical Service for emergency power	Electrical Room	1 1 33,345	EA	7	6-10 years	
Main Electrical Service - 2000 A 120/208/3PH Independent Electrical Service for emergency power PA System	Electrical Room	1 1 33,345 2	EA	7	6-10 years	



	ory : Electrical		Building : Addition 2					
_				_		Recommend		
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments	
	Main Distribution Panels - 400 - 600 amp	Entire Building	3	EA	7	10+ years		
Cateoc	ory : Fire Protection		В	uilding	: Additi	on 2		
J						Recommend		
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments	
Fire Alaı								
	Fire Alarm Panel	Entire Building	1	EA	7	6-10 years		
	Fire Alarm Strobe Lights	Entire Building	33,345	SF	7	10+ years		
	Fire Alarm_System	Entire Building	33,345	SF	7	10+ years		
	Fire Pump Controller	Entire Building	<u>í</u> 1	EA	7	10+ years		
Pump R	oom Assembly							
	Fire Pump - 25-50 hp	Mechanical Room	1	EA	7	10+ years		
	Jockey Pump	Mechanical Room	1	EA	7	10+ years		
				<u> </u>	'	ior yours		
Sprinkle	r System							
	Sprinkler Heads	Entire Building	33,345	SF	7	10+ years		
	Sprinkler Piping	Entire Building	33,345	SF	7	10+ years		
	Wet Sprinkler System	Entire Building	33,345	SF	7	10+ years		
Catego	ory : Mechanical		В					
						Recommend		
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments	
Air Conc	ditioning							
	Condensing Unit- Roof Mounted - Less than 5 tons	2nd Floor	1	EA	7	6-10 years		
	Chemical Pot Feeder	Lower Roof	1	EA	7	10, , , , , , , , , , , , , , , , , , ,	Close loop system doesn't need	
	Chemical Fol Feeder	Lower Roor	I	EA	1	10+ years	system but when needed add	
							5	
							manually	
	Chiller Air Cooled Serour Type Deef	Lower Poof	4		7	10, 10, 10, 10, 10, 10, 10, 10, 10, 10,	manually	
	Chiller-Air Cooled-Screw Type-Roof	Lower Roof	1	EA	7	10+ years	manually	
	Mounted - 50 - 100 tons						manually	
	Mounted - 50 - 100 tons	Lower Roof	1	EA	7	10+ years	manually	
	Mounted - 50 - 100 tons						manually	
Air Hand	Mounted - 50 - 100 tons	Lower Roof	1	EA	7	10+ years	manually	
Air Hand	Mounted - 50 - 100 tons Glycol Feed Pipes - Chilled Water Pipe- Copper	Lower Roof	1	EA	7	10+ years	manually	
Air Hand	Mounted - 50 - 100 tons Glycol Feed Pipes - Chilled Water Pipe- Copper <u>dling Systems</u> Air Handling Unit-Package Single Zone-	Lower Roof Lower Roof	1 100	EA LF	7 7	10+ years 10+ years	manually	
Air Hand	Mounted - 50 - 100 tons Glycol Feed Pipes - Chilled Water Pipe- Copper dling Systems Air Handling Unit-Package Single Zone- Indoor- Hot Water and Chilled Water Coils -	Lower Roof Lower Roof	1 100	EA LF	7 7	10+ years 10+ years	manually	
Air Hand	Mounted - 50 - 100 tons Glycol Feed Pipes - Chilled Water Pipe- Copper dling Systems Air Handling Unit-Package Single Zone- Indoor- Hot Water and Chilled Water Coils - 20001-30000 cfm	Lower Roof Lower Roof Mechanical Room	1 100 1	EA LF EA	7 7 6	10+ years 10+ years 10+ years	manually	
Air Hand	Mounted - 50 - 100 tons Glycol Feed Pipes - Chilled Water Pipe- Copper dling Systems Air Handling Unit-Package Single Zone- Indoor- Hot Water and Chilled Water Coils - 20001-30000 cfm Air Intake	Lower Roof Lower Roof Mechanical Room Mechanical Room	1 100 1 1	EA LF EA EA	7 7 6 6	10+ years 10+ years 10+ years 10+ years		
Air Hanc	Mounted - 50 - 100 tons Glycol Feed Pipes - Chilled Water Pipe- Copper dling Systems Air Handling Unit-Package Single Zone- Indoor- Hot Water and Chilled Water Coils - 20001-30000 cfm	Lower Roof Lower Roof Mechanical Room	1 100 1	EA LF EA	7 7 6	10+ years 10+ years 10+ years	Typical	



