

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 http://www.cps.edu/facilityassessment.

Campus Summary			
BuildingName	Year Constructed	Number of Floors	Building Area (Sq Ft)
Main	1939	2	47,500
Annex	1972	2	20,200
Campus Total			67,700

Category : Exterior Building : Main

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Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
intrance	•	Location	Quantity	OOM	Italik	Replacement	Comments
шансе	Entrance Control - Audio and Video	#1 West Facade	1	EA	7	10+ years	
	Exterior Doors - Exterior Steel Door	#1 West Facade	2	EA	5	2-5 years	Per site engineer doors to be replaced in spring
	Exterior Doors - Transom Lite	#1 West Facade	1	EA	6	6-10 years	
	Exterior Stairs - Concrete	#1 West Facade	160	LF	7	10+ years	New concrete stairs
	Ramp Handrail - Steel_Ramp Handrail	#1 West Facade	180	LF	7	10+ years	
	Ramps - Concrete	#1 West Facade	90	LF	7	10+ years	
	Stair Handrail - Steel_Stair Handrail	#1 West Facade	40	LF	7	10+ years	
	Exterior Doors - Exterior Steel Door	#2 West Facade	2	EA	5	2-5 years	Per site engineer doors to be replaced in spring.
	Exterior Doors - Transom Lite	#2 West Facade	1	EΑ	5	2-5 years	Cracked/Broken
	Exterior Stairs - Concrete	#2 West Facade	210	LF	5	2-5 years	
	Exterior Doors - Exterior Steel Door	#3 South Facade - Basement	1	EA	5	6-10 years	Per site engineer door to be replacin spring.
	Exterior Stairs - Concrete	#3 South Facade - Basement	225	LF	5	6-10 years	
	Stair Handrail - Steel_Stair Handrail	#3 South Facade - Basement	30	LF	6	6-10 years	
	Entrance Control - Audio and Video	#4- East Facade	1	EA	7	10+ years	
	Exterior Doors - Exterior Steel Door	#4- East Facade	2	EA	5	6-10 years	Per site engineer doors to be replaced in spring.
	Exterior Doors - Transom Lite	#4- East Facade	1	EA	5	2-5 years	Broken/cracked
	Exterior Stairs - Concrete	#4- East Facade	90	LF	5	2-5 years	Chipped/broken
	Ramp Handrail - Steel_Ramp Handrail	#4- East Facade	140	LF	6	6-10 years	
	Ramps - Concrete	#4- East Facade	69	LF	7	10+ years	



