

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	1956	1	10,687
Addition	1973	1	17,704
Annex	1996	1	15,191
Modular 1 (8-Classroom)	2000	1	8,400
Modular 2 (4-Classroom)	2003	1	4,900
Campus Total			56,882

Category : Exterior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Entrance							
	Exterior Doors - Exterior Steel Door	19 - W Chiller	1	EA	6	10+ years	
	Exterior Stairs - Concrete	19 - W Chiller	3	LF	6	10+ years	
	Exterior Doors - Exterior FRP Door	Entrance 19A - NE - Outside Mechanical area	1	EA	6	6-10 years	
	Entrance Control - Audio	Entrance 20 - North	1	EA	6	10+ years	Over right door handle.
	Exterior Doors - Exterior FRP Door	Entrance 20 - North	2	EA	6	10+ years	
	Exterior Doors - Transom Lite	Entrance 20 - North	1	EA	6	10+ years	
	Exterior Stairs - Concrete	Entrance 20 - North	5	LF	7	10+ years	
	Ramp Handrail - Steel_Ramp Handrail	Entrance 20 - North	50	LF	6	6-10 years	
	Ramps - Concrete	Entrance 20 - North	25	LF	7	10+ years	
	Stair Handrail - Steel_Stair Handrail	Entrance 20 - North	8	LF	6	6-10 years	
	Exterior Doors - Exterior FRP Door	Entrance 21 - SW	2	EA	6	6-10 years	
	Exterior Doors - Side lite	Entrance 21 - SW	2	EA	6	6-10 years	
	Exterior Doors - Transom Lite	Entrance 21 - SW	3	EA	6	6-10 years	
	Ramp Handrail - Steel_Ramp Handrail	Entrance 21 - SW	30	LF	6	6-10 years	
	Ramps - Concrete	Entrance 21 - SW	15	LF	7	10+ years	
	Exterior Doors - Exterior FRP Door	Exit 22 - South	1	EA	6	6-10 years	
	Exterior Doors - Transom Lite	Exit 22 - South	1	EA	6	6-10 years	
	Ramp Handrail - Steel_Ramp Handrail	Exit 22 - South	60	LF	7	10+ years	
	Ramps - Concrete	Exit 22 - South	30	LF	6	10+ years	

Category : Exterior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Foundation							
	Foundation - Concrete	Entire Building	485	LF	7	10+ years	
	Superstructure - Concrete	Entire Building	10,687	SF	7	10+ years	
Lighting							
	Exterior Lighting - Wall Mounted	Entire Building	14	EA	7	10+ years	
Roof System							
	Access Ladder - Metal	Roof 1	2	EA	7	10+ years	
	Chimney - Metal Flue	Roof 1	40	LF	7	10+ years	
	Coping - Metal	Roof 1	355	LF	6	10+ years	
	Coping - Stone	Roof 1	120	LF	6	10+ years	
	Downspouts - Interior Downspouts	Roof 1	42	LF	6	10+ years	
	Parapet - 16" - 30" Height	Roof 1	120	LF	6	10+ years	
	Roof - Modified Bitumen	Roof 1	10,687	SF	6	10+ years	Vegetation growth around drains.
	Roof Hatch - Metal	Roof 1	1	EA	7	10+ years	
	Roof Structure - Concrete	Roof 1	10,687	SF	7	10+ years	
Walls							
	Canopy - Concrete/ Stucco	Entire Building	180	SF	6	6-10 years	
	Cheek-Wall - Concrete	Entire Building	20	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	1,180	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	3,780	SF	6	10+ years	
	Exterior Walls - Concrete Block	Entire Building	1,170	SF	6	10+ years	
	Exterior Walls - Stone-Cast	Entire Building	80	SF	6	10+ years	
	Exterior Walls - Stone-Cast	Entire Building	187	SF	6	10+ years	
Windows							
	Lintels - Steel	Entire Building	305	LF	6	10+ years	
	Windows - Louver	Entire Building	60	SF	6	10+ years	
	Windows - Sash Lexan/ Glass Double-pane	Entire Building	1,781	SF	6	10+ years	

Category : Electrical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Emergency System							
	Emergency A/C Power - Corridors and Stairs	Entire Building	1,528	SF	6	10+ years	
	Emergency Battery Packs - Corridors and Stairs	Entire Building	6	EA	6	6-10 years	
	Emergency Battery Packs - Students Toilets	Entire Building	2	EA	6	6-10 years	

Category : Electrical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Exit Signs - Corridors and Stairs	Entire Building	3	EA	6	6-10 years	
	Exit Signs - Corridors and Stairs	Entire Building	2	EA	2	0-1 year	No batteries
	Security System - CCTV	Entire Building	10,687	SF	5	6-10 years	Exterior cameras only
	Security System - Intrusion Detection	Entire Building	10,687	SF	5	6-10 years	A few intrusion detectors were replaced in 2021

Main Service

	Main Electrical Service - 1000 A 120/208/3PH	Electrical Room	1	EA	6	10+ years	Serves main buildings, no label with rating information
	PA System	Entire Building	10,687	SF	6	6-10 years	Connected to other buildings on campus

Power Distribution

	Lighting and Power Panels - 100 A	Entire Building	2	EA	7	10+ years	
	Lighting and Power Panels - Above 100 A	Entire Building	4	EA	7	10+ years	

Category : Fire Protection
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Fire Alarm Strobe Lights	Entire Building	10,687	SF	6	10+ years	Tested every year, functional
	Fire Alarm_System	Entire Building	10,687	SF	6	10+ years	Connected to addition building

Category : Mechanical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Chemical Pot Feeder	Site - East	1	EA	6	10+ years	
	Chiller-Air Cooled-Scroll Type-Ground Mounted - Less than 50 tons	Site - East	1	EA	6	6-10 years	1 compressor replaced in 2020, serves main and addition buildings. Serves main and addition buildings. Key to chiller walled-in courtyard was not available. York chiller.
	Glycol Feed	Site - East	1	EA	6	6-10 years	Manually fed
	Pipes - Chilled Water Pipe- Steel	Site - East	200	LF	6	10+ years	
	Pressure Fill System	Site - East	1	EA	6	10+ years	

Air Handling Systems

	Fan Coil Unit- Floor Mounted - Dual Temperature Coil	Entire Building	2	EA	5	6-10 years	
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Boiler Systems

Category : Mechanical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Boiler Auxiliary- Condensing Hot Water - 1001 - 2000 HP	Boiler Room	2	EA	6	10+ years	
	Chemical Pot Feeder	Boiler Room	1	EA	6	10+ years	
	Condensing- Hot Water Boiler - 1001 - 2000 MBH	Boiler Room	2	EA	6	10+ years	Serves main and addition buildings
	Glycol Feed System	Boiler Room	1	EA	6	10+ years	Manually fed
	Water Fill System	Boiler Room	1	EA	6	10+ years	
Gas Booster							
	Gas Booster	Boiler Room	2	EA	6	10+ years	Serve boilers
Heating Devices							
	Unit Heater - Hot Water	Boiler Room	1	EA	6	6-10 years	UH 1, near mezzanine area
	Cabinet Heaters - With Hot Water Coil	Entire Building	5	EA	6	10+ years	Labeled as CUHs
	Wall Heater - Electric	Entire Building	5	EA	6	6-10 years	
	Fin Tube - Hot Water	Kindergarten Room	8	LF	6	10+ years	In kindergarten room
Mechanical Plumbing							
	Dual Temperature Pump - Less than 10	Boiler Room	2	EA	6	6-10 years	Chilled and hot water pumps, 7.5 HP
	Hydronic Supply and Return - Copper	Entire Building	200	LF	6	10+ years	
	Hydronic Supply and Return - Steel	Entire Building	100	LF	6	10+ years	
Temperature Control							
	DDC System	Entire Building	10,867	SF	6	6-10 years	Software upgraded in 2018, networked in main, addition and annex buildings.
	Electric Thermostat	Entire Building	2	EA	5	6-10 years	Serves unit heater, exhaust fan
	Thermostats - DDC	Entire Building	15	EA	6	6-10 years	Serve univents, cabinet heaters, fan coil units
Unit Ventilation							
	Unit Ventilators- Floor Mounted- Dual Temperature Coils (Hot/Chilled) Water	Entire Building	8	EA	6	6-10 years	Labeled as UVs
Ventilation							
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	Roof	3	EA	6	10+ years	

Category : Plumbing
Building : Main

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

Category : Plumbing
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Gas Heater - Less than 150000 BTU/HR	Boiler Room	1	EA	6	6-10 years	Serves main building, 2012 installation
Piping							
	Domestic Piping-Hot Water Return Lines	Entire Building	10,687	SF	6	10+ years	Minor leaks occasionally repaired
	Domestic Piping-Hot Water Return Risers	Entire Building	10,687	SF	6	10+ years	There are a few pipe clamps
	Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	10,687	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	10,687	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (Risers)	Entire Building	10,687	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building	10,687	SF	6	10+ years	1956 installation
	Sanitary Piping	Entire Building	10,687	SF	6	10+ years	1956 installation
	Storm Piping	Entire Building	10,687	SF	6	10+ years	
	Vent Piping	Entire Building	10,687	SF	6	10+ years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Administrative Suites/Offices							
	Ceiling - Lay-in	116 Work Room	343	SF	6	10+ years	
	Doors - Side-lite	116 Work Room	28	SF	7	10+ years	
	Doors - Wood Doors inclu hw	116 Work Room	2	EA	7	10+ years	
	Floor - Tile	116 Work Room	343	SF	6	10+ years	
	Lighting - Pendent/Surface	116 Work Room	5	EA	6	6-10 years	
	Power Distribution	116 Work Room	6	EA	7	10+ years	
	Storage/ Closet	116 Work Room	45	SF	7	10+ years	
	Walls - Concrete Block	116 Work Room	703	SF	6	10+ years	
	Ceiling - Splined	Teacher's Room 117	235	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Teacher's Room 117	2	EA	7	10+ years	
	Floor - Tile	Teacher's Room 117	235	SF	6	10+ years	
	Lighting - Pendent/Surface	Teacher's Room 117	4	EA	6	6-10 years	
	Power Distribution	Teacher's Room 117	6	EA	7	10+ years	
	Storage/ Closet	Teacher's Room 117	45	SF	7	10+ years	
	Walls - Concrete Block	Teacher's Room 117	545	SF	6	10+ years	
Mechanical/ Service Rooms							
	Boiler Room	1st Floor	748	SF	7	10+ years	
	Janitor's Closet	1st Floor	42	SF	5	10+ years	Water damaged ceiling.
	Mechanical/ Service Rooms	1st Floor	50	SF	5	10+ years	Paint peeling on ceiling.
	Storage Room	1st Floor	60	SF	5	10+ years	Paint peeling on ceiling.