<b>NYN</b> S							25 N Oak Park AVENUE, Chicago, IL 60656	
Catego	ry : Mechanical		Building : Addition 2					
0	Hama Tuma	Leasting	0		Devis	Recommend	Commonto	
Group	Item - Type Boiler Auxiliary- Condensing Hot Water -	Location Mechanical Room	Quantity	UOM EA	Rank	Replacement 10+ years	Comments	
	1001 - 2000 HP	Mechanical Room	2	EA	7	10+ years		
	Chemical Pot Feeder	Mechanical Room	1	EA	7	10+ years	Close loop system doesn't need	
							system but when needed add manually	
	Combustion Dampers	Mechanical Room	3	EA	7	10+ years	,	
	Condensing- Hot Water Boiler - 1001 - 2000 MBH	Mechanical Room	2	EA	7	10+ years		
	Glycol Feed System	Mechanical Room	1	EA	7	10+ years	Cold water	
	Glycol Feed System	Mechanical Room	1	EA	7	10+ years	Hot water	
Heating	Devices							
Ū.	Cabinet Heaters - With Hot Water Coil	Entire Building	11	EA	6	10+ years		
	Fin Tube - Hot Water	Entire Building	27	LF	7	10+ years	No fin tube	
	Unit Heater - Electric	Entire Building	3	EA	6	6-10 years		
	Unit Heater - Hot Water	Entire Building	9	EA	6	6-10 years		
	Radiator Panels - Hot Water	Restrooms	4	EA	7	10+ years		
Mechani	cal Plumbing							
	Hydronic Supply and Return - Steel	Entire Building	300	LF	6	10+ years		
	Chilled Water Pump - Less than 10	Mechanical Room	2	EA	7	10+ years		
	Hot Water Pump - 10 - 20 HP	Mechanical Room	2	EA	7	10+ years		
Tempera	ature Control							
	DDC System	Entire Building	33,345	SF	6	10+ years		
	Electric Thermostat	Entire Building	11	EA	7	10+ years		
	Thermostats - DDC	Entire Building	27	EA	6	10+ years		
Ventilatio	on							
	Exhaust Fans- Indoor - Less than 500 CFM	Electrical Room and Roof	2	EA	6	6-10 years		
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	Electrical Room and Roof	1	EA	6	6-10 years		
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Electrical Room and Roof	4	EA	6	6-10 years		
	Exhaust Fans- Roof Mounted - Less than 500 CFM	Electrical Room and Roof	2	EA	6	6-10 years		
Catego	ry : Plumbing		В	uilding	: Additi			
						Recommend		
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments	
Hot Wate		Mashaniaal Daam			7	0.40.000		
	Gas Heater - Less than 150000 BTU/HR	Mechanical Room	2	EA	7	6-10 years		



5225 N Oak Park AVENUE, Chicago, IL 60656 **Category : Plumbing Building : Addition 2** Recommend **Replacement** Comments Group Item - Type Location Quantity UOM Rank Piping **Domestic Piping-Hot Water Return Lines** Entire Building 33,345 SF 7 10+ years Domestic Piping-Hot Water Return Risers Entire Building 33,345 SF 7 10+ years Domestic Piping-Hot Water from Risers to Entire Building 33,345 SF 7 10+ years Fixtures Domestic Piping-Hot/Cold Water Supply SF 33,345 7 Entire Building 10+ years (Horizontal Lines) Domestic Piping-Hot/Cold Water Supply Entire Building 33,345 SF 7 10+ years (Risers) Domestic Piping-Hot/Cold Water Supply Entire Building 33,345 SF 7 10+ years (from Risers to Fixtures) Sanitary Piping Entire Building 33,345 SF 7 10+ years SF Storm Piping Entire Building 33,345 7 10+ years SF Vent Piping Entire Building 33,345 7 10+ years Pumps Pumps - Domestic Booster Pump-Duplex ΕA 6 Entire Building 1 10+ years

