

Facility Assessment Report

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

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

Campus Summary			
BuildingName	Year Constructed	Number of Floors	Building Area (Sq Ft)
Main	1953	1	12,302
Addition	1995	1	4,945
Branch-Fleming	1960	1	13,953
Modular 1 @ Fleming Branch (8-Classroom)	2012	1	9,660
Campus Total			40,860

Category : Exterior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Entrance							
	Exterior Doors - Exterior Steel Door	Entrance 2 - South	2	EA	6	10+ years	
	Ramp Handrail - Steel_Ramp Handrail	Entrance 2 - South	45	LF	7	10+ years	
	Ramp Handrail - Steel_Ramp Handrail	Entrance 2 - South	5	LF	5	1-2 years	Post House corroded and displaced concrete
	Ramps - Concrete	Entrance 2 - South	15	LF	5	2-5 years	
	Exterior Doors - Exterior Steel Door	Entrance 6 - Northeast	1	EA	6	10+ years	
	Exterior Stairs - Concrete	Entrance 6 - Northeast	3	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	Entrance 7	1	EA	6	10+ years	
	Exterior Stairs - Concrete	Entrance 7	3	LF	6	10+ years	
	Entrance Control - Audio	Main Entrance 1 - Southwest	1	EA	6	6-10 years	
	Exterior Doors - Exterior FRP Door	Main Entrance 1 - Southwest	2	EA	7	10+ years	
	Exterior Doors - Side lite	Main Entrance 1 - Southwest	6	EA	7	10+ years	
	Exterior Doors - Transom Lite	Main Entrance 1 - Southwest	3	EA	7	10+ years	
	Exterior Stairs - Concrete	Main Entrance 1 - Southwest	54	LF	5	2-5 years	Minor cracks in concrete
	Stair Handrail - Steel_Stair Handrail	Main Entrance 1 - Southwest	15	LF	6	10+ years	
Foundation							
	Foundation - Concrete	Entire Building	505	LF	7	10+ years	
	Superstructure - Heavy Timber	Entire Building	12,302	SF	7	10+ years	

Category : Exterior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Lighting							
	Exterior Lighting - Parapet or Roof Mounted	Entire Building	6	EA	6	10+ years	
	Exterior Lighting - Wall Mounted	Entire Building	2	EA	6	10+ years	
Roof System							
	Chimney - Brick Chimney- Concrete/ Mortar Liner	Roof 1	14	LF	6	10+ years	
	Chimney - Brick Chimney- Concrete/ Mortar Liner	Roof 1	14	LF	4	1-2 years	Open joints, spalled brick, large cracks, and displaced masonry.
	Coping - Metal	Roof 1	24	LF	7	10+ years	
	Coping - Metal	Roof 1	6	LF	6	1-2 years	Metal coping is letting water leak onto the canopy structure below at entrance number one
	Coping - Stone	Roof 1	120	LF	6	6-10 years	
	Downspouts - Interior Downspouts	Roof 1	20	LF	6	10+ years	
	Downspouts - Interior Downspouts	Roof 1	60	LF	6	10+ years	Roof sinking, drain not functioning properly
	Parapet - 16" - 30" Height	Roof 1	120	LF	6	10+ years	
	Roof - Modified Bitumen	Roof 1	3,056	SF	6	6-10 years	
	Roof Structure - Heavy Timber	Roof 1	3,056	SF	7	10+ years	
	Coping - Metal	Roof 2 - N / S of main corridor	24	LF	7	6-10 years	
	Coping - Stone	Roof 2 - N / S of main corridor	153	LF	6	6-10 years	
	Downspouts - Exterior Downspouts	Roof 2 - N / S of main corridor	307	LF	5	10+ years	
	Downspouts - Interior Downspouts	Roof 2 - N / S of main corridor	30	LF	6	10+ years	
	Parapet - 16" - 30" Height	Roof 2 - N / S of main corridor	57	LF	6	10+ years	
	Parapet - 16" - 30" Height	Roof 2 - N / S of main corridor	20	LF	5	1-2 years	Spalled brick open joints
	Parapet - Parapet < 16" Height	Roof 2 - N / S of main corridor	88	LF	6	10+ years	
	Parapet - Parapet > 30"	Roof 2 - N / S of main corridor	12	LF	5	1-2 years	Cracked brick
	Roof - Asphalt Shingle	Roof 2 - N / S of main corridor	1,716	SF	6	6-10 years	
	Roof - Modified Bitumen	Roof 2 - N / S of main corridor	6,910	SF	6	6-10 years	
	Roof Structure - Steel / Metal Deck/ Concrete Topping	Roof 2 - N / S of main corridor	8,626	SF	7	10+ years	
	Chimney - Brick Chimney- Concrete/ Mortar Liner	Roof 3 - Over boiler room	18	LF	6	10+ years	
	Chimney - Brick Chimney- Concrete/ Mortar Liner	Roof 3 - Over boiler room	10	LF	4	1-2 years	Open joints, deteriorated mortar, displaced masonry.
	Chimney - Metal Flue	Roof 3 - Over boiler room	20	LF	6	10+ years	
	Chimney - Metal Flue	Roof 3 - Over boiler room	50	LF	6	10+ years	
	Coping - Stone	Roof 3 - Over boiler room	82	LF	6	10+ years	
	Downspouts - Interior Downspouts	Roof 3 - Over boiler room	15	LF	6	10+ years	
	Parapet - 16" - 30" Height	Roof 3 - Over boiler room	62	LF	6	10+ years	
	Parapet - 16" - 30" Height	Roof 3 - Over boiler room	20	LF	6	10+ years	
	Roof - Modified Bitumen	Roof 3 - Over boiler room	620	SF	6	6-10 years	
	Roof Structure - Heavy Timber	Roof 3 - Over boiler room	620	SF	7	10+ years	

Category : Exterior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Walls</u>							
	Canopy - Concrete/ Stucco	Entire Building	187	SF	6	10+ years	
	Canopy - Concrete/ Stucco	Entire Building	3	SF	4	1-2 years	Spalled concrete, cracked, showing reinforcement at support columns
	Exterior Walls - Brick	Entire Building	3,115	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	500	SF	5	2-5 years	Mortar at brick and foundation junction is deteriorated along the entire building perimeter.
	Exterior Walls - Stone-Cast	Entire Building	217	SF	6	10+ years	
	Exterior Walls - Stone-Cast	Entire Building	14	SF	5	10+ years	
	Exterior Walls - Stone-Cast	Entire Building	25	SF	5	1-2 years	Open joints at stone
	Exterior Walls - Stone-Cast	Entire Building	141	SF	5	10+ years	
<u>Windows</u>							
	Lintels - Steel	Entire Building	245	LF	6	10+ years	
	Lintels - Stone	Entire Building	10	LF	4	0-1 year	Displaced stone lintils near door number seven
	Windows - Louver	Entire Building	81	SF	7	10+ years	
	Windows - Sash Aluminum	Entire Building	4,048	SF	6	10+ years	

Category : Electrical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Emergency System</u>							
	Emergency A/C Power - Corridors and Stairs	1st Floor	1,770	SF	6	6-10 years	
	Emergency A/C Power - Students Toilets	1st Floor	701	SF	6	6-10 years	
	Emergency Battery Packs - Corridors and Stairs	1st Floor	5	EA	6	6-10 years	
	Emergency Battery Packs - Students Toilets	1st Floor	2	EA	6	6-10 years	
	Exit Signs - Corridors and Stairs	1st Floor	6	EA	4	0-1 year	Older signs, lighting dimmed.
	Security System - CCTV	1st Floor	12,302	SF	6	6-10 years	Also serves Addition
	Security System - Intrusion Detection	1st Floor	12,302	SF	6	6-10 years	Also serves Addition
	Automatic Transfer Switch	Boiler Room	1	EA	6	6-10 years	
<u>Main Service</u>							
	Main Electrical Service - 800 A and 120/208/3PH	1st Floor	1	EA	6	6-10 years	Also serves Addition
	Independent Electrical Service for emergency power	1st Floor	1	EA	6	6-10 years	Also serves Addition
	PA System	1st Floor	12,302	SF	6	6-10 years	Also serves Addition

Category : Electrical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Power Distribution</u>							
	Lighting and Power Panels - 100 A	1st Floor	1	EA	6	6-10 years	
	Lighting and Power Panels - Above 100 A	1st Floor	3	EA	6	6-10 years	
	Lighting and Power Panels - Above 100 A	1st Floor	2	EA	6	6-10 years	Lacks a directory
	Main Distribution Panels - 400 - 600 amp	1st Floor	2	EA	6	6-10 years	

Category : Fire Protection
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Fire Alarm</u>							
	Fire Alarm Panel	1st Floor	1	EA	6	2-5 years	
	Fire Alarm Strobe Lights	1st Floor	2,302	SF	6	6-10 years	
	Fire Alarm_System	1st Floor	2,302	SF	6	2-5 years	

Category : Mechanical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Boiler Systems</u>							
	Boiler Auxiliary- Steam Boiler - 50 - 75 HP	Boiler Room	2	EA	6	6-10 years	
	Chemical Feeder	Boiler Room	1	EA	6	6-10 years	
	Combustion Dampers	Boiler Room	2	EA	6	6-10 years	
	Condensate Pump	Boiler Room	1	EA	6	6-10 years	
	Feed Water Pumps and Tank	Boiler Room	1	EA	6	6-10 years	
	Non Condensing- Water Tube- Flexible Tube- Atmospheric- Steam Boiler - 50 - 75 HP	Boiler Room	2	EA	6	6-10 years	Upgraded since last assessment
	Piping - Condensate Pipe- Steel	Boiler Room	300	LF	6	6-10 years	
	Piping - Steam Pipe- Steel	Boiler Room	300	LF	6	6-10 years	
	Steam Traps	Boiler Room	30	EA	5	6-10 years	

Heating Devices

	Wall Heater - Electric	1st Floor	5	EA	5	2-5 years	
	PTAC - Electric Heating and Self Contained Cooling	1st Floor	2	EA	7	10+ years	
	Cabinet Heaters - With Steam Coil	Entire Building	2	EA	5	6-10 years	Paint required.
	Radiators - Steam	Entire Building	3	EA	5	6-10 years	Paint required.