Catego	ry : Exterior		В	uilding	: Main		
						Recommend	
Froup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Stair Handrail - Steel_Stair Handrail	#4- East Facade	20	LF	6	6-10 years	
	Exterior Doors - Exterior Steel Door	#5 East Facade	2	EA	5	2-5 years	Per site engineer doors to be
							replaced in spring.
	Exterior Doors - Transom Lite	#5 East Facade	1	EA	5	2-5 years	
	Exterior Stairs - Concrete	#5 East Facade	95	LF	6	2-5 years	Spalled concrete
oundati							
	Foundation - Concrete	Entire Building	825	LF	7	10+ years	
	Superstructure - Steel with Clay Tile Arch	Entire Building	47,500	SF	7	10+ years	
ghting							
	Exterior Lighting - Parapet or Roof Mounted	Entire Building	10	EA	7	10+ years	
	Exterior Lighting - Wall Mounted	Entire Building	8	EA	7	10+ years	
oof Sys	stem						
•	Access Ladder - Metal	Main Roof	2	EA	7	10+ years	
	Access Ladder - Wood	Main Roof	2	EA	5	2-5 years	
	Coping - Metal	Main Roof	361	LF	7	10+ years	
	Coping - Stone	Main Roof	390	LF	6	6-10 years	
	Downspouts - Interior Downspouts	Main Roof	78	LF	6	6-10 years	
	Parapet - 16" - 30" Height	Main Roof	604	LF	6	6-10 years	
	Roof - Modified Bitumen	Main Roof	14,797	SF	5	6-10 years	Some detachment from substrate/deteriorating seams
	Roof Hatch - Metal	Main Roof	1	EA	7	10+ years	Substrate/acteriorating Seams
	Roof Structure - Steel with Clay Tile Arch	Main Roof	14,797	SF	7	10+ years	
	Coping - Metal	North low roof	183	LF	6	6-10 years	
	Downspouts - Interior Downspouts	North low roof	54	LF	6	6-10 years	
	Roof - Modified Bitumen	North low roof	3,465	SF	5	6-10 years	Some detachment from
	Noor - Modified Bitamen	NOTH TOW TOO!	3,403	Si	3	0-10 years	substrate/Deteriorating seams
	Roof Structure - Steel / Metal Deck/	North low roof	3,465	SF	7	10+ years	casemato, 2 ctomorating coaling
	Concrete Topping						
	Access Ladder - Metal	South low roof	1	EA	5	2-5 years	
	Chimney - Brick Chimney- Concrete/ Mortar	South low roof	52	LF	5	2-5 years	
	Liner						
	Coping - Stone	South low roof	230	LF	7	10+ years	
	Downspouts - Interior Downspouts	South low roof	52	LF	6	6-10 years	
	Parapet - 16" - 30" Height	South low roof	230	LF	6	6-10 years	
	Roof - Modified Bitumen	South low roof	4,037	SF	5	6-10 years	Detachment from
	Roof Structure - Steel with Clay Tile Arch	South low roof	4,037	SF	7	10+ years	substrate/Deteriorating seams
	Noor Structure - Steel with Clay The AICH	South low roof	4,037	SF	,	TOT years	
alls							
	Cheek-Wall - Concrete	Entire Building	40	SF	7	10+ years	



Catego	ry : Exterior			Building	: Main		
_						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Cheek-Wall - Stone	Entire Building	340	_	7	10+ years	
	Exterior Walls - Brick	Entire Building	14,529	SF	7	10+ years	
	Exterior Walls - Stone-Cast	Entire Building	2,140	SF	7	10+ years	
Min day.	_						
Window	Curtain wall - Louver	Entire Building	32	SF	6	6-10 years	
		•			6	•	
	Guard - Guards wire guard	Entire Building	2,460	_	-	6-10 years	
	Lintels - Steel	Entire Building	814		6	6-10 years	
	Windows - Sash Lexan	Entire Building	7,350	SF	6	6-10 years	
Catego	ry : Electrical		E	Building	: Main		
		1	0	11014		Recommend	•
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Emerge	ncy System	EL C. LE				0.40	0
	Automatic Transfer Switch	Electrical Room	1	EA	6	6-10 years	Serves independent service
	Security System - CCTV	Entire Building	47,500	SF	6	6-10 years	Exterior only
	Security System - Intrusion Detection	Entire Building	47,500	SF	6	6-10 years	
	Emergency Battery Packs - Corridors and Stairs	Entire Building	3	EA	6	6-10 years	
	Exit Signs - Corridors and Stairs	Entire Building	13	EA	2	0-1 year	No battery packs, no AC generator
	Exit Signs - Gym	Entire Building	3	EA	2	0-1 year	No battery pack
	Emergency A/C Power - Corridors and Stairs	Entire Building	7,506	SF	6	6-10 years	
Main Se	rvice						
	Main Electrical Service - 1200 A 120/208/3PH	Electrical Room	1	EA	6	10+ years	Serves main building
	Independent Electrical Service for emergency power	Electrical Room	1	EA	6	10+ years	Building has ATS and additional meter
	PA System	Entire Building	47,500	SF	6	6-10 years	Servesmain and annex buildings
Power D	Distribution						
	Lighting and Power Panels - 100 A	Entire Building	2	EA	7	10+ years	
	Lighting and Power Panels - 100 A	Entire Building	_ 1	ΕA	7	10+ years	
	Lighting and Power Panels - 100 A	Entire Building	3	EA	7	10+ years	
	Lighting and Power Panels - 100 A	Entire Building	2	EA	4	2-5 years	Older, deteriorated,
	Lighting and Power Panels - 100 A	Entire Building	1	EA	4	2-5 years	Older, deteriorated,
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	7	6-10 years	oldor, dotoriorated
	Lighting and Power Panels - Above 100 A Lighting and Power Panels - Above 100 A	Entire Building	2	EA	7	•	
	Lighting and Power Panels - Above 100 A Lighting and Power Panels - Above 100 A	Entire Building Entire Building	1	EA EA	7	10+ years	
	Lighting and Power Panels - Above 100 A		•			10+ years	Functional panels rated 7
	Lighting and Power Panels - Above 100 A	Entire Building	3	EΑ	7	10+ years	Functional panels rated 7
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	7	10+ years	Live surfaces were covered
	Main Distribution Panels - Less than 400	Entire Building	2	EA	7	10+ years	Previously not assessed