Pumps - Sump-SimplexEntire Building1EA610+ years

#### Category : Room

Caleyu	ny. Noom		Dunding : Addition 2						
						Recommend			
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments		
Adminis	trative Suites/Offices								
	Ceiling - Lay-in	Office, Room 120	103	SF	7	10+ years			
	Doors - Side-lite	Office, Room 120	18	SF	7	10+ years			
	Doors - Wood Doors inclu hw	Office, Room 120	1	EA	7	10+ years			
	Floor - Carpet	Office, Room 120	103	SF	7	6-10 years			
	Lighting - Lay-in	Office, Room 120	2	EA	7	10+ years			
	Power Distribution	Office, Room 120	6	EA	7	10+ years			
	Walls - Concrete Block	Office, Room 120	200	SF	7	10+ years	Quantity changed to match current observation		
	Walls - Plaster/Drywall	Office, Room 120	100	SF	7	10+ years	Quantity changed to match current observation		
	Ceiling - Lay-in	Office, Room 218	128	SF	7	10+ years			
	Doors - Side-lite	Office, Room 218	18	SF	7	10+ years			
	Doors - Wood Doors inclu hw	Office, Room 218	1	EA	7	10+ years			
	Floor - Carpet	Office, Room 218	128	SF	7	6-10 years			
	Lighting - Lay-in	Office, Room 218	1	EA	7	10+ years			
	Power Distribution	Office, Room 218	4	EA	7	10+ years			
	Walls - Concrete Block	Office, Room 218	147	SF	7	10+ years			
	Ceiling - Lay-in	Room 216	84	SF	7	10+ years			
	Doors - Wood Doors inclu hw	Room 216	1	EA	7	10+ years			
	Floor - Tile	Room 216	84	SF	7	10+ years			

**Building : Addition 2** 



atego	ry : Room		Building : Addition 2				
_						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Lighting - Pendent/Surface	Room 216	2	EA	7	10+ years	
	Power Distribution	Room 216	2	EA	7	10+ years	
	Walls - Concrete Block	Room 216	419	SF	7	10+ years	
	Ceiling - Lay-in	Room 219 Engineer's Office	450	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Room 219 Engineer's Office	2	EA	7	10+ years	
	Floor - Tile	Room 219 Engineer's Office	450	SF	7	10+ years	
	Lighting - Lay-in	Room 219 Engineer's Office	4	EA	7	10+ years	
	Power Distribution	Room 219 Engineer's Office	6	EA	7	10+ years	
	Walls - Concrete Block	Room 219 Engineer's Office	517	SF	7	10+ years	
	Ceiling - Lay-in	room 224	491	SF	7	10+ years	
	Doors - Side-lite	room 224	18	SF	7	10+ years	
	Doors - Wood Doors inclu hw	room 224	1	EA	7	10+ years	
	Floor - Carpet	room 224	491	SF	7	6-10 years	
	Lighting - Lay-in	room 224	10	EA	7	10+ years	
	Power Distribution	room 224	8	EA	7	10+ years	
	Walls - Concrete Block	room 224	565	SF	7	10+ years	
						,	
DF_ID							
	Doors - Steel Doors incl hw	Room 217	1	EA	7	10+ years	
	Finishes	Room 217	301	SF	7	10+ years	
	Other Cooling Unit	Room 217	1	EA	7	10+ years	Liebert unit
ecnan	ical/ Service Rooms Janitor's Closet	1st Floor	15	SF	7	10, 10, 10, 10, 10, 10, 10, 10, 10, 10,	
		1st Floor	45	SF	7	10+ years	
	Mechanical/ Service Rooms		2,316		7	10+ years	
	Janitor's Closet	2nd Floor	45	SF	7	10+ years	
	Janitor's Closet	2nd Floor	45	SF	7	10+ years	
	Mechanical/ Service Rooms	2nd Floor	90	SF	7	10+ years	
	Mechanical/ Service Rooms	2nd Floor	1,310	SF	7	10+ years	
	Storage Room	2nd Floor	291	SF	7	10+ years	
	Storage Room	2nd Floor	84	SF	7	10+ years	
	Storage Room	2nd Floor	103	SF	7	10+ years	
	Storage Room	2nd Floor	107	SF	7	10+ years	
	Storage Room	2nd Floor	62	SF	7	10+ years	
estrooi	m						
	Accessories	Room 122A	271	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Room 122A	271	SF	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	Room 122A	271	SF	7	10+ years	
	Floor Drain	Room 122A	1	EA	7	10+ years	
	Hand Dryer	Room 122A	2	EA	7	6-10 years	
	Lavatory	Room 122A	3	EA	7	10+ years	
	Lighting - Lay-in	Room 122A	8	EA	7	10+ years	