Temperature Control

	DDC System	Boiler Room	12,302	SF	6	6-10 years	
	Electric Thermostat	Boiler Room	21	EA	6	6-10 years	Internal to the equipment per building engineer
	Thermostats - DDC	Boiler Room	4	EA	6	6-10 years	Internal to the equipment per building

Category : Mechanical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
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Unit Ventilation

	Unit Ventilators- Floor Mounted- Steam Heating w/ DX Cooling Coil & w/ Self Contained Compressors	Entire Building	9	EA	5	2-5 years	engineer
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Ventilation

	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Roof	2	EA	7	6-10 years	Installed 2020.
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Category : Plumbing
Building : Main

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

	Gas Heater - Less than 150000 BTU/HR	Boiler Room	1	EA	6	10+ years	
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Piping

	Domestic Piping-Hot Water Return Lines	Entire Building	12,302	SF	6	6-10 years	
	Domestic Piping-Hot Water Return Risers	Entire Building	12,302	SF	6	6-10 years	
	Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	12,302	SF	6	6-10 years	
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	12,302	SF	6	6-10 years	
	Domestic Piping-Hot/Cold Water Supply (Risers)	Entire Building	12,302	SF	6	6-10 years	
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building	12,302	SF	6	6-10 years	
	Sanitary Piping	Entire Building	12,302	SF	6	6-10 years	
	Storm Piping	Entire Building	12,302	SF	6	6-10 years	
	Vent Piping	Entire Building	12,302	SF	6	6-10 years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
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Administrative Suites/Offices

	Ceiling - Lay-in	4A-Conference Room	332	SF	6	6-10 years	
	Doors - Wood Doors inclu hw	4A-Conference Room	1	EA	6	10+ years	
	Floor - Tile	4A-Conference Room	332	SF	6	10+ years	
	Lighting - Lay-in	4A-Conference Room	6	EA	7	6-10 years	
	Power Distribution	4A-Conference Room	8	EA	6	10+ years	
	Walls - Concrete Block	4A-Conference Room	882	SF	7	10+ years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	AC Unit	Main Office	1	EA	7	6-10 years	
	Ceiling - Lay-in	Main Office	107	SF	6	6-10 years	
	Ceiling - Lay-in	Main Office	16	SF	4	1-2 years	Cracked, chipped and water damage tile
	Doors - Wood Doors inclu hw	Main Office	2	EA	6	10+ years	
	Floor - Tile	Main Office	123	SF	6	10+ years	
	Lighting - Lay-in	Main Office	2	EA	7	6-10 years	
	Power Distribution	Main Office	12	EA	6	6-10 years	
	Walls - Concrete Block	Main Office	420	SF	6	10+ years	
	AC Unit	Principals Office	1	EA	7	6-10 years	
	Ceiling - Lay-in	Principals Office	133	SF	7	6-10 years	
	Doors - Wood Doors inclu hw	Principals Office	1	EA	7	10+ years	
	Floor - Tile	Principals Office	133	SF	6	10+ years	
	Lighting - Lay-in	Principals Office	2	EA	7	6-10 years	
	Power Distribution	Principals Office	14	EA	6	6-10 years	
	Walls - Concrete Block	Principals Office	455	SF	7	10+ years	
	Ceiling - Lay-in	Teacher's Lounge	200	SF	6	6-10 years	
	Doors - Steel Doors incl hw	Teacher's Lounge	1	EA	6	10+ years	
	Floor - Tile	Teacher's Lounge	200	SF	7	10+ years	
	Lighting - Lay-in	Teacher's Lounge	2	EA	6	6-10 years	
	Power Distribution	Teacher's Lounge	6	EA	6	6-10 years	
	Walls - Concrete Block	Teacher's Lounge	590	SF	6	10+ years	
	Work Slnk	Teacher's Lounge	1	EA	7	6-10 years	

Mechanical/ Service Rooms

Boiler Room	1st Floor	796	SF	5	10+ years	Damaged flooring.
Janitor's Closet	1st Floor	26	SF	5	6-10 years	
Storage Room	1st Floor	156	SF	7	6-10 years	

Restroom

Accessories	102-Used as storage now	29	SF	7	6-10 years	
Ceiling - Lay-in	102-Used as storage now	29	SF	6	6-10 years	
Doors - Wood Doors inclu hw	102-Used as storage now	1	EA	6	10+ years	
Floor - Tile	102-Used as storage now	29	SF	6	10+ years	
Lavatory	102-Used as storage now	1	EA	6	6-10 years	
Lighting - Wall Mounted	102-Used as storage now	1	EA	6	6-10 years	
Walls - Concrete Block	102-Used as storage now	53	SF	6	10+ years	
Walls - Tile Ceramic/ Porcelain	102-Used as storage now	139	SF	6	10+ years	
Water Closet	102-Used as storage now	1	EA	6	6-10 years	
Accessories	103-Used as storage now	29	SF	7	6-10 years	
Ceiling - Lay-in	103-Used as storage now	29	SF	6	6-10 years	
Doors - Wood Doors inclu hw	103-Used as storage now	1	EA	6	10+ years	
Floor - Tile	103-Used as storage now	29	SF	6	6-10 years	
Lavatory	103-Used as storage now	1	EA	6	6-10 years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Lighting - Lay-in	103-Used as storage now	1	EA	7	6-10 years	
	Walls - Concrete Block	103-Used as storage now	53	SF	7	10+ years	
	Walls - Tile Ceramic/ Porcelain	103-Used as storage now	139	SF	7	10+ years	
	Accessories	104-Not Available	29	SF	5	6-10 years	
	Ceiling - Plaster/Drywall	104-Not Available	29	SF	6	6-10 years	
	Doors - Wood Doors inclu hw	104-Not Available	1	EA	6	6-10 years	
	Floor - Tile	104-Not Available	29	SF	6	6-10 years	
	Lighting - Pendent/Surface	104-Not Available	1	EA	6	2-5 years	
	Walls - Concrete Block	104-Not Available	0	SF	7	10+ years	
	Walls - Tile Ceramic/ Porcelain	104-Not Available	0	SF	7	10+ years	
	Accessories	1st Floor-Teacher's Lounge	28	SF	7	6-10 years	
	Ceiling - Lay-in	1st Floor-Teacher's Lounge	28	SF	6	6-10 years	
	Doors - Steel Doors incl hw	1st Floor-Teacher's Lounge	1	EA	6	10+ years	
	Floor - Tile	1st Floor-Teacher's Lounge	28	SF	6	10+ years	
	Lavatory	1st Floor-Teacher's Lounge	1	EA	6	6-10 years	
	Lighting - Lay-in	1st Floor-Teacher's Lounge	1	EA	6	6-10 years	
	Walls - Concrete Block	1st Floor-Teacher's Lounge	56	SF	6	10+ years	
	Walls - Structural Glazed Tile	1st Floor-Teacher's Lounge	112	SF	6	10+ years	
	Water Closet	1st Floor-Teacher's Lounge	1	EA	6	6-10 years	
	Accessories	Boy's Restroom	185	SF	7	6-10 years	
	Ceiling - Lay-in	Boy's Restroom	185	SF	6	6-10 years	
	Doors - Steel Doors incl hw	Boy's Restroom	2	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	Boy's Restroom	185	SF	6	10+ years	
	Lavatory	Boy's Restroom	1	EA	6	6-10 years	
	Lighting - Lay-in	Boy's Restroom	3	EA	6	6-10 years	
	Partitions	Boy's Restroom	1	EA	7	6-10 years	
	Student Lockers - Three Tiers	Boy's Restroom	18	EA	6	6-10 years	
	Urinals	Boy's Restroom	2	EA	6	6-10 years	
	Walls - Concrete Block	Boy's Restroom	190	SF	6	10+ years	
	Walls - Structural Glazed Tile	Boy's Restroom	380	SF	6	10+ years	
	Water Closet	Boy's Restroom	1	EA	6	6-10 years	
	Accessories	Girl's Restroom	185	SF	7	6-10 years	
	Ceiling - Lay-in	Girl's Restroom	177	SF	6	6-10 years	
	Ceiling - Lay-in	Girl's Restroom	8	SF	4	1-2 years	Water damage.
	Doors - Steel Doors incl hw	Girl's Restroom	2	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	Girl's Restroom	185	SF	6	10+ years	
	Floor Drain	Girl's Restroom	1	EA	7	10+ years	
	Lavatory	Girl's Restroom	1	EA	6	6-10 years	
	Lighting - Lay-in	Girl's Restroom	3	EA	6	6-10 years	
	Partitions	Girl's Restroom	3	EA	5	10+ years	
	Student Lockers - Three Tiers	Girl's Restroom	18	EA	6	6-10 years	
	Walls - Concrete Block	Girl's Restroom	190	SF	6	10+ years	
	Walls - Structural Glazed Tile	Girl's Restroom	380	SF	6	10+ years	
	Water Closet	Girl's Restroom	3	EA	6	10+ years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Accessories	Main Office	37	SF	7	6-10 years	
	Ceiling - Lay-in	Main Office	37	SF	7	6-10 years	
	Doors - Wood Doors inclu hw	Main Office	1	EA	7	10+ years	
	Floor - Tile	Main Office	37	SF	6	10+ years	
	Lavatory	Main Office	1	EA	6	6-10 years	
	Lighting - Lay-in	Main Office	1	EA	7	6-10 years	
	Lighting - Wall Mounted	Main Office	1	EA	6	6-10 years	
	Partitions	Main Office	1	EA	7	6-10 years	
	Walls - Concrete Block	Main Office	52	SF	7	10+ years	
	Walls - Structural Glazed Tile	Main Office	105	SF	7	10+ years	
	Water Closet	Main Office	1	EA	6	6-10 years	
	Accessories	boiler room	71	SF	7	6-10 years	
	Ceiling - Exposed	boiler room	71	SF	6	6-10 years	
	Doors - Steel Doors incl hw	boiler room	1	EA	6	10+ years	
	Floor - Tile	boiler room	67	SF	6	10+ years	
	Floor - Tile	boiler room	4	SF	4	0-1 year	Missing.
	Lavatory	boiler room	1	EA	6	6-10 years	
	Lighting - Lay-in	boiler room	1	EA	7	6-10 years	
	Partitions	boiler room	0	EA	5	1-2 years	Door missing.
	Walls - Concrete Block	boiler room	248	SF	6	10+ years	
	Walls - Masonry	boiler room	155	SF	6	10+ years	
	Water Closet	boiler room	1	EA	6	6-10 years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Classroom #100 (Regular Classroom)							
	Ceiling - Lay-in	1st Floor	598	SF	6	6-10 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	590	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	8	EA	7	6-10 years	
	Marker Board	1st Floor	12	LF	7	6-10 years	
	Walls - Masonry	1st Floor	686	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	246	SF	6	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	117	SF	6	10+ years	
Classroom #101 (Pre School)							
	Ceiling - Lay-in	1st Floor	835	SF	6	6-10 years	
	Ceiling - Lay-in	1st Floor	16	SF	5	0-1 year	Water damage.
	Doors - Wood Doors inclu hw	1st Floor	2	EA	7	10+ years	
	Floor - Tile	1st Floor	851	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	13	EA	7	6-10 years	
	Marker Board	1st Floor	24	LF	7	6-10 years	
	Storage/ Closet	1st Floor	29	SF	7	10+ years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Student Lockers - One Tier	1st Floor	22	EA	6	6-10 years	
	Walls - Concrete Block	1st Floor	740	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	371	SF	6	10+ years	
Classroom #102 (Regular Classroom)							
	Ceiling - Lay-in	1st Floor	890	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	890	SF	6	6-10 years	
	Lighting - Lay-in	1st Floor	14	EA	7	10+ years	
	Marker Board	1st Floor	14	LF	7	6-10 years	
	Student Lockers - One Tier	1st Floor	24	EA	6	6-10 years	
	Walls - Concrete Block	1st Floor	1,220	SF	7	10+ years	
	Work Sink	1st Floor	1	EA	5	6-10 years	
Classroom #103 (Regular Classroom)							
	Casework	1st Floor	4	LF	6	6-10 years	
	Ceiling - Lay-in	1st Floor	6	SF	6	6-10 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	948	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	14	EA	7	6-10 years	
	Marker Board	1st Floor	24	LF	7	6-10 years	
	Storage/ Closet	1st Floor	46	SF	7	6-10 years	
	Student Lockers - One Tier	1st Floor	21	EA	7	6-10 years	
	Student Lockers - One Tier	1st Floor	2	EA	4	1-2 years	Dent in locker
	Walls - Concrete Block	1st Floor	1,142	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	100	SF	6	10+ years	
Classroom #104 (Regular Classroom)							
	Casework	1st Floor	12	LF	6	6-10 years	
	Ceiling - Lay-in	1st Floor	877	SF	6	6-10 years	
	Ceiling - Lay-in	1st Floor	8	SF	4	1-2 years	Water damage.
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	885	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	11	EA	7	6-10 years	
	Marker Board	1st Floor	12	LF	7	6-10 years	
	Storage/ Closet	1st Floor	47	SF	7	6-10 years	
	Student Lockers - Two Tiers	1st Floor	24	EA	6	6-10 years	
	Walls - Concrete Block	1st Floor	1,220	SF	7	10+ years	
Classroom #105 (Regular Classroom)							
	Casework	1st Floor	5	LF	6	6-10 years	
	Ceiling - Lay-in	1st Floor	765	SF	6	6-10 years	
	Ceiling - Lay-in	1st Floor	2	SF	5	0-1 year	Water damage