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Restroom							
	Accessories	Boys next to room 107	227	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Boys next to room 107	227	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Boys next to room 107	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	Boys next to room 107	227	SF	6	10+ years	
	Floor Drain	Boys next to room 107	1	EA	7	10+ years	
	Hand Dryer	Boys next to room 107	1	EA	7	6-10 years	
	Lavatory	Boys next to room 107	2	EA	7	10+ years	
	Lighting - Pendent/Surface	Boys next to room 107	3	EA	6	6-10 years	
	Partitions	Boys next to room 107	2	EA	5	10+ years	
	Urinals	Boys next to room 107	2	EA	7	10+ years	
	Walls - Concrete Block	Boys next to room 107	222	SF	6	10+ years	
	Walls - Tile Ceramic/ Porcelain	Boys next to room 107	444	SF	6	10+ years	
	Water Closet	Boys next to room 107	2	EA	7	10+ years	
	Accessories	Girls next to room 106	253	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Girls next to room 106	253	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Girls next to room 106	2	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	Girls next to room 106	253	SF	6	10+ years	
	Floor Drain	Girls next to room 106	1	EA	7	10+ years	
	Hand Dryer	Girls next to room 106	1	EA	7	6-10 years	
	Lavatory	Girls next to room 106	2	EA	7	10+ years	
	Lighting - Pendent/Surface	Girls next to room 106	8	EA	6	6-10 years	
	Partitions	Girls next to room 106	3	EA	7	10+ years	
	Walls - Concrete Block	Girls next to room 106	219	SF	6	10+ years	
	Walls - Structural Glazed Tile	Girls next to room 106	350	SF	6	10+ years	
	Water Closet	Girls next to room 106	3	EA	7	10+ years	
	Accessories	Staff toilet in room 117	30	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Staff toilet in room 117	30	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Staff toilet in room 117	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	Staff toilet in room 117	30	SF	6	10+ years	
	Lavatory	Staff toilet in room 117	1	EA	7	10+ years	
	Lighting - Pendent/Surface	Staff toilet in room 117	1	EA	6	6-10 years	
	Walls - Concrete Block	Staff toilet in room 117	180	SF	6	10+ years	
	Water Closet	Staff toilet in room 117	1	EA	7	10+ years	
	Accessories	Toilet in room 100	20	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Toilet in room 100	20	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Toilet in room 100	1	EA	7	10+ years	
	Floor - Tile	Toilet in room 100	20	SF	6	10+ years	
	Lavatory	Toilet in room 100	1	EA	7	10+ years	
	Lighting - Pendent/Surface	Toilet in room 100	1	EA	6	6-10 years	
	Walls - Concrete Block	Toilet in room 100	138	SF	6	10+ years	
	Water Closet	Toilet in room 100	1	EA	7	10+ years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Classroom #100 (Kindergarten)</u>							
	Casework	1st Floor	20	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	1,166	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	1,166	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	17	EA	6	6-10 years	
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Storage/ Closet	1st Floor	47	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	1,268	SF	6	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	
<u>Classroom #101 (Regular Classroom)</u>							
	Casework	1st Floor	24	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	988	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	988	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	14	EA	6	6-10 years	
	Marker Board	1st Floor	16	LF	7	6-10 years	
	Storage/ Closet	1st Floor	50	SF	7	10+ years	
	Student Lockers - One Tier	1st Floor	22	EA	7	10+ years	
	Walls - Concrete Block	1st Floor	1,126	SF	6	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	
<u>Classroom #102 (Regular Classroom)</u>							
	Casework	1st Floor	12	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	650	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	650	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	9	EA	6	6-10 years	
	Marker Board	1st Floor	28	LF	7	6-10 years	
	Storage/ Closet	1st Floor	14	SF	7	10+ years	
	Student Lockers - One Tier	1st Floor	22	EA	7	10+ years	
	Walls - Concrete Block	1st Floor	660	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	250	SF	6	10+ years	
<u>Classroom #103 (Store Room)</u>							
	Casework	1st Floor	20	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	650	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	650	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	8	EA	6	6-10 years	
	Marker Board	1st Floor	18	LF	7	6-10 years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Storage/ Closet	1st Floor	50	SF	7	10+ years	
	Student Lockers - One Tier	1st Floor	5	EA	7	10+ years	
	Walls - Concrete Block	1st Floor	660	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	250	SF	6	10+ years	
Classroom #104 (Office)							
	Casework	1st Floor	12	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	650	SF	6	10+ years	
	Doors - Transom Window	1st Floor	1	SF	7	10+ years	
	Floor - Tile	1st Floor	650	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	10	EA	6	6-10 years	
	Marker Board	1st Floor	24	LF	7	6-10 years	
	Storage/ Closet	1st Floor	40	SF	7	10+ years	
	Student Lockers - One Tier	1st Floor	6	EA	7	10+ years	
	Walls - Concrete Block	1st Floor	660	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	250	SF	6	10+ years	
Classroom #105 (Regular Classroom)							
	Casework	1st Floor	10	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	650	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	650	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	10	EA	7	6-10 years	
	Marker Board	1st Floor	24	LF	7	6-10 years	
	Storage/ Closet	1st Floor	35	SF	7	10+ years	
	Student Lockers - One Tier	1st Floor	5	EA	7	10+ years	
	Walls - Concrete Block	1st Floor	410	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	500	SF	6	10+ years	
Classroom #106 (Regular Classroom)							
	Casework	1st Floor	12	LF	7	6-10 years	
	Ceiling - Lay-in	1st Floor	650	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	650	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	8	EA	6	6-10 years	
	Marker Board	1st Floor	18	LF	7	6-10 years	
	Storage/ Closet	1st Floor	50	SF	7	10+ years	
	Student Lockers - One Tier	1st Floor	5	EA	7	6-10 years	
	Walls - Concrete Block	1st Floor	660	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	250	SF	6	10+ years	
Classroom #107 (Regular Classroom)							
	Ceiling - Lay-in	1st Floor	650	SF	6	10+ years	

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	650	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	9	EA	6	6-10 years	
	Marker Board	1st Floor	35	LF	7	6-10 years	
	Storage/ Closet	1st Floor	20	SF	7	10+ years	
	Student Lockers - One Tier	1st Floor	22	EA	7	10+ years	
	Walls - Concrete Block	1st Floor	660	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	250	SF	6	10+ years	

Category : Interior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Corridor</u>							
	Ceiling - Plaster/Drywall	1st Floor	110	SF	6	10+ years	
	Ceiling - Splined	1st Floor	1,528	SF	6	10+ years	
	Doors - Side-lite	1st Floor	8	SF	7	10+ years	
	Doors - Steel Doors incl hw	1st Floor	2	EA	7	10+ years	
	Doors - Transom Window	1st Floor	10	SF	7	10+ years	
	Drinking Fountains - Double Fountain	1st Floor	1	EA	7	6-10 years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	110	SF	6	10+ years	
	Floor - Tile/Sheet	1st Floor	1,528	SF	7	10+ years	
	Lighting - Pendant/Surface	1st Floor	20	EA	6	6-10 years	
	Walls - Concrete Block	1st Floor	3,310	SF	6	10+ years	
	Walls - Masonry	1st Floor	250	SF	6	10+ years	

Safety

	Security Cameras	Entire Building	3	EA	7	6-10 years	
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Category : Exterior
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Entrance							
	Exterior Doors - Exterior FRP Door	23 - A	2	EA	6	10+ years	
	Exterior Stairs - Concrete	23 - A	6	LF	7	10+ years	
	Ramps - Concrete	23 - A	12	LF	7	10+ years	
	Entrance Control - Audio	Entrance 18 - North at interior courtyard	1	EA	6	10+ years	
	Exterior Doors - Exterior FRP Door	Entrance 18 - North at interior courtyard	4	EA	6	10+ years	
	Exterior Stairs - Concrete	Entrance 18 - North at interior courtyard	12	LF	6	10+ years	
	Entrance Control - Audio and Video	Entrance 2 - North	1	EA	7	10+ years	
	Exterior Doors - Exterior FRP Door	Entrance 2 - North	2	EA	6	10+ years	
	Power Door Operator and Controls	Entrance 2 - North	1	EA	7	10+ years	
	Entrance Control - Audio	Entrance 23 - South	1	EA	6	10+ years	
	Exterior Doors - Exterior FRP Door	Entrance 23 - South	4	EA	6	10+ years	
	Exterior Doors - Exterior FRP Door	Entrance 26 - SE	1	EA	6	10+ years	
	Exterior Stairs - Concrete	Entrance 26 - SE	6	LF	6	10+ years	
	Exterior Doors - Exterior FRP Door	Exit 24 - South	1	EA	6	10+ years	
	Exterior Stairs - Concrete	Exit 24 - South	3	LF	6	10+ years	Ramp included in 23-A.
	Exterior Doors - Exterior FRP Door	Exit 25 - SE	1	EA	6	10+ years	
	Exterior Stairs - Concrete	Exit 25 - SE	13	LF	6	10+ years	
	Entrance Control - Audio and Video	Main Entrance 1 - East	1	EA	6	10+ years	
	Exterior Doors - Exterior FRP Door	Main Entrance 1 - East	2	EA	6	10+ years	
	Exterior Stairs - Concrete	Main Entrance 1 - East	25	LF	6	10+ years	
	Power Door Operator and Controls	Main Entrance 1 - East	1	EA	7	10+ years	
	Ramps - Concrete	Main Entrance 1 - East	45	LF	7	10+ years	
	Stair Handrail - Steel_Stair Handrail	Main Entrance 1 - East	10	LF	7	10+ years	
Foundation							
	Foundation - Concrete	Entire Building	635	LF	7	10+ years	
	Superstructure - Concrete	Entire Building	17,704	SF	7	10+ years	
Lighting							
	Exterior Lighting - Wall Mounted	Entire Building	21	EA	6	10+ years	
Roof System							
	Chimney - Metal Flue	Roof 2	20	LF	6	10+ years	
	Coping - Metal	Roof 2	460	LF	6	10+ years	
	Downspouts - Interior Downspouts	Roof 2	70	LF	6	10+ years	
	Parapet - Parapet < 16" Height	Roof 2	35	LF	6	10+ years	
	Roof - Modified Bitumen	Roof 2	13,288	SF	6	6-10 years	
	Roof Structure - Concrete	Roof 2	13,288	SF	7	10+ years	

Category : Exterior
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Access Ladder - Metal	Roof 3	1	EA	7	10+ years	
	Coping - Metal	Roof 3	280	LF	6	10+ years	
	Downspouts - Interior Downspouts	Roof 3	50	LF	6	10+ years	
	Roof - Modified Bitumen	Roof 3	4,416	SF	6	10+ years	
	Roof Structure - Steel / Metal Deck/ Concrete Topping	Roof 3	4,416	SF	7	10+ years	

Walls

	Exterior Walls - Brick	Entire Building	10,860	SF	7	10+ years	
	Exterior Walls - Stone-Cast	Entire Building	100	SF	7	10+ years	