Category : Room **Building : Addition 2** Recommend Group Item - Type Location Quantity UOM Rank Replacement Comments Partitions Room 122A 2 ΕA 10+ vears 7 Room 122A 3 ΕA 7 Urinals 10+ years Walls - Structural Glazed Tile Room 122A 592 SF 7 10+ years Quantity changed to match current observation Water Closet Room 122A 2 EΑ 7 10+ years SF 7 Accessories Room 122C 302 6-10 years Ceiling - Lay-in Room 122C 302 SF 7 10+ years SF Floor - Tile Ceramic/ Porcelain Room 122C 302 7 10+ years Floor Drain Room 122C 1 EΑ 7 10+ years Hand Drver Room 122C 2 FΑ 7 6-10 years Lavatorv Room 122C 3 ΕA 7 10+ vears Lighting - Lay-in Room 122C 8 EΑ 7 10+ years Room 122C 5 ΕA 7 Partitions 10+ years SF Walls - Structural Glazed Tile Room 122C 592 7 10+ years Quantity changed to match current observation Water Closet Room 122C 5 FΑ 7 10+ years 62 SF Accessories Room 122D Unisex 7 6-10 years SF Ceiling - Lay-in Room 122D Unisex 62 7 10+ years Doors - Steel Doors incl hw Room 122D Unisex 1 EΑ 7 10+ vears Floor - Tile Ceramic/ Porcelain Room 122D Unisex 62 SF 7 10+ years Floor Drain Room 122D Unisex 1 ΕA 7 10+ years 7 Lavatory Room 122D Unisex 1 EΑ 10+ years 7 Lighting - Lay-in Room 122D Unisex 1 EA 6-10 years Walls - Concrete Block SF 7 Room 122D Unisex 249 10+ years Water Closet Room 122D Unisex ΕA 7 1 10+ years SF Accessories Room 220A 271 7 10+ vears SF Ceiling - Plaster/Drywall Room 220A 271 7 10+ years Floor - Tile Ceramic/ Porcelain Room 220A 271 SF 7 10+ years Room 220A Floor Drain 1 EΑ 7 10+ years Hand Drver Room 220A 2 ΕA 7 6-10 years Room 220A 3 FΑ 7 10+ vears Lavatory Lighting - Lav-in Room 220A 8 EΑ 7 10+ vears Partitions 2 7 Room 220A FΑ 10+ years Urinals Room 220A 3 FΑ 7 10+ years SF 7 Walls - Structural Glazed Tile Room 220A 311 10+ years ΕA 7 Water Closet Room 220A 2 10+ years SF Accessories Room 220C 302 7 10+ years Room 220C SF 7 Ceiling - Lay-in 302 10+ years SF Floor - Tile Ceramic/ Porcelain Room 220C 302 7 10+ years ΕA Floor Drain Room 220C 1 7 10+ vears Hand Dryer Room 220C 2 ΕA 7 6-10 years 3 FΑ 7 Lavatory Room 220C 10+ vears Lighting - Lay-in Room 220C 8 EΑ 7 10+ years Partitions 5 Room 220C EΑ 7 10+ years



Category : Room **Building : Addition 2** Recommend Group Item - Type Location Quantity UOM Rank Replacement Comments Walls - Structural Glazed Tile Room 220C 347 SF 10+ years 7 Water Closet Room 220C ΕA 7 5 10+ years Accessories Room 220D Unisex Rest Room 61 SF 7 10+ years SF Ceiling - Lay-in Room 220D Unisex Rest Room 61 7 10+ years Doors - Steel Doors incl hw Room 220D Unisex Rest Room 1 EΑ 7 10+ years SF Floor - Tile Ceramic/ Porcelain 7 Room 220D Unisex Rest Room 61 10+ years Room 220D Unisex Rest Room ΕA 7 10+ years Lavatory 1 Lighting - Lay-in Room 220D Unisex Rest Room 1 ΕA 7 10+ years Walls - Concrete Block Room 220D Unisex Rest Room 76 SF 7 10+ years Water Closet Room 220D Unisex Rest Room EΑ 7 10+ years 1 Accessories Room 228 Unisex Rest Room (Next 61 SF 7 10+ years to 230) Room 228 Unisex Rest Room (Next SF Ceiling - Lay-in 4 7 6-10 years Tiles replaced to 230) Ceiling - Lay-in Room 228 Unisex Rest Room (Next 57 SF 7 10+ years to 230) Doors - Steel Doors incl hw Room 228 Unisex Rest Room (Next 1 ΕA 7 10+ years to 230) SF Floor - Tile Ceramic/ Porcelain Room 228 Unisex Rest Room (Next 7 61 10+ years to 230) Floor Drain Room 228 Unisex Rest Room (Next 1 ΕA 7 10+ years to 230) Lavatory Room 228 Unisex Rest Room (Next 1 EΑ 7 10+ years to 230) Lighting - Lay-in Room 228 Unisex Rest Room (Next 2 ΕA 7 10+ years to 230) Room 228 Unisex Rest Room (Next Walls - Concrete Block SF 7 76 10+ years to 230) Water Closet Room 228 Unisex Rest Room (Next 1 ΕA 7 10+ years to 230)