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	767	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	7	6-10 years	
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Storage/ Closet	1st Floor	29	SF	7	10+ years	
	Storage/ Closet	1st Floor	35	SF	7	6-10 years	
	Student Lockers - One Tier	1st Floor	46	EA	7	6-10 years	
	Walls - Concrete Block	1st Floor	5	SF	6	1-2 years	Cracking.
	Walls - Concrete Block	1st Floor	782	SF	6	10+ years	

Classroom #106 (Kindergarten)

	Casework	1st Floor	12	LF	6	6-10 years	
	Ceiling - Lay-in	1st Floor	995	SF	6	6-10 years	
	Ceiling - Lay-in	1st Floor	16	SF	4	0-1 year	Water damage.
	Doors - Wood Doors inclu hw	1st Floor	2	EA	7	10+ years	
	Floor - Tile	1st Floor	1,027	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	15	EA	7	6-10 years	
	Marker Board	1st Floor	22	LF	7	6-10 years	
	Student Lockers - Two Tiers	1st Floor	26	EA	7	6-10 years	
	Walls - Concrete Block	1st Floor	1,226	SF	7	10+ years	

Category : Interior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Corridor							
	Ceiling - Lay-in	1st Floor	2,125	SF	6	6-10 years	
	Doors - Transom Window	1st Floor	10	SF	6	10+ years	
	Floor - Terrazzo	1st Floor	55	SF	6	10+ years	
	Floor - Tile/Sheet	1st Floor	2,070	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	19	EA	6	6-10 years	
	Lighting - Pendent/Surface	1st Floor	1	EA	6	6-10 years	
	Walls - Concrete Block	1st Floor	2,670	SF	6	10+ years	
	Walls - Masonry	1st Floor	242	SF	6	10+ years	
	Walls - Structural Glazed Tile	1st Floor	1,335	SF	6	10+ years	

Safety

	Camera Viewing Station	1st Floor	3	EA	7	2-5 years	
	Metal Dedector	1st Floor	1	EA	7	2-5 years	
	Security Cameras	1st Floor	2	EA	7	2-5 years	
	Security Cameras	1st Floor	5	EA	7	2-5 years	

Category : Exterior
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Entrance							
	Exterior Doors - Exterior Steel Door	Entrance 3 - Southwest	2	EA	6	10+ years	
	Ramp Handrail - Steel_Ramp Handrail	Entrance 3 - Southwest	60	LF	6	10+ years	
	Ramps - Concrete	Entrance 3 - Southwest	15	LF	5	1-2 years	Cracking.
	Exterior Doors - Exterior Steel Door	Entrance 4 - Southeast	2	EA	6	10+ years	
	Ramp Handrail - Steel_Ramp Handrail	Entrance 4 - Southeast	42	LF	6	10+ years	
	Ramp Handrail - Steel_Ramp Handrail	Entrance 4 - Southeast	3	LF	4	1-2 years	Corroded post has broken foundation wall
	Ramps - Concrete	Entrance 4 - Southeast	12	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	Entrance 5 - Northeast	1	EA	6	10+ years	
	Ramp Handrail - Steel_Ramp Handrail	Entrance 5 - Northeast	39	LF	6	10+ years	
	Ramp Handrail - Steel_Ramp Handrail	Entrance 5 - Northeast	6	LF	4	1-2 years	Railing post has corroded and broken the foundation, two locations
	Ramps - Concrete	Entrance 5 - Northeast	15	LF	6	10+ years	
Foundation							
	Foundation - Concrete	Entire Building	245	LF	7	10+ years	
	Superstructure - Slab on Grade	Entire Building	4,945	SF	7	10+ years	
Lighting							
	Exterior Lighting - Parapet or Roof Mounted	Entire Building	1	EA	6	10+ years	
	Exterior Lighting - Wall Mounted	Entire Building	4	EA	7	10+ years	
	Exterior Lighting - Wall Mounted	Entire Building	1	EA	6	6-10 years	
Roof System							
	Access Ladder - Metal	Roof 4	1	EA	7	10+ years	
	Chimney - Metal Flue	Roof 4	21	LF	6	10+ years	
	Coping - Stone	Roof 4	100	LF	6	10+ years	
	Downspouts - Interior Downspouts	Roof 4	20	LF	6	10+ years	
	Downspouts - Interior Downspouts	Roof 4	40	LF	5	0-1 year	Clogged downspouts,unable to unclog or drain, active leaks.
	Parapet - 16" - 30" Height	Roof 4	100	LF	6	10+ years	
	Parapet - Parapet > 30"	Roof 4	60	LF	6	10+ years	
	Parapet - Parapet > 30"	Roof 4	20	LF	5	0-1 year	Spalled brick open joints
	Roof - Modified Bitumen	Roof 4	2,375	SF	4	0-1 year	Sunken roof, deteriorated roofing membrane, drains not working properly even after rodding
	Roof Hatch - Metal	Roof 4	1	EA	7	10+ years	
	Roof Structure - Heavy Timber	Roof 4	2,375	SF	7	10+ years	
	Access Ladder - Metal	Roof 5 - Gym	1	EA	7	10+ years	
	Coping - Stone	Roof 5 - Gym	206	LF	6	10+ years	
	Downspouts - Interior Downspouts	Roof 5 - Gym	54	LF	6	10+ years	

Category : Exterior
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Parapet - Parapet < 16" Height	Roof 5 - Gym	206	LF	6	10+ years	
	Roof - Asphalt Gravel Ballast	Roof 5 - Gym	2,070	SF	6	6-10 years	
	Roof - Asphalt Gravel Ballast	Roof 5 - Gym	500	SF	4	0-1 year	Per Building Engineer the roof leaks over gym. No interior damage viewed.
	Roof Structure - Steel / Metal Deck/ Concrete Topping	Roof 5 - Gym	2,570	SF	7	10+ years	

Walls

Exterior Walls - Brick	Entire Building	5,053	SF	6	10+ years
Exterior Walls - Stone-Cast	Entire Building	75	SF	6	10+ years
Exterior Walls - Stone-Cast	Entire Building	226	SF	6	10+ years