Campus Name: Madison Page : 3 of 32 Assessment Date: 04/06/2022



Category : Electrical

James Madison Elementary School 7433 S Dorchester AVENUE, Chicago, IL 60619

n - Type onsformers - 120/240 - 120/208 Fire Protection n - Type Alarm Panel	Location Entire Building Location	Quantity 1 B Quantity	UOM EA Building	Rank 6 : Main	Recommend Replacement 10+ years	Comments
rire Protection	•	В			·	
n - Туре	Location		uilding	: Main		
	Location	Quantity				
	Location	Quantity			Recommend	
Alarm Panel			UOM	Rank	Replacement	Comments
Alarm Panel						
Alarm_System	Electrical Room	1 47,500	EA SF	3	2-5 years 2-5 years	Older, not reliable relay logic technology, functional, serves main building Using older not relay logic reliable technology, serves main building
Anahawiaal		D		. Main		65.
Mechanical		В	uilding	: wain	Decemmend	
ı - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Location	Quantity	OON	Italik	Replacement	Comments
ng densing Unit- Roof Mounted - Less	Roof	1	EA	5	6-10 years	Serves MDF room, 2005 installation
n 5 tons					•	
ystems						
Handling Unit- Package Single Zone- oor- Steam Coils - 12001-20000 cfm	Gym Attic	2	EA	6	10+ years	AHU 2, AHU 3. At gym mezannine, serve gym
ntake	Gym Attic	1	EA	5	10+ years	Previously not assessed, serves both AHUs
Handling Unit- Built Up- Single Zone w/ Funnel- Steam Coils - 25001 - 35000 cfm	Mechanical Room	1	EA	6	10+ years	AHU 1
ntake	Mechanical Room	1	EA	5	6-10 years	
iliaries - 25001 - 35000 cfm	Mechanical Room	1	EA	6	10+ years	
eat Boxes - Reheat Boxes with Steam	Mechanical Room	6	EA	6	10+ years	
urn Duct Work - Masonry and Ducts- sing or Existing Shaft	Mechanical Room	100	LF	6	10+ years	
e Dampers	Mechanical Room	37	EA	5	6-10 years	A few are manually controlled
5	Boiler Room	2	EA	6	10+ years	
er Auxiliary- Scotch Marine- Steam Low ssure Boiler - 50 - 75 HP	Boiler Room					
er Auxiliary- Scotch Marine- Steam Low ssure Boiler - 50 - 75 HP mical Feed System	Boiler Room	1	EA	6	6-10 years	
er Auxiliary- Scotch Marine- Steam Low ssure Boiler - 50 - 75 HP		1 2	EA EA	6 6	6-10 years 10+ years	
er Auxiliary- Scotch Marine- Steam Low ssure Boiler - 50 - 75 HP mical Feed System	Boiler Room	· · · · · · · · · · · · · · · · · · ·				
er Auxiliary- Scotch Marine- Steam Low ssure Boiler - 50 - 75 HP mical Feed System nbustion Dampers	Boiler Room Boiler Room	2	EA	6	10+ years	
er Aux	•				Suller - 50 - 75 nP	

