11710 S Morgan STREET, Chicago, IL 60643

#### **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. 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 <a href="http://www.cps.edu/facilityassessment">http://www.cps.edu/facilityassessment</a>.

Campus Summary			
BuildingName	Year Constructed	Number of Floors	Building Area (Sq Ft)
Main	1965	2	30,500
Addition	1972	2	20,803
Campus Total			51,303

Category: Exterior **Building: Main** Recommend Group Item - Type Location Quantity **UOM** Rank Replacement Comments Entrance Entrance Control - Audio and Video 1 1 EΑ 6 6-10 years Exterior Doors - Side lite 1 4 EΑ 6 10+ years Exterior Doors - Store Front 1 2 EΑ 6 10+ years Exterior Doors - Transom Lite 1 4 EΑ 6 10+ years Power Door Operator and Controls 1 EΑ 7 6-10 years Exterior Doors - Exterior Wood Door 10 2 EΑ 5 1-2 years Delaminating Exterior Doors - Exterior Wood Door 2 2 EΑ 4 1-2 years Hardware not working, damaed LF 7 Exterior Stairs - Concrete 2 12 10+ years 7 FΑ Exterior Doors - Exterior Steel Door 6 10+ years 1 Exterior Stairs - Concrete 7 3 LF 6 10+ years Exterior Doors - Exterior Steel Door 8 1 EΑ 6 10+ years 1 F Exterior Stairs - Concrete 8 3 6 10+ years 9 Exterior Doors - Exterior Steel Door 1 EΑ 6 10+ years 9 Exterior Stairs - Concrete 16 1 F 5 6-10 years Foundation Foundation - Concrete **Entire Building** 368 LF 7 10+ years SF 7 Superstructure - Concrete **Entire Building** 19,365 10+ years Liahtina Exterior Lighting - Parapet or Roof Mounted **Entire Building** 8 EΑ 6 6-10 years Exterior Lighting - Wall Mounted Entire Building 7 6-10 years EΑ 6

Campus Name: Higgins Page: 1 of 27 Assessment Date: 04/06/2022



oof Systen C D R R C		Location	Quantity	LIOM		Recommend	
oof Systen C D R R C	m	Location	Quantity				
C D R R C				UOM	Rank	Replacement	Comments
C D R R C							
D R R C	Coning Motal	1 - North	82	LF	7	10+ years	
R R C	Coping - Metal Downspouts - Interior Downspouts	1 - North	23	LF	7	10+ years 10+ years	
R C	Roof - Modified Bitumen			SF		•	
С		1 - North	756 756		6 7	10+ years	
	Roof Structure - Steel / Metal Deck/	1 - North	756	SF	7	10+ years	
	Concrete Topping	0. Main	400		7	40	
	Coping - Metal	2 - Main	120	LF	7	10+ years	
	Coping - Metal	2 - Main	194	LF	7	10+ years	
	Downspouts - Interior Downspouts	2 - Main	49	LF	7	10+ years	
	Parapet - Parapet < 16" Height	2 - Main	194	LF	7	10+ years	
	Roof - Modified Bitumen	2 - Main	6,740	SF	6	10+ years	
	Roof Structure - Steel / Metal Deck/	2 - Main	6,740	SF	7	10+ years	
	Concrete Topping						
C	Chimney - Brick Chimney- Concrete/ Mortar	3 - Center	8	LF	7	10+ years	
	iner						
С	Chimney - Brick Chimney- Concrete/ Mortar	3 - Center	32	LF	7	10+ years	
	iner						
С	Coping - Metal	3 - Center	209	LF	7	10+ years	
	Downspouts - Exterior Downspouts	3 - Center	40	LF	7	10+ years	
	Downspouts - Interior Downspouts	3 - Center	25	LF	7	10+ years	
	Roof - Modified Bitumen	3 - Center	4,891	SF	7	10+ years	
R	Roof - Modified Bitumen	3 - Center	300	SF	4	1-2 years	Ponding
	Roof Structure - Steel / Metal Deck/	3 - Center	5,191	SF	7	10+ years	
	Concrete Topping	o comer	3,131	О.	•	ioi youlo	
	Access Ladder - Metal	4 - South	1	EA	7	10+ years	
	Coping - Metal	4 - South	258	LF	7	10+ years	
	Coping - Metal	4 - South	45	LF	7	10+ years	
	Downspouts - Exterior Downspouts	4 - South	64	LF	7	10+ years	
	Downspouts - Exterior Downspouts	4 - South	12	LF	7		
		4 - South	12	LF LF	7	10+ years	
	Downspouts - Interior Downspouts Parapet - 16" - 30" Height	4 - South	45	LF LF		10+ years	
	Parapet - 16" - 30" Height Roof - Modified Bitumen			SF	7	10+ years	Danding
		4 - South	6,733		6	10+ years	Ponding
	Roof Structure - Steel / Metal Deck/	4 - South	6,733	SF	7	10+ years	
C	Concrete Topping						
/alls							
	Canopy - Concrete/ Stucco	Entire Building	310	SF	6	10+ years	
	Cornice - Metal Projecting	Entire Building	368	LF	6	10+ years	
	Exterior Walls - Brick	Entire Building Entire Building		SF	_	10+ years 10+ years	
			7,446	SF SF	6	•	
E	Exterior Walls - Stone-Cut	Entire Building	192	<b>2</b> F	6	10+ years	

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Catego	ry : Exterior		В	uilding	: Main	· ·	7 To G Morgan GTNEET, Officago, 12 00040
				_		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Curtain wall - Glazed Double Pane	Entire Building	1,260	SF	6	10+ years	
	Curtain wall - Insulated Panel	Entire Building	1,944	SF	6	10+ years	
	Curtain wall - Louver	Entire Building	90	SF	6	10+ years	
	Curtain wall - Windows	Entire Building	420	SF	6	10+ years	
	Guard - Guards perforated	Entire Building	1,950	SF	6	10+ years	
	Lintels - Stone	Entire Building	18	LF	6	10+ years	
	Windows - Decorative	Entire Building	60	SF	6	10+ years	
	Windows - Louver	Entire Building	9	SF	6	10+ years	
	Windows - Sash Aluminum Double-pane	Entire Building	108	SF	6	10+ years	
Catego	ry : Electrical		В	uilding	: Main		
0	Mana Tama	Landin	0		Danila	Recommend	0
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
_Emerger	ncy System	E 0. B 0.0	00.754			0.10	
	Security System - CCTV	Entire Building	30,754	SF	7	6-10 years	
	Security System - Intrusion Detection	Entire Building	30,754	SF	7	6-10 years	
	Exit Signs - Corridors and Stairs	Entire Building	6	EΑ	7	6-10 years	
	Exit Signs - Gym	Entire Building	1	EΑ	7	6-10 years	
	Emergency Battery Packs - Corridors and Stairs	Entire Building	4	EA	7	6-10 years	
	Emergency Battery Packs - Gym	Entire Building	4	EA	7	6-10 years	
	Emergency Battery Packs - Students Toilets	Entire Building	4	EA	7	6-10 years	
	Emergency A/C Power - Corridors and Stairs	Entire Building	4,492	SF	7	10+ years	
	Emergency A/C Power - Gym	Entire Building	3,168	SF	7	10+ years	
	Automatic Transfer Switch	Mechanical Room	1	EA	4	0-1 year	Non functional
_Main Se	rvice						
	PA System	Entire Building	30,754	SF	7	10+ years	
	Main Electrical Service - 1200 A 120/208/3PH	Mechanical Room	1	EA	6	2-5 years	
Power P	istribution						
_FUWELL	Lighting and Power Panels - 100 A	Entire Building	1	EA	7	10 L voors	
	Lighting and Power Panels - 100 A  Lighting and Power Panels - 100 A	Entire Building Entire Building	1	EA	, 6	10+ years 2-5 years	
	Lighting and Power Panels - 100 A  Lighting and Power Panels - 100 A	Entire Building	1	EA	4	0-1 year	Live front
	Lighting and Power Panels - 100 A  Lighting and Power Panels - Above 100 A	Entire Building	5	EA	7	10+ years	LIVE HUIL
	Lighting and Power Panels - Above 100 A  Lighting and Power Panels - Above 100 A	Entire Building	3	EA	6	2-5 years	
	Main Distribution Panels - 400 - 600 amp	Entire Building	1	EA	7	10+ years	
	Main Distribution Panels - 400 - 600 amp  Main Distribution Panels - Greater than 600	Entire Building	1	EA	7	10+ years	
	amp	Little bulluling	'	ĽA	,	IUT YEAIS	



Catego	ry : Fire Protection		В	uilding	: Main		7 TO O Morgan OTTLEET, Officago, 12 00045
_						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
_Fire Alar							
	Fire Alarm Panel	Entire Building	1	EA	7	10+ years	
	Fire Alarm Strobe Lights	Entire Building	30,754	SF	7	10+ years	
	Fire Alarm_System	Entire Building	30,754	SF	7	10+ years	
Catego	ry : Mechanical		В	uilding	: Main		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Air Hand	lling Systems						
	Roof Top Unit-Single Zone-Roof Mounted- Gas Heating and DX Cooling Coil - 21 - 30 tons	Roof	1	EA	7	10+ years	
Boiler Sy							
	Boiler Auxiliary- Condensing Hot Water - 1001 - 2000 HP	Boiler Room	2	EA	7	10+ years	
	Chemical Pot Feeder	Boiler Room	1	EA	7	10+ years	
	Condensing- Hot Water Boiler - 1001 - 2000 MBH	Boiler Room	2	EA	7	10+ years	
	Water Fill System	Boiler Room	1	EA	7	10+ years	
_Heating_	Devices						
	Unit Heater - Hot Water	Entire Building	3	EA	7	10+ years	
	Fin Tube - Hot Water	Entire Building	188	LF	6	10+ years	
	Cabinet Heaters - With Hot Water Coil	Entire Building	3	EA	5	6-10 years	
	PTAC - Electric Heating and Self Contained Cooling	Entire Building	5	EA	7	10+ years	
Mechani	cal Plumbing						
	Hydronic Supply and Return - Copper	Entire Building	300	LF	7	10+ years	
	Hydronic Supply and Return - Steel	Entire Building	100	LF	7	10+ years	
	Hot Water Pump - Less than 10	Mechanical Room	2	EA	7	10+ years	
_Tempera	ature Control						
·	DDC System	Entire Building	30,754	SF	7	10+ years	
	Thermostats - DDC	Entire Building	17	EA	7	10+ years	
Unit Ven	tilation						
	Unit Ventilators- Floor Mounted- Hot Water Heating Coils Only	Entire Building	16	EA	7	10+ years	
Ventilation	on						