Windows

Guard - Guards perforated	Entire Building	180	SF	6	10+ years	
Guard - Guards perforated	Entire Building	16	SF	5	2-5 years	Guard at louver has been displaced
Lintels - Steel	Entire Building	75	LF	6	10+ years	
Windows - Louver	Entire Building	36	SF	6	10+ years	
Windows - Sash Aluminum Double-pane	Entire Building	325	SF	6	10+ years	

Category : Electrical
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Emergency System							
	Emergency A/C Power - Corridors and Stairs	1st Floor	305	SF	6	6-10 years	
	Emergency A/C Power - Multipurpose Room	1st Floor	2,350	SF	6	6-10 years	
	Emergency A/C Power - Students Toilets	1st Floor	620	SF	6	6-10 years	
	Exit Signs - Corridors and Stairs	1st Floor	2	EA	6	6-10 years	
	Exit Signs - Multipurpose Room	1st Floor	2	EA	6	6-10 years	
	Security System - CCTV	1st Floor	4,945	SF	6	6-10 years	
	Security System - Intrusion Detection	1st Floor	4,945	SF	6	6-10 years	
	Emergency Battery Packs - Multipurpose Room	1st Floor	3	EA	6	6-10 years	

Main Service

PA System	1st Floor	4,945	SF	6	6-10 years	Served by Main
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Power Distribution

Lighting and Power Panels - 100 A	1st Floor	1	EA	7	10+ years
Lighting and Power Panels - Above 100 A	1st Floor	1	EA	7	10+ years
Lighting and Power Panels - Above 100 A	1st Floor	1	EA	6	6-10 years

Category : Electrical
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Main Distribution Panels - 400 - 600 amp	1st Floor	1	EA	6	6-10 years	

Category : Fire Protection
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Fire Alarm</u>							
	Fire Alarm Strobe Lights	1st Floor	4,945	SF	6	6-10 years	
	Fire Alarm_System	1st Floor	4,945	SF	5	2-5 years	Served by Main
<u>Sprinkler System</u>							
	Sprinkler Heads	1st Floor	4,945	SF	7	6-10 years	
	Sprinkler Piping	1st Floor	4,945	SF	6	6-10 years	
	Wet Sprinkler System	1st Floor	4,945	SF	6	6-10 years	

Category : Mechanical
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Air Handling Systems</u>							
	Roof Top Unit-Single Zone-Roof Mounted-DX Cooling Only with Self Contained Compressor - 11 - 20 tons	Roof	1	EA	4	0-1 year	Well-maintained but at the end of its service life
	Roof Top Unit-Single Zone-Roof Mounted-DX Cooling Only with Self Contained Compressor - Less than 5 tons	Roof	1	EA	6	10+ years	
<u>Boiler Systems</u>							
	Piping - Condensate Pipe- Steel	1st Floor	80	LF	6	6-10 years	
	Piping - Steam Pipe- Steel	1st Floor	80	LF	6	6-10 years	
	Steam Traps	1st Floor	7	EA	5	6-10 years	
<u>Heating Devices</u>							
	Cabinet Heaters - With Electric Coil	1st Floor	2	EA	6	6-10 years	
	Fin Tube - Steam	Mechanical Room	6	LF	6	6-10 years	
<u>Temperature Control</u>							
	Electric Thermostat	1st Floor	4	EA	6	6-10 years	
<u>Unit Ventilation</u>							
	Unit Ventilators- Floor Mounted- Steam Heating w/ DX Cooling Coil & w/ Self Contained Compressors	1st Floor	2	EA	5	6-10 years	

Category : Mechanical
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Ventilation</u>							
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Roof	1	EA	6	6-10 years	
	Exhaust Fans- Roof Mounted - Less than 500 CFM	Roof	2	EA	6	6-10 years	
	Roof Mounted Duct Work	Roof	15	LF	6	6-10 years	
	Roof Mounted Duct Work	Roof	25	LF	6	0-1 year	Rusted, removed from service, and abandoned in place.

Category : Plumbing
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Hot Water</u>							
	Gas Heater - 150000 - 300000 BTU/HR	1st Floor	1	EA	6	10+ years	Installed 2017
<u>Piping</u>							
	Domestic Piping-Hot Water Return Lines	Entire Building	4,945	SF	6	6-10 years	
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	4,945	SF	6	6-10 years	
	Sanitary Piping	Entire Building	4,945	SF	6	6-10 years	
	Storm Piping	Entire Building	4,945	SF	6	6-10 years	
	Vent Piping	Entire Building	4,945	SF	6	6-10 years	

Category : Room
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Administrative Suites/Offices</u>							
	Ceiling - Lay-in	1st Floor-D08 Resource/Office	130	SF	6	6-10 years	
	Doors - Steel Doors incl hw	1st Floor-D08 Resource/Office	1	EA	6	10+ years	
	Floor - Tile	1st Floor-D08 Resource/Office	130	SF	6	10+ years	
	Lighting - Lay-in	1st Floor-D08 Resource/Office	2	EA	6	6-10 years	
	Power Distribution	1st Floor-D08 Resource/Office	4	EA	6	6-10 years	
	Walls - Concrete Block	1st Floor-D08 Resource/Office	425	SF	6	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor-D11 Kitchen/Office	170	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor-D11 Kitchen/Office	10	SF	5	1-2 years	Water damage.
	Doors - Side-lite	1st Floor-D11 Kitchen/Office	20	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor-D11 Kitchen/Office	1	EA	6	10+ years	
	Floor - Terrazzo	1st Floor-D11 Kitchen/Office	180	SF	6	10+ years	
	Lighting - Lay-in	1st Floor-D11 Kitchen/Office	2	EA	7	6-10 years	
	Power Distribution	1st Floor-D11 Kitchen/Office	6	EA	6	6-10 years	
	Walls - Concrete Block	1st Floor-D11 Kitchen/Office	505	SF	7	10+ years	
	Walls - Concrete Block	1st Floor-D11 Kitchen/Office	10	SF	6	1-2 years	Cracking.
	Ceiling - Lay-in	1st Floor-D15 Gym/Office	87	SF	6	6-10 years	

Category : Room
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Ceiling - Lay-in	1st Floor-D15 Gym/Office	8	SF	4	0-1 year	Water damage
	Doors - Steel Doors incl hw	1st Floor-D15 Gym/Office	1	EA	6	10+ years	
	Floor - Tile	1st Floor-D15 Gym/Office	95	SF	6	6-10 years	
	Lighting - Lay-in	1st Floor-D15 Gym/Office	1	EA	6	6-10 years	
	Power Distribution	1st Floor-D15 Gym/Office	2	EA	6	6-10 years	
	Walls - Concrete Block	1st Floor-D15 Gym/Office	350	SF	6	6-10 years	

Gymnasia

	Ceiling - Lay-in	1st Floor	2,121	SF	6	6-10 years
	Doors - Steel Doors incl hw	1st Floor	2	EA	6	10+ years
	Floor - Tile	1st Floor	2,121	SF	6	10+ years
	Lighting - Lay-in	1st Floor	16	EA	6	6-10 years
	Storage/ Closet	1st Floor	175	SF	5	6-10 years
	Walls - Concrete Block	1st Floor	3,700	SF	6	10+ years

Kitchen

	Ceiling - Lay-in	1st Floor-D13 Kitchen	662	SF	6	6-10 years
	Doors - Steel Doors incl hw	1st Floor-D13 Kitchen	1	EA	6	10+ years
	Floor - Terrazzo	1st Floor-D13 Kitchen	662	SF	6	10+ years
	Lighting - Lay-in	1st Floor-D13 Kitchen	8	EA	6	6-10 years
	Serving Line	1st Floor-D13 Kitchen	14	LF	6	6-10 years
	Walls - Concrete Block	1st Floor-D13 Kitchen	1,242	SF	6	10+ years

Mechanical/ Service Rooms

	Mechanical/ Service Rooms	1st Floor	35	SF	5	6-10 years
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Restroom

	Accessories	1st Floor-D07 Handicap Toilet	65	SF	7	6-10 years
	Ceiling - Plaster/Drywall	1st Floor-D07 Handicap Toilet	65	SF	6	6-10 years
	Doors - Steel Doors incl hw	1st Floor-D07 Handicap Toilet	1	EA	6	10+ years
	Floor - Tile	1st Floor-D07 Handicap Toilet	65	SF	6	10+ years
	Floor Drain	1st Floor-D07 Handicap Toilet	1	EA	7	6-10 years
	Lavatory	1st Floor-D07 Handicap Toilet	1	EA	6	6-10 years
	Lighting - Lay-in	1st Floor-D07 Handicap Toilet	1	EA	7	6-10 years
	Walls - Concrete Block	1st Floor-D07 Handicap Toilet	292	SF	6	10+ years
	Walls - Structural Glazed Tile	1st Floor-D07 Handicap Toilet	292	SF	7	10+ years
	Water Closet	1st Floor-D07 Handicap Toilet	1	EA	6	6-10 years

Category : Classroom
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Classroom #D16 (Music Room)						
	Ceiling - Lay-in	1st Floor	640	SF	6	6-10 years	

Category : Classroom
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Doors - Steel Doors incl hw	1st Floor	1	EA	6	6-10 years	
	Floor - Tile	1st Floor	640	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	9	EA	6	6-10 years	
	Lighting - Lay-in	1st Floor	1	EA	6	0-1 year	Missing light lens
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Walls - Concrete Block	1st Floor	1,260	SF	6	10+ years	
	Wireless System	1st Floor	1	EA	7	6-10 years	

Category : Interior
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Corridor							
	Ceiling - Lay-in	1st Floor	327	SF	6	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	68	SF	6	6-10 years	
	Doors - Steel Doors incl hw	1st Floor	2	EA	6	10+ years	
	Drinking Fountains - Single Fountain	1st Floor	1	EA	7	6-10 years	
	Floor - Tile/Sheet	1st Floor	395	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	4	EA	6	6-10 years	
	Student Lockers - One Tier	1st Floor	3	EA	6	6-10 years	
	Walls - Concrete Block	1st Floor	1,182	SF	6	10+ years	