Building : Main

Campus Name: Madison Page : 4 of 32 Assessment Date: 04/06/2022



Catago	ry . Machanical			uilding	. Main	7 100	S Dorchester AVENUE, Chicago, IL 60619
Catego	ry : Mechanical		В	unaing	: wain	December	
Craum	Itam Tuna	Location	Ouantitu	HOM	Donk	Recommend Replacement	Comments
Group	Item - Type Steam- Low Pressure Boiler - 50 - 75 HP	Location	Quantity	UOM	Rank	Replacement	Comments
		Dailer Daam	400		•	10	There are a faculting alarma
	Piping - Condensate Pipe- Steel	Boiler Room	400	LF	6	10+ years	There are a few pipe clamps
	Piping - Steam Pipe- Steel	Boiler Room	400	LF	6	10+ years	There are a few pipe clamps, mostly
	Ota T	Dellas Deess	40	_ ^	_	0.40	1939 installation
	Steam Traps	Boiler Room	42	EA	5	6-10 years	A few steam traps leak
la atia a l	Davidana						
leating I		D.11. D.				4.0	
	Unit Heater - Steam	Boiler Room	1	EA	6	10+ years	Cylindrical
	Radiators - Steam	Entire Building	13	EA	6	10+ years	Some are difficult to control
		E 41 B 31	_		_	0.40	temperature
	Wall Heater - Electric	Entire Building	5	EA	5	6-10 years	Recently serviced
	Wall Heater - Electric	Entire Building	1	EA	4	2-5 years	Old, deteriorated, not reliable
	tura Cantral						
empera	ture Control DDC System	Entire Building	47,500	SF	6	6-10 years	Serves main building, software
	DDC System	Entire Building	47,500	SF	O	6-10 years	upgraded in 2016
	Electric Thermostat	Entire Building	2	EA	6	6-10 years	Serves evaporator unit in the MDF
	Electric memiostat	Entire Building	2	EA	O	6-10 years	room and steam unit heater in boile
							room. Found 2
	Thermostats - DDC	Entire Building	35	EA	6	6-10 years	100m. Found 2
	Thermostats - DDC Thermostats - DDC	Entire Building	2	EA	4		No signal from thermestat, manually
	memosiais - DDC	Entire Building	2	EA	4	2-5 years	No signal from thermostat, manually controlled dampers
							controlled dampers
Jnit Ven	tilation						
	Unit Ventilators- Floor Mounted- Steam	Entire Building	9	EA	6	6-10 years	With internal thermostats. No DDC
	Heating Coils Only	g	· ·	`	Ū	o io you.o	control
	The second secon						
/entilatio	on						
	Exhaust Fans- Indoor - 500 - 1500 CFM	Entire Building	1	EA	5	6-10 years	Previously not assessed. Difficult to
							access
	Exhaust Fans- Indoor - 500 - 1500 CFM	Entire Building	1	EΑ	5	6-10 years	In restroom, previously not assesse
	Exhaust Fans- Roof Mounted - 500 - 1500	Entire Building	5	EA	6	10+ years	
	CFM						
	Exhaust Fans- Roof Mounted - Less than	Entire Building	2	EA	6	6-10 years	
	500 CFM						
`atama	n Dhumbin a		В	المانات م	. Main		
Jacego	ry : Plumbing		В	uilding	. wain	Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Hot Wate	• • • • • • • • • • • • • • • • • • • •						
.o. wall	Gas Heater - 150000 - 300000 BTU/HR	Boiler Room	1	EA	5	6-10 years	Serves main building
	Hot Water Storage Tank_Gas - Less than	Boiler Room	1	EA	5	6-10 years	Co. vos main ballallig
	200 Gallons	Dollor Moorii	'	L /\	J	o To years	
	200 Gallorio						