Category : Mechanical

# Thomas J Higgins Elementary Community Academy 11710 S Morgan STREET, Chicago, IL 60643

**Building: Main** 

Catego	ry : Mechanicai		В	ullaing	: wain		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Exhaust Fans- Indoor - Less than 500 CFM	Roof	2	EΑ	7	10+ years	
	Exhaust Fans- Roof Mounted - 1501 - 8000	Roof	1	EΑ	7	10+ years	
	CFM					•	
	Exhaust Fans- Roof Mounted - 500 - 1500	Roof	3	EA	7	10+ years	
	CFM					, , , , ,	
	Type I Exhaust Hood- Kitchen	Roof	1	EA	7	10+ years	
	Type II Exhaust Hood- Warming Kitchen	Roof	1	EA	7	10+ years	
	Type if Exhaust Flood Walling Paterion	11001	·		•	101 youro	
Catego	ry : Plumbing		R	uilding	· Main		
Calcgo	Ty : Flambing			unung	. Maiii	Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
•		Location	Quantity	OOW	IVAIIK	Replacement	Comments
Hot Wat							
	Gas Heater - 150000 - 300000 BTU/HR	Boiler Room	1	EA	5	2-5 years	
_Piping_							
	Domestic Piping-Hot Water Return Lines	Entire Building	30,754	SF	6	10+ years	
	Domestic Piping-Hot Water Return Risers	Entire Building	30,754	SF	6	10+ years	
	Domestic Piping-Hot Water from Risers to	Entire Building	30,754	SF	6	10+ years	
	Fixtures	3	,			, , , , ,	
	Domestic Piping-Hot/Cold Water Supply	Entire Building	30,754	SF	6	10+ years	
	(Horizontal Lines)	Zimio Dananig	30,731	٥.	Ū	ioi youro	
	Domestic Piping-Hot/Cold Water Supply	Entire Building	30,754	SF	6	10+ years	
	(Risers)	Emilo Ballallig	30,731	O.	O	101 youro	
	Domestic Piping-Hot/Cold Water Supply	Entire Building	30,754	SF	6	10+ years	
	(from Risers to Fixtures)	Little building	30,734	01	U	10+ years	
	Sanitary Piping	Entire Building	30,754	SF	6	10+ years	
		Entire Building		SF		•	
	Storm Piping	•	30,754	SF	6	10+ years	
	Vent Piping	Entire Building	30,754	SF	6	10+ years	
_							
<u>Pumps</u>							
	Pumps - Ejector-Duplex	Boiler Room	1	EA	7	10+ years	
Catego	ry : Room		В	uilding	: Main		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
_Administ	trative Suites/Offices						
	AC Unit	098 Faculty Room	1	EA	7	6-10 years	
	Ceiling - Lay-in	098 Faculty Room	258	SF	6	10+ years	
	Ceiling - Lay-in	098 Faculty Room	6	SF	4	0-1 year	Water damage
	Doors - Steel Doors incl hw	098 Faculty Room	1	EA	7	10+ years	
	Floor - Tile	098 Faculty Room	264	SF	6	10+ years	
				EA			
	Lighting - Lay-in Walls - Concrete Block	098 Faculty Room	4 501	SF	7 6	6-10 years	
	vvalis - Culturete Diock	098 Faculty Room	501	ЭF	О	10+ years	
Campus I	Name: Higgins		Page : 5 of 27				Assessment Date: 04/06/2022



Catego	ry : Room		В	uilding	: Main		· · · · ·
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Ceiling - Lay-in	108 & 107D - Vice Principal	430	SF	6	10+ years	
	Doors - Side-lite	108 & 107D - Vice Principal	15	SF	7	10+ years	
	Doors - Wood Doors inclu hw	108 & 107D - Vice Principal	2	EA	7	10+ years	
	Floor - Tile	108 & 107D - Vice Principal	430	SF	6	10+ years	
	Lighting - Lay-in	108 & 107D - Vice Principal	7	EA	6	6-10 years	
	Storage/ Closet	108 & 107D - Vice Principal	13	SF	7	10+ years	
	Walls - Concrete Block	108 & 107D - Vice Principal	560	SF	6	10+ years	
	Ceiling - Lay-in	121 Main Office	476	SF	6	10+ years	
	Doors - Side-lite	121 Main Office	72	SF	7	10+ years	
	Doors - Wood Doors inclu hw	121 Main Office	1	EΑ	7	10+ years	
	Floor - Tile	121 Main Office	470	SF	6	10+ years	
	Floor - Tile	121 Main Office	6	SF	4	0-1 year	Chipping/Missing
	Lighting - Lay-in	121 Main Office	7	EA	6	6-10 years	
	Storage/ Closet	121 Main Office	141	SF	7	10+ years	
	Walls - Concrete Block	121 Main Office	725	SF	7	10+ years	
	AC Unit	121B- Principals Office	1	EA	7	6-10 years	
	Ceiling - Lay-in	121B- Principals Office	195	SF	6	10+ years	
	Doors - Wood Doors inclu hw	121B- Principals Office	2	EA	7	10+ years	
	Floor - Tile	121B- Principals Office	195	SF	6	10+ years	
	Lighting - Lay-in	121B- Principals Office	4	EA	6	6-10 years	
	Storage/ Closet	121B- Principals Office	5	SF	7	10+ years	
	Walls - Concrete Block	121B- Principals Office	419	SF	7	10+ years	
	Ceiling - Lay-in	Engineer's Office	91	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Engineer's Office	1	ĒΑ	7	10+ years	
	Floor - Tile	Engineer's Office	91	SF	6	10+ years	
	Lighting - Pendent/Surface	Engineer's Office	2	ĒΑ	7	6-10 years	
	Walls - Concrete Block	Engineer's Office	262	SF	7	10+ years	
	Ceiling - Lay-in	Office 099	74	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Office 099	1	EA	6	10+ years	Quantity changed to match current
	200.0 11000 200.0 11.0.0 11.11	<b>55 5 5 5</b>	·		Ū	.o. you.o	observations
	Floor - Tile	Office 099	74	SF	6	10+ years	
	Lighting - Pendent/Surface	Office 099	2	EA	6	6-10 years	
	Storage/ Closet	Office 099	12	SF	7	10+ years	
	Walls - Concrete Block	Office 099	212	SF	6	10+ years	
	Walls Golforde Block	Gilloc 000	212	O.	O	101 years	
_Gvmnas	ia						
	Ceiling - Splined	1st Floor	3,068	SF	6	10+ years	
	Ceiling - Splined	1st Floor	100	SF	4	0-1 year	Missing tiles, water damage.
	Doors - Steel Doors incl hw	1st Floor	2	EΑ	7	10+ years	g ,
	Doors - Wood Doors inclu hw	1st Floor	2	EΑ	7	10+ years	
	Floor - Wood	1st Floor	3,168	SF	6	10+ years	
	Lighting - Metal Halide/ High Pressure	1st Floor	12	EA	6	6-10 years	
	Sodium	13(1)001	12	_/\	J	o to yours	
	Scoreboards	1st Floor	1	EA	7	6-10 years	
	Cooleboalds	13(1100)	1		,	o- io yeais	

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Catego	ry : Room		В	uilding	: Main		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Stage	1st Floor	176	SF	7	10+ years	
	Stage Curtain	1st Floor	2	EA	7	6-10 years	
	Stage Lighting System	1st Floor	1	EA	7	6-10 years	
	Stage-Stairs - Wood	1st Floor	40	LF	6	10+ years	
	Storage/ Closet	1st Floor	72	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	4,193	SF	6	10+ years	
Mechani	cal/ Service Rooms						
	Boiler Room	1st Floor	768	SF	7	10+ years	
	Janitor's Closet	1st Floor	20	SF	5	10+ years	
	Janitor's Closet	1st Floor	27	SF	5	10+ years	
	Mechanical/ Service Rooms	1st Floor	30	SF	7	10+ years	
	Storage Room	1st Floor	110	SF	7	10+ years	
	Janitor's Closet	2nd Floor	24	SF	5	10+ years	
	Mechanical/ Service Rooms	2nd Floor	263	SF	7	10+ years	
	Mechanical/ Service Rooms	2nd Floor	30	SF	5	•	
	Mechanical/ Service Rooms	211a F1001	30	SF	5	10+ years	
Restroor							
	Accessories	100A	18	SF	7	6-10 years	
	Ceiling - Lay-in	100A	18	SF	6	10+ years	
	Doors - Wood Doors inclu hw	100A	1	EA	7	10+ years	
	Floor - Tile	100A	18	SF	6	10+ years	
	Lighting - Pendent/Surface	100A	1	EA	7	6-10 years	
	Walls - Concrete Block	100A	149	SF	7	10+ years	
	Water Closet	100A	1	EA	7	10+ years	
	Accessories	101A	18	SF	7	6-10 years	
	Ceiling - Lay-in	101A	18	SF	7	10+ years	
	Doors - Wood Doors inclu hw	101A	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	101A	18	SF	6	10+ years	
	Lighting - Pendent/Surface	101A	1	EA	5	6-10 years	Missing cover
	Walls - Concrete Block	101A	149	SF	7	10+ years	g
	Water Closet	101A	1	ĒΑ	7	10+ years	
	Accessories	108C	65	SF	7	10+ years	
	Ceiling - Lay-in	108C	50	SF	6	10+ years	
	Ceiling - Plaster/Drywall	108C	15	SF	6	10+ years	
	Doors - Wood Doors inclu hw	108C	2	EA	7	10+ years	
	Floor - Tile	108C	50	SF	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	108C	15	SF	6	10+ years	
	Lavatory	108C	13	EA	7	10+ years	
	Lighting - Pendent/Surface	108C	1	EA	6	,	
	Lighting - Pendeni/Surface  Lighting - Wall Mounted	108C	1	EA	6	6-10 years	
	Walls - Concrete Block			SF	_	6-10 years	
		108C	237		7	10+ years	
	Water Closet	108C	1	EA	7	10+ years	
	Accessories	121D-Principal's Office	21	SF	7	6-10 years	