Safety

	Security Cameras	Entire building	1	EA	7	2-5 years	
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Category : Exterior
Building : Branch-Fleming

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Entrance							
	Exterior Doors - Exterior Steel Door	Entrance 2 - East	1	EA	6	10+ years	
	Exterior Stairs - Concrete	Entrance 2 - East	8	LF	5	6-10 years	
	Exterior Stairs - Stone	Entrance 2 - East	3	LF	6	10+ years	
	Stair Handrail - Steel_Stair Handrail	Entrance 2 - East	5	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	Entrance 3 - East	1	EA	6	10+ years	
	Exterior Stairs - Concrete	Entrance 3 - East	3	LF	7	10+ years	
	Exterior Doors - Exterior Steel Door	Entrance 4A	1	EA	7	10+ years	
	Exterior Stairs - Concrete	Entrance 4A	3	LF	7	10+ years	
	Entrance Control - Audio and Video	Entrance 5 - North	1	EA	7	6-10 years	
	Exterior Doors - Exterior Steel Door	Entrance 5 - North	2	EA	6	10+ years	
	Exterior Stairs - Concrete	Entrance 5 - North	20	LF	7	10+ years	
	Ramp Handrail - Steel_Ramp Handrail	Entrance 5 - North	40	LF	6	10+ years	
	Ramps - Concrete	Entrance 5 - North	20	LF	7	10+ years	
	Stair Handrail - Steel_Stair Handrail	Entrance 5 - North	10	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	Exit 0 - South	1	EA	6	10+ years	
	Exterior Stairs - Stone	Exit 0 - South	3	LF	7	10+ years	
	Exterior Doors - Exterior Steel Door	Exit 1 - South	1	EA	5	0-1 year	Corroding frame
	Exterior Stairs - Stone	Exit 1 - South	3	LF	7	10+ years	
	Entrance Control - Audio and Video	Main Entrance 4 - South	1	EA	6	6-10 years	
	Exterior Doors - Exterior Steel Door	Main Entrance 4 - South	2	EA	6	10+ years	
	Exterior Doors - Transom Lite	Main Entrance 4 - South	1	EA	7	10+ years	
	Exterior Stairs - Concrete	Main Entrance 4 - South	20	LF	5	10+ years	
	Exterior Stairs - Stone	Main Entrance 4 - South	6	LF	6	10+ years	
Foundation							
	Foundation - Concrete	Entire Building	616	LF	7	10+ years	
	Foundation - Concrete	Entire Building	9	LF	5	1-2 years	Exposed rebar at foundation near door number five
	Superstructure - Slab on Grade	Entire Building	13,953	SF	7	10+ years	
Lighting							
	Exterior Lighting - Wall Mounted	Entire Building	7	EA	6	10+ years	
Roof System							
	Access Ladder - Metal	Roof 1	1	EA	7	10+ years	
	Chimney - Metal Flue	Roof 1	36	LF	6	10+ years	
	Chimney - Metal Flue	Roof 1	54	LF	6	10+ years	
	Coping - Metal	Roof 1	575	LF	6	10+ years	
	Downspouts - Interior Downspouts	Roof 1	52	LF	6	10+ years	
	Roof - Asphalt Gravel Ballast	Roof 1	12,545	SF	4	0-1 year	Standing water and bubbling.
	Roof Hatch - Metal	Roof 1	1	EA	7	10+ years	

Category : Exterior
Building : Branch-Fleming

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Roof Structure - Concrete	Roof 1	12,545	SF	7	10+ years	
	Access Ladder - Metal	Roof 2 - Gym	1	EA	5	2-5 years	
	Coping - Stone	Roof 2 - Gym	185	LF	6	10+ years	
	Downspouts - Interior Downspouts	Roof 2 - Gym	16	LF	6	10+ years	
	Parapet - Parapet < 16" Height	Roof 2 - Gym	185	LF	7	10+ years	
	Roof - Asphalt Gravel Ballast	Roof 2 - Gym	2,018	SF	6	6-10 years	
	Roof Structure - Steel / Metal Deck/ Concrete Topping	Roof 2 - Gym	2,018	SF	7	10+ years	

Walls

	Canopy - Concrete/ Stucco	Entire Building	255	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	4,125	SF	6	10+ years	
	Exterior Walls - Stone-Cast	Entire Building	404	SF	6	10+ years	
	Exterior Walls - Terra Cotta	Entire Building	744	SF	6	10+ years	

Windows

	Guard - Guards perforated	Entire Building	224	SF	6	10+ years	
	Lintels - Steel	Entire Building	432	LF	5	10+ years	
	Windows - Louver	Entire Building	234	SF	6	10+ years	
	Windows - Sash Lexan	Entire Building	4,614	SF	6	6-10 years	

Category : Electrical
Building : Branch-Fleming

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Emergency System</u>							
	Exit Signs - Corridors and Stairs	1st Floor	4	EA	4	0-1 year	Older signs, lighting dimmed.
	Exit Signs - Multipurpose Room	1st Floor	3	EA	4	0-1 year	Older signs, lighting dimmed.
	Security System - CCTV	1st Floor	13,953	SF	3	0-1 year	Security system is not operational
	Security System - Intrusion Detection	1st Floor	13,953	SF	6	6-10 years	
	Emergency A/C Power - Corridors and Stairs	1st Floor	1,560	SF	6	6-10 years	
	Emergency A/C Power - Multipurpose Room	1st Floor	1,813	SF	6	6-10 years	
	Emergency A/C Power - Students Toilets	1st Floor	680	SF	6	6-10 years	
	Emergency Battery Packs - Corridors and Stairs	1st Floor	2	EA	6	6-10 years	
	Automatic Transfer Switch	Boiler Room	1	EA	6	6-10 years	

Main Service

	PA System	1st Floor	13,953	SF	6	6-10 years	Also serves Modular
	Main Electrical Service - 800 A and 120/208/3PH	Electrical Room	1	EA	6	6-10 years	
	Independent Electrical Service for	Electrical Room	1	EA	6	6-10 years	

Category : Electrical
Building : Branch-Fleming

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	emergency power						
<u>Power Distribution</u>							
	Lighting and Power Panels - 100 A	1st Floor	2	EA	6	6-10 years	
	Lighting and Power Panels - 100 A	1st Floor	1	EA	4	0-1 year	Deteriorated.
	Lighting and Power Panels - Above 100 A	1st Floor	1	EA	6	6-10 years	MDF Room. Good condition but missing directory
	Lighting and Power Panels - Above 100 A	1st Floor	3	EA	6	6-10 years	
	Main Distribution Panels - 400 - 600 amp	1st Floor	1	EA	6	6-10 years	
	Main Distribution Panels - Less than 400 amp	1st Floor	2	EA	6	6-10 years	

Category : Fire Protection
Building : Branch-Fleming

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Fire Alarm</u>							
	Fire Alarm Panel	1st Floor	1	EA	6	2-5 years	
	Fire Alarm Strobe Lights	1st Floor	13,953	SF	6	6-10 years	
	Fire Alarm_System	1st Floor	13,953	SF	6	2-5 years	

Category : Mechanical
Building : Branch-Fleming

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Boiler Systems</u>							
	Boiler Auxiliary- Non Condensing Hot Water - 1001 - 2000 MBH	Boiler Room	2	EA	6	6-10 years	
	Chemical Pot Feeder	Boiler Room	1	EA	5	6-10 years	
	Combustion Dampers	Boiler Room	2	EA	6	6-10 years	
	Hot Water Pump	Boiler Room	2	EA	6	6-10 years	
	Non Condensing- Water Tube- Flexible Tube- Force Draft- Hot Water Boiler - 1001 - 2000 MBH	Boiler Room	2	EA	6	6-10 years	
	Water Fill System	Boiler Room	1	EA	6	6-10 years	
<u>Heating Devices</u>							
	Cabinet Heaters - With Hot Water Coil	1st Floor	6	EA	6	6-10 years	
	Wall Heater - Electric	1st Floor	8	EA	5	2-5 years	
<u>Mechanical Plumbing</u>							
	Hydronic Supply and Return - Galvanized	1st Floor	300	LF	6	6-10 years	
	Hot Water Pump - Less than 10	Mechanical Room	2	EA	6	6-10 years	

Category : Mechanical
Building : Branch-Fleming

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Temperature Control</u>							
	Electric Thermostat	MDF Room	1	EA	6	6-10 years	
<u>Unit Ventilation</u>							
	Unit Ventilators- Floor Mounted- Hot Water w/ DX Cooling Coil & w/ Self Contained Compressors	1st Floor	12	EA	5	6-10 years	
<u>Ventilation</u>							
	Exhaust Fans- Indoor - 500 - 1500 CFM	Roof	2	EA	6	6-10 years	
	Exhaust Fans- Roof Mounted - Less than 500 CFM	Roof	2	EA	6	6-10 years	

Category : Plumbing
Building : Branch-Fleming

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Hot Water</u>							
	Gas Heater - Less than 150000 BTU/HR	1st Floor	1	EA	6	2-5 years	Heater is reaching end of useful life.
<u>Piping</u>							
	Domestic Piping-Hot Water Return Lines	1st Floor	13,953	SF	6	6-10 years	
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	1st Floor	13,953	SF	6	6-10 years	
	Sanitary Piping	1st Floor	13,953	SF	6	6-10 years	
	Storm Piping	1st Floor	13,953	SF	6	6-10 years	
	Vent Piping	1st Floor	13,953	SF	6	6-10 years	

Category : Room
Building : Branch-Fleming

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Administrative Suites/Offices</u>							
	Ceiling - Plaster/Drywall	Copy room	60	SF	6	6-10 years	
	Doors - Wood Doors inclu hw	Copy room	1	EA	7	10+ years	
	Floor - Tile	Copy room	60	SF	7	10+ years	
	Lighting - Pendent/Surface	Copy room	1	EA	7	6-10 years	
	Power Distribution	Copy room	2	EA	7	6-10 years	
	Walls - Concrete Block	Copy room	250	SF	7	10+ years	
	Ceiling - Plaster/Drywall	Main Office	385	SF	7	6-10 years	
	Doors - Wood Doors inclu hw	Main Office	1	EA	7	10+ years	
	Floor - Tile	Main Office	385	SF	7	10+ years	
	Lighting - Pendent/Surface	Main Office	9	EA	7	6-10 years	
	Power Distribution	Main Office	12	EA	6	6-10 years	