Campus Name: Madison Page : 5 of 32 Assessment Date: 04/06/2022



Catego	ry : Plumbing		В	uilding	: Main		
Craun	Itam Tuna	Lagatian	Quantity	HOM	Donk	Recommend	Comments
roup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
iping							
	Domestic Piping-Hot Water Return Lines	Entire Building	47,500	SF	6	10+ years	There are a few pipe clamps
	Domestic Piping-Hot Water Return Risers	Entire Building	47,500	SF	6	10+ years	
	Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	47,500	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	47,500	SF	6	10+ years	1939 installation
	Domestic Piping-Hot/Cold Water Supply (Risers)	Entire Building	47,500	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building	47,500	SF	6	10+ years	Minor leaks occasionally repaired
	Sanitary Piping	Entire Building	47,500	SF	6	10+ years	
	Storm Piping	Entire Building	47,500	SF	6	10+ years	
	Vent Piping	Entire Building	47,500	SF	6	10+ years	
Pumps							
	Pumps - Domestic Booster Pump-Duplex	Boiler Room	1	EA	6	10+ years	Serves main building
	Pumps - Ejector-Duplex	Boiler Room	1	EA	6	6-10 years	
Catego	ry : Room		В	uilding	: Main		
		Location				Recommend Replacement	Comments
Group	Item - Type	Location	B Quantity	UOM	: Main Rank	Recommend Replacement	Comments
Group	Item - Type rative Suites/Offices		Quantity	UOM	Rank	Replacement	Comments
Group	Item - Type rative Suites/Offices AC Unit	Engineer's office	Quantity 1	UOM EA	Rank 7	Replacement 6-10 years	Comments
Group	Item - Type rative Suites/Offices AC Unit Ceiling - Plaster/Drywall	Engineer's office Engineer's office	Quantity 1 279	UOM EA SF	Rank 7 7	6-10 years 10+ years	Comments
Group	Item - Type rative Suites/Offices AC Unit Ceiling - Plaster/Drywall Doors - Wood Doors inclu hw	Engineer's office Engineer's office Engineer's office	Quantity 1 279 1	UOM EA SF EA	7 7 7 7	6-10 years 10+ years 10+ years	Comments
Group	Item - Type rative Suites/Offices AC Unit Ceiling - Plaster/Drywall Doors - Wood Doors inclu hw Floor - Carpet	Engineer's office Engineer's office Engineer's office Engineer's office	Quantity 1 279 1 279	UOM EA SF EA SF	7 7 7 6	6-10 years 10+ years 10+ years 6-10 years	Comments
Group	Item - Type rative Suites/Offices AC Unit Ceiling - Plaster/Drywall Doors - Wood Doors inclu hw Floor - Carpet Lighting - Pendent/Surface	Engineer's office Engineer's office Engineer's office Engineer's office Engineer's office	Quantity 1 279 1 279 6	UOM EA SF EA SF EA	7 7 7 6 7	6-10 years 10+ years 10+ years 6-10 years 10+ years	Comments
Group	Item - Type rative Suites/Offices AC Unit Ceiling - Plaster/Drywall Doors - Wood Doors inclu hw Floor - Carpet Lighting - Pendent/Surface Power Distribution	Engineer's office	Quantity 1 279 1 279 6 8	UOM EA SF EA SF EA EA	7 7 7 6 7 7 7	6-10 years 10+ years 10+ years 6-10 years 10+ years 10+ years	Comments
Group	Item - Type rative Suites/Offices AC Unit Ceiling - Plaster/Drywall Doors - Wood Doors inclu hw Floor - Carpet Lighting - Pendent/Surface Power Distribution Storage/ Closet	Engineer's office	Quantity 1 279 1 279 6 8 23	UOM EA SF EA SF EA SF EA SF	7 7 7 6 7 7 7 7	6-10 years 10+ years 10+ years 6-10 years 6-10 years 10+ years 10+ years 10+ years	Comments
Group	Item - Type rative Suites/Offices AC Unit Ceiling - Plaster/Drywall Doors - Wood Doors inclu hw Floor - Carpet Lighting - Pendent/Surface Power Distribution Storage/ Closet Walls - Plaster/Drywall	Engineer's office	Quantity 1 279 1 279 6 8 23 352	UOM EA SF EA SF EA SF SF SF	7 7 7 6 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	6-10 years 10+ years 10+ years 6-10 years 6-10 years 10+ years 10+ years 10+ years 10+ years	Comments
Group	Item - Type rative Suites/Offices AC Unit Ceiling - Plaster/Drywall Doors - Wood Doors inclu hw Floor - Carpet Lighting - Pendent/Surface Power Distribution Storage/ Closet Walls - Plaster/Drywall Work Slnk	Engineer's office	Quantity 1 279 1 279 6 8 23 352 1	UOM EA SF EA SF EA SF EA SF EA	7 7 7 6 7 7 7 7 7 7 7 7	6-10 years 10+ years 10+ years 6-10 years 6-10 years 10+ years 10+ years 10+ years 10+ years 10+ years	Comments
Group	Item - Type rative Suites/Offices AC Unit Ceiling - Plaster/Drywall Doors - Wood Doors inclu hw Floor - Carpet Lighting - Pendent/Surface Power Distribution Storage/ Closet Walls - Plaster/Drywall Work Slnk Ceiling - Plaster/Drywall	Engineer's office Gym Office	Quantity 1 279 1 279 6 8 23 352 1 86	UOM EA SF EA SF EA SF EA SF SF SF EA SF	7 7 7 6 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	6-10 years 10+ years 10+ years 6-10 years 6-10 years 10+ years 10+ years 10+ years 10+ years 10+ years 10+ years	Comments