Windows

	Clerestory - Glass Single-Pane	Entire Building	25	SF	6	10+ years	
	Lintels - Steel	Entire Building	245	LF	6	10+ years	
	Windows - Louver	Entire Building	60	SF	6	10+ years	
	Windows - Sash Lexan/ Glass Double-pane	Entire Building	888	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	2,775	SF	6	10+ years	
	Emergency A/C Power - Multipurpose Room	1st Floor	3,780	SF	6	10+ years	
	Emergency Battery Packs - Corridors and Stairs	1st Floor	21	EA	6	6-10 years	
	Emergency Battery Packs - Multipurpose Room	1st Floor	5	EA	6	6-10 years	
	Emergency Battery Packs - Students Toilets	1st Floor	3	EA	6	6-10 years	
	Exit Signs - Corridors and Stairs	1st Floor	10	EA	6	6-10 years	
	Exit Signs - Corridors and Stairs	1st Floor	1	EA	2	0-1 year	No batteries
	Exit Signs - Multipurpose Room	1st Floor	3	EA	6	6-10 years	
	Exit Signs - Multipurpose Room	1st Floor	2	EA	2	0-1 year	No batteries
	Automatic Transfer Switch	Electrical Room	1	EA	6	6-10 years	Serves main and addition building, functional
	Security System - CCTV	Entire Building	17,704	SF	5	6-10 years	Exterior cameras only
	Security System - Intrusion Detection	Entire Building	17,704	SF	5	6-10 years	Functional, recently serviced

Main Service

	Main Electrical Service - 2000 A 120/208/3PH	Electrical Room	1	EA	6	10+ years	Serves addition building
	Independent Electrical Service for	Electrical Room	1	EA	6	10+ years	Connected to main building

Category : Electrical
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	emergency power PA System	Entire Building	17,704	SF	6	6-10 years	Connected to other buildings on campus
Power Distribution							
	Lighting and Power Panels - 100 A	Electrical Room	3	EA	7	10+ years	
	Lighting and Power Panels - 100 A	Electrical Room	1	EA	7	10+ years	
	Lighting and Power Panels - 100 A	Electrical Room	1	EA	4	0-1 year	Worn, deteriorated, 1973 installation. EM panel
	Lighting and Power Panels - Above 100 A	Electrical Room	7	EA	7	10+ years	
	Main Distribution Panels - 400 - 600 amp	Electrical Room	4	EA	7	10+ years	
	Main Distribution Panels - Greater than 600 amp	Electrical Room	1	EA	7	10+ years	
	Transformers - 120/240 - 120/208	Electrical Room	1	EA	7	10+ years	Serves addition building

Category : Fire Protection
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Fire Alarm							
	Fire Alarm Panel	Electrical Room	1	EA	6	6-10 years	Serves main and addition building
	Fire Alarm Strobe Lights	Electrical Room	17,704	SF	6	10+ years	
	Fire Alarm_System	Electrical Room	17,704	SF	6	6-10 years	Connected to main building

Category : Mechanical
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Air Handling Systems							
	Fan Coil Unit- Floor Mounted - Dual Temperature Coil	1st Floor	4	EA	6	10+ years	Labeled as FCs. Not vented to outside.
	Roof Top Unit-Single Zone-Roof Mounted-DX Cooling Only with Self Contained Compressor - 11 - 20 tons	Roof	1	EA	4	1-2 years	Serves multipurpose room. Deteriorated, still functional.
Heating Devices							
	Cabinet Heaters - With Hot Water Coil	Entire Building	8	EA	6	6-10 years	Labeled as CUHs
	Wall Heater - Electric	Entire Building	10	EA	6	6-10 years	
Temperature Control							
	DDC System	Entire Building	17,704	SF	6	6-10 years	Networked with main, addition and annex building, software updated in 2018.
	Electric Thermostat	Entire Building	3	EA	5	6-10 years	Serves multipurpose room,exhaust

Category : Mechanical
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Thermostats - DDC	Entire Building	18	EA	6	6-10 years	fan, MDF room fan coil unit Control univents, fan coil units and cabinet heaters.
Unit Ventilation							
	Unit Ventilators- Floor Mounted- Dual Temperature Coils (Hot/Chilled) Water	Entire Building	6	EA	6	6-10 years	With integral thermostats, controlled by BAS
Ventilation							
	Exhaust Fans- Indoor - Less than 500 CFM	Kitchen and roof	1	EA	6	10+ years	In kitchen storage room, axial fan
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	Kitchen and roof	2	EA	6	10+ years	
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Kitchen and roof	2	EA	6	10+ years	
	Exhaust Fans- Roof Mounted - Less than 500 CFM	Kitchen and roof	1	EA	6	10+ years	
	Type I Exhaust Hood- Kitchen	Kitchen and roof	1	EA	2	0-1 year	No fire suppression
	Type II Exhaust Hood- Warming Kitchen	Kitchen and roof	1	EA	6	6-10 years	

Category : Plumbing
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Hot Water							
	Gas Heater - 150000 - 300000 BTU/HR	Mechanical Room	1	EA	6	6-10 years	Serves addition building, 2018 installation
Piping							
	Domestic Piping-Hot Water Return Lines	Entire Building	17,704	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	17,704	SF	6	10+ years	1973 installation
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building	17,704	SF	6	10+ years	Minor leaks occasionally repaired
	Sanitary Piping	Entire Building	17,704	SF	6	10+ years	1973 installation
	Storm Piping	Entire Building	17,704	SF	6	10+ years	
	Vent Piping	Entire Building	17,704	SF	6	10+ years	

Category : Room
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Administrative Suites/Offices							
	Ceiling - Lay-in	1st Floor-108 Conference Room	130	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor-108 Conference Room	1	EA	7	10+ years	

Category : Room
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Floor - Tile	1st Floor-108 Conference Room	130	SF	6	10+ years	
	Lighting - Lay-in	1st Floor-108 Conference Room	2	EA	7	6-10 years	
	Power Distribution	1st Floor-108 Conference Room	8	EA	7	10+ years	
	Walls - Concrete Block	1st Floor-108 Conference Room	420	SF	6	10+ years	
	Ceiling - Lay-in	1st Floor-108A Workroom	225	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor-108A Workroom	2	EA	7	10+ years	
	Floor - Tile	1st Floor-108A Workroom	225	SF	6	10+ years	
	Lighting - Lay-in	1st Floor-108A Workroom	3	EA	6	6-10 years	
	Power Distribution	1st Floor-108A Workroom	8	EA	7	10+ years	
	Walls - Concrete Block	1st Floor-108A Workroom	565	SF	6	10+ years	
	Work Slnk	1st Floor-108A Workroom	1	EA	7	6-10 years	
	Ceiling - Lay-in	1st Floor-115 Teacher's Lounge	452	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor-115 Teacher's Lounge	1	EA	7	10+ years	
	Floor - Tile	1st Floor-115 Teacher's Lounge	452	SF	6	10+ years	
	Lighting - Lay-in	1st Floor-115 Teacher's Lounge	6	EA	7	6-10 years	
	Power Distribution	1st Floor-115 Teacher's Lounge	12	EA	7	10+ years	
	Walls - Concrete Block	1st Floor-115 Teacher's Lounge	790	SF	6	10+ years	
	Ceiling - Lay-in	1st Floor-121 Gym Office	90	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor-121 Gym Office	1	EA	7	10+ years	
	Floor - Tile	1st Floor-121 Gym Office	90	SF	6	10+ years	
	Lighting - Lay-in	1st Floor-121 Gym Office	1	EA	7	6-10 years	
	Power Distribution	1st Floor-121 Gym Office	6	EA	7	10+ years	
	Storage/ Closet	1st Floor-121 Gym Office	12	SF	7	10+ years	
	Walls - Concrete Block	1st Floor-121 Gym Office	355	SF	6	10+ years	
	Ceiling - Lay-in	1st Floor-122 Office	110	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor-122 Office	1	EA	7	10+ years	
	Floor - Carpet	1st Floor-122 Office	110	SF	6	6-10 years	
	Lighting - Lay-in	1st Floor-122 Office	1	EA	7	6-10 years	
	Power Distribution	1st Floor-122 Office	4	EA	7	10+ years	
	Storage/ Closet	1st Floor-122 Office	12	SF	7	10+ years	
	Walls - Concrete Block	1st Floor-122 Office	385	SF	6	10+ years	
	Ceiling - Lay-in	1st Floor-123 Counselor's Office	59	SF	6	10+ years	
	Ceiling - Lay-in	1st Floor-123 Counselor's Office	16	SF	4	0-1 year	Water damaged.
	Doors - Steel Doors incl hw	1st Floor-123 Counselor's Office	1	EA	7	10+ years	
	Floor - Tile	1st Floor-123 Counselor's Office	75	SF	6	10+ years	
	Lighting - Lay-in	1st Floor-123 Counselor's Office	1	EA	6	6-10 years	
	Power Distribution	1st Floor-123 Counselor's Office	4	EA	7	10+ years	
	Walls - Concrete Block	1st Floor-123 Counselor's Office	315	SF	6	10+ years	
	Ceiling - Plaster/Drywall	1st Floor-126A Kitchen Office	65	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor-126A Kitchen Office	1	EA	7	10+ years	
	Floor - Tile Quarry	1st Floor-126A Kitchen Office	65	SF	6	10+ years	
	Lighting - Lay-in	1st Floor-126A Kitchen Office	1	EA	6	6-10 years	
	Power Distribution	1st Floor-126A Kitchen Office	6	EA	7	10+ years	
	Walls - Concrete Block	1st Floor-126A Kitchen Office	290	SF	6	10+ years	

Category : Room
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	AC Unit	1st Floor-128 Principal's Office	1	EA	7	6-10 years	
	Ceiling - Lay-in	1st Floor-128 Principal's Office	290	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor-128 Principal's Office	2	EA	7	10+ years	
	Floor - Carpet	1st Floor-128 Principal's Office	290	SF	6	6-10 years	
	Lighting - Lay-in	1st Floor-128 Principal's Office	3	EA	6	6-10 years	
	Lighting - Pendent/Surface	1st Floor-128 Principal's Office	1	EA	7	6-10 years	
	Power Distribution	1st Floor-128 Principal's Office	6	EA	7	10+ years	
	Walls - Concrete Block	1st Floor-128 Principal's Office	730	SF	6	10+ years	
	Ceiling - Lay-in	1st Floor-129 Main Office	325	SF	6	10+ years	
	Doors - Side-lite	1st Floor-129 Main Office	12	SF	7	10+ years	
	Doors - Store Front	1st Floor-129 Main Office	1	EA	7	10+ years	
	Floor - Carpet	1st Floor-129 Main Office	245	SF	6	6-10 years	
	Floor - Tile	1st Floor-129 Main Office	80	SF	6	10+ years	
	Lighting - Lay-in	1st Floor-129 Main Office	7	EA	6	6-10 years	
	Power Distribution	1st Floor-129 Main Office	10	EA	7	10+ years	
	Storage/ Closet	1st Floor-129 Main Office	40	SF	7	10+ years	
	Walls - Concrete Block	1st Floor-129 Main Office	850	SF	6	10+ years	