### Category : Classroom

						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Classroo	m #123 (Regular Classroom)						
	Casework	1st Floor	45	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	850	SF	7	10+ years	
	Doors - Side-lite	1st Floor	18	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	850	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	6	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	10	EA	7	10+ years	
	Marker Board	1st Floor	10	LF	6	6-10 years	
	Storage/ Closet	1st Floor	6	SF	7	10+ years	

**Building : Addition 2** 



**Category : Classroom** 

						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Walls - Concrete Block	1st Floor	1,018	SF	7	10+ years	
Classro	om #124 (Regular Classroom)						
	Casework	1st Floor	45	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	850	SF	7	6-10 years	
	Doors - Side-lite	1st Floor	18	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	850	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	6	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	10	EA	7	10+ years	
	Marker Board	1st Floor	10	LF	6	6-10 years	
	Storage/ Closet	1st Floor	6	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	1,018	SF	7	10+ years	
Classro	om #125 (Regular Classroom)						
	Casework	1st Floor	45	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	850	SF	7	6-10 years	
	Doors - Side-lite	1st Floor	18	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	850	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	6	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	10	EA	7	10+ years	
	Marker Board	1st Floor	10	LF	6	6-10 years	
	Storage/ Closet	1st Floor	6	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	850	SF	7	10+ years	
_Classro	om #126 (Regular Classroom)						
	Casework	1st Floor	45	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	850	SF	7	10+ years	
	Doors - Side-lite	1st Floor	18	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	850	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	6	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	10	EA	7	10+ years	
	Marker Board	1st Floor	10	LF	7	6-10 years	
	Storage/ Closet	1st Floor	6	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	1,018	SF	7	10+ years	
-							
Classro	om #127 (Regular Classroom)						
	Casework	2nd Floor	45	LF	7	10+ years	
	Ceiling - Lay-in	2nd Floor	850	SF	7	10+ years	
	Doors - Side-lite	2nd Floor	18	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	

**Building : Addition 2** 



Catego	ry : Classroom		Building : Addition 2					
	· · · · · · · · · · · · · · · · · · ·					Recommend		
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments	
	Floor - Tile	2nd Floor	850	SF	7	10+ years		
	Lighting - Lay-in	2nd Floor	6	EA	7	10+ years		
	Lighting - Pendent/Surface	2nd Floor	10	EA	7	10+ years		
	Marker Board	2nd Floor	10	LF	7	6-10 years		
	Storage/ Closet	2nd Floor	6	SF	7	10+ years		
	Walls - Concrete Block	2nd Floor	1,018	SF	7	10+ years		
Classroo	om #128 (Regular Classroom)							
	Casework	1st Floor	45	LF	7	10+ years		
	Ceiling - Lay-in	1st Floor	850	SF	7	10+ years		
	Doors - Side-lite	1st Floor	18	SF	7	10+ years		
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years		
	Floor - Tile	1st Floor	850	SF	7	10+ years		
	Lighting - Lay-in	1st Floor	6	EA	7	10+ years		
	Lighting - Pendent/Surface	1st Floor	10	EA	7	10+ years		
	Marker Board	1st Floor	10	LF	7	6-10 years		
	Storage/ Closet	1st Floor	6	SF	7	10+ years		
	Walls - Concrete Block	1st Floor	1,018	SF	7	10+ years		
Classroo	om #129 (Regular Classroom)							
	Casework	1st Floor	45	LF	7	10+ years		
	Ceiling - Lay-in	1st Floor	850	SF	7	10+ years		
	Doors - Side-lite	1st Floor	18	SF	7	10+ years		
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years		
	Floor - Tile	1st Floor	850	SF	7	10+ years		
	Lighting - Lay-in	1st Floor	6	EA	7	10+ years		
	Lighting - Pendent/Surface	1st Floor	10	EA	7	10+ years		
	Marker Board	1st Floor	10	LF	7	6-10 years		
	Storage/ Closet	1st Floor	6	SF	7	10+ years		
	Walls - Concrete Block	1st Floor	1,018	SF	7	10+ years		
Classroo	om #221 (Regular Classroom)							
	Casework	2nd Floor	45	LF	7	10+ years		
	Ceiling - Lay-in	2nd Floor	850	SF	7	10+ years		
	Doors - Side-lite	2nd Floor	18	SF	7	10+ years		
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years		
	Floor - Tile	2nd Floor	850	SF	7	10+ years		
	Lighting - Lay-in	2nd Floor	6	EA	7	10+ years		
	Lighting - Pendent/Surface	2nd Floor	10	EA	7	10+ years		
	Marker Board	2nd Floor	10	LF	7	6-10 years		
	Storage/ Closet	2nd Floor	6	SF	7	10+ years		
	Walls - Concrete Block	2nd Floor	1,018	SF	7	10+ years		
			,			<b>j</b>		