Group	Item - Type rative Suites/Offices AC Unit Ceiling - Plaster/Drywall Doors - Wood Doors inclu hw Floor - Carpet Lighting - Pendent/Surface Power Distribution Storage/ Closet Walls - Plaster/Drywall Work SInk Ceiling - Plaster/Drywall Doors - Side-lite	Engineer's office Gym Office Gym Office	Quantity 1 279 1 279 6 8 23 352 1 86 12	UOM EA SF EA SF EA SF EA SF SF SF EA SF SF	7 7 7 6 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	6-10 years 10+ years 10+ years 6-10 years 6-10 years 10+ years	Comments
Group	Item - Type rative Suites/Offices AC Unit Ceiling - Plaster/Drywall Doors - Wood Doors inclu hw Floor - Carpet Lighting - Pendent/Surface Power Distribution Storage/ Closet Walls - Plaster/Drywall Work SInk Ceiling - Plaster/Drywall Doors - Side-lite Doors - Wood Doors inclu hw	Engineer's office Gym Office Gym Office Gym Office	Quantity 1 279 1 279 6 8 23 352 1 86 12 2	UOM EA SF EA SF EA SF EA SF EA SF EA	7 7 7 6 7 7 7 7 7 7 7 7 7	6-10 years 10+ years 10+ years 6-10 years 6-10 years 10+ years	Comments
Group	Item - Type rative Suites/Offices AC Unit Ceiling - Plaster/Drywall Doors - Wood Doors inclu hw Floor - Carpet Lighting - Pendent/Surface Power Distribution Storage/ Closet Walls - Plaster/Drywall Work SInk Ceiling - Plaster/Drywall Doors - Side-lite Doors - Wood Doors inclu hw Floor - Tile	Engineer's office Gym Office Gym Office Gym Office Gym Office	Quantity 1 279 1 279 6 8 23 352 1 86 12 2 86	UOM EA SF EA SF EA SF EA SF EA SF EA SF SF EA SF	7 7 7 6 7 7 7 7 7 7 7 7 7	6-10 years 10+ years 10+ years 6-10 years 10+ years	
Group	Item - Type rative Suites/Offices AC Unit Ceiling - Plaster/Drywall Doors - Wood Doors inclu hw Floor - Carpet Lighting - Pendent/Surface Power Distribution Storage/ Closet Walls - Plaster/Drywall Work SInk Ceiling - Plaster/Drywall Doors - Side-lite Doors - Wood Doors inclu hw Floor - Tile Lighting - Pendent/Surface	Engineer's office Gym Office Gym Office Gym Office Gym Office Gym Office	Quantity 1 279 1 279 6 8 23 352 1 86 12 2 86 1	UOM EA SF EA SF EA SF EA SF EA SF EA SF EA	Rank 7 7 7 6 7 7 7 7 7 7 7 7 7 6	6-10 years 10+ years 10+ years 6-10 years 6-10 years 10+ years	Diffuser missing
Group	Item - Type rative Suites/Offices AC Unit Ceiling - Plaster/Drywall Doors - Wood Doors inclu hw Floor - Carpet Lighting - Pendent/Surface Power Distribution Storage/ Closet Walls - Plaster/Drywall Work SInk Ceiling - Plaster/Drywall Doors - Side-lite Doors - Wood Doors inclu hw Floor - Tile	Engineer's office Gym Office	Quantity 1 279 1 279 6 8 23 352 1 86 12 2 86	UOM EA SF	7 7 7 6 7 7 7 7 7 7 7 7 6 5	6-10 years 10+ years 10+ years 6-10 years 10+ years	
Group	Item - Type rative Suites/Offices AC Unit Ceiling - Plaster/Drywall Doors - Wood Doors inclu hw Floor - Carpet Lighting - Pendent/Surface Power Distribution Storage/ Closet Walls - Plaster/Drywall Work SInk Ceiling - Plaster/Drywall Doors - Side-lite Doors - Wood Doors inclu hw Floor - Tile Lighting - Pendent/Surface Lighting - Pendent/Surface Power Distribution	Engineer's office Gym Office	Quantity 1 279 1 279 6 8 23 352 1 86 12 2 86 1	UOM EA SF	Rank 7 7 7 6 7 7 7 7 7 7 7 7 7 6	6-10 years 10+ years 10+ years 6-10 years 6-10 years 10+ years	Diffuser missing
Group	Item - Type rative Suites/Offices AC Unit Ceiling - Plaster/Drywall Doors - Wood Doors inclu hw Floor - Carpet Lighting - Pendent/Surface Power Distribution Storage/ Closet Walls - Plaster/Drywall Work SInk Ceiling - Plaster/Drywall Doors - Side-lite Doors - Wood Doors inclu hw Floor - Tile Lighting - Pendent/Surface Lighting - Pendent/Surface	Engineer's office Gym Office	Quantity 1 279 1 279 6 8 23 352 1 86 12 2 86 1 1	UOM EA SF	7 7 7 6 7 7 7 7 7 7 7 7 6 5	6-10 years 10+ years 10+ years 6-10 years 6-10 years 6-10 years 10+ years	Diffuser missing
Group	Item - Type rative Suites/Offices AC Unit Ceiling - Plaster/Drywall Doors - Wood Doors inclu hw Floor - Carpet Lighting - Pendent/Surface Power Distribution Storage/ Closet Walls - Plaster/Drywall Work SInk Ceiling - Plaster/Drywall Doors - Side-lite Doors - Wood Doors inclu hw Floor - Tile Lighting - Pendent/Surface Lighting - Pendent/Surface Power Distribution	Engineer's office Gym Office	Quantity 1 279 1 279 6 8 23 352 1 86 12 2 86 1 1 4	UOM EA SF	Rank 7 7 7 6 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	6-10 years 10+ years 10+ years 6-10 years 6-10 years 6-10 years 10+ years	Diffuser missing