Gymnasias

	Ceiling - Exposed	1st Floor-118 Gym/Multipurpose	3,330	SF	6	10+ years	
	Ceiling - Lay-in	1st Floor-118 Gym/Multipurpose	560	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor-118 Gym/Multipurpose	3	EA	7	10+ years	
	Floor - Concrete Epoxy/ Painted	1st Floor-118 Gym/Multipurpose	40	SF	7	10+ years	
	Floor - Tile	1st Floor-118 Gym/Multipurpose	3,400	SF	6	10+ years	
	Floor - Wood	1st Floor-118 Gym/Multipurpose	450	SF	6	10+ years	
	Lighting - Lay-in	1st Floor-118 Gym/Multipurpose	6	EA	6	6-10 years	
	Lighting - Metal Halide/Sodium Vapor	1st Floor-118 Gym/Multipurpose	10	EA	7	6-10 years	
	Stage	1st Floor-118 Gym/Multipurpose	450	SF	7	10+ years	
	Stage Curtain	1st Floor-118 Gym/Multipurpose	3	EA	7	10+ years	
	Stage Lighting System	1st Floor-118 Gym/Multipurpose	1	EA	7	10+ years	
	Stage-Stairs - Wood	1st Floor-118 Gym/Multipurpose	10	LF	6	10+ years	
	Storage/ Closet	1st Floor-118 Gym/Multipurpose	230	SF	7	10+ years	
	Walls - Concrete Block	1st Floor-118 Gym/Multipurpose	5,485	SF	6	10+ years	

Kitchen

	Ceiling - Plaster/Drywall	1st Floor-126 Kitchen	1,730	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor-126 Kitchen	3	EA	7	10+ years	
	Floor - Tile Quarry	1st Floor-126 Kitchen	1,730	SF	6	10+ years	
	Lighting - Lay-in	1st Floor-126 Kitchen	16	EA	6	6-10 years	
	Lighting - Pendent/Surface	1st Floor-126 Kitchen	2	EA	6	6-10 years	
	Serving Line	1st Floor-126 Kitchen	25	LF	7	10+ years	
	Storage/ Closet	1st Floor-126 Kitchen	130	SF	7	10+ years	
	Walls - Concrete Block	1st Floor-126 Kitchen	2,210	SF	6	10+ years	

Category : Room
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Library</u>							
	Casework	1st Floor-110 Library	130	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor-110 Library	1,635	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor-110 Library	2	EA	7	10+ years	
	Floor - Tile	1st Floor-110 Library	1,635	SF	6	10+ years	
	Lighting - Lay-in	1st Floor-110 Library	25	EA	6	6-10 years	
	Walls - Concrete Block	1st Floor-110 Library	1,520	SF	6	10+ years	
<u>Locker/Shower Room</u>							
	Accessories	1st Floor-127 Faculty Locker Room	165	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor-127 Faculty Locker Room	165	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor-127 Faculty Locker Room	2	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor-127 Faculty Locker Room	165	SF	6	10+ years	
	Lavatory	1st Floor-127 Faculty Locker Room	1	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor-127 Faculty Locker Room	2	EA	7	6-10 years	
	Student Lockers - One Tier	1st Floor-127 Faculty Locker Room	10	EA	7	10+ years	
	Walls - Concrete Block	1st Floor-127 Faculty Locker Room	655	SF	6	10+ years	
	Water Closet	1st Floor-127 Faculty Locker Room	1	EA	7	10+ years	
<u>MDF_IDF</u>							
	Doors - Steel Doors incl hw	1st Floor-131 MDF Room	1	EA	7	10+ years	
	Finishes	1st Floor-131 MDF Room	130	SF	7	10+ years	
	Other Cooling Unit	1st Floor-131 MDF Room	1	EA	7	6-10 years	Ductless split system.
<u>Mechanical/ Service Rooms</u>							
	Janitor's Closet	1st Floor	70	SF	5	10+ years	Damaged flooring.
	Mechanical/ Service Rooms	1st Floor	265	SF	7	10+ years	
	Storage Room	1st Floor	100	SF	7	10+ years	
	Storage Room	1st Floor	65	SF	7	10+ years	
	Vaults	1st Floor	96	SF	7	10+ years	
<u>Restroom</u>							
	Accessories	1st Floor-128 Principal's Office Restroom	40	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor-128 Principal's Office Restroom	40	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor-128 Principal's Office Restroom	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor-128 Principal's Office Restroom	40	SF	6	10+ years	
	Lavatory	1st Floor-128 Principal's Office Restroom	1	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor-128 Principal's Office Restroom	1	EA	6	6-10 years	

Category : Room
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
		Restroom					
	Walls - Concrete Block	1st Floor-128 Principal's Office	235	SF	6	10+ years	
		Restroom					
	Water Closet	1st Floor-128 Principal's Office	1	EA	7	10+ years	
		Restroom					
	Accessories	1st Floor-Boy's Restroom	265	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor-Boy's Restroom	265	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor-Boy's Restroom	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor-Boy's Restroom	265	SF	6	10+ years	
	Floor Drain	1st Floor-Boy's Restroom	1	EA	7	10+ years	
	Hand Dryer	1st Floor-Boy's Restroom	1	EA	7	6-10 years	
	Lavatory	1st Floor-Boy's Restroom	2	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor-Boy's Restroom	4	EA	6	6-10 years	
	Partitions	1st Floor-Boy's Restroom	2	EA	5	10+ years	
	Urinals	1st Floor-Boy's Restroom	2	EA	7	10+ years	
	Walls - Concrete Block	1st Floor-Boy's Restroom	705	SF	6	10+ years	
	Water Closet	1st Floor-Boy's Restroom	2	EA	7	10+ years	
	Accessories	1st Floor-Girl's Restroom	265	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor-Girl's Restroom	265	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor-Girl's Restroom	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor-Girl's Restroom	265	SF	6	10+ years	
	Floor Drain	1st Floor-Girl's Restroom	1	EA	7	10+ years	
	Hand Dryer	1st Floor-Girl's Restroom	1	EA	7	6-10 years	
	Lavatory	1st Floor-Girl's Restroom	2	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor-Girl's Restroom	4	EA	6	6-10 years	
	Partitions	1st Floor-Girl's Restroom	3	EA	5	10+ years	
	Walls - Concrete Block	1st Floor-Girl's Restroom	705	SF	6	10+ years	
	Water Closet	1st Floor-Girl's Restroom	3	EA	7	10+ years	
	Accessories	1st Floor-Unisex Staff Restroom	60	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor-Unisex Staff Restroom	60	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor-Unisex Staff Restroom	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor-Unisex Staff Restroom	60	SF	6	10+ years	
	Floor Drain	1st Floor-Unisex Staff Restroom	1	EA	7	10+ years	
	Hand Dryer	1st Floor-Unisex Staff Restroom	1	EA	7	6-10 years	
	Lavatory	1st Floor-Unisex Staff Restroom	1	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor-Unisex Staff Restroom	1	EA	6	6-10 years	
	Walls - Concrete Block	1st Floor-Unisex Staff Restroom	310	SF	6	10+ years	
	Water Closet	1st Floor-Unisex Staff Restroom	1	EA	7	10+ years	

Category : Classroom
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Classroom #109 (Regular Classroom)							
	Casework	1st Floor	15	LF	7	6-10 years	

Category : Classroom
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Ceiling - Lay-in	1st Floor	720	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	720	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	10	EA	6	6-10 years	
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Storage/ Closet	1st Floor	95	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	715	SF	6	10+ years	
	Walls - Metal Panel	1st Floor	265	SF	6	10+ years	
	Work Sink	1st Floor	1	EA	7	6-10 years	
Classroom #111 (Regular Classroom)							
	Casework	1st Floor	15	LF	7	6-10 years	
	Ceiling - Lay-in	1st Floor	720	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	720	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	10	EA	6	6-10 years	
	Marker Board	1st Floor	40	LF	7	6-10 years	
	Walls - Concrete Block	1st Floor	715	SF	6	10+ years	
	Walls - Metal Panel	1st Floor	265	SF	6	10+ years	
Classroom #113 (Regular Classroom)							
	Casework	1st Floor	20	LF	7	6-10 years	
	Ceiling - Lay-in	1st Floor	720	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	720	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	10	EA	6	6-10 years	
	Marker Board	1st Floor	40	LF	7	6-10 years	
	Walls - Concrete Block	1st Floor	980	SF	6	10+ years	
Classroom #114 (Regular Classroom)							
	Casework	1st Floor	20	LF	7	6-10 years	
	Ceiling - Lay-in	1st Floor	720	SF	6	10+ years	
	Chalk Board	1st Floor	40	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	720	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	10	EA	6	6-10 years	
	Walls - Concrete Block	1st Floor	980	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							

Category : Interior
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Ceiling - Lay-in	1st Floor	2,683	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	5	EA	7	10+ years	
	Doors - Wood Doors include hw	1st Floor	2	EA	7	10+ years	
	Drinking Fountains - Single Fountain	1st Floor	2	EA	7	6-10 years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	908	SF	7	10+ years	
	Floor - Tile/Sheet	1st Floor	1,770	SF	7	10+ years	
	Floor - Tile/Sheet	1st Floor	5	SF	4	0-1 year	Chipped
	Lighting - Lay-in	1st Floor	28	EA	6	6-10 years	
	Walls - Concrete Block	1st Floor	5,035	SF	7	10+ years	
	Walls - Masonry	1st Floor	195	SF	7	10+ years	
<hr/>							
Safety							
	Camera Viewing Station	1st Floor	1	EA	7	6-10 years	
	Security Cameras	1st Floor	8	EA	7	6-10 years	

Category : Exterior
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Entrance							
	Entrance Control - Audio	Entrance 3 - South	1	EA	7	10+ years	
	Exterior Doors - Exterior FRP Door	Entrance 3 - South	2	EA	6	10+ years	
	Power Door Operator and Controls	Entrance 3 - South	1	EA	7	10+ years	
	Entrance Control - Audio	Entrance 4 - West	1	EA	6	10+ years	Above door handle.
	Exterior Doors - Exterior FRP Door	Entrance 4 - West	1	EA	6	10+ years	Paint required.
	Entrance Control - Audio	Entrance 5 - North	1	EA	6	10+ years	Above right door handle.
	Exterior Doors - Exterior FRP Door	Entrance 5 - North	2	EA	6	10+ years	
Foundation							
	Foundation - Concrete	Entire Building	560	LF	7	10+ years	
	Superstructure - Steel	Entire Building	15,191	SF	7	10+ years	
Lighting							
	Exterior Lighting - Wall Mounted	Entire Building	3	EA	7	6-10 years	
Roof System							
	Chimney - Metal Flue	Roof 4	40	LF	7	10+ years	
	Downspouts - Exterior Downspouts	Roof 4	600	LF	6	10+ years	
	Roof - Metal	Roof 4	15,300	SF	6	10+ years	
	Roof Structure - Steel / Metal Deck/ Concrete Topping	Roof 4	15,300	SF	7	10+ years	
Walls							
	Canopy - Metal	Entire Building	50	SF	7	10+ years	
	Exterior Walls - Brick	Entire Building	4,725	SF	7	10+ years	
	Exterior Walls - Prefabricated Metal Panel Wall	Entire Building	840	SF	7	10+ years	
	Exterior Walls - Stone-Cast	Entire Building	110	SF	7	10+ years	
	Exterior Walls - Stone-Cut	Entire Building	105	SF	7	10+ years	
Windows							
	Guard - Guards perforated	Entire Building	1,470	SF	6	10+ years	
	Lintels - Steel	Entire Building	225	LF	6	10+ years	
	Windows - Louver	Entire Building	120	SF	6	10+ years	
	Windows - Sash Aluminum Double-pane	Entire Building	1,470	SF	6	10+ years	