Category : Room
Building : Branch-Fleming

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Storage/ Closet	Main Office	71	SF	7	6-10 years	
	Walls - Concrete Block	Main Office	1,275	SF	7	10+ years	
	Ceiling - Plaster/Drywall	Principals Office	170	SF	7	6-10 years	
	Doors - Wood Doors inclu hw	Principals Office	1	EA	7	10+ years	
	Floor - Tile	Principals Office	170	SF	7	10+ years	
	Lighting - Pendent/Surface	Principals Office	2	EA	7	6-10 years	
	Power Distribution	Principals Office	6	EA	6	6-10 years	
	Storage/ Closet	Principals Office	56	SF	7	6-10 years	
	Walls - Concrete Block	Principals Office	516	SF	6	10+ years	
	Ceiling - Lay-in	Teachers lounge.	296	SF	6	6-10 years	
	Doors - Wood Doors inclu hw	Teachers lounge.	1	EA	7	10+ years	
	Floor - Tile	Teachers lounge.	296	SF	7	10+ years	
	Lighting - Lay-in	Teachers lounge.	4	EA	7	6-10 years	
	Power Distribution	Teachers lounge.	7	EA	6	6-10 years	
	Walls - Concrete Block	Teachers lounge.	625	SF	7	10+ years	
	Work Slnk	Teachers lounge.	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	boiler room office.	52	SF	7	6-10 years	
	Doors - Wood Doors inclu hw	boiler room office.	1	EA	6	10+ years	
	Floor - Concrete	boiler room office.	52	SF	7	10+ years	
	Lighting - Pendent/Surface	boiler room office.	2	EA	7	6-10 years	
	Power Distribution	boiler room office.	6	EA	6	6-10 years	
	Walls - Concrete Block	boiler room office.	207	SF	7	10+ years	
	Walls - Masonry	boiler room office.	88	SF	7	10+ years	

Gymnasia

	Ceiling - Lay-in	1st Floor	1,812	SF	6	6-10 years	
	Doors - Steel Doors incl hw	1st Floor	2	EA	7	10+ years	
	Floor - Tile	1st Floor	1,812	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	27	EA	7	6-10 years	
	Storage/ Closet	1st Floor	30	SF	7	6-10 years	
	Walls - Concrete Block	1st Floor	2,585	SF	7	10+ years	

MDF_IDF

	Doors - Steel Doors incl hw	1st Floor	1	EA	6	10+ years	
	Finishes	1st Floor	110	SF	7	10+ years	
	Other Cooling Unit	1st Floor	1	EA	7	6-10 years	Fan Coil Unit

Mechanical/ Service Rooms

	Boiler Room	Boiler Room	687	SF	7	6-10 years	
	Storage Room	Boiler Room	47	SF	7	6-10 years	

Restroom

	Accessories	100	27	SF	7	6-10 years	
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Category : Room
Building : Branch-Fleming

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Ceiling - Plaster/Drywall	100	27	SF	6	6-10 years	
	Doors - Wood Doors inclu hw	100	1	EA	6	10+ years	
	Floor - Tile	100	27	SF	6	10+ years	
	Lavatory	100	1	EA	6	6-10 years	
	Lighting - Lay-in	100	1	EA	7	6-10 years	
	Walls - Concrete Block	100	177	SF	7	10+ years	
	Water Closet	100	1	EA	6	6-10 years	
	Accessories	1st Floor-Near Boy's Restroom	38	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor-Near Boy's Restroom	38	SF	6	6-10 years	
	Doors - Wood Doors inclu hw	1st Floor-Near Boy's Restroom	1	EA	6	10+ years	
	Floor - Tile	1st Floor-Near Boy's Restroom	38	SF	7	10+ years	
	Lavatory	1st Floor-Near Boy's Restroom	1	EA	6	6-10 years	
	Lighting - Pendent/Surface	1st Floor-Near Boy's Restroom	1	EA	6	6-10 years	
	Walls - Concrete Block	1st Floor-Near Boy's Restroom	212	SF	6	10+ years	
	Water Closet	1st Floor-Near Boy's Restroom	1	EA	6	6-10 years	
	Accessories	1st Floor-Near Teacher's Lounge	54	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor-Near Teacher's Lounge	54	SF	6	6-10 years	
	Doors - Wood Doors inclu hw	1st Floor-Near Teacher's Lounge	1	EA	6	10+ years	
	Floor - Tile	1st Floor-Near Teacher's Lounge	54	SF	7	10+ years	
	Lavatory	1st Floor-Near Teacher's Lounge	1	EA	6	6-10 years	
	Lighting - Pendent/Surface	1st Floor-Near Teacher's Lounge	1	EA	6	6-10 years	
	Lighting - Wall Mounted	1st Floor-Near Teacher's Lounge	1	EA	6	6-10 years	
	Walls - Concrete Block	1st Floor-Near Teacher's Lounge	255	SF	7	10+ years	
	Water Closet	1st Floor-Near Teacher's Lounge	1	EA	6	6-10 years	
	Accessories	Boys bathroom, across from room 102	250	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Boys bathroom, across from room 102	250	SF	7	6-10 years	
	Doors - Wood Doors inclu hw	Boys bathroom, across from room 102	2	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	Boys bathroom, across from room 102	250	SF	6	10+ years	
	Floor Drain	Boys bathroom, across from room 102	1	EA	7	10+ years	
	Lavatory	Boys bathroom, across from room 102	3	EA	6	6-10 years	
	Lighting - Pendent/Surface	Boys bathroom, across from room 102	2	EA	7	6-10 years	
	Partitions	Boys bathroom, across from room 102	2	EA	7	6-10 years	
	Urinals	Boys bathroom, across from room 102	4	EA	7	6-10 years	
	Walls - Concrete Block	Boys bathroom, across from room 102	702	SF	7	10+ years	

Category : Room
Building : Branch-Fleming

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Water Closet	Boys bathroom, across from room 102	2	EA	6	6-10 years	
	Accessories	boiler room	35	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	boiler room	35	SF	6	10+ years	
	Doors - Wood Doors inclu hw	boiler room	1	EA	6	10+ years	
	Floor - Tile	boiler room	35	SF	7	10+ years	
	Lavatory	boiler room	1	EA	7	6-10 years	
	Lighting - Pendent/Surface	boiler room	1	EA	6	6-10 years	
	Lighting - Wall Mounted	boiler room	1	EA	6	6-10 years	
	Walls - Concrete Block	boiler room	255	SF	7	10+ years	
	Water Closet	boiler room	1	EA	6	6-10 years	
	Accessories	girls restroom,across from room 102	250	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	girls restroom,across from room 102	250	SF	6	6-10 years	
	Doors - Wood Doors inclu hw	girls restroom,across from room 102	2	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	girls restroom,across from room 102	250	SF	6	10+ years	
	Floor Drain	girls restroom,across from room 102	1	EA	7	10+ years	
	Lavatory	girls restroom,across from room 102	3	EA	6	6-10 years	
	Lighting - Pendent/Surface	girls restroom,across from room 102	2	EA	7	6-10 years	
	Partitions	girls restroom,across from room 102	6	EA	7	6-10 years	
	Walls - Concrete Block	girls restroom,across from room 102	702	SF	7	10+ years	
	Water Closet	girls restroom,across from room 102	6	EA	6	6-10 years	
	Accessories	main office	47	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	main office	47	SF	7	6-10 years	
	Doors - Wood Doors inclu hw	main office	1	EA	7	10+ years	
	Floor - Tile	main office	47	SF	6	10+ years	
	Lavatory	main office	1	EA	6	6-10 years	
	Lighting - Pendent/Surface	main office	1	EA	6	6-10 years	
	Walls - Concrete Block	main office	235	SF	7	10+ years	
	Water Closet	main office	1	EA	6	6-10 years	

Category : Classroom
Building : Branch-Fleming

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Classroom #100 (Pre School)							
	Casework	1st Floor	30	LF	6	6-10 years	
	Ceiling - Lay-in	1st Floor	1,013	SF	6	6-10 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	1,013	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	7	6-10 years	
	Storage/ Closet	1st Floor	20	SF	7	6-10 years	
	Student Lockers - One Tier	1st Floor	10	EA	6	6-10 years	
	Walls - Concrete Block	1st Floor	1,525	SF	7	10+ years	
	Work Sink	1st Floor	1	EA	7	6-10 years	

Category : Classroom
Building : Branch-Fleming

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Classroom #102 (Office)</u>							
	Casework	1st Floor	8	LF	7	6-10 years	
	Ceiling - Lay-in	1st Floor	378	SF	6	6-10 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	378	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	6	EA	7	6-10 years	
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Walls - Concrete Block	1st Floor	723	SF	7	10+ years	
	Work Sink	1st Floor	1	EA	7	6-10 years	
<u>Classroom #103 (Regular Classroom)</u>							
	Casework	1st Floor	5	LF	6	6-10 years	
	Ceiling - Lay-in	1st Floor	770	SF	6	6-10 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	770	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	7	6-10 years	
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Walls - Concrete Block	1st Floor	824	SF	6	10+ years	
	Work Sink	1st Floor	1	EA	7	6-10 years	
<u>Classroom #104 (Regular Classroom)</u>							
	Casework	1st Floor	5	LF	6	6-10 years	
	Ceiling - Lay-in	1st Floor	770	SF	6	6-10 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	770	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	7	6-10 years	
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Walls - Concrete Block	1st Floor	824	SF	6	10+ years	
	Work Sink	1st Floor	1	EA	7	6-10 years	
<u>Classroom #105 (Regular Classroom)</u>							
	Casework	1st Floor	8	LF	6	6-10 years	
	Ceiling - Lay-in	1st Floor	770	SF	6	6-10 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	770	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	7	6-10 years	
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Walls - Concrete Block	1st Floor	824	SF	6	10+ years	
	Work Sink	1st Floor	1	EA	7	6-10 years	
<u>Classroom #106 (Regular Classroom)</u>							
	Casework	1st Floor	8	LF	6	6-10 years	
	Ceiling - Lay-in	1st Floor	770	SF	6	6-10 years	