Catego	ry : Room		В	uilding	: Main	00	O Borchester Avenue, Onicago, ne oco 15
_						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Doors - Transom Window	Main Office	15	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Main Office	2	EA	7	10+ years	
	Floor - Tile	Main Office	450	SF	6	10+ years	
	Lighting - Lay-in	Main Office	6	EΑ	7	6-10 years	
	Power Distribution	Main Office	6	EA	7	10+ years	
	Storage/ Closet	Main Office	28	SF	7	10+ years	
	Walls - Plaster/Drywall	Main Office	593	SF	7	10+ years	
	Work Sink	Main Office	1	EA	7	10+ years	
	AC Unit	Principal's Office	1	EA	7	6-10 years	
	Ceiling - Lay-in	Principal's Office	191	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Principal's Office	1	ĒΑ	7	10+ years	
	Floor - Tile	Principal's Office	186	SF	6	10+ years	
	Floor - Tile	Principal's Office	5	SF	4	1-2 years	Damaged tiles
	Lighting - Lay-in	Principal's Office	4	EA	7	6-10 years	Damaged mee
	Power Distribution	Principal's Office	4	EΑ	7	10+ years	
	Walls - Plaster/Drywall	Principal's Office	239	SF	7	10+ years	
	Ceiling - Plaster/Drywall	Teacher's Aide office, Floor 1.5	169	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Teacher's Aide office, Floor 1.5	103	EA	6	6-10 years	
	Floor - Tile	Teacher's Aide office, Floor 1.5	169	SF	6	6-10 years	
	Lighting - Pendent/Surface	Teacher's Aide office, Floor 1.5	4	EA	6	6-10 years	
	Power Distribution	Teacher's Aide office, Floor 1.5	4	EA	7	•	
	Walls - Plaster/Drywall	Teacher's Aide office, Floor 1.5		SF		10+ years	
			219		6	10+ years	
	Ceiling - Plaster/Drywall Doors - Wood Doors inclu hw	Teacher's Lounge, Floor 1.5	169	SF	6	10+ years	
		Teacher's Lounge, Floor 1.5	1	EA	6	6-10 years	
	Floor - Tile	Teacher's Lounge, Floor 1.5	169	SF	6	6-10 years	
	Lighting - Pendent/Surface	Teacher's Lounge, Floor 1.5	4	EΑ	7	10+ years	
	Power Distribution	Teacher's Lounge, Floor 1.5	4	EA	7	10+ years	
	Walls - Plaster/Drywall	Teacher's Lounge, Floor 1.5	219	SF	6	10+ years	
	Walls - Plaster/Drywall	Teacher's Lounge, Floor 1.5	100	SF	4	1-2 years	
_Gvmnas	ia						
	Ceiling - Plaster/Drywall	1st Floor	2,413	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	2,110	EA	7	10+ years	
	Floor - Wood	1st Floor	2,413	SF	6	10+ years	
	Lighting - Metal Halide/Sodium Vapor	1st Floor	2,110	EA	7	6-10 years	
	Lighting - Metal Halide/Sodium Vapor	1st Floor	2	EA	6	1-2 years	
	Scoreboards	1st Floor	1	EA	7	6-10 years	
	Storage/ Closet	1st Floor	200	SF	7	10+ years	
	Walls - Masonry	1st Floor	3,137	SF	7	10+ years	
	vvans - Masoniy	13(1100)	3,137	J.	,	10+ years	
_MDF_ID							
	Doors - Steel Doors incl hw	In Room 200	1	EA	7	10+ years	
	Finishes	In Room 200	156	SF	5	10+ years	Water stain on ceiling
	Other Cooling Unit	In Room 200	1	ĒΑ	7	6-10 years	Cassette type ductless unit
	Ü					,	71