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Catego	Category : Room		В	uilding	: Main		<u> </u>		
						Recommend			
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments		
	Ceiling - Plaster/Drywall	121D-Principal's Office	21	SF	6	10+ years			
	Doors - Wood Doors inclu hw	121D-Principal's Office	1	EA	7	10+ years			
	Floor - Tile	121D-Principal's Office	21	SF	6	10+ years			
	Lavatory	121D-Principal's Office	1	EA	7	10+ years			
	Lighting - Pendent/Surface	121D-Principal's Office	1	EA	6	6-10 years			
	Lighting - Wall Mounted	121D-Principal's Office	1	EA	6	6-10 years			
	Walls - Concrete Block	121D-Principal's Office	126	SF	6	10+ years			
	Water Closet	121D-Principal's Office	1	EA	7	10+ years			
	Accessories	1st Floor Boys	166	SF	7	6-10 years			
	Ceiling - Plaster/Drywall	1st Floor Boys	166	SF	6	10+ years			
	Doors - Wood Doors inclu hw	1st Floor Boys	1	ĒΑ	7	10+ years			
	Floor - Tile	1st Floor Boys	16	SF	6	10+ years			
	Floor - Tile	1st Floor Boys	5	SF	4	1-2 years	Missing		
	Floor - Tile Ceramic/ Porcelain	1st Floor Boys	145	SF	6	10+ years	3		
	Floor Drain	1st Floor Boys	1	ĒΑ	7	10+ years			
	Lavatory	1st Floor Boys	2	EΑ	7	10+ years			
	Lighting - Pendent/Surface	1st Floor Boys	3	EA	6	6-10 years			
	Partitions	1st Floor Boys	3	EΑ	7	10+ years			
	Urinals	1st Floor Boys	2	EΑ	7	10+ years			
	Walls - Concrete Block	1st Floor Boys	196	SF	7	10+ years			
	Walls - Tile Ceramic/ Porcelain	1st Floor Boys	196	SF	7	10+ years			
	Water Closet	1st Floor Boys	3	EA	7	10+ years			
	Accessories	1st Floor Girls	146	SF	7	6-10 years			
	Ceiling - Plaster/Drywall	1st Floor Girls	146	SF	6	10+ years			
	Doors - Wood Doors inclu hw	1st Floor Girls	1	ĒΑ	7	10+ years			
	Floor - Tile	1st Floor Girls	12	SF	6	10+ years			
	Floor - Tile	1st Floor Girls	6	SF	4	1-2 years	Missing		
	Floor - Tile Ceramic/ Porcelain	1st Floor Girls	128	SF	6	10+ years			
	Floor Drain	1st Floor Girls	1	ĒΑ	7	10+ years			
	Lavatory	1st Floor Girls	2	EΑ	7	10+ years			
	Lighting - Pendent/Surface	1st Floor Girls	3	EΑ	6	6-10 years			
	Partitions	1st Floor Girls	5	EΑ	7	10+ years			
	Walls - Concrete Block	1st Floor Girls	207	SF	7	10+ years			
	Walls - Tile Ceramic/ Porcelain	1st Floor Girls	207	SF	7	10+ years			
	Water Closet	1st Floor Girls	5	EA	7	10+ years			
	Accessories	1st Floor Mens South	72	SF	7	6-10 years			
	Ceiling - Plaster/Drywall	1st Floor Mens South	72	SF	6	10+ years			
	Doors - Wood Doors inclu hw	1st Floor Mens South	1	EA	7	10+ years			
	Floor - Tile	1st Floor Mens South	11	SF	6	10+ years			
	Floor - Tile Ceramic/ Porcelain	1st Floor Mens South	61	SF	6	10+ years			
	Lavatory	1st Floor Mens South	1	EA	7	10+ years			
	Lighting - Pendent/Surface	1st Floor Mens South	2	EA	6	6-10 years			
	Urinals	1st Floor Mens South	1	EA	7	10+ years			
	Walls - Concrete Block	1st Floor Mens South	124	SF	7	10+ years			
			.21	٥.	•	,			



Catego	ry : Room		В	uilding	: Main					
						Recommend				
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments			
	Walls - Tile Ceramic/ Porcelain	1st Floor Mens South	124	SF	7	10+ years				
	Water Closet	1st Floor Mens South	1	EA	6	10+ years				
	Accessories	1st Floor Single-User South	44	SF	7	6-10 years				
	Ceiling - Plaster/Drywall	1st Floor Single-User South	44	SF	6	10+ years				
	Doors - Wood Doors inclu hw	1st Floor Single-User South	1	EA	7	10+ years				
	Floor - Tile Ceramic/ Porcelain	1st Floor Single-User South	44	SF	6	10+ years				
	Lavatory	1st Floor Single-User South	1	EA	7	10+ years				
	Lighting - Pendent/Surface	1st Floor Single-User South	2	EA	6	6-10 years				
	Showers	1st Floor Single-User South	1	EA	5	1-2 years	Rusted/not functional			
	Walls - Concrete Block	1st Floor Single-User South	191	SF	6	10+ years				
	Water Closet	1st Floor Single-User South	1	EA	7	10+ years				
	Accessories	1st Floor Womens South	151	SF	7	6-10 years				
	Ceiling - Lay-in	1st Floor Womens South	90	SF	6	10+ years				
	Ceiling - Plaster/Drywall	1st Floor Womens South	61	SF	6	10+ years				
	Doors - Wood Doors inclu hw	1st Floor Womens South	1	EA	7	10+ years				
	Floor - Tile Ceramic/ Porcelain	1st Floor Womens South	150	SF	6	10+ years				
	Floor - Tile Ceramic/ Porcelain	1st Floor Womens South	1	SF	4	1-2 years	Chipped			
	Lavatory	1st Floor Womens South	2	EA	7	10+ years	• •			
	Lighting - Pendent/Surface	1st Floor Womens South	3	EA	6	6-10 years				
	Partitions	1st Floor Womens South	2	EA	7	10+ years				
	Walls - Concrete Block	1st Floor Womens South	200	SF	6	10+ years				
	Walls - Plaster/Drywall	1st Floor Womens South	63	SF	6	10+ years				
	Walls - Tile Ceramic/ Porcelain	1st Floor Womens South	88	SF	6	10+ years				
	Water Closet	1st Floor Womens South	2	EA	7	10+ years				
	Accessories	2nd Floor Boys	166	SF	7	6-10 years				
	Ceiling - Plaster/Drywall	2nd Floor Boys	166	SF	6	10+ years				
	Doors - Wood Doors inclu hw	2nd Floor Boys	1	EA	6	10+ years				
	Floor - Tile	2nd Floor Boys	166	SF	5	10+ years	Missing and damaged tiles			
	Floor Drain	2nd Floor Boys	1	EA	7	10+ years				
	Lavatory	2nd Floor Boys	2	EA	6	10+ years				
	Lighting - Lay-in	2nd Floor Boys	2	EA	7	6-10 years				
	Partitions	2nd Floor Boys	3	EA	5	10+ years				
	Urinals	2nd Floor Boys	2	EA	7	10+ years				
	Walls - Concrete Block	2nd Floor Boys	196	SF	6	10+ years				
	Walls - Tile Ceramic/ Porcelain	2nd Floor Boys	196	SF	6	10+ years				
	Water Closet	2nd Floor Boys	3	EA	7	10+ years				
	Accessories	2nd Floor Girls	146	SF	7	6-10 years				
	Ceiling - Plaster/Drywall	2nd Floor Girls	146	SF	6	10+ years				
	Doors - Wood Doors inclu hw	2nd Floor Girls	1	EA	7	10+ years				
	Floor - Tile	2nd Floor Girls	18	SF	6	10+ years				
	Floor - Tile Ceramic/ Porcelain	2nd Floor Girls	128	SF	6	10+ years				
	Floor Drain	2nd Floor Girls	1	ĒΑ	7	10+ years				
	Lavatory	2nd Floor Girls	2	EA	7	10+ years				
	Lighting - Lay-in	2nd Floor Girls	3	EA	7	6-10 years				
						,				



	ry : Room		В	uilding	: Main		
						Recommend	
iroup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Partitions	2nd Floor Girls	5	EA	7	10+ years	
	Walls - Concrete Block	2nd Floor Girls	183	SF	7	10+ years	
	Walls - Tile Ceramic/ Porcelain	2nd Floor Girls	183	SF	7	10+ years	
	Water Closet	2nd Floor Girls	5	EA	7	10+ years	
ategoi	y : Classroom		В	uilding	: Main		
iroup	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
lassroo	m #100 (Kindergarten)		•				
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	44	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	1,015	SF	6	10+ years	
	Ceiling - Lay-in	1st Floor	10	SF	4	1-2 years	Damaged tiles
	Doors - Wood Doors inclu hw	1st Floor	2	EΑ	7	10+ years	- <b>3</b>
	Floor - Tile	1st Floor	1,025	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	9	EA	6	6-10 years	
	Marker Board	1st Floor	28	LF	7	6-10 years	
	Storage/ Closet	1st Floor	24	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	1,267	SF	6	10+ years	
	Work Sink	1st Floor	1	ĒΑ	7	10+ years	
lassroo	m #101 (Kindergarten)						
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	44	LF	6	10+ years	
	Ceiling - Lay-in	1st Floor	1,032	SF	6	10+ years	
	Doors - Side-lite	1st Floor	12	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	ĒΑ	7	10+ years	
	Floor - Tile	1st Floor	1,032	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	9	ĒΑ	6	6-10 years	
	Storage/ Closet	1st Floor	7	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	1,267	SF	6	10+ years	
	Work Sink	1st Floor	1	ĒΑ	7	10+ years	
lassroo	m #102 + 103 (Kindergarten)						
	AC Units	1st Floor	2	EA	7	6-10 years	
	Casework	1st Floor	42	LF	6	10+ years	
	Ceiling - Lay-in	1st Floor	1,676	SF	6	10+ years	
	Ceiling - Lay-in	1st Floor	30	SF	4	1-2 years	Water damage
	Doors - Side-lite	1st Floor	30	SF	7	10+ years	<b> </b>
	Doors - Wood Doors inclu hw	1st Floor	2	ĒΑ	7	10+ years	
	Floor - Tile	1st Floor	1,706	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	20	EA	6	6-10 years	
	Lighting - Pendent/Surface	1st Floor	4	EΑ	6	6-10 years	

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Catego	ry : Classroom		В	uilding	: Main				
_				_		Recommend			
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments		
	Marker Board	1st Floor	30	LF	7	6-10 years			
	Storage/ Closet	1st Floor	18	SF	7	10+ years			
	Walls - Concrete Block	1st Floor	1,750	SF	6	10+ years			
	Work Sink	1st Floor	1	EA	7	10+ years			
Classroc	om #104 (Regular Classroom)								
	AC Units	1st Floor	1	EA	7	6-10 years			
	Casework	1st Floor	21	LF	7	10+ years			
	Ceiling - Lay-in	1st Floor	805	SF	6	10+ years			
	Ceiling - Lay-in	1st Floor	48	SF	4	0-1 year	Water damage		
	Chalk Board	1st Floor	20	LF	4	2-5 years	3.		
	Doors - Side-lite	1st Floor	15	SF	7	10+ years			
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years			
	Floor - Tile	1st Floor	853	SF	6	10+ years			
	Lighting - Lay-in	1st Floor	11	EA	6	6-10 years			
	Marker Board	1st Floor	20	LF	7	6-10 years			
	Storage/ Closet	1st Floor	9	SF	7	10+ years			
	Walls - Concrete Block	1st Floor	875	SF	6	10+ years			
	Work Sink	1st Floor	1	EA	7	10+ years			
	Work Sink	13(1100)	'	LA	,	10+ years			
Classroc	om #105 (Regular Classroom)								
	AC Units	1st Floor	1	EΑ	7	6-10 years			
	Casework	1st Floor	21	LF	7	10+ years			
	Ceiling - Lay-in	1st Floor	911	SF	6	10+ years			
	Ceiling - Lay-in	1st Floor	42	SF	4	0-1 year	Water damage		
	Doors - Side-lite	1st Floor	15	SF	7	10+ years	_		
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years			
	Floor - Tile	1st Floor	953	SF	6	10+ years			
	Lighting - Lay-in	1st Floor	12	EA	7	6-10 years			
	Lighting - Pendent/Surface	1st Floor	1	EA	6	6-10 years			
	Marker Board	1st Floor	32	LF	7	6-10 years			
	Storage/ Closet	1st Floor	9	SF	7	10+ years			
	Walls - Concrete Block	1st Floor	935	SF	6	10+ years			
	Work Sink	1st Floor	1	EA	7	10+ years			
Classroo	om #106 (Store Room)								
	AC Units	1st Floor	1	EA	7	6-10 years			
	Casework	1st Floor	21	LF	6	10+ years			
	Ceiling - Lay-in	1st Floor	853	SF	6	10+ years			
	Chalk Board	1st Floor	5	LF	4	2-5 years			
	Doors - Side-lite	1st Floor	15	SF	7	10+ years			
	Doors - Side-life Doors - Wood Doors inclu hw	1st Floor	15	SF EA	7 7	10+ years 10+ years			
	Floor - Tile	1st Floor	853	SF		•			
	FIOUI - THE	IST LIOOL	853	SF.	6	10+ years			