Category : Classroom
Building : Branch-Fleming

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	770	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	7	6-10 years	
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Walls - Concrete Block	1st Floor	824	SF	6	10+ years	
	Work Sink	1st Floor	1	EA	7	6-10 years	

Classroom #107 (Regular Classroom)

	Casework	1st Floor	8	LF	6	6-10 years	
	Ceiling - Lay-in	1st Floor	790	SF	6	6-10 years	
	Ceiling - Lay-in	1st Floor	6	SF	4	1-2 years	Small hole
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	796	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	7	6-10 years	
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Walls - Concrete Block	1st Floor	875	SF	7	10+ years	
	Work Sink	1st Floor	1	EA	7	6-10 years	

Classroom #108 (Regular Classroom)

	Casework	1st Floor	8	LF	7	6-10 years	
	Ceiling - Lay-in	1st Floor	796	SF	6	6-10 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	796	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	7	6-10 years	
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Walls - Concrete Block	1st Floor	875	SF	6	10+ years	
	Work Sink	1st Floor	1	EA	7	6-10 years	

Category : Interior
Building : Branch-Fleming

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Corridor							
	Ceiling - Lay-in	1st Floor	1,468	SF	6	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	84	SF	6	6-10 years	
	Doors - Steel Doors incl hw	1st Floor	8	EA	6	10+ years	
	Drinking Fountains - Single Fountain	1st Floor	1	EA	7	6-10 years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	84	SF	6	10+ years	
	Floor - Tile/Sheet	1st Floor	1,468	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	16	EA	6	6-10 years	
	Lighting - Pendent/Surface	1st Floor	2	EA	6	6-10 years	
	Walls - Concrete Block	1st Floor	2,903	SF	6	10+ years	
	Walls - Masonry	1st Floor	500	SF	6	10+ years	

Category : Interior

Building : Branch-Fleming

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Safety							
	Camera Viewing Station	entire buikding	1	EA	4	0-1 year	Security system is not operational
	Metal Dedector	entire buikding	1	EA	7	10+ years	
	Security Cameras	entire buikding	4	EA	5	0-1 year	Security system is not operational
	Security Cameras	entire buikding	1	EA	4	0-1 year	Security system is not operational

Category : Exterior
Building : Modular 1 @ Fleming Branch (8-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Entrance							
	Entrance Control - Audio and Video	Entrance 6 - South	1	EA	7	6-10 years	
	Exterior Doors - Exterior Steel Door	Entrance 6 - South	2	EA	6	10+ years	
	Power Door Operator and Controls	Entrance 6 - South	1	EA	7	10+ years	
	Exterior Doors - Exterior Steel Door	Entrance 7 - North	2	EA	6	10+ years	
	Exterior Stairs - Concrete	Entrance 7 - North	72	LF	7	10+ years	
	Ramp Handrail - Steel_Ramp Handrail	Entrance 7 - North	50	LF	6	10+ years	
	Ramps - Concrete	Entrance 7 - North	45	LF	7	10+ years	
	Stair Handrail - Steel_Stair Handrail	Entrance 7 - North	30	LF	6	10+ years	
Foundation							
	Foundation - Masonry	Entire Building	416	LF	7	10+ years	
	Superstructure - Steel	Entire Building	9,820	SF	7	10+ years	
Lighting							
	Exterior Lighting - Wall Mounted	Entire Building	12	EA	6	10+ years	
Roof System							
	Coping - Metal	Roof 3	416	LF	6	10+ years	
	Downspouts - Exterior Downspouts	Roof 3	328	LF	6	10+ years	
	Roof - EPDM/ Synthetic Rubber	Roof 3	9,820	SF	6	10+ years	
	Roof Structure - Steel / Metal Deck/ Concrete Topping	Roof 3	9,820	SF	7	10+ years	
Walls							
	Exterior Walls - Wood Siding	Entire Building	4,332	SF	7	10+ years	
Windows							
	Guard - Guards perforated	Entire Building	576	SF	7	10+ years	
	Windows - Sash Aluminum Double-pane	Entire Building	576	SF	7	10+ years	

Category : Electrical
Building : Modular 1 @ Fleming Branch (8-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Emergency System							
	Security System - Intrusion Detection	1st Floor	9,660	SF	6	6-10 years	
	Exit Signs - Corridors and Stairs	1st Floor	4	EA	4	0-1 year	Older signs, lighting dimmed.
	Emergency Battery Packs - Corridors and Stairs	1st Floor	6	EA	6	6-10 years	

Category : Electrical
Building : Modular 1 @ Fleming Branch (8-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Main Service</u>							
	Main Electrical Service - 1200 A	1st Floor	1	EA	7	10+ years	
	120/208/3PH PA System	1st Floor	9,660	SF	6	6-10 years	Served by Main
<u>Power Distribution</u>							
	Lighting and Power Panels - 100 A	1st Floor	2	EA	6	6-10 years	
	Lighting and Power Panels - Above 100 A	1st Floor	4	EA	6	6-10 years	

Category : Fire Protection
Building : Modular 1 @ Fleming Branch (8-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Fire Alarm</u>							
	Fire Alarm_System	1st Floor	9,660	SF	6	6-10 years	Tells Safety & Security that the fire sprinklers have gone off and they in turn call 9-1-1
<u>Sprinkler System</u>							
	Sprinkler Heads	Entire Building	9,660	SF	7	10+ years	
	Sprinkler Piping	Entire Building	9,660	SF	6	6-10 years	
	Wet Sprinkler System	Entire Building	9,660	SF	6	6-10 years	

Category : Mechanical
Building : Modular 1 @ Fleming Branch (8-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Temperature Control</u>							
	Electric Thermostat	1st Floor	8	EA	6	6-10 years	
<u>Unit Ventilation</u>							
	Unit Ventilators - Vertical Package Electric Heat & Self Contained Cooling	1st Floor	8	EA	6	6-10 years	
<u>Ventilation</u>							
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Entire Building	4	EA	6	6-10 years	

Category : Plumbing
Building : Modular 1 @ Fleming Branch (8-Classroom)

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

Category : Plumbing
Building : Modular 1 @ Fleming Branch (8-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Piping</u>							
	Domestic Piping-Hot Water Return Lines	1st Floor	9,660	SF	6	6-10 years	
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	1st Floor	9,660	SF	6	6-10 years	
	Sanitary Piping	1st Floor	9,660	SF	6	6-10 years	
	Storm Piping	1st Floor	9,660	SF	6	6-10 years	
	Vent Piping	1st Floor	9,660	SF	6	6-10 years	

Category : Classroom
Building : Modular 1 @ Fleming Branch (8-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Classroom #109 (Regular Classroom)</u>							
	Ceiling - Lay-in	1st Floor	814	SF	6	6-10 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	814	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	7	6-10 years	
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Storage/ Closet	1st Floor	74	SF	7	6-10 years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	836	SF	7	10+ years	
<u>Classroom #110 (Regular Classroom)</u>							
	Ceiling - Lay-in	1st Floor	814	SF	6	6-10 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	814	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	7	6-10 years	
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Storage/ Closet	1st Floor	57	SF	7	6-10 years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	836	SF	7	10+ years	
<u>Classroom #111 (Regular Classroom)</u>							
	Ceiling - Lay-in	1st Floor	814	SF	6	6-10 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	814	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	7	6-10 years	
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Storage/ Closet	1st Floor	70	SF	7	6-10 years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	836	SF	6	10+ years	
<u>Classroom #112 (Regular Classroom)</u>							
	Ceiling - Lay-in	1st Floor	814	SF	6	6-10 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	814	SF	7	10+ years	

Category : Classroom
Building : Modular 1 @ Fleming Branch (8-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Lighting - Lay-in	1st Floor	12	EA	7	6-10 years	
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Storage/ Closet	1st Floor	69	SF	7	6-10 years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	836	SF	7	10+ years	

Classroom #113 (Regular Classroom)

	Ceiling - Lay-in	1st Floor	814	SF	6	6-10 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	814	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	7	6-10 years	
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Storage/ Closet	1st Floor	85	SF	7	6-10 years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	836	SF	7	10+ years	

Classroom #114 (Regular Classroom)

	Ceiling - Lay-in	1st Floor	814	SF	6	6-10 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	814	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	7	6-10 years	
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Storage/ Closet	1st Floor	85	SF	7	6-10 years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	836	SF	6	10+ years	

Classroom #115 (Regular Classroom)

	Ceiling - Lay-in	1st Floor	790	SF	6	6-10 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	790	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	7	6-10 years	
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Storage/ Closet	1st Floor	85	SF	7	6-10 years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	830	SF	6	10+ years	

Classroom #116 (Music Room)

	Ceiling - Lay-in	1st Floor	790	SF	6	6-10 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	790	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	7	6-10 years	
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Storage/ Closet	1st Floor	85	SF	7	6-10 years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	830	SF	6	10+ years	

Category : Room
Building : Modular 1 @ Fleming Branch (8-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend	Comments
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Replacement