Category : Electrical
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Emergency System							

Category : Electrical
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Exit Signs - Corridors and Stairs	1st Floor	1	EA	6	6-10 years	
	Exit Signs - Corridors and Stairs	1st Floor	5	EA	2	0-1 year	No battery pack
	Emergency Battery Packs - Corridors and Stairs	1st Floor	6	EA	6	6-10 years	
	Emergency Battery Packs - Students Toilets	1st Floor	4	EA	6	6-10 years	
	Security System - Intrusion Detection	Entire Building	15,191	SF	5	2-5 years	
	Emergency A/C Power - Corridors and Stairs	Entire Building	1,700	SF	6	10+ years	
	Automatic Transfer Switch	Mechanical Room	1	EA	6	6-10 years	Functional, 1996 installation

Main Service

	PA System	1st Floor	15,191	SF	6	6-10 years	Connected to other buildings
	Main Electrical Service - 800 A and Less than 120/208/3PH	Electrical Room	1	EA	6	10+ years	Serves annex
	Independent Electrical Service for emergency power	Electrical Room	1	EA	6	10+ years	1996 installation, serves annex building

Power Distribution

	Lighting and Power Panels - 100 A	Entire Building	1	EA	7	10+ years	Emergency panel
	Lighting and Power Panels - Above 100 A	Entire Building	6	EA	7	10+ years	1996 installation
	Main Distribution Panels - 400 - 600 amp	Entire Building	2	EA	7	10+ years	

Category : Fire Protection
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Fire Alarm</u>							
	Fire Alarm Panel	Mechanical Room	1	EA	6	10+ years	2018 installation
	Fire Alarm Strobe Lights	Mechanical Room	15,191	SF	6	6-10 years	
	Fire Alarm_System	Mechanical Room	15,191	SF	6	6-10 years	Serves annex

Sprinkler System

	Sprinkler Heads	Entire Building	15,191	SF	7	10+ years	
	Sprinkler Piping	Entire Building	15,191	SF	6	10+ years	
	Wet Sprinkler System	Entire Building	15,191	SF	6	10+ years	Using city water pressure, 1996 installation, serves annex building

Category : Mechanical
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Air Handling Systems</u>							
	Make Up Air Unit- Indoor Mounted- Hot Water Coils - 6000 - 10,000 cfm	Boiler Room	1	EA	5	6-10 years	1996 installation, serves annex

Category : Mechanical
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Boiler Systems</u>							
	Boiler Auxiliary- Non Condensing Hot Water - 2001 - 3000 MBH	Boiler Room	2	EA	6	6-10 years	
	Chemical Pot Feeder	Boiler Room	1	EA	6	6-10 years	
	Combustion Dampers	Boiler Room	3	EA	6	6-10 years	
	Glycol Feed System	Boiler Room	1	EA	6	6-10 years	Manually fed
	Non Condensing- Water Tube- Flexible Tube- Force Draft- Hot Water Boiler - 2001 - 3000 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	5	EA	6	6-10 years	1996 installation
	Unit Heater - Hot Water	Mechanical Room	2	EA	6	6-10 years	Functional
<u>Mechanical Plumbing</u>							
	Hot Water Pump - Less than 10	Boiler Room	2	EA	6	6-10 years	Serve boilers
	Hydronic Supply and Return - Steel	Entire Building	200	LF	6	10+ years	1996 installation
<u>Temperature Control</u>							
	DDC System	Entire Building	15,191	SF	4	1-2 years	Software not upgraded, univents operated manually by internal thermostats
	Electric Thermostat	Entire Building	2	EA	6	6-10 years	Serve 2 unit heaters and make-up unit.
<u>Unit Ventilation</u>							
	Unit Ventilators- Floor Mounted- Hot Water w/ DX Cooling Coil & w/ Self Contained Compressors	Entire Building	9	EA	6	6-10 years	With internal thermostats
	Unit Ventilators- Floor Mounted- Hot Water w/ DX Cooling Coil & w/ Self Contained Compressors	Entire Building	2	EA	4	1-2 years	Require frequent maintenance, noisy.
<u>Ventilation</u>							
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	Roof	2	EA	6	6-10 years	Sloped roof, not accessible.
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Roof	1	EA	6	6-10 years	1996 installation, Sloped roof, not accessible.

Category : Plumbing
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Hot Water</u>							
	Gas Heater - Less than 150000 BTU/HR	Boiler Room	1	EA	7	10+ years	Serves annex, 2020 installation
<u>Piping</u>							
	Domestic Piping-Hot Water Return Lines	Entire Building	15,191	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	15,191	SF	6	10+ years	1996 installation
	Sanitary Piping	Entire Building	15,191	SF	6	10+ years	
	Storm Piping	Entire Building	15,191	SF	6	10+ years	Gutter drain pipes
	Vent Piping	Entire Building	15,191	SF	6	10+ years	Sloped metal roof, not accessed, vent pipes on roof.

Category : Room
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Administrative Suites/Offices</u>							
	Ceiling - Plaster/Drywall	122 Engineer Office	283	SF	6	10+ years	
	Doors - Steel Doors incl hw	122 Engineer Office	1	EA	7	10+ years	
	Floor - Concrete Epoxy/ Painted	122 Engineer Office	283	SF	7	10+ years	
	Lighting - Pendant/Surface	122 Engineer Office	3	EA	6	6-10 years	
	Power Distribution	122 Engineer Office	4	EA	7	10+ years	
	Storage/ Closet	122 Engineer Office	63	SF	7	10+ years	
	Walls - Concrete Block	122 Engineer Office	664	SF	6	10+ years	
	Ceiling - Lay-in	Office	354	SF	6	10+ years	
	Ceiling - Lay-in	Office	4	SF	4	0-1 year	Water damage
	Doors - Steel Doors incl hw	Office	1	EA	7	10+ years	
	Floor - Tile	Office	355	SF	6	10+ years	
	Floor - Tile	Office	3	SF	4	0-1 year	Damaged tiles
	Lighting - Lay-in	Office	4	EA	6	6-10 years	
	Power Distribution	Office	4	EA	7	10+ years	
	Walls - Concrete Block	Office	320	SF	6	10+ years	
	Walls - Plaster/Drywall	Office	510	SF	6	10+ years	
	Ceiling - Lay-in	Office next to room 205	168	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Office next to room 205	1	EA	7	10+ years	
	Floor - Tile	Office next to room 205	168	SF	6	10+ years	
	Lighting - Lay-in	Office next to room 205	3	EA	6	6-10 years	
	Power Distribution	Office next to room 205	6	EA	7	10+ years	
	Walls - Concrete Block	Office next to room 205	482	SF	6	10+ years	
	Walls - Plaster/Drywall	Office next to room 205	250	SF	6	10+ years	

MDF_IDF

	Doors - Steel Doors incl hw	MDF locate in Engineer Office	1	EA	7	10+ years	
	Finishes	MDF locate in Engineer Office	80	SF	7	10+ years	

Category : Room
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Other Cooling Unit	MDF locate in Engineer Office	1	EA	7	2-5 years	PTAC
Mechanical/ Service Rooms							
	Boiler Room	1st Floor	360	SF	7	10+ years	
	Janitor's Closet	1st Floor	33	SF	7	10+ years	
	Mechanical/ Service Rooms	1st Floor	100	SF	7	10+ years	
Restroom							
	Accessories	1st Floor	466	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	466	SF	6	10+ years	
	Floor - Concrete Epoxy/ Painted	1st Floor	466	SF	7	10+ years	
	Floor Drain	1st Floor	2	EA	7	10+ years	
	Lavatory	1st Floor	3	EA	7	10+ years	
	Lighting - Lay-in	1st Floor	5	EA	7	6-10 years	
	Partitions	1st Floor	3	EA	5	10+ years	
	Urinals	1st Floor	6	EA	7	10+ years	
	Walls - Concrete Block	1st Floor	1,406	SF	6	10+ years	
	Water Closet	1st Floor	3	EA	7	10+ years	
	Accessories	1st Floor	688	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	688	SF	6	10+ years	
	Floor - Concrete Epoxy/ Painted	1st Floor	688	SF	7	10+ years	
	Floor Drain	1st Floor	2	EA	7	10+ years	
	Lavatory	1st Floor	9	EA	7	10+ years	
	Lighting - Lay-in	1st Floor	5	EA	6	6-10 years	
	Partitions	1st Floor	9	EA	5	10+ years	
	Walls - Concrete Block	1st Floor	1,380	SF	6	10+ years	
	Water Closet	1st Floor	9	EA	7	10+ years	
	Accessories	Men Staff Toilet	43	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Men Staff Toilet	43	SF	6	10+ years	
	Doors - Steel Doors incl hw	Men Staff Toilet	1	EA	7	10+ years	
	Floor - Tile	Men Staff Toilet	43	SF	6	10+ years	
	Floor Drain	Men Staff Toilet	1	EA	7	10+ years	
	Lavatory	Men Staff Toilet	1	EA	7	10+ years	
	Lighting - Lay-in	Men Staff Toilet	1	EA	6	6-10 years	
	Walls - Concrete Block	Men Staff Toilet	257	SF	6	10+ years	
	Water Closet	Men Staff Toilet	1	EA	7	10+ years	
	Accessories	Women Staff Toilet	43	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Women Staff Toilet	43	SF	6	10+ years	
	Doors - Steel Doors incl hw	Women Staff Toilet	1	EA	7	10+ years	
	Floor - Tile	Women Staff Toilet	40	SF	6	10+ years	
	Floor - Tile	Women Staff Toilet	3	SF	4	0-1 year	Damaged around drain.
	Floor Drain	Women Staff Toilet	1	EA	7	10+ years	
	Lavatory	Women Staff Toilet	1	EA	7	10+ years	
	Lighting - Lay-in	Women Staff Toilet	1	EA	6	6-10 years	

Category : Room
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Walls - Concrete Block	Women Staff Toilet	257	SF	6	10+ years	
	Water Closet	Women Staff Toilet	1	EA	7	10+ years	

Category : Classroom
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
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Classroom #201 (Regular Classroom)

	Casework	1st Floor	20	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	877	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	877	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	9	EA	6	6-10 years	
	Marker Board	1st Floor	24	LF	7	6-10 years	
	Storage/ Closet	1st Floor	12	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	750	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	300	SF	6	10+ years	

Classroom #202 (Regular Classroom)

	Casework	1st Floor	20	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	877	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	877	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	9	EA	6	6-10 years	
	Marker Board	1st Floor	24	LF	7	6-10 years	
	Storage/ Closet	1st Floor	12	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	750	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	300	SF	6	10+ years	

Classroom #203 (Faculty Lounge)