Catego	ry : Classroom		В	uilding	: Main		
				_		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Lighting - Lay-in	1st Floor	10	EA	6	6-10 years	
	Lighting - Pendent/Surface	1st Floor	1	EA	6	6-10 years	
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Storage/ Closet	1st Floor	9	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	875	SF	6	10+ years	
Classroc	om #202 + 203 (Science Classroom)						
	AC Units	2nd Floor	2	EA	7	6-10 years	
	Casework	2nd Floor	42	LF	6	10+ years	
	Ceiling - Lay-in	2nd Floor	1,724	SF	6	10+ years	
	Chalk Board	2nd Floor	9	LF	4	2-5 years	
	Doors - Steel Doors incl hw	2nd Floor	2	EA	7	10+ years	
	Floor - Tile	2nd Floor	1,724	SF	6	10+ years	
	Lighting - Lay-in	2nd Floor	20	EA	7	•	
		2nd Floor		EA	6	6-10 years	
	Lighting - Pendent/Surface		2		_	6-10 years	
	Marker Board	2nd Floor	6	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	18	SF	7	10+ years	
	Walls - Concrete Block	2nd Floor	1,750	SF	6	10+ years	
	Work Sink	2nd Floor	1	EA	5	6-10 years	
Classroc	om #204 (Regular Classroom)						
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	21	LF	7	10+ years	
	Ceiling - Lay-in	2nd Floor	826	SF	4	10+ years	
	Ceiling - Lay-in	2nd Floor	36	SF	4	0-1 year	Water damage
	Chalk Board	2nd Floor	21	LF	4	2-5 years	-
	Doors - Side-lite	2nd Floor	15	SF	7	10+ years	
	Doors - Steel Doors incl hw	2nd Floor	1	EA	6	10+ years	
	Floor - Tile	2nd Floor	853	SF	6	10+ years	
	Lighting - Lay-in	2nd Floor	10	ĒΑ	7	6-10 years	
	Lighting - Pendent/Surface	2nd Floor	1	EA	7	6-10 years	
	Marker Board	2nd Floor	12	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	9	SF	7	10+ years	
	Walls - Concrete Block	2nd Floor	875	SF	6	10+ years	
Classroo	om #205 (Regular Classroom)						
C.GOO.OC	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	21	LF	6	10+ years	
		2nd Floor 2nd Floor	932	SF		•	
	Ceiling - Lay-in				6	10+ years	
	Ceiling - Lay-in	2nd Floor	30	SF	4	1-2 years	
	Doors - Steel Doors incl hw	2nd Floor	1	EA	7	10+ years	
	Floor - Tile	2nd Floor	953	SF	6	10+ years	
	Lighting - Lay-in	2nd Floor	10	EΑ	6	6-10 years	



Catego	ry : Classroom		Building : Main						
_				_		Recommend			
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments		
	Marker Board	2nd Floor	24	LF	7	6-10 years			
	Storage/ Closet	2nd Floor	9	SF	7	10+ years			
	Walls - Concrete Block	2nd Floor	935	SF	6	10+ years			
Classroo	m #206 (Regular Classroom)								
	AC Units	2nd Floor	1	EA	7	6-10 years			
	Casework	2nd Floor	21	LF	7	10+ years			
	Ceiling - Lay-in	2nd Floor	862	SF	6	10+ years			
	Chalk Board	2nd Floor	9	LF	4	2-5 years			
	Doors - Steel Doors incl hw	2nd Floor	1	EΑ	6	10+ years			
	Floor - Tile	2nd Floor	853	SF	6	10+ years			
	Lighting - Lay-in	2nd Floor	10	EΑ	7	6-10 years			
	Lighting - Pendent/Surface	2nd Floor	1	EΑ	6	6-10 years			
	Marker Board	2nd Floor	6	LF	7	6-10 years			
	Storage/ Closet	2nd Floor	9	SF	7	10+ years			
	Walls - Concrete Block	2nd Floor	853	SF	6	10+ years			
						·			
Classroo	m #207 (Computer Lab)								
	Casework	2nd Floor	5	LF	6	10+ years			
	Ceiling - Lay-in	2nd Floor	862	SF	6	10+ years			
	Chalk Board	2nd Floor	3	LF	4	2-5 years			
	Doors - Steel Doors incl hw	2nd Floor	1	EA	7	10+ years			
	Floor - Tile	2nd Floor	853	SF	6	10+ years			
	Lighting - Lay-in	2nd Floor	10	EA	7	6-10 years			
	Lighting - Pendent/Surface	2nd Floor	1	EA	6	6-10 years			
	Storage/ Closet	2nd Floor	9	SF	7	10+ years			
	Walls - Concrete Block	2nd Floor	875	SF	6	10+ years			
•			_			•			
Catego	ry : Interior		В	uilding	: Main	December			
Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments		
Corridor	Rom Typo	Location	Quantity	O O III	Rank	rtopiacoment	Comments		
Comaoi	Ceiling - Lay-in	1st Floor East Corridor	693	SF	6	10+ years			
	Doors - Side-lite	1st Floor East Corridor	40	SF	7	10+ years			
	Doors - Steel Doors incl hw	1st Floor East Corridor	4	EA	7	10+ years			
	Floor - Tile/Sheet	1st Floor East Corridor	693	SF	7	10+ years			
	Lighting - Pendent/Surface	1st Floor East Corridor	8	EA	6	6-10 years			
	Walls - Concrete Block	1st Floor East Corridor	630	SF	6	10+ years			
	Ceiling - Lay-in	1st Floor Last Comdor	1,116	SF	6	10+ years			
	Doors - Steel Doors incl hw	1st Floor North Corridor	3	EA	7	10+ years			
	Drinking Fountains - Single Fountain	1st Floor North Corridor	2	EA	7	10+ years			
	Floor - Tile/Sheet	1st Floor North Corridor	1,076	SF	7	-			
	Floor - Tile/Sheet	1st Floor North Corridor 1st Floor North Corridor	1,076	SF SF	4	10+ years	Damaged tiles		
	FIGUI - THE/SHEEL	15t Floor North Comaol	40	SF	4	1-2 years	Damaged tiles		