MDF_IDF						
Doors - Wood Doors inclu hw	112	1	EA	7	10+ years	
Finishes	112	98	SF	7	10+ years	
<u>Mechanical/ Service Rooms</u>						
Mechanical/ Service Rooms	1st Floor	74	SF	7	6-10 years	
Mechanical/ Service Rooms	1st Floor	39	SF	7	6-10 years	
Mechanical/ Service Rooms	1st Floor	98	SF	7	6-10 years	
<u>Restroom</u>						
Accessories	Adjacent 109	93	SF	7	6-10 years	
Ceiling - Lay-in	Adjacent 109	93	SF	7	6-10 years	
Doors - Wood Doors inclu hw	Adjacent 109	1	EA	7	10+ years	
Floor - Terrazzo	Adjacent 109	93	SF	6	10+ years	
Floor Drain	Adjacent 109	1	EA	7	10+ years	
Hand Dryer	Adjacent 109	1	EA	7	6-10 years	
Lavatory	Adjacent 109	1	EA	6	6-10 years	
Lighting - Lay-in	Adjacent 109	1	EA	7	6-10 years	
Walls - Vinyl Coated Gypsum Panel	Adjacent 109	323	SF	7	10+ years	
Water Closet	Adjacent 109	1	EA	6	6-10 years	
Accessories	Adjacent 110	61	SF	7	6-10 years	
Ceiling - Lay-in	Adjacent 110	61	SF	6	6-10 years	
Doors - Wood Doors inclu hw	Adjacent 110	1	EA	7	10+ years	
Floor - Terrazzo	Adjacent 110	61	SF	6	10+ years	
Floor Drain	Adjacent 110	1	EA	7	10+ years	
Hand Dryer	Adjacent 110	1	EA	7	6-10 years	
Lavatory	Adjacent 110	1	EA	6	6-10 years	
Lighting - Lay-in	Adjacent 110	1	EA	7	6-10 years	
Walls - Vinyl Coated Gypsum Panel	Adjacent 110	242	SF	7	10+ years	
Water Closet	Adjacent 110	1	EA	6	10+ years	
Accessories	Near 115	188	SF	7	6-10 years	
Ceiling - Plaster/Drywall	Near 115	188	SF	6	6-10 years	
Doors - Wood Doors inclu hw	Near 115	1	EA	7	10+ years	
Floor - Terrazzo	Near 115	188	SF	6	10+ years	
Floor Drain	Near 115	1	EA	7	10+ years	
Hand Dryer	Near 115	2	EA	7	6-10 years	
Lavatory	Near 115	4	EA	6	6-10 years	
Lighting - Pendent/Surface	Near 115	2	EA	7	6-10 years	
Partitions	Near 115	4	EA	7	6-10 years	
Urinals	Near 115	3	EA	6	6-10 years	
Walls - Vinyl Coated Gypsum Panel	Near 115	486	SF	7	10+ years	
Water Closet	Near 115	2	EA	6	6-10 years	
Accessories	Near 116	212	SF	7	6-10 years	
Ceiling - Plaster/Drywall	Near 116	212	SF	6	6-10 years	
Doors - Wood Doors inclu hw	Near 116	1	EA	7	10+ years	
Floor - Terrazzo	Near 116	212	SF	6	10+ years	

						Replacement
Floor Drain	Near 116	1	EA	7	10+ years	
Hand Dryer	Near 116	3	EA	7	6-10 years	
Lavatory	Near 116	4	EA	6	6-10 years	
Lighting - Pendent/Surface	Near 116	2	EA	7	6-10 years	
Partitions	Near 116	4	EA	7	6-10 years	
Walls - Vinyl Coated Gypsum Panel	Near 116	519	SF	7	10+ years	
Water Closet	Near 116	5	EA	6	6-10 years	

Category : Interior
Building : Modular 1 @ Fleming Branch (8-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Corridor							
	Ceiling - Lay-in	1st Floor	312	SF	6	6-10 years	
	Doors - Steel Doors incl hw	1st Floor	4	EA	7	10+ years	
	Drinking Fountains - Double Fountain	1st Floor	2	EA	7	6-10 years	
	Floor - Tile/Sheet	1st Floor	312	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	7	6-10 years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	1,600	SF	7	10+ years	

Category : Site
Building : Site

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Athletic</u>							
	Surface - Asphalt	Grimes	2,700	SF	6	6-10 years	
<u>Civil/Drainage</u>							
	Civil/ Drainage - Catch Basin	Fleming	9	EA	6	10+ years	
	Civil/ Drainage - Site Drain	Fleming	1	EA	6	10+ years	
	Civil/ Drainage - Site Manhole	Fleming	2	EA	6	10+ years	
	Civil/ Drainage - Catch Basin	Grimes	2	EA	6	10+ years	
	Civil/ Drainage - Site Manhole	Grimes	2	EA	6	10+ years	
<u>Fencing</u>							
	Fencing - Chain Link	Fleming	385	LF	7	10+ years	
	Fencing - New Standard Ornamental	Fleming	272	LF	7	10+ years	
	Fencing - Chain Link	Grimes	600	LF	6	10+ years	
<u>Landscape</u>							
	Benches	Fleming	6	EA	7	10+ years	
	Landscape - Hardscape- Asphalt	Fleming	2,465	SF	5	2-5 years	Cracking.
	Landscape - Hardscape- Pavers	Fleming	11,922	SF	6	10+ years	
	Landscape - Mulch	Fleming	10,721	SF	6	10+ years	
	Parkway trees	Fleming	17	EA	6	10+ years	
	Planting Beds/ Area	Fleming	1,975	SF	6	6-10 years	
	Trash Receptacles	Fleming	1	EA	6	10+ years	
	Benches	Grimes	6	EA	7	10+ years	
	Landscape - Grass	Grimes	13,459	SF	6	10+ years	
	Parkway trees	Grimes	13	EA	6	10+ years	
	Planting Beds/ Area	Grimes	6,100	SF	6	10+ years	
	Play Area - Hardscape- Asphalt	Grimes	1,500	SF	6	10+ years	
	Play Area - Synthetic Turf	Grimes	2,500	SF	6	6-10 years	
	Retaining Wall - Masonry	Grimes	150	SF	6	10+ years	
	Trash Receptacles	Grimes	1	EA	6	10+ years	
<u>Parking Lot</u>							
	Surface - Asphalt	Fleming	745	SF	6	10+ years	
	Surface - Asphalt	Fleming	200	SF	4	1-2 years	Alligatored surface
	Trash Enclosure - Chain Links	Fleming	445	SF	7	6-10 years	
	Surface - Concrete	Grimes	400	SF	7	10+ years	
	Surface - Concrete	Grimes	1,985	SF	6	10+ years	
<u>Playground</u>							
	Equipment - School Age 5-12	Fleming	1	EA	7	10+ years	

Category : Site
Building : Site

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Surface - Poured Surface	Fleming	2,533	SF	7	6-10 years	
Sidewalks							
	Sidewalks - Internal Walks	Fleming	45	LF	6	10+ years	
	Sidewalks - Perimeter Sidewalks	Fleming	4,339	SF	6	10+ years	
	Sidewalks - Internal Walks	Grimes	125	LF	6	10+ years	
	Sidewalks - Internal Walks	Grimes	30	LF	6	10+ years	
	Sidewalks - Perimeter Sidewalks	Grimes	100	SF	7	10+ years	
	Sidewalks - Perimeter Sidewalks	Grimes	4,577	SF	6	10+ years	
Signage							
	Flag Pole - Flag Pole	Fleming	1	EA	7	10+ years	
	Marquee - Free Standing Back Lighted	Fleming	1	EA	6	6-10 years	
	Monument - Building Mounted Cut Letter Sign	Fleming	1	EA	4	2-5 years	Sign was removed because it announced Fleming school and not Grimes school
	Flag Pole - Flag Pole	Grimes	1	EA	7	10+ years	
	Marquee - Free Standing Back Lighted	Grimes	1	EA	7	10+ years	
	Monument - Building Mounted Cut Letter Sign	Grimes	1	EA	5	2-5 years	

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

Definitions

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

Classroom Summary

Current Usage	Intended Usage	Room Location	Room Number	Floor Plan Room Number	Area (SF)	Glazed Window Area	Operable Window Area	Window Stop	Smart-Board
Building : Main									
Kindergarten	Regular Classroom	1st Floor	106	106	1,027	250	66	N	N
Pre School	Regular Classroom	1st Floor	101	101	851	250	66	N	N
Regular Classroom	Regular Classroom	1st Floor	100	100	590	167	44	N	N
Regular Classroom	Regular Classroom	1st Floor	102	102	890	0	0	N	N
Regular Classroom	Regular Classroom	1st Floor	103	103	948	250	66	N	N
Regular Classroom	Regular Classroom	1st Floor	104	104	885	167	44	N	N
Regular Classroom	Regular Classroom	1st Floor	105	105	767	223	59	N	N

Building : Addition									
Music Room	Computer Lab	1st Floor	D16	D16	640	108	36	Y	N

Building : Modular 1 @ Fleming Branch (8-Classroom)									
Music Room	Regular Classroom	1st Floor	116	116	790	50	24	N	N
Regular Classroom	Regular Classroom	1st Floor	109	109	814	50	28	N	N
Regular Classroom	Regular Classroom	1st Floor	110	110	814	50	24	N	N
Regular Classroom	Regular Classroom	1st Floor	111	111	814	50	24	N	N
Regular Classroom	Regular Classroom	1st Floor	112	112	814	50	24	N	N
Regular Classroom	Regular Classroom	1st Floor	113	113	814	50	24	N	N
Regular Classroom	Regular Classroom	1st Floor	114	114	814	50	24	N	Y
Regular Classroom	Regular Classroom	1st Floor	115	115	790	50	24	N	N

Building : Branch-Fleming									
Office	Regular Classroom	1st Floor	102	n/a	378	92	10	Y	N
Pre School	Pre School	1st Floor	100	n/a	1,013	225	99	N	N
Regular Classroom	Regular Classroom	1st Floor	103	n/a	770	200	22	N	N
Regular Classroom	Regular Classroom	1st Floor	104	n/a	770	200	22	N	N
Regular Classroom	Regular Classroom	1st Floor	105	n/a	770	200	22	N	N
Regular Classroom	Regular Classroom	1st Floor	106	n/a	770	200	22	N	N
Regular Classroom	Regular Classroom	1st Floor	107	n/a	796	200	22	N	N
Regular Classroom	Regular Classroom	1st Floor	108	n/a	796	200	22	N	N