	Casework	1st Floor	20	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	877	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	877	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	9	EA	6	6-10 years	
	Marker Board	1st Floor	24	LF	7	6-10 years	
	Storage/ Closet	1st Floor	12	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	750	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	300	SF	6	10+ years	

Classroom #204 (Regular Classroom)

	Casework	1st Floor	20	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	870	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	

Category : Classroom
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Floor - Tile	1st Floor	870	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	9	EA	6	6-10 years	
	Marker Board	1st Floor	24	LF	7	6-10 years	
	Storage/ Closet	1st Floor	12	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	750	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	300	SF	6	10+ years	
Classroom #205 (Regular Classroom)							
	Casework	1st Floor	20	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	877	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	877	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	8	EA	6	6-10 years	
	Lighting - Lay-in	1st Floor	1	EA	5	0-1 year	Cracked diffuser
	Marker Board	1st Floor	24	LF	7	6-10 years	
	Storage/ Closet	1st Floor	12	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	750	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	300	SF	6	10+ years	
Classroom #206 (Regular Classroom)							
	Casework	1st Floor	20	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	856	SF	6	10+ years	
	Ceiling - Lay-in	1st Floor	4	SF	4	0-1 year	Water damage
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	860	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	9	EA	6	6-10 years	
	Marker Board	1st Floor	24	LF	7	6-10 years	
	Storage/ Closet	1st Floor	12	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	750	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	300	SF	6	10+ years	
Classroom #207 (Regular Classroom)							
	Casework	1st Floor	20	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	877	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	877	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	9	EA	6	6-10 years	
	Marker Board	1st Floor	24	LF	7	6-10 years	
	Storage/ Closet	1st Floor	12	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	750	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	300	SF	6	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	

Category : Classroom
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Classroom #208 (Regular Classroom)</u>							
	Casework	1st Floor	20	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	877	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	877	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	9	EA	6	6-10 years	
	Marker Board	1st Floor	24	LF	7	6-10 years	
	Storage/ Closet	1st Floor	12	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	750	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	300	SF	6	10+ years	
<u>Classroom #209 (Regular Classroom)</u>							
	Casework	1st Floor	20	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	873	SF	6	10+ years	
	Ceiling - Lay-in	1st Floor	4	SF	4	0-1 year	Water damage
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	877	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	9	EA	6	6-10 years	
	Marker Board	1st Floor	24	LF	7	6-10 years	
	Storage/ Closet	1st Floor	12	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	750	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	300	SF	6	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	
<u>Classroom #210 (Regular Classroom)</u>							
	Casework	1st Floor	20	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	877	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	877	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	9	EA	6	6-10 years	
	Marker Board	1st Floor	24	LF	7	6-10 years	
	Storage/ Closet	1st Floor	12	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	750	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	300	SF	6	10+ years	

Category : Interior
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Corridor</u>							
	Ceiling - Lay-in	1st Floor	1,700	SF	6	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	158	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	4	EA	7	10+ years	
	Drinking Fountains - Double Fountain	1st Floor	1	EA	7	6-10 years	

Category : Interior
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Floor - Tile Ceramic/ Porcelain	1st Floor	138	SF	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	20	SF	4	0-1 year	Damaged tiles
	Floor - Tile/Sheet	1st Floor	1,695	SF	7	10+ years	
	Floor - Tile/Sheet	1st Floor	5	SF	4	0-1 year	Damaged tiles
	Lighting - Lay-in	1st Floor	20	EA	6	6-10 years	
	Walls - Concrete Block	1st Floor	4,440	SF	6	10+ years	

Category : Exterior
Building : Modular 1 (8-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Entrance							
	Exterior Doors - Exterior Steel Door	Entrance 10 - SW	1	EA	6	10+ years	
	Exterior Stairs - Steel or Aluminum	Entrance 10 - SW	56	LF	6	10+ years	
	Stair Handrail - Steel_Stair Handrail	Entrance 10 - SW	25	LF	7	10+ years	
	Exterior Doors - Exterior Steel Door	Entrance 11 - West	1	EA	6	10+ years	
	Exterior Stairs - Steel or Aluminum	Entrance 11 - West	56	LF	6	10+ years	
	Stair Handrail - Steel_Stair Handrail	Entrance 11 - West	25	LF	7	10+ years	
	Exterior Doors - Exterior Steel Door	Entrance 12 - West	1	EA	6	10+ years	
	Exterior Stairs - Steel or Aluminum	Entrance 12 - West	56	LF	6	10+ years	
	Stair Handrail - Steel_Stair Handrail	Entrance 12 - West	25	LF	7	10+ years	
	Exterior Doors - Exterior Steel Door	Entrance 13 - NW	1	EA	6	10+ years	
	Exterior Stairs - Steel or Aluminum	Entrance 13 - NW	56	LF	6	10+ years	
	Stair Handrail - Steel_Stair Handrail	Entrance 13 - NW	25	LF	7	10+ years	
	Exterior Doors - Exterior Steel Door	Entrance 14 - SE	1	EA	6	10+ years	
	Exterior Stairs - Steel or Aluminum	Entrance 14 - SE	56	LF	6	10+ years	
	Stair Handrail - Steel_Stair Handrail	Entrance 14 - SE	25	LF	7	10+ years	
	Exterior Doors - Exterior Steel Door	Entrance 15 - East	1	EA	6	10+ years	
	Exterior Stairs - Steel or Aluminum	Entrance 15 - East	56	LF	6	10+ years	
	Stair Handrail - Steel_Stair Handrail	Entrance 15 - East	25	LF	7	10+ years	
	Exterior Doors - Exterior Steel Door	Entrance 16 - East	1	EA	6	10+ years	
	Exterior Stairs - Steel or Aluminum	Entrance 16 - East	56	LF	6	10+ years	
	Stair Handrail - Steel_Stair Handrail	Entrance 16 - East	25	LF	7	10+ years	
	Exterior Doors - Exterior FRP Door	Entrance 17 - NE	1	EA	6	10+ years	
	Exterior Stairs - Steel or Aluminum	Entrance 17 - NE	56	LF	6	10+ years	
	Stair Handrail - Steel_Stair Handrail	Entrance 17 - NE	25	LF	7	10+ years	
	Exterior Doors - Exterior Steel Door	Entrance 8 - South	1	EA	6	10+ years	
	Ramp Handrail - Steel_Ramp Handrail	Entrance 8 - South	115	LF	6	10+ years	
	Ramps - Steel or Aluminum	Entrance 8 - South	60	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	Entrance 9 - North	1	EA	6	10+ years	
	Ramp Handrail - Steel_Ramp Handrail	Entrance 9 - North	115	LF	7	10+ years	
	Ramps - Steel or Aluminum	Entrance 9 - North	60	LF	6	10+ years	
Foundation							
	Foundation - Concrete	Entire Building	400	LF	7	10+ years	
	Superstructure - Steel	Entire Building	8,400	SF	7	10+ years	
Lighting							
	Exterior Lighting - Wall Mounted	Entire Building	10	EA	6	6-10 years	
Roof System							
	Coping - Metal	Roof 5	280	LF	6	10+ years	
	Downspouts - Exterior Downspouts	Roof 5	280	LF	6	10+ years	

Category : Exterior
Building : Modular 1 (8-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Downspouts - Exterior Downspouts	Roof 5	28	LF	6	10+ years	
	Roof - Modified Bitumen	Roof 5	8,400	SF	6	6-10 years	
	Roof Structure - Steel / Metal Deck/ Concrete Topping	Roof 5	8,400	SF	7	10+ years	

Walls

	Exterior Walls - Wood Siding	Entire Building	4,400	SF	6	10+ years	
	Exterior Walls - Wood Siding	Entire Building	630	SF	4	0-1 year	Deteriorated, falling off.

Windows

	Guard - Guards wire guard	Entire Building	560	SF	6	10+ years	
	Windows - Sash Aluminum Double-pane	Entire Building	545	SF	6	6-10 years	Quantity Adjusted
	Windows - Sash Aluminum Double-pane	Entire Building	15	SF	4	0-1 year	Out of frame.

Category : Electrical
Building : Modular 1 (8-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Emergency System</u>							
	Exit Signs - Corridors and Stairs	Entire Building	6	EA	4	0-1 year	Aged and poorly lit.
	Emergency Battery Packs - Corridors and Stairs	Entire Building	6	EA	6	6-10 years	
	Security System - Intrusion Detection	Entire Building	8,400	SF	5	6-10 years	

Main Service

	PA System	Entire Building	8,400	SF	5	6-10 years	Connected to other buildings on campus.
	Main Electrical Service - 800 A and Less than 120/208/3PH	Exterior Wall	1	EA	6	10+ years	

Power Distribution

	Lighting and Power Panels - 100 A	Entire Building	4	EA	7	10+ years	2000 installation
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Category : Fire Protection
Building : Modular 1 (8-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Fire Alarm</u>							
	Fire Alarm_System	Entire Building	8,400	SF	5	6-10 years	Water flow sensor attached to sprinkler pipe, horn.
<u>Sprinkler System</u>							
	Sprinkler Heads	Entire Building	8,400	SF	7	10+ years	
	Sprinkler Piping	Entire Building	8,400	SF	6	10+ years	

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

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Wet Sprinkler System	Entire Building	8,400	SF	7	10+ years	2000 installation, using city water pressure

Category : Mechanical
Building : Modular 1 (8-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Temperature Control</u>							
	Electric Controls	Entire Building	8,400	SF	5	6-10 years	Serve 8 exterior univents. No DDC, no pneumatic system
	Electric Thermostat	Entire Building	8	EA	5	6-10 years	
<u>Unit Ventilation</u>							
	Unit Ventilators - Vertical Package Electric Heat & Self Contained Cooling	Exterior Wall	8	EA	5	6-10 years	Functional, recently serviced
<u>Ventilation</u>							
	Exhaust Fans- Roof Mounted - Less than 500 CFM	Roof	8	EA	5	6-10 years	2000 installation

Category : Plumbing
Building : Modular 1 (8-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Hot Water</u>							
	Electric Heater - Less than 20 KW	1st Floor	2	EA	5	2-5 years	
<u>Piping</u>							
	Domestic Piping-Hot Water Return Lines	Entire Building	8,400	SF	6	10+ years	2000 installation
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	8,400	SF	6	10+ years	
	Sanitary Piping	Entire Building	8,400	SF	6	10+ years	2000 installation
	Storm Piping	Entire Building	8,400	SF	6	10+ years	Gutters and drain pipe
	Vent Piping	Entire Building	8,400	SF	6	10+ years	

Category : Classroom
Building : Modular 1 (8-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Classroom #301 (Regular Classroom)</u>							
	Ceiling - Lay-in	1st Floor	634	SF	6	10+ years	Water damaged.
	Ceiling - Lay-in	1st Floor	16	SF	4	0-1 year	
	Doors - Steel Doors incl hw	1st Floor	1	EA	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	650	SF	6	10+ years	