# John W Garvy Elementary School 5225 N Oak Park AVENUE, Chicago, IL 60656

Catego	ry : Classroom		Building : Addition 2					
Ū				Ŭ		Recommend		
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments	
Classroo	om #222 (Regular Classroom)							
	Casework	2nd Floor	45	LF	7	10+ years		
	Ceiling - Lay-in	2nd Floor	850	SF	7	10+ years		
	Doors - Side-lite	2nd Floor	18	SF	7	10+ years		
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years		
	Floor - Tile	2nd Floor	850	SF	7	10+ years		
	Lighting - Lay-in	2nd Floor	6	EA	7	10+ years		
	Lighting - Pendent/Surface	2nd Floor	10	EA	7	10+ years		
	Marker Board	2nd Floor	10	LF	7	6-10 years		
	Storage/ Closet	2nd Floor	6	SF	7	10+ years		
	Walls - Concrete Block	2nd Floor	1,018	SF	7	10+ years		
Classroo	om #223 (Regular Classroom)							
	Casework	2nd Floor	45	LF	7	10+ years		
	Ceiling - Lay-in	2nd Floor	850	SF	7	10+ years		
	Doors - Side-lite	2nd Floor	18	SF	7	10+ years		
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years		
	Floor - Tile	2nd Floor	850	SF	7	10+ years		
	Lighting - Lay-in	2nd Floor	6	EA	7	10+ years		
	Lighting - Pendent/Surface	2nd Floor	10	EA	7	10+ years		
	Marker Board	2nd Floor	10	LF	7	6-10 years		
	Storage/ Closet	2nd Floor	6	SF	7	10+ years		
	Walls - Concrete Block	2nd Floor	1,018	SF	7	10+ years		
Classroo	om #225 (Regular Classroom)							
	Casework	2nd Floor	45	LF	7	10+ years		
	Ceiling - Lay-in	2nd Floor	850	SF	7	10+ years		
	Doors - Side-lite	2nd Floor	18	SF	7	10+ years		
	Doors - Wood Doors inclu hw	2nd Floor	1	ĒA	7	10+ years		
	Floor - Tile	2nd Floor	850	SF	7	10+ years		
	Lighting - Lay-in	2nd Floor	6	EA	7	10+ years		
	Lighting - Pendent/Surface	2nd Floor	10	EA	7	10+ years		
	Marker Board	2nd Floor	10	LF	7	6-10 years		
	Storage/ Closet	2nd Floor	6	SF	7	10+ years		
	Walls - Concrete Block	2nd Floor	1,018	SF	7	10+ years		
Classrer	om #230 (Science Lab Level 1)							
_01035100	Casework	2nd Floor	30	LF	7	10+ years		
	Casework Ceiling - Lay-in	2nd Floor	1,360	SF	7	10+ years		
	Doors - Side-lite	2nd Floor	18	SF	7	10+ years		
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years		
	Floor - Tile	2nd Floor	1,360	SF	7	10+ years		
	Gas Line	2nd Floor	3	EA	7	10+ years		
		21011001	5		'	ior years		



5225 N Oak Park AVENUE, Chicago, IL 60656 Category : Classroom **Building : Addition 2** Recommend Group Item - Type Location Quantity UOM Rank **Replacement** Comments Lighting - Lay-in 2nd Floor 10 ΕA 10+ vears 7 Lighting - Pendent/Surface 2nd Floor ΕA 7 16 10+ years Marker Board 2nd Floor 10 LF 7 6-10 years SF 7 Science Lab Elements 2nd Floor 1.360 10+ years SF 7 Storage/ Closet 2nd Floor 0 10+ years SF Walls - Concrete Block 7 2nd Floor 1,620 10+ years Work Sink ΕA 7 2nd Floor 3 10+ years