	Catego	ry : Interior		В	uilding	: Main		
Lighting - Pendent/Surface   1st Floor North Corridor   13							Recommend	
Walls - Concrete Block	Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Ceiling - Lay-in		Lighting - Pendent/Surface	1st Floor North Corridor	13		6	6-10 years	
Doors		Walls - Concrete Block	1st Floor North Corridor	1,959	SF	6	10+ years	
Floor - Tile/Sheet		Ceiling - Lay-in	1st Floor South Corridor	731	SF	6	10+ years	
Lighting - Pendent/Surface   1st Floor South Corridor   10		Doors - Steel Doors incl hw	1st Floor South Corridor	1		7	10+ years	
Walls - Concrete Block   1st Floor South Corridor   973   SF   6   10+ years   Ceiling - Lay-in   2nd Floor East Corridor   606   SF   6   10+ years   Floor - Tile/Sheet   2nd Floor East Corridor   88   SF   7   10+ years   Floor - Tile/Sheet   2nd Floor East Corridor   8   SF   4   0-1 years   Floor - Tile/Sheet   2nd Floor East Corridor   8   SF   4   0-1 years   Floor - Tile/Sheet   2nd Floor East Corridor   83   SF   6   610 years   Floor - Tile/Sheet   2nd Floor Cast Corridor   833   SF   6   10+ years   Floor - Tile/Sheet   2nd Floor North Corridor   1,116   SF   6   10+ years   Floor - Tile/Sheet   2nd Floor North Corridor   1,110   SF   7   10+ years   Floor - Tile/Sheet   2nd Floor North Corridor   1,110   SF   7   10+ years   Floor - Tile/Sheet   2nd Floor North Corridor   1,778   SF   7   10+ years   Damaged tiles   Toly years   Floor - Tile/Sheet   2nd Floor North Corridor   1,778   SF   7   10+ years   Floor - Tile/Sheet   2nd Floor North Corridor   1,778   SF   7   10+ years   Floor - Tile   North East   147   SF   6   10+ years   Floor - Tile   North East   132   SF   6   10+ years   Floor - Tile   North East   10   SF   4   0-1 year   Damaged tiles   Floor - Tile   North East   10   SF   4   0-1 year   Broken handrail   Floor - Tile   North East   2   EA   7   6-10 years   Broken handrail   Floor - Tile   North East   2   EA   7   6-10 years   Floor - Tile   North East   2   EA   7   6-10 years   Floor - Tile   North East   15   SF   6   10+ years   Floor - Tile   North East   15   SF   6   10+ years   Floor - Tile   North East   15   SF   6   10+ years   Damages, broken   Floor - Tile   South East   15   SF   6   10+ years   Damages, broken   Floor - Tile   South East   14   SF   5   1-2 years   Damages, broken   Floor - Tile   South East   128   SF   6   10+ years   Damages, broken   Floor - Tile   South East   128   SF   6   10+ years   Damages, broken   Stairs - Tile   South East   128   SF   6   10+ years   Damages, broken   Stairs - Tile   South East   128   SF   6   10+ years   Damages,		Floor - Tile/Sheet	1st Floor South Corridor	731	SF	7	10+ years	
Ceiling - Lay-in			1st Floor South Corridor	10		6	6-10 years	
Floor - Tile/Sheet		Walls - Concrete Block	1st Floor South Corridor	973		6	10+ years	
Floor - Tile/Sheet		Ceiling - Lay-in	2nd Floor East Corridor	606		6	10+ years	
Lighting - Pendent/Surface   2nd Floor East Corridor   8		Floor - Tile/Sheet	2nd Floor East Corridor	598		7	10+ years	
Walls - Concrete Block         2nd Floor East Corridor         833         SF         6         10+ years           Ceiling - Lay-in         2nd Floor North Corridor         1,116         SF         6         10+ years           Floor - Tile/Sheet         2nd Floor North Corridor         1,110         SF         7         10+ years           Floor - Tile/Sheet         2nd Floor North Corridor         6         SF         4         0-1 year           Lighting - Pendent/Surface         2nd Floor North Corridor         1,778         SF         7         10+ years           Walls - Concrete Block         2nd Floor North Corridor         1,778         SF         7         10+ years           Walls - Concrete Block         2nd Floor North Corridor         1,778         SF         7         10+ years           Safety           Camera Viewing Station         1st Floor         1         EA         7         10+ years           Security Cameras         1st Floor         1         EA         7         10+ years           Stairs         1-Lighting - Lay-in         North East         132         SF         6         10+ years           Floor - Tile         North East         1         10         SF         4		Floor - Tile/Sheet	2nd Floor East Corridor	8	SF	4	0-1 year	Broken tiles
Ceiling - Lay-in		Lighting - Pendent/Surface	2nd Floor East Corridor	6	EA	6	6-10 years	
Ceiling - Lay-in		Walls - Concrete Block	2nd Floor East Corridor	833	SF	6	10+ years	
Floor - Tile/Sheet		Ceiling - Lay-in	2nd Floor North Corridor	1,116		6		
Lighting - Pendent/Surface   2nd Floor North Corridor   13    EA		Floor - Tile/Sheet	2nd Floor North Corridor	1,110	SF	7	10+ years	
Lighting - Pendent/Surface   2nd Floor North Corridor   13   EA   6   6-10 years		Floor - Tile/Sheet	2nd Floor North Corridor	6	SF	4	0-1 year	Damaged tiles
Camera Viewing Station   1st Floor   1		Lighting - Pendent/Surface	2nd Floor North Corridor	13	EA	6		•
Camera Viewing Station   1st Floor   1   EA   7   10+ years   6-10 years		Walls - Concrete Block	2nd Floor North Corridor	1,778	SF	7	10+ years	
Camera Viewing Station   1st Floor   1   EA   7   10+ years   6-10 years	Safety							
Stairs		Camera Viewing Station	1st Floor	1	EA	7	10+ vears	
Ceiling - Lay-inNorth East147SF610+ yearsFloor - TileNorth East132SF610+ yearsFloor - TileNorth East10SF40-1 yearDamaged tilesHandrailsNorth East48LF510+ yearsBroken handrailLighting - Pendent/SurfaceNorth East2EA76-10 yearsStairs - TileNorth East72LF610+ yearsWalls - Concrete BlockNorth East742SF610+ yearsCeiling - Lay-inSouth East115SF610+ yearsCeiling - Lay-inSouth East128SF51-2 yearsDamages, brokenFloor - TileSouth East128SF610+ yearsHandrailsSouth East44LF710+ yearsLighting - Pendent/SurfaceSouth East2EA76-10 yearsStairs - TileSouth East72LF610+ years								
Ceiling - Lay-inNorth East147SF610+ yearsFloor - TileNorth East132SF610+ yearsFloor - TileNorth East10SF40-1 yearDamaged tilesHandrailsNorth East48LF510+ yearsBroken handrailLighting - Pendent/SurfaceNorth East2EA76-10 yearsStairs - TileNorth East72LF610+ yearsWalls - Concrete BlockNorth East742SF610+ yearsCeiling - Lay-inSouth East115SF610+ yearsCeiling - Lay-inSouth East128SF51-2 yearsDamages, brokenFloor - TileSouth East128SF610+ yearsHandrailsSouth East44LF710+ yearsLighting - Pendent/SurfaceSouth East2EA76-10 yearsStairs - TileSouth East72LF610+ years	Stairs							
Floor - Tile North East Floor - Tile North East Floor - Tile North East North East Handrails North East Eighting - Pendent/Surface North East N	Stalls	Ceiling - Lay-in	North Fast	1/17	SF	6	10± voars	
Floor - Tile North East 10 SF 4 0-1 year Damaged tiles Handrails North East 48 LF 5 10+ years Broken handrail Lighting - Pendent/Surface North East 2 EA 7 6-10 years Stairs - Tile North East 72 LF 6 10+ years Walls - Concrete Block North East 742 SF 6 10+ years Ceiling - Lay-in South East 115 SF 6 10+ years Ceiling - Lay-in South East 24 SF 5 1-2 years Damages, broken Floor - Tile South East 128 SF 6 10+ years Handrails South East 44 LF 7 10+ years Lighting - Pendent/Surface South East 2 EA 7 6-10 years Stairs - Tile South East 72 LF 6 10+ years							•	
Handrails Lighting - Pendent/Surface North East North East Stairs - Tile North East North East North East Stairs - Tile North East N							•	Damaged tiles
Lighting - Pendent/Surface Stairs - Tile North East Yalls - Concrete Block North East Valls - Concrete Block North East Ceiling - Lay-in South East South East Floor - Tile Handrails Lighting - Pendent/Surface South East								
Stairs - Tile  North East  Walls - Concrete Block  North East  Valls - Concrete Block  North East  Ceiling - Lay-in  Ceiling - Lay-in  South East  South East  Floor - Tile  South East  South East  South East  Handrails  South East  South East  South East  Lighting - Pendent/Surface  South East  South East  South East  South East  South East  Floor - Tile  South East  Floor - Tile  South East							•	Dioken nandran
Walls - Concrete BlockNorth East742SF610+ yearsCeiling - Lay-inSouth East115SF610+ yearsCeiling - Lay-inSouth East24SF51-2 yearsDamages, brokenFloor - TileSouth East128SF610+ yearsHandrailsSouth East44LF710+ yearsLighting - Pendent/SurfaceSouth East2EA76-10 yearsStairs - TileSouth East72LF610+ years						=	•	
Ceiling - Lay-inSouth East115SF610+ yearsCeiling - Lay-inSouth East24SF51-2 yearsDamages, brokenFloor - TileSouth East128SF610+ yearsHandrailsSouth East44LF710+ yearsLighting - Pendent/SurfaceSouth East2EA76-10 yearsStairs - TileSouth East72LF610+ years								
Ceiling - Lay-inSouth East24SF51-2 yearsDamages, brokenFloor - TileSouth East128SF610+ yearsHandrailsSouth East44LF710+ yearsLighting - Pendent/SurfaceSouth East2EA76-10 yearsStairs - TileSouth East72LF610+ years						_		
Floor - Tile South East 128 SF 6 10+ years Handrails South East 44 LF 7 10+ years Lighting - Pendent/Surface South East 2 EA 7 6-10 years Stairs - Tile South East 72 LF 6 10+ years						_	•	Damages broken
Handrails South East 44 LF 7 10+ years Lighting - Pendent/Surface South East 2 EA 7 6-10 years Stairs - Tile South East 72 LF 6 10+ years						_	•	Damages, broken
Lighting - Pendent/Surface South East 2 EA 7 6-10 years Stairs - Tile South East 72 LF 6 10+ years						_	•	
Stairs - Tile South East 72 LF 6 10+ years								
•								
Walls Colloid Diodi Collin Last 112 OI 1 Tot years							-	
		Walls College Block	Journ Last	112	Oi	,	10+ years	



Category : Exterior **Building: Addition** 

Category . Exterior		Pacammend				
Croup Itom Tuno	Location	O. antita	LICA	Denle	Recommend	Comments
Group Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Entrance						
Exterior Doors - Exterior Steel Door	3	2	EA	5	1-2 years	Hardware damaged, not working,
						rusted
Exterior Stairs - Concrete	3	12	LF	7	10+ years	
Exterior Doors - Exterior FRP Door	3A	1	EA	6	10+ years	
Exterior Stairs - Concrete	3A	3	LF	6	10+ years	
Entrance Control - Audio and Video	4	1	EA	6	6-10 years	
Exterior Doors - Exterior FRP Door	4	3	EA	6	10+ years	
Exterior Stairs - Concrete	4	9	LF	7	10+ years	
Ramps - Concrete	4	10	LF	7	10+ years	
Stair Handrail - Steel_Stair Handrail	4	9	LF	6	10+ years	
Exterior Doors - Exterior Steel Door	5	1	EA	6	10+ years	
Exterior Doors - Transom Lite	5	1	EA	6	10+ years	
Exterior Stairs - Concrete	5	4	LF	6	10+ years	
Exterior Doors - Exterior Steel Door	6	2	EA	6	10+ years	
Exterior Stairs - Concrete	6	6	LF	6	10+ years	
					-	
Foundation						
Foundation - Concrete	Entire Building	605	LF	7	10+ years	
Superstructure - Concrete	Entire Building	11,389	SF	7	10+ years	
	9	,	-	•	, , , , , , , , , , , , , , , , , , , ,	
Lighting						
Exterior Lighting - Parapet or Roof Mounted	Entire Building	7	EA	7	6-10 years	
Extends Eighting Tarapet of Neer Meanted	Zitaro Dananig	•	_, ,	•	o to youro	
Roof System						
Access Ladder - Metal	5 - Main	1	EA	7	10+ years	
Coping - Metal	5 - Main	100	LF	7	10+ years	
Coping - Metal	5 - Main	290	LF	7	10+ years	
Downspouts - Exterior Downspouts	5 - Main	23	LF	7	10+ years	
Downspouts - Interior Downspouts	5 - Main	49	LF	7	10+ years	
Parapet - Parapet < 16" Height	5 - Main	290	LF	7	10+ years	
Roof - Modified Bitumen	5 - Main	9,483	SF	7	10+ years	
Roof Hatch - Metal	5 - Main	1	EA	7	10+ years	
Roof Structure - Steel / Metal Deck/	5 - Main	9,483	SF	7	10+ years	
Concrete Topping	3 - Maii i	9,405	Oi	,	10+ years	
Coping - Metal	6 - North	82	LF	7	10+ years	
Roof - Modified Bitumen	6 - North	756	SF	6	10+ years	
Roof Structure - Steel / Metal Deck/	6 - North	756 756	SF	7	•	
	O - NOILII	700	SF	1	10+ years	
Concrete Topping Coping - Metal	7 \Moot	CF		7	10	
Cobing - Metal	7 - West	65	LF	7	10+ years	
Doronot Doronot (40" Halabi	7 \\/\cot					
Parapet - Parapet < 16" Height Roof - Modified Bitumen	7 - West 7 - West	65 900	LF SF	7 7	10+ years 10+ years	