Category : Classroom
Building : Modular 1 (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	12	LF	6	6-10 years	
	Storage/ Closet	1st Floor	48	SF	7	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	757	SF	6	10+ years	
Classroom #302 (Regular Classroom)							
	Ceiling - Lay-in	1st Floor	650	SF	7	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	650	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	6	6-10 years	
	Marker Board	1st Floor	12	LF	7	6-10 years	
	Storage/ Closet	1st Floor	48	SF	7	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	757	SF	6	10+ years	
Classroom #303 (Regular Classroom)							
	Ceiling - Lay-in	1st Floor	650	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	650	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	6	6-10 years	
	Marker Board	1st Floor	12	LF	7	6-10 years	
	Storage/ Closet	1st Floor	48	SF	7	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	757	SF	6	10+ years	
Classroom #304 (Regular Classroom)							
	Ceiling - Lay-in	1st Floor	650	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	630	SF	6	10+ years	
	Floor - Tile	1st Floor	20	SF	4	0-1 year	Cracked
	Lighting - Lay-in	1st Floor	12	EA	7	6-10 years	
	Marker Board	1st Floor	12	LF	7	6-10 years	
	Storage/ Closet	1st Floor	48	SF	7	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	757	SF	6	10+ years	
Classroom #305 (Regular Classroom)							
	Ceiling - Lay-in	1st Floor	650	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	630	SF	6	10+ years	
	Floor - Tile	1st Floor	20	SF	4	0-1 year	Cracked
	Lighting - Lay-in	1st Floor	12	EA	6	6-10 years	

Category : Classroom
Building : Modular 1 (8-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Marker Board	1st Floor	12	LF	7	6-10 years	
	Storage/ Closet	1st Floor	48	SF	7	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	757	SF	6	10+ years	

Classroom #306 (Regular Classroom)

	Ceiling - Lay-in	1st Floor	650	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	630	SF	6	10+ years	
	Floor - Tile	1st Floor	20	SF	4	0-1 year	Cracked
	Lighting - Lay-in	1st Floor	12	EA	6	6-10 years	
	Marker Board	1st Floor	12	LF	7	6-10 years	
	Storage/ Closet	1st Floor	48	SF	7	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	757	SF	6	10+ years	

Classroom #307 (Regular Classroom)

	Ceiling - Lay-in	1st Floor	650	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	650	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	6	6-10 years	
	Marker Board	1st Floor	12	LF	7	6-10 years	
	Storage/ Closet	1st Floor	48	SF	7	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	757	SF	6	10+ years	

Classroom #308 (Regular Classroom)

	Ceiling - Lay-in	1st Floor	650	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	630	SF	6	10+ years	
	Floor - Tile	1st Floor	20	SF	4	0-1 year	Cracked
	Lighting - Lay-in	1st Floor	12	EA	6	6-10 years	
	Marker Board	1st Floor	12	LF	7	6-10 years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	757	SF	6	10+ years	

Category : Room
Building : Modular 1 (8-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	MDF_IDF						
	Doors - Wood Doors inclu hw	1st Floor-MDF Room, in Room 308	1	EA	7	10+ years	
	Finishes	1st Floor-MDF Room, in Room 308	52	SF	5	10+ years	

Restroom

Category : Room
Building : Modular 1 (8-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Accessories	1st Floor-Boy's Restroom	145	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor-Boy's Restroom	145	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor-Boy's Restroom	1	EA	7	10+ years	
	Floor - Tile	1st Floor-Boy's Restroom	143	SF	6	10+ years	
	Floor - Tile	1st Floor-Boy's Restroom	2	SF	4	0-1 year	Missing tile
	Floor Drain	1st Floor-Boy's Restroom	1	EA	7	10+ years	
	Lavatory	1st Floor-Boy's Restroom	2	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor-Boy's Restroom	1	EA	6	6-10 years	
	Partitions	1st Floor-Boy's Restroom	1	EA	7	10+ years	
	Urinals	1st Floor-Boy's Restroom	3	EA	7	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor-Boy's Restroom	424	SF	6	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor-Boy's Restroom	2	SF	4	0-1 year	Hole
	Water Closet	1st Floor-Boy's Restroom	1	EA	7	10+ years	
	Accessories	1st Floor-Girl's Restroom	195	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor-Girl's Restroom	195	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor-Girl's Restroom	1	EA	7	10+ years	
	Floor - Tile	1st Floor-Girl's Restroom	195	SF	6	10+ years	
	Floor Drain	1st Floor-Girl's Restroom	1	EA	7	10+ years	
	Lavatory	1st Floor-Girl's Restroom	2	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor-Girl's Restroom	2	EA	6	6-10 years	
	Partitions	1st Floor-Girl's Restroom	4	EA	7	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor-Girl's Restroom	490	SF	6	10+ years	
	Water Closet	1st Floor-Girl's Restroom	4	EA	7	10+ years	
	Accessories	1st Floor-Men's Faculty Restroom	195	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor-Men's Faculty Restroom	195	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor-Men's Faculty Restroom	1	EA	7	10+ years	
	Floor - Tile	1st Floor-Men's Faculty Restroom	195	SF	6	10+ years	
	Lavatory	1st Floor-Men's Faculty Restroom	2	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor-Men's Faculty Restroom	2	EA	6	6-10 years	
	Partitions	1st Floor-Men's Faculty Restroom	1	EA	7	10+ years	
	Urinals	1st Floor-Men's Faculty Restroom	3	EA	7	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor-Men's Faculty Restroom	480	SF	6	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor-Men's Faculty Restroom	10	SF	5	0-1 year	Peeling away from wall
	Water Closet	1st Floor-Men's Faculty Restroom	1	EA	7	10+ years	
	Accessories	1st Floor-Women's Faculty Restroom	195	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor-Women's Faculty Restroom	195	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor-Women's Faculty Restroom	1	EA	7	10+ years	
	Floor - Tile	1st Floor-Women's Faculty Restroom	195	SF	6	10+ years	
	Lavatory	1st Floor-Women's Faculty Restroom	2	EA	7	10+ years	

Category : Room
Building : Modular 1 (8-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Lighting - Pendent/Surface	1st Floor-Women's Faculty Restroom	2	EA	6	6-10 years	
	Partitions	1st Floor-Women's Faculty Restroom	4	EA	7	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor-Women's Faculty Restroom	490	SF	6	10+ years	
	Water Closet	1st Floor-Women's Faculty Restroom	4	EA	7	10+ years	

Category : Interior
Building : Modular 1 (8-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Corridor							
	Ceiling - Lay-in	1st Floor	1,095	SF	6	10+ years	
	Drinking Fountains - Double Fountain	1st Floor	1	EA	7	6-10 years	
	Drinking Fountains - Double Fountain	1st Floor	1	EA	5	2-5 years	
	Floor - Tile/Sheet	1st Floor	1,075	SF	7	10+ years	
	Floor - Tile/Sheet	1st Floor	20	SF	4	0-1 year	Cracked
	Lighting - Lay-in	1st Floor	15	EA	6	6-10 years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	2,180	SF	6	10+ years	

Category : Exterior
Building : Modular 2 (4-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Entrance</u>							
	Entrance Control - Audio	Entrance 6 - South	1	EA	6	10+ years	Above right door handle.
	Exterior Doors - Exterior Steel Door	Entrance 6 - South	2	EA	6	10+ years	
	Exterior Stairs - Concrete	Entrance 6 - South	16	LF	6	6-10 years	
	Exterior Doors - Exterior Steel Door	Entrance 7 - North	2	EA	6	10+ years	
	Exterior Stairs - Concrete	Entrance 7 - North	16	LF	7	10+ years	
	Stair Handrail - Steel_Stair Handrail	Entrance 7 - North	25	LF	6	6-10 years	
<u>Foundation</u>							
	Foundation - Masonry	Entire Building	280	LF	7	10+ years	
	Superstructure - Steel	Entire Building	4,900	SF	7	10+ years	
<u>Lighting</u>							
	Exterior Lighting - Wall Mounted	Entire Building	8	EA	6	10+ years	
<u>Roof System</u>							
	Coping - Metal	Roof 6	280	LF	6	10+ years	
	Downspouts - Exterior Downspouts	Roof 6	330	LF	6	10+ years	
	Roof - Modified Bitumen	Roof 6	4,900	SF	6	10+ years	
	Roof Structure - Steel / Metal Deck/ Concrete Topping	Roof 6	4,900	SF	7	10+ years	
<u>Walls</u>							
	Exterior Walls - Concrete Block	Entire Building	800	SF	6	10+ years	
	Exterior Walls - Wood Siding	Entire Building	2,351	SF	5	0-1 year	Deteriorating.
<u>Windows</u>							
	Guard - Guards wire guard	Entire Building	400	SF	4	0-1 year	Rusting, bent in a couple of areas.
	Windows - Sash Aluminum Double-pane	Entire Building	400	SF	6	10+ years	

Category : Electrical
Building : Modular 2 (4-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Emergency System</u>							
	Exit Signs - Corridors and Stairs	Entire Building	2	EA	6	6-10 years	With battery packs
	Exit Signs - Corridors and Stairs	Entire Building	3	EA	2	0-1 year	No battery back-up
	Emergency Battery Packs - Corridors and Stairs	Entire Building	5	EA	6	6-10 years	
	Security System - Intrusion Detection	Entire Building	4,900	SF	6	6-10 years	

Category : Electrical
Building : Modular 2 (4-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Main Service</u>							
	PA System	Entire Building	4,900	SF	6	6-10 years	Connected to other buildings on campus
	Main Electrical Service - 800 A and Less than 120/208/3PH	exterior wall	1	EA	6	10+ years	Serves small modular building

Power Distribution

	Lighting and Power Panels - 100 A	Entire Building	2	EA	7	10+ years	2003 installation
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Category : Fire Protection
Building : Modular 2 (4-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Fire Alarm</u>							
	Fire Alarm_System	Entire Building	4,800	SF	5	10+ years	Water flow sensor, at sprinkler pipe, alarm bell.
<u>Sprinkler System</u>							
	Sprinkler Heads	Entire Building	4,900	SF	7	10+ years	
	Sprinkler Piping	Entire Building	4,900	SF	6	10+ years	
	Wet Sprinkler System	Entire Building	4,900	SF	7	10+ years	2003 installation, using city water pressure

Category : Mechanical
Building : Modular 2 (4-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Temperature Control</u>							
	Electric Controls	Entire Building	4,900	SF	6	6-10 years	Serve 4 univents, no pneumatic system, no DDC system. Electric
	Electric Thermostat	Entire Building	4	EA	5	6-10 years	Serve 4 exterior univents, 2003 installation

Unit Ventilation

	Unit Ventilators - Vertical Package Electric Heat & Self Contained Cooling	Exterior Wall	4	EA	5	6-10 years	Recently serviced
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Ventilation

	Exhaust Fans- Roof Mounted - Less than 500 CFM	Roof	4	EA	6	6-10 years	2003 installation, roof not accessible
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Category : Plumbing
Building : Modular 2 (4-Classroom)

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

<u>Hot Water</u>						
Electric Heater - Less than 20 KW	1st Floor	1	EA	6	6-10 years	
<u>Piping</u>						
Domestic Piping-Hot Water Return Lines	Entire Building	4,900	SF	6	10+ years	
Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	4,900	SF	6	10+ years	
Sanitary Piping	Entire Building	4,900	SF	6	10+ years	
Storm Piping	Entire Building	4,900	SF	6	10+ years	Gutter drain pipes
Vent Piping	Entire Building	4,900	SF	6	10+ years	Roof not accessible