#### **Building : Addition 2** Category : Interior Recommend Location UOM Replacement Group Item - Type Quantity Rank **Comments** Corridor 1st Floor SF 7 Ceiling - Lav-in 5.229 10+ years Doors - Steel Doors incl hw 1st Floor 4 ΕA 7 10+ years 3 7 Drinking Fountains - Single Fountain 1st Floor FΑ 6-10 years Floor - Terrazzo SF 7 1st Floor 5,229 10+ years Lighting - Lay-in 1st Floor 28 EΑ 7 10+ years Stairs - Terrazzo 56 LF 7 1st Floor 10+ years Student Lockers - One Tier 1st Floor 217 EΑ 7 10+ years SF Walls - Plaster/Drvwall 1st Floor 1.503 7 10+ years SF Walls - Structural Glazed Tile 1st Floor 6.013 7 10+ years SF Ceiling - Lay-in 2nd Floor 3.183 7 10+ years Doors - Steel Doors incl hw 2nd Floor 4 ΕA 7 10+ vears Drinking Fountains - Single Fountain 3 7 2nd Floor EΑ 10+ years Floor - Terrazzo 2nd Floor 3,183 SF 7 10+ years ΕA 7 Lighting - Lay-in 2nd Floor 24 10+ years Lighting - Wall Mounted 2nd Floor 17 ΕA 7 10+ years Student Lockers - One Tier 2nd Floor 102 FΑ 7 10+ years Walls - Plaster/Drvwall 2nd Floor 971 SF 7 10+ years SF Walls - Structural Glazed Tile 2nd Floor 7 3.885 10+ years Safety. Camera Viewing Station 1 ΕA 7 Entire Building 6-10 years Security Cameras Entire Building 17 ΕA 7 6-10 years Security Cameras Outside 7 FΑ 7 6-10 years Stairs Ceiling - Lay-in East Tower SF 7 824 10+ years SF Floor - Terrazzo East Tower 824 7 10+ years Handrails East Tower 176 LF 7 10+ years FΑ 7 Lighting - Lay-in East Tower 6 10+ years Stairs - Terrazzo 36 LF 7 East Tower 10+ years SF Walls - Structural Glazed Tile East Tower 1,070 7 10+ years



**Building : Addition 2 Category : Interior** Recommend UOM Item - Type Location Group Quantity Rank **Replacement** Comments Ceiling - Lay-in 10+ years West Tower SF 824 7 Floor - Terrazzo West Tower 824 SF 7 10+ years West Tower LF 10+ years Handrails 176 7 Lighting - Lay-in West Tower 6 ΕA 7 10+ years Stairs - Terrazzo LF West Tower 36 7 10+ years West Tower SF 10+ years Walls - Structural Glazed Tile 1,070 7 Vertical Conveyance ΕA Elevator - Elevator- Roped Holeless 1st and 2nd floor 1 7 10+ years Hydraulic



Catego	Category : Site			Building : Site				
						Recommend		
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments	
Athletic								
	Surface - Concrete	Basketball Court	4,491	SF	7	10+ years		
	Surface - Synthetic including exc & retention	North	19,250	SF	6	10+ years		
Civil/Drai								
	Civil/ Drainage - Catch Basin	Entire Site	11	EA	6	10+ years		
	Civil/ Drainage - Site Drain	Entire Site	1	EA	6	10+ years		
	Civil/ Drainage - Site Manhole	Entire Site	18	EA	6	10+ years		
Toncing								
Fencing	Fencing - New Standard Ornamental	Entire Site	2,050	LF	6	6-10 years		
	Forong Now Standard Ornamonial		2,000	<u> </u>	Ū	o royouro		
Landsca	oe							
	Benches	Entire Site	40	EA	6	10+ years		
	Landscape - Grass	Entire Site	23,560	SF	6	10+ years		
	Landscape - Hardscape- Concrete	Entire Site	24,303	SF	6	10+ years		
	Parkway trees	Entire Site	44	EA	6	10+ years		
	Planting Beds/ Area	Entire Site	5,450	SF	6	10+ years		
	Retaining Wall - Concrete	Entire Site	150	SF	6	10+ years		
	Trash Receptacles	Entire Site	9	EA	6	10+ years		
Parking I	ot Concrete Curbs	Parking Lot- South	170	LF	6	10		
			170	LF	6	10+ years		
	Interior Plantings	Parking Lot- South	20		6	10+ years		
	Lighting - Pole Mounted	Parking Lot- South	2	EA	6	10+ years		
	Pavers	Parking Lot- South	7,550	SF	6	10+ years		
	Surface - Concrete	Parking Lot- South	1,200	SF	6	10+ years		
	Trash Compactor	Parking Lot- South	1	EA	6	10+ years		
	Trash Enclosure - Masonry	Parking Lot- South	950	SF	6	10+ years		
	Vehicular Screening	Parking Lot- South	155	LF	6	10+ years		
Playgrou	nd							
-, g. bu	Equipment - Pre K 3-5	North	1	EA	6	10+ years		
	Equipment - School Age 5-12	North	1	EA	6	10+ years		
	Surface - Poured Surface	North	3,845	SF	6	10+ years		
	Surface - Poured Surface	North	5	SF	4	0-1 year	Hole	
Cidowall	-							
Sidewalk	s Sidewalks - Internal Walks	Entire Site	927	LF	6	10+ years		
	Sidewalks - Internal Walks	Entire Site	100	LF	5	2-5 years		
	Sidewalks - Perimeter Sidewalks	Entire Site	8.200	SF	5 6	2-5 years 10+ years		
			ō.∠UU	SГ	0	IU+ years		