Campus Name: Higgins Page : 15 of 27 Assessment Date: 04/06/2022



Category : Exterior

# Thomas J Higgins Elementary Community Academy 11710 S Morgan STREET, Chicago, IL 60643

Recommend

**Building: Addition** 

Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Roof Structure - Steel / Metal Deck/	7 - West	900	SF	7	10+ years	
	Concrete Topping						
Walls							
	Canopy - Concrete/ Stucco	Entire Building	200	SF	6	10+ years	
	Cornice - Metal Projecting	Entire Building	440	LF	6	10+ years	
	Exterior Walls - Brick	Entire Building	4,107	SF	6	10+ years	
		g	.,	٠.	Ū	. o . y ca. c	
Windows							
<u> </u>	Curtain wall - Glazed Double Pane	Entire Building	1,440	SF	6	10+ years	
	Curtain wall - Insulated Panel	Entire Building	18	SF	6	10+ years	
	Curtain wall - Insulated Panel	Entire Building	1,224	SF	6	10+ years	
	Curtain wall - Louver	Entire Building	90	SF	6	10+ years	
	Curtain wall - Windows	Entire Building	480	SF	6	10+ years	
	Guard - Guards perforated	Entire Building	1,824	SF	6		
			•	SF SF		10+ years	
	Windows - Louver	Entire Building	4	5F	6	10+ years	
Catego	ry : Electrical		R	uildina	: Additio	on	
Guiogo	. y . 2.1001.10u1			anamg	· / taaiti	Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Emerger	ncy System		·			<u>-</u>	
	Exit Signs - Corridors and Stairs	Entire Building	10	EA	7	6-10 years	
	Exit Signs - Lunchroom	Entire Building	5	ĒΑ	7	6-10 years	
	Emergency A/C Power - Corridors and	Entire Building	3,913	SF	6	6-10 years	
	Stairs	Ziiliio Dallallig	0,010	O.	Ü	o io youro	
	Emergency A/C Power - Lunchrooms	Entire Building	2,508	SF	6	6-10 years	
	Emergency Battery Packs - Corridors and	Entire Building	_,555	ĒΑ	7	10+ years	
	Stairs	Zitaro Banamig	· ·	_, \	•	ioi youro	
	Emergency Battery Packs - Multipurpose	Entire Building	3	EA	7	10+ years	
	Room	Zittiro Ballaling	· ·		•	101 youro	
	Emergency Battery Packs - Students Toilets	Entire Building	4	EA	7	10+ years	
	Security System - CCTV	Entire Building	20,803	SF	7	6-10 years	
	Security System - Intrusion Detection	Entire Building	20,803	SF	7	6-10 years	
	Security System maradien Betechen	Ziiliio Dallallig	20,000	O.	•	o io youro	
_Main Sei	rvice						
	Main Electrical Service - 2000 A	Electrical Room	1	EA	6	6-10 years	
	120/208/3PH				Ŭ	3 10 ,0010	
	Main Electrical Service - 2000 A	Electrical Room	1	EA	6	6-10 years	
	120/208/3PH		ı	_/ \	3	o io youio	
	PA System	Entire Building	20,803	SF	7	10+ years	Connected to the main building
			20,000	٥.	•	. o. youro	25locios to the main ballang
_Power D	istribution						
	Lighting and Power Panels - 100 A	Entire Building	2	EA	6	2-5 years	
					U	2-5 Veals	

Campus Name: Higgins Page : 16 of 27 Assessment Date: 04/06/2022



XY N	schools						710 S Morgan STREET, Chicago, IL 60643	
Catego	ry : Electrical		В	Building : Addition				
						Recommend		
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments	
	Lighting and Power Panels - Above 100 A	Entire Building	2	EA	7	10+ years		
	Main Distribution Panels - 400 - 600 amp	Entire Building	3	EA	7	10+ years		
Catego	ry : Fire Protection		В	uilding	: Additi	on		
						Recommend		
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments	
Fire Alar	m							
	Fire Alarm Strobe Lights	Entire Building	20,803	SF	6	10+ years		
	Fire Alarm_System	Entire Building	20,803	SF	7	10+ years		
Catogo	ry - Machanical		D	uildina	. Additi	on		
Calego	ry : Mechanical			unung	: Additi	Recommend		
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments	
Air Cond			•			•		
	Condensing Unit- Roof Mounted - Less	Roof	1	EA	6	10+ years		
	than 5 tons				-	, , , , , , , , , , , , , , , , , , , ,		
Air Hand	ling Systems							
	Roof Top Unit-Single Zone-Roof Mounted-	Roof	1	EA	7	6-10 years		
	Electric Coil - 11 - 20 tons							
l la ativa a	Davisas							
Heating		Catina Duilding	2	ΓΛ		C 40		
	Wall Heater - Electric Wall Heater - Electric	Entire Building Entire Building	3 2	EA EA	6 2	6-10 years 0-1 year	Reported as being non functional	
	Wall Heater - Liectric	Littile building	2	LA	2	0-1 year	Reported as being non functional	
Tempera	ature Control							
	DDC System	Entire Building	20,803	SF	7	10+ years		
	Thermostats - DDC	Entire Building	13	EA	7	10+ years		
Unit Ven								
	Unit Ventilators- Floor Mounted- Electric	Entire Building	12	EA	7	10+ years		
	Heating & DX Cooling Coil W/ Self							
	Contained Compressor							
\/ontilot:	on.							
Ventilation	Exhaust Fans- Roof Mounted - 500 - 1500	Roof	2	EA	6	10 L Voors		
	CFM	NUUI	2	EA	О	10+ years		
	Exhaust Fans- Roof Mounted - Less than	Roof	2	EA	6	10+ years		
	500 CFM		_	_, .	Ü	. c. youro		
Catono	ry : Plumbing		ь	uildina	: Additi	on		
	tem - Type	Location	Quantity	UOM		Recommend	Comments	
Group	nem - Type	Location	Quantity	OOW	Nalik	Recommend	Comments	

Campus Name: Higgins Page : 17 of 27 Assessment Date: 04/06/2022



						Replacement	
Hot Wate	er						
	Electric Heater - Less than 20 KW	Mechanical Room	1	EA	6	6-10 years	
						•	
Piping							
	Domestic Piping-Hot Water Return Lines	Entire Building	20,803	SF	6	10+ years	
	Domestic Piping-Hot Water Return Risers	Entire Building	20,803	SF	6	10+ years	
	Domestic Piping-Hot Water from Risers to	Entire Building	20,803	SF	6	10+ years	
	Fixtures						
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	20,803	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply	Entire Building	20,803	SF	6	10+ years	
	(Risers)	g	,	-	-	, , , , , , , , , , , , , , , , , , , ,	
	Domestic Piping-Hot/Cold Water Supply	Entire Building	20,803	SF	6	10+ years	
	(from Risers to Fixtures)	3	-,		-	, , , , , ,	
	Sanitary Piping	Entire Building	20,803	SF	6	10+ years	
	Storm Piping	Entire Building	20,803	SF	6	10+ years	
	Vent Piping	Entire Building	20,803	SF	6	10+ years	
		ŭ	•			,	
Categor	ry : Room		В	uilding	: Addition	on	
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Administr	rative Suites/Offices						
	Ceiling - Lay-in	Kitchen Office 107B	53	SF	6	10+ years	
	Doors - Steel Doors incl hw	Kitchen Office 107B	1	EA	7	10+ years	
	Floor - Terrazzo	Kitchen Office 107B	53	SF	7	10+ years	
	Lighting - Pendent/Surface	Kitchen Office 107B	1	EA	6	6-10 years	
	Walls - Plaster/Drywall	Kitchen Office 107B	241	SF	6	10+ years	
	Ceiling - Lay-in	Teachers' Lounge & Lunchroom	254	SF	6	10+ years	
	Doors - Steel Doors incl hw	Teachers' Lounge & Lunchroom	1	EΑ	7	10+ years	
	Floor - Tile	Teachers' Lounge & Lunchroom	254	SF	6	10+ years	
	Lighting - Lay-in	Teachers' Lounge & Lunchroom	2	EA	7	6-10 years	
	Walls - Plaster/Drywall	Teachers' Lounge & Lunchroom	438	SF	6	10+ years	
	•	S .				,	
Citchen							
	Ceiling - Lay-in	1st Floor	783	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	3	EA	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
			763	SF	6	10+ years	
	Floor - Terrazzo	1st Floor	703	Ol	U	TOT years	
	Floor - Terrazzo Floor - Terrazzo	1st Floor 1st Floor	20	SF	4	1-2 years	Cracking
					-		Cracking
	Floor - Terrazzo	1st Floor	20	SF	4	1-2 years	Cracking
	Floor - Terrazzo Lighting - Lay-in Lighting - Pendent/Surface	1st Floor 1st Floor	20 12	SF EA	4 6	1-2 years 6-10 years 6-10 years	Cracking
	Floor - Terrazzo Lighting - Lay-in	1st Floor 1st Floor 1st Floor	20 12 3	SF EA EA	4 6 6	1-2 years 6-10 years	Cracking



Catego	ry : Room		В	Building : Addition					
				<b>-</b>		Recommend			
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments		
Library						-			
	Casework	2nd Floor	72	LF	7	10+ years			
	Ceiling - Lay-in	2nd Floor	1,764	SF	6	10+ years			
	Doors - Steel Doors incl hw	2nd Floor	2	EA	7	10+ years			
	Floor - Carpet	2nd Floor	1,764	SF	6	6-10 years			
	Lighting - Lay-in	2nd Floor	17	EA	6	6-10 years			
	Storage/ Closet	2nd Floor	180	SF	7	10+ years			
	Walls - Concrete Block	2nd Floor	675	SF	7	10+ years			
	Walls - Plaster/Drywall	2nd Floor	675	SF	6	10+ years			
	Walls - Flastel/Drywall	ZIId Flooi	075	SF	O	10+ years			
Lunch &	Multipurpose Room								
	Ceiling - Lay-in	1st Floor	2,217	SF	6	10+ years			
	Doors - Steel Doors incl hw	1st Floor	5	EA	7	10+ years			
	Floor - Tile	1st Floor	2,117	SF	6	10+ years			
	Floor - Tile	1st Floor	100	SF	4	1-2 years	Cracked tiles		
	Lighting - Lay-in	1st Floor	33	EA	6	6-10 years			
	Walls - Concrete Block	1st Floor	720	SF	7	10+ years			
	Walls - Plaster/Drywall	1st Floor	880	SF	6	10+ years			
MDF ID	=								
	Doors - Steel Doors incl hw	2nd Floor	1	EA	7	10+ years			
	Finishes	2nd Floor	83	SF	7	10+ years			
	Other Cooling Unit	2nd Floor 2nd Floor	03	EA	7		Duotlogo anlit avatam		
	Other Cooling Onit	Zna Flooi	I	EA	,	6-10 years	Ductless split system		
Mechani	cal/ Service Rooms								
	Janitor's Closet	1st Floor	30	SF	5	10+ years	Water damage in the ceiling		
	Mechanical/ Service Rooms	1st Floor	56	SF	7	10+ years	3		
	Janitor's Closet	2nd Floor	37	SF	7	10+ years			
	Storage Room	2nd Floor	180	SF	7	10+ years			
	Storage Room	2nd Floor	184	SF	7	10+ years			
Restroor	n								
NGSH OUL	Accessories	1st Floor Boys	131	SF	7	6-10 years			
	Ceiling - Lay-in	1st Floor Boys	131	SF	6	10+ years			
	Doors - Steel Doors incl hw	1st Floor Boys	1	EA	7	10+ years			
	Floor - Tile Ceramic/ Porcelain	1st Floor Boys	111	SF	6	10+ years			
	Floor - Tile Ceramic/ Porcelain	1st Floor Boys	20	SF	4	1-2 years	Chipping		
	Floor Drain	1st Floor Boys	1	EA	7	10+ years			
	Lavatory	1st Floor Boys	2	EA	7	10+ years			
	Lighting - Lay-in	1st Floor Boys	2	EA	6	6-10 years			
	Partitions	1st Floor Boys	2	EA	7	10+ years			
	Urinals	1st Floor Boys	3	EA					
			_		7	10+ years			
	Walls - Tile Ceramic/ Porcelain	1st Floor Boys	345	SF	6	10+ years			