Category : Classroom
Building : Modular 2 (4-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Classroom #501 (Regular Classroom)</u>							
	Ceiling - Lay-in	1st Floor	830	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	830	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	16	EA	6	6-10 years	
	Marker Board	1st Floor	15	LF	7	6-10 years	
	Storage/ Closet	1st Floor	85	SF	7	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	945	SF	6	10+ years	
<u>Classroom #502 (Regular Classroom)</u>							
	Ceiling - Lay-in	1st Floor	830	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	800	SF	6	10+ years	
	Floor - Tile	1st Floor	30	SF	4	0-1 year	Damaged tiles
	Lighting - Lay-in	1st Floor	16	EA	6	6-10 years	
	Marker Board	1st Floor	15	LF	7	6-10 years	
	Storage/ Closet	1st Floor	85	SF	7	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	945	SF	6	10+ years	
<u>Classroom #503 (Regular Classroom)</u>							
	Ceiling - Lay-in	1st Floor	822	SF	6	10+ years	
	Ceiling - Lay-in	1st Floor	8	SF	4	0-1 year	Water damage
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	815	SF	6	10+ years	
	Floor - Tile	1st Floor	15	SF	4	0-1 year	Damaged tiles
	Lighting - Lay-in	1st Floor	16	EA	6	6-10 years	
	Marker Board	1st Floor	15	LF	7	6-10 years	
	Storage/ Closet	1st Floor	85	SF	7	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	945	SF	6	10+ years	

Category : Classroom
Building : Modular 2 (4-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Classroom #504 (Regular Classroom)</u>							
	Ceiling - Lay-in	1st Floor	830	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	815	SF	6	10+ years	
	Floor - Tile	1st Floor	15	SF	4	0-1 year	Cracked tiles
	Lighting - Lay-in	1st Floor	16	EA	6	6-10 years	
	Marker Board	1st Floor	15	LF	7	6-10 years	
	Storage/ Closet	1st Floor	85	SF	7	10+ years	
	Walls - Metal Panel	1st Floor	2	SF	5	0-1 year	Hole in wall
	Walls - Vinyl Coated Gypsum Panel	1st Floor	943	SF	6	10+ years	

Category : Room
Building : Modular 2 (4-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Mechanical/ Service Rooms</u>							
	Janitor's Closet	1st Floor	5	SF	7	10+ years	
	Mechanical/ Service Rooms	1st Floor	56	SF	7	10+ years	

Restroom

	Accessories	1st Floor-Boy's Restroom	160	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor-Boy's Restroom	160	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor-Boy's Restroom	1	EA	7	10+ years	
	Floor - Tile/Sheet	1st Floor-Boy's Restroom	160	SF	7	10+ years	
	Floor Drain	1st Floor-Boy's Restroom	1	EA	7	10+ years	
	Hand Dryer	1st Floor-Boy's Restroom	1	EA	7	6-10 years	
	Lavatory	1st Floor-Boy's Restroom	2	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor-Boy's Restroom	1	EA	6	6-10 years	
	Partitions	1st Floor-Boy's Restroom	2	EA	7	10+ years	
	Urinals	1st Floor-Boy's Restroom	2	EA	7	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor-Boy's Restroom	445	SF	6	10+ years	
	Water Closet	1st Floor-Boy's Restroom	2	EA	7	10+ years	
	Accessories	1st Floor-Girl's Restroom	180	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor-Girl's Restroom	180	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor-Girl's Restroom	1	EA	7	10+ years	
	Floor - Tile/Sheet	1st Floor-Girl's Restroom	180	SF	7	10+ years	
	Floor Drain	1st Floor-Girl's Restroom	1	EA	7	10+ years	
	Hand Dryer	1st Floor-Girl's Restroom	1	EA	7	6-10 years	
	Lavatory	1st Floor-Girl's Restroom	2	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor-Girl's Restroom	2	EA	6	6-10 years	
	Partitions	1st Floor-Girl's Restroom	4	EA	7	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor-Girl's Restroom	475	SF	6	10+ years	
	Water Closet	1st Floor-Girl's Restroom	4	EA	7	10+ years	

Category : Interior

Building : Modular 2 (4-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Corridor</u>							
	Ceiling - Lay-in	1st Floor	560	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	4	EA	6	10+ years	
	Drinking Fountains - Double Fountain	1st Floor	1	EA	7	6-10 years	
	Floor - Tile/Sheet	1st Floor	540	SF	7	10+ years	
	Floor - Tile/Sheet	1st Floor	20	SF	4	0-1 year	Cracked tiles
	Lighting - Lay-in	1st Floor	6	EA	6	6-10 years	
	Lighting - Lay-in	1st Floor	1	EA	5	0-1 year	Broken diffuser
	Walls - Vinyl Coated Gypsum Panel	1st Floor	1,190	SF	6	10+ years	

Category : Site
Building : Site

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Civil/Drainage</u>							
	Civil/ Drainage - Catch Basin	Entire Site	6	EA	6	10+ years	
	Civil/ Drainage - Site Manhole	Entire Site	5	EA	6	10+ years	
<u>Fencing</u>							
	Fencing - Chain Link	Entire Site	1,000	LF	6	10+ years	
	Fencing - Chain Link	Entire Site	145	LF	4	0-1 year	Rusting, corroded, and deteriorated.
	Fencing - Guard Rail	Entire Site	80	LF	6	6-10 years	
	Fencing - New Standard Ornamental	Entire Site	1,380	LF	6	10+ years	
	Fencing - New Standard Ornamental	Entire Site	5	LF	4	0-1 year	Falling off post/Leaning.
<u>Landscape</u>							
	Benches	Entire Site	4	EA	7	10+ years	
	Benches	Entire Site	2	EA	5	0-1 year	Falling over.
	Landscape - Grass	Entire Site	10,000	SF	6	10+ years	
	Landscape - Grass	Entire Site	37,767	SF	6	10+ years	
	Landscape - Hardscape- Asphalt	Entire Site	220	SF	4	0-1 year	Cracking and holes.
	Landscape - Hardscape- Concrete	Entire Site	1,620	SF	6	10+ years	
	Landscape - Hardscape- Concrete	Entire Site	50	SF	4	0-1 year	Cracking.
	Landscape - Hardscape- Pavers	Entire Site	1,195	SF	6	10+ years	
	Parkway trees	Entire Site	33	EA	6	10+ years	
	Planting Beds/ Area	Entire Site	4,624	SF	6	10+ years	
	Play Area - Hardscape- Asphalt	Entire Site	16,800	SF	6	10+ years	
	Trash Receptacles	Entire Site	5	EA	6	10+ years	
<u>Parking Lot</u>							
	Concrete Curbs	West	100	LF	6	6-10 years	
	Interior Plantings	West	30	LF	6	6-10 years	
	Surface - Asphalt	West	8,340	SF	4	0-1 year	Cracking and potholes throughout.
	Trash Enclosure - Chain Links	West	975	SF	5	6-10 years	
<u>Playground</u>							
	Equipment - Combo 3-12	West	2	EA	6	10+ years	
	Surface - Poured Surface	West	4,330	SF	6	10+ years	
<u>Sidewalks</u>							
	Sidewalks - Internal Walks	Entire Site	1,085	LF	6	10+ years	
	Sidewalks - Perimeter Sidewalks	Entire Site	13,455	SF	6	10+ years	
<u>Signage</u>							
	Flag Pole - Flag Pole	Entire Site	1	EA	7	10+ years	

Category : Site

Building : Site

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Monument - Building Mounted Cut Letter Sign	Entire Site	2	EA	7	10+ 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	Kindergarten	1st Floor	100	100	1,166	180	90	N	N
Office	Regular Classroom	1st Floor	104	104	650	120	60	N	N
Regular Classroom	Regular Classroom	1st Floor	101	101	988	180	90	N	N
Regular Classroom	Regular Classroom	1st Floor	102	102	650	120	60	N	N
Regular Classroom	Regular Classroom	1st Floor	105	105	650	120	60	N	N
Regular Classroom	Regular Classroom	1st Floor	106	106	650	120	60	N	N
Regular Classroom	Regular Classroom	1st Floor	107	107	650	120	60	N	N
Store Room	Regular Classroom	1st Floor	103	103	650	120	60	N	N

Building : Annex									
Faculty Lounge	Regular Classroom	1st Floor	203	108	877	150	75	N	Y
Regular Classroom	Regular Classroom	1st Floor	201	122	877	150	75	N	N
Regular Classroom	Regular Classroom	1st Floor	202	121	877	105	54	N	Y
Regular Classroom	Regular Classroom	1st Floor	204	104	870	105	54	N	N
Regular Classroom	Regular Classroom	1st Floor	205	107	877	150	75	N	N
Regular Classroom	Regular Classroom	1st Floor	206	103	860	105	54	N	Y
Regular Classroom	Regular Classroom	1st Floor	207	106	877	150	75	N	Y
Regular Classroom	Regular Classroom	1st Floor	208	102	877	105	54	N	N
Regular Classroom	Regular Classroom	1st Floor	209	105	877	150	75	N	Y
Regular Classroom	Regular Classroom	1st Floor	210	101	877	105	54	N	Y

Building : Addition									
Regular Classroom	Computer Lab	1st Floor	114	114	720	90	45	N	N
Regular Classroom	Regular Classroom	1st Floor	109	109	720	58	31	N	Y
Regular Classroom	Regular Classroom	1st Floor	111	111	720	90	45	N	N
Regular Classroom	Regular Classroom	1st Floor	113	113	720	90	45	N	N

Building : Modular 1 (8-Classroom)									
Regular Classroom	Regular Classroom	1st Floor	301	301	650	64	32	N	N
Regular Classroom	Regular Classroom	1st Floor	302	302	650	64	32	N	N
Regular Classroom	Regular Classroom	1st Floor	303	303	650	64	32	N	Y
Regular Classroom	Regular Classroom	1st Floor	304	304	650	64	32	N	N
Regular Classroom	Regular Classroom	1st Floor	305	305	650	64	32	N	Y
Regular Classroom	Regular Classroom	1st Floor	306	306	650	64	32	N	N
Regular Classroom	Regular Classroom	1st Floor	307	307	650	12	64	N	N
Regular Classroom	Regular Classroom	1st Floor	308	308	650	64	32	N	N

Building : Modular 2 (4-Classroom)									
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Classroom Summary

Current Usage	Intended Usage	Room Location	Room Number	Floor Plan Room Number	Area (SF)	Glazed Window Area	Operable Window Area	Window Stop	Smart-Board
Regular Classroom	Regular Classroom	1st Floor	501	501	830	60	30	N	Y
Regular Classroom	Regular Classroom	1st Floor	502	502	830	60	30	N	N
Regular Classroom	Regular Classroom	1st Floor	503	503	830	60	30	N	Y
Regular Classroom	Regular Classroom	1st Floor	504	504	830	60	30	N	N