5225 N Oak Park AVENUE, Chicago, IL 60656 **Category : Site Building : Site** Recommend Group Item - Type Location Quantity UOM Rank **Replacement** Comments SF Sidewalks - Perimeter Sidewalks Entire Site 1.050 5 2-5 years Signage Flag Pole - Flag Pole ΕA 6 West Courtyard and Southwest 1 10+ years corner of the property West Courtyard and Southwest Marquee - Free Standing Back Lighted FΑ 1 6 10+ years corner of the property Monument - Building Mounted Cut Letter West Courtyard and Southwest 1 EΑ 6 10+ years corner of the property Sign

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

#### Definitions

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



## Classroom Summary

			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	Intended Usage	Room Location	Number	Number		Alea	Alea	Stop	Doard
Computer Lab	Regular Classroom	2nd Floor	207	207	690	162	60	N	Y
Kindergarten	Kindergarten	1st Floor	109	109	690	102	45	N	Y
Kindergarten	Kindergarten	1st Floor	110	110	529	90	30	N	Y
Office	Regular Classroom	2nd Floor	211	211	450	81	30	N	Y
Regular Classroom	Regular Classroom	1st Floor	107	107	690	162	60	N	Y
Regular Classroom	Regular Classroom	1st Floor	107	107	690	162	60	N	Y
Regular Classroom	Regular Classroom	1st Floor	112	112	690	162	60	N	Y
Regular Classroom	Regular Classroom	2nd Floor	208	208	690	162	60	N	Y
Regular Classroom	Regular Classroom	2nd Floor	210	208	690	162	60	N	Y
Regular Classroom	Regular Classroom	2nd Floor	210	210	690	162	60	N	Y
Regular Classroom	Regular Classroom	2110 F1001	212	212	690	102	60	IN	ř
Building : Addition 1									
Art Room	Art Room	2nd Floor	203	203	1,280	243	135	N	Y
Regular Classroom	Regular Classroom	1st Floor	101	101	736	162	90	N	Y
Regular Classroom	Regular Classroom	1st Floor	102	102	736	162	90	N	Y
Regular Classroom	Regular Classroom	1st Floor	103	103	544	81	45	N	Y
Regular Classroom	Regular Classroom	1st Floor	104	104	736	162	90	N	Y
Regular Classroom	Regular Classroom	1st Floor	105	105	736	162	90	N	Y
Regular Classroom	Regular Classroom	2nd Floor	201	201	736	162	90	N	Y
Regular Classroom	Regular Classroom	2nd Floor	202	202	736	162	90	N	Y
Regular Classroom	Regular Classroom	2nd Floor	204	204	736	162	90	N	Y
Regular Classroom	Regular Classroom	2nd Floor	206	206	736	162	90	N	Y
						<u> </u>		<u> </u>	-
Building : Addition 2									
Regular Classroom	Regular Classroom	1st Floor	123	1016	850	114	20	N	Y
Regular Classroom	Regular Classroom	1st Floor	124	1024	850	114	20	N	Y
Regular Classroom	Regular Classroom	1st Floor	125	1017	850	114	20	N	Y
Regular Classroom	Regular Classroom	1st Floor	126	1023	850	114	20	N	Y
Regular Classroom	Regular Classroom	1st Floor	128	1022	850	114	20	N	Y
Regular Classroom	Regular Classroom	1st Floor	129	1019	850	114	20	N	Y
Regular Classroom	Regular Classroom	2nd Floor	127	1018	850	114	20	N	Y
Regular Classroom	Regular Classroom	2nd Floor	221	2017	850	114	20	N	Y
Regular Classroom	Regular Classroom	2nd Floor	222	2027	850	114	20	N	Y
Regular Classroom	Regular Classroom	2nd Floor	223	2018	850	114	20	N	Y
Regular Classroom	Regular Classroom	2nd Floor	225	2019	850	114	20	N	Y
Science Lab Level 1	Science Lab Level 1	2nd Floor	230	2021	1,360	284	51	N	Y