Campus Name: Higgins Page : 19 of 27 Assessment Date: 04/06/2022



Category : Room		Building : Addition							
						Recommend			
roup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments		
	Water Closet	1st Floor Boys	2	EA	7	10+ years			
	Accessories	1st Floor Girls	182	SF	7	6-10 years			
	Ceiling - Lay-in	1st Floor Girls	174	SF	7	10+ years	Changed to match current observations		
	Ceiling - Lay-in	1st Floor Girls	8	SF	4	1-2 years	Broken		
	Doors - Steel Doors incl hw	1st Floor Girls	2	EA	7	10+ years	Brokeri		
	Floor - Tile Ceramic/ Porcelain	1st Floor Girls	182	SF	6	10+ years			
	Floor Drain	1st Floor Girls	102	EA	7	10+ years			
	Lavatory	1st Floor Girls	1	EA	7	10+ years			
		1st Floor Girls	1	EA	4	,	Broken		
	Lavatory		•	EA	6	1-2 years	Diokeii		
	Lighting - Lay-in	1st Floor Girls	3			6-10 years			
	Partitions	1st Floor Girls	4	EA	5	10+ years			
	Walls - Concrete Block	1st Floor Girls	308	SF	7	10+ years			
	Walls - Tile Ceramic/ Porcelain	1st Floor Girls	103	SF	7	10+ years			
	Water Closet	1st Floor Girls	4	EA	7	10+ years			
	Accessories	2nd Floor Boys	131	SF	7	6-10 years			
	Ceiling - Lay-in	2nd Floor Boys	131	SF	6	10+ years			
	Doors - Steel Doors incl hw	2nd Floor Boys	1	EA	7	10+ years			
	Floor - Tile Ceramic/ Porcelain	2nd Floor Boys	131	SF	6	10+ years			
	Floor Drain	2nd Floor Boys	1	EA	7	10+ years			
	Lavatory	2nd Floor Boys	2	EA	7	10+ years			
	Lighting - Lay-in	2nd Floor Boys	2	EA	7	6-10 years			
	Lighting - Pendent/Surface	2nd Floor Boys	2	EA	6	6-10 years			
	Partitions	2nd Floor Boys	2	EA	7	10+ years	The deficiency was fixed		
	Urinals	2nd Floor Boys	3	EA	7	10+ years	,		
	Walls - Tile Ceramic/ Porcelain	2nd Floor Boys	324	SF	7	10+ years			
	Water Closet	2nd Floor Boys	2	ĒΑ	7	10+ years			
	Accessories	2nd Floor Girls	182	SF	7	6-10 years			
	Ceiling - Lay-in	2nd Floor Girls	126	SF	6	10+ years			
	Ceiling - Lay in	2nd Floor Girls	56	SF	4	1-2 years	Water damage		
	Doors - Steel Doors incl hw	2nd Floor Girls	2	EA	7	10+ years	Water damage		
	Floor - Tile Ceramic/ Porcelain	2nd Floor Girls	182	SF	6	10+ years			
	Floor Drain	2nd Floor Girls 2nd Floor Girls	102	EA	7	10+ years			
		2nd Floor Girls 2nd Floor Girls		EA	7				
	Lavatory	2nd Floor Girls 2nd Floor Girls	2	EA	6	10+ years			
	Lighting - Lay-in		3			6-10 years			
	Partitions	2nd Floor Girls	•	EA	7	10+ years			
	Walls - Concrete Block	2nd Floor Girls	308	SF	7	10+ years			
	Walls - Tile Ceramic/ Porcelain	2nd Floor Girls	103	SF	7	10+ years			
	Water Closet	2nd Floor Girls	4	EA	7	10+ years			
	Accessories	Kitchen Locker Room	82	SF	7	6-10 years			
	Ceiling - Lay-in	Kitchen Locker Room	82	SF	6	10+ years			
	Doors - Steel Doors incl hw	Kitchen Locker Room	2	EA	7	10+ years			
	Floor - Terrazzo	Kitchen Locker Room	82	SF	6	10+ years			
	Lavatory	Kitchen Locker Room	1	EA	7	10+ years			

Campus Name: Higgins Page : 20 of 27 Assessment Date: 04/06/2022



Catego	ry : Room		В	uilding	: Additi		7 TO S Morgan STINEET, Chicago, IE 00043
				Ĭ		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Lighting - Pendent/Surface	Kitchen Locker Room	2	EA	6	6-10 years	
	Student Lockers - One Tier	Kitchen Locker Room	3	EA	6	10+ years	
	Walls - Concrete Block	Kitchen Locker Room	152	SF	7	10+ years	
	Walls - Vinyl Coated Gypsum Panel	Kitchen Locker Room	152	SF	6	10+ years	
	Water Closet	Kitchen Locker Room	102	EA	7	10+ years	
	Wales 6,666	Talenen Leener Heem	•	_, .	•	.o. youro	
Catego	ry : Classroom		В	uilding	: Additi		
Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	m #110 (Regular Classroom)	Location	Quantity	00111	Marin	Replacement	Commonto
Classioo	,	1st Floor	22	LF	7	10	
	Casework		23		7	10+ years	
	Ceiling - Lay-in	1st Floor	856	SF	6	10+ years	B 11 10
	Ceiling - Lay-in	1st Floor	6	SF	4	0-1 year	Buckled tile
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	862	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	11	EA	7	6-10 years	
	Marker Board	1st Floor	16	LF	7	6-10 years	
	Walls - Concrete Block	1st Floor	36	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	896	SF	6	10+ years	
Classroo	m #111 (Regular Classroom)						
Olassico	Casework	1st Floor	23	LF	6	10+ years	
	Ceiling - Lay-in	1st Floor	862	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile		862	SF	6	•	
		1st Floor	002 11	Sr EA	-	10+ years	
	Lighting - Lay-in	1st Floor			7	6-10 years	
	Marker Board	1st Floor	16	LF	7	6-10 years	
	Walls - Concrete Block	1st Floor	261	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	671	SF	6	10+ years	
Classroo	m #112 (Regular Classroom)						
	Casework	1st Floor	23	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	832	SF	6	10+ years	
	Ceiling - Lay-in	1st Floor	30	SF	4	0-1 year	Water damage
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	862	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	11	EA	7	6-10 years	
	Marker Board	1st Floor	16	LF	7	6-10 years	
	Walls - Concrete Block	1st Floor	36	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	882	SF	6	10+ years	
	Tano Tidoton Diywan	1001	552	51	J	ioi youis	
Classroo	m #113 (Regular Classroom)						
	Casework	1st Floor	23	LF	7	10+ years	

Campus Name: Higgins Page : 21 of 27 Assessment Date: 04/06/2022



Category : Classroom			Building : Addition				
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Ceiling - Lay-in	1st Floor	862	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	862	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	11	EA	6	6-10 years	
	Walls - Concrete Block	1st Floor	36	SF	7	10+ years	
	Walls - Metal Panel	1st Floor	225	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	671	SF	6	10+ years	
Classroo	m #114 (Store Room)						
	Ceiling - Lay-in	1st Floor	826	SF	6	10+ years	
	Ceiling - Lay-in	1st Floor	36	SF	4	0-1 year	Water damage/missing tiles
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	rrater damage/eegee
	Floor - Weight/ Fitness Room Floor Matting	1st Floor	862	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	11	EA	6	6-10 years	
	Marker Board	1st Floor	12	LF	7	6-10 years	
	Walls - Concrete Block	1st Floor	224	SF	7	10+ years	
	Walls - Metal Panel	1st Floor	225	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	447	SF	6	10+ years	
laceroo	m #209 (Computer Lab)						
JIASSIUC	· · · · · · · · · · · · · · · · · · ·	2nd Floor	60	LF	7	10	
	Casework				7	10+ years	
	Ceiling - Lay-in	2nd Floor	708	SF	6	10+ years	
	Doors - Steel Doors incl hw	2nd Floor	1	EA SF	7	10+ years	
	Floor - Carpet	2nd Floor	708		6	6-10 years	
	Lighting - Lay-in	2nd Floor	11	EA	6	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	937	SF	6	10+ years	
Classroc	m #210 (Regular Classroom)						
	Casework	2nd Floor	14	LF	7	10+ years	
	Ceiling - Lay-in	2nd Floor	862	SF	7	10+ years	
	Doors - Steel Doors incl hw	2nd Floor	1	EA	7	10+ years	
	Floor - Tile	2nd Floor	862	SF	6	10+ years	
	Lighting - Lay-in	2nd Floor	11	EA	7	6-10 years	
	Marker Board	2nd Floor	16	LF	7	6-10 years	
	Walls - Concrete Block	2nd Floor	36	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	916	SF	6	10+ years	
Classroo	m #211 (Music Room)						
	Casework	2nd Floor	18	LF	7	10+ years	
	Ceiling - Lay-in	2nd Floor	930	SF	7	10+ years	
	Doors - Steel Doors incl hw	2nd Floor	1	EA	7	10+ years	
	Floor - Tile	2nd Floor	930	SF	6	10+ years	
	Lighting - Lay-in	2nd Floor	11	EA	6	6-10 years	
	Ligiting Lay III	2.13 1 1001		_, 、	J	3 10 yours	

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Category : Classroom			В	Building : Addition					
_				Recommend					
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments		
	Storage/ Closet	2nd Floor	68	SF	7	10+ years			
	Walls - Concrete Block	2nd Floor	261	SF	7	10+ years			
	Walls - Plaster/Drywall	2nd Floor	671	SF	6	10+ years			
	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,								
Classroc	om #212 (Regular Classroom)								
	Casework	2nd Floor	16	LF	6	10+ years			
	Ceiling - Lay-in	2nd Floor	862	SF	7	10+ years			
	Doors - Steel Doors incl hw	2nd Floor	1	EA	6	10+ years			
	Floor - Tile	2nd Floor	862	SF	6	10+ years			
	Lighting - Lay-in	2nd Floor	11	EΑ	6	6-10 years			
	Marker Board	2nd Floor	6	LF	6	6-10 years			
	Walls - Concrete Block	2nd Floor	225	SF	7	10+ years			
	Walls - Plaster/Drywall	2nd Floor	691	SF	6	10+ years			
Nocoroo	om #213 (Store Room)								
44551UU	Casework	2nd Floor	16	LF	7	10			
			16 862	SF	7	10+ years			
	Ceiling - Lay-in	2nd Floor			6	10+ years			
	Doors - Steel Doors incl hw	2nd Floor	1	EA	7	10+ years			
	Floor - Tile	2nd Floor	862	SF	6	10+ years			
	Lighting - Lay-in	2nd Floor	11	EA	6	6-10 years			
	Marker Board	2nd Floor	16	LF	7	6-10 years			
	Walls - Concrete Block	2nd Floor	36	SF	7	10+ years			
	Walls - Plaster/Drywall	2nd Floor	916	SF	6	10+ years			
Classroc	om #214 (Regular Classroom)								
	Casework	2nd Floor	16	LF	7	10+ years			
	Ceiling - Lay-in	2nd Floor	862	SF	6	10+ years			
	Chalk Board	2nd Floor	32	LF	4	2-5 years			
	Doors - Steel Doors incl hw	2nd Floor	1	ĒΑ	7	10+ years			
	Floor - Tile	2nd Floor	862	SF	6	10+ years			
	Lighting - Lay-in	2nd Floor	11	EA	6	6-10 years			
	Marker Board	2nd Floor	16	LF	7	6-10 years			
	Walls - Concrete Block	2nd Floor	108	SF	7	10+ years			
	Walls - Plaster/Drywall	2nd Floor	844	SF	6	10+ years			
	·		_			-			
atego	ry : Interior		B	uilding	: Addition	on Recommend			
Froup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments		
Corridor									
	Ceiling - Lay-in	1st Floor North Corridor	1,458	SF	6	10+ years			
	Ceiling - Lay-in	1st Floor North Corridor	18	SF	4	0-1 year	Water damage		
	Doors - Steel Doors incl hw	1st Floor North Corridor	3	EA	7	10+ years			
	Doors - Wood Doors include hw	1st Floor North Corridor	3	EA	7	10+ years			



Catego	ry : Interior		В	uilding	: Additi		TTO G Morgan GTREET, Officago, IE 00040
_				_		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Floor - Tile/Sheet	1st Floor North Corridor	1,476	SF	7	10+ years	
	Lighting - Lay-in	1st Floor North Corridor	11	EA	6	6-10 years	
	Walls - Plaster/Drywall	1st Floor North Corridor	1,971	SF	6	10+ years	
	Ceiling - Lay-in	1st Floor West Corridor	678	SF	6	10+ years	
	Drinking Fountains - Single Fountain	1st Floor West Corridor	1	EA	7	10+ years	
	Floor - Tile/Sheet	1st Floor West Corridor	678	SF	7	10+ years	
	Lighting - Lay-in	1st Floor West Corridor	6	EA	6	6-10 years	
	Walls - Masonry	1st Floor West Corridor	626	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor West Corridor	689	SF	6	10+ years	
	Ceiling - Lay-in	2nd Floor North Corridor	1,279	SF	6	10+ years	
	Ceiling - Lay-in	2nd Floor North Corridor	6	SF	4	0-1 year	Damaged tile
	Drinking Fountains - Single Fountain	2nd Floor North Corridor	2	ĒA	7	10+ years	3
	Floor - Tile/Sheet	2nd Floor North Corridor	1,205	SF	7	10+ years	
	Lighting - Lay-in	2nd Floor North Corridor	9	ĒΑ	6	6-10 years	
	Walls - Masonry	2nd Floor North Corridor	90	SF	6	10+ years	
	Walls - Plaster/Drywall	2nd Floor North Corridor	1,971	SF	6	10+ years	
	Ceiling - Lay-in	2nd Floor West Corridor	558	SF	6	10+ years	
	Drinking Fountains - Single Fountain	2nd Floor West Corridor	1	EA	7	10+ years	
	Floor - Tile/Sheet	2nd Floor West Corridor	558	SF	7	10+ years	
	Lighting - Lay-in	2nd Floor West Corridor	5	EA	6	6-10 years	
	Walls - Masonry	2nd Floor West Corridor	626	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor West Corridor	657	SF	6	10+ years	
	walls - 1 laster/brywall	Zha i looi West Gomadi	001	OI .	O	10+ years	
Safety							
	Security Cameras	1st Floor	6	EA	7	6-10 years	
Ctoire							
Stairs	Ceiling - Lay-in	North West	158	SF	6	10+ years	
	Ceiling - Lay-in	North West	6	SF	4	0-1 year	Buckled tile
	Floor - Terrazzo	North West	73	SF	6	10+ years	Daoinoa mo
	Floor - Tile	North West	28	SF	6	10+ years	
	Handrails	North West	44	LF	7	10+ years	
	Lighting - Lay-in	North West	1	EA	6	6-10 years	
	Stairs - Terrazzo	North West	72	LF	6	10+ years	
	Walls - Concrete Block	North West	597	SF	7	10+ years	
	Walls - Plaster/Drywall	North West	220	SF	6	10+ years	
	Ceiling - Lay-in	South West	194	SF	6	10+ years	
	Floor - Terrazzo	South West	40	SF	7	10+ years	
	Floor - Tile	South West	100	SF	6	10+ years	
	Handrails	South West	44	LF	7	10+ years	
	Lighting - Lay-in	South West	2	EA	6	6-10 years	
	Stairs - Terrazzo	South West	72	LF	6	10+ years	
	Walls - Concrete Block	South West	817	SF	6	•	
	vvalis - Culiciele bluck	South Mest	017	ЗF	O	10+ years	





Category: Site **Building: Site** 

Category : Site		В	ullaing				
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Civil/Dra	inage						
	Civil/ Drainage - Catch Basin	Entire Site	4	EA	6	10+ years	
	Civil/ Drainage - Site Manhole	Entire Site	4	EA	6	10+ years	
Fencing							
	Fencing - Chain Link	Entire Site	8	LF	6	10+ years	
	Fencing - New Standard Ornamental	Entire Site	702	LF	6	10+ years	
Landsca	pe						
	Benches	Entire Site	5	EA	6	10+ years	
	Benches	Entire Site	1	EA	4	0-1 year	Collapsed
	Landscape - Grass	Entire Site	10,044	SF	6	10+ years	
	Landscape - Hardscape- Concrete	Entire Site	4,210	SF	6	10+ years	
	Parkway trees	Entire Site	6	EA	6	10+ years	
	Planting Beds/ Area	Entire Site	720	SF	6	10+ years	
	Play Area - Hardscape- Asphalt	Entire Site	1,600	SF	6	10+ years	
	Retaining Wall - Masonry	Entire Site	468	SF	6	10+ years	
Parking I	Lot						
	Surface - Asphalt	West	6,084	SF	5	2-5 years	Ravelling, alligator cracking, cracks throughout
	Trash Enclosure - Chain Links	West	608	SF	6	10+ years	3
	Vehicular Screening	West	80	LF	6	10+ years	
Playgrou	und						
- , 0	Equipment - School Age 5-12	West	1	EA	6	10+ years	
	Surface - Poured Surface	West	1,599	SF	6	10+ years	
Sidewalk	(S						
	Sidewalks - Perimeter Sidewalks	Entire Site	6,133	SF	6	10+ years	
	Sidewalks - Perimeter Sidewalks	Entire Site	200	SF	4	1-2 years	Cracks, holes
				_		,	,
Signage							
	Flag Pole - Flag Pole	East	1	EA	6	10+ years	
	Marquee - Free Standing Back Lighted	East	1	EA	6	6-10 years	
	Monument - Building Mounted Cut Letter	East	1	EA	6	10+ years	
	Sign					·	



#### **Thomas J Higgins Elementary Community Academy**

11710 S Morgan STREET, Chicago, IL 60643

<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").

Campus Name: Higgins Page: 26 of 27 Assessment Date: 04/06/2022





**Classroom Summary** 

Classicolii Sullillary			_	Floor Plan		Glazed	Operable						
			Room	Room	Area	Window	Window	Window	Smart-				
Current Usage	Intended Usage	Room Location	Number	Number	(SF)	Area	Area	Stop	Board				
Building : Main													
Computer Lab	Computer Lab	2nd Floor	207	207	862	140	21	N	Υ				
Kindergarten	Kindergarten	1st Floor	100	100	1,025	180	18	N	N				
Kindergarten	Kindergarten	1st Floor	101	101	1,032	180	18	N	Ν				
Kindergarten	Kindergarten	1st Floor	102 + 103	102 + 103	1,706	280	42	N	Υ				
Regular Classroom	Regular Classroom	1st Floor	104	104	853	140	21	N	Ν				
Regular Classroom	Regular Classroom	1st Floor	105	105	953	150	26	N	Υ				
Regular Classroom	Regular Classroom	2nd Floor	204	204	862	140	21	N	Υ				
Regular Classroom	Regular Classroom	2nd Floor	205	205	962	150	26	N	Υ				
Regular Classroom	Regular Classroom	2nd Floor	206	206	862	140	21	N	Υ				
Science Classroom	Science	2nd Floor	202 + 203	202 + 203	1,724	280	42	N	Υ				
Store Room	Regular Classroom	1st Floor	106	106	853	140	21	N	Υ				
Building : Addition													
Computer Lab	Regular Classroom	2nd Floor	209	206	708	0	0	N	Υ				
Music Room	Regular Classroom	2nd Floor	211	204	930	120	21	N	Y				
Regular Classroom	Regular Classroom	1st Floor	110	105	862	120	21	N	Y				
Regular Classroom	Regular Classroom	1st Floor	111	104	862	120	21	N	Υ				
Regular Classroom	Regular Classroom	1st Floor	112	103	862	120	21	N	Υ				
Regular Classroom	Regular Classroom	1st Floor	113	102	862	120	21	N	Υ				
Regular Classroom	Regular Classroom	2nd Floor	210	205	862	118	31	N	Υ				
Regular Classroom	Regular Classroom	2nd Floor	212	203	862	120	21	N	Υ				
Regular Classroom	Regular Classroom	2nd Floor	214	201	862	120	21	N	Υ				
Store Room	Regular Classroom	1st Floor	114	101	862	140	21	N	N				
Store Room	Regular Classroom	2nd Floor	213	202	862	120	21	N	N				