Campus Name: Madison Page: 7 of 32 Assessment Date: 04/06/2022



Catego	ry : Room		В	uilding	: Main		-
				11614		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Mechani	cal/ Service Rooms						
	Janitor's Closet	1st Floor	23	SF	5	1-2 years	Only one on first floor
	Storage Room	1st Floor	250	SF	7	10+ years	•
	Storage Room	1st Floor	272	SF	7	10+ years	
	Vaults	1st Floor	64	SF	7	10+ years	
	Janitor's Closet	2nd Floor	45	SF	7	10+ years	
	Boiler Room	Basement	1,137	SF	7	10+ years	
	Mechanical/ Service Rooms	Basement	636	SF	7	10+ years	
	Storage Room	Basement	137	SF	7	10+ years	
Restroor	n						
TYCSHOOL	Accessories	1st Floor	250	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	250	SF	7	10+ years	
	Doors - Transom Window	1st Floor	36	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	3	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	250	SF	7	10+ years	
	Floor Drain	1st Floor	1	EA	7	10+ years	
	Lavatory	1st Floor	2	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	4	EA	7	6-10 years	
	Partitions	1st Floor	3	EA	7	10+ years	
	Urinals	1st Floor	2	ΕA	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor	325	SF	7	10+ years	
	Water Closet	1st Floor	3	EA	7	10+ years	
	Accessories	1st Floor	219	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	219	SF	7	10+ years	
	Doors - Transom Window	1st Floor	18	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	3	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	219	SF	6		
						10+ years	
	Lavatory	1st Floor	2	EΑ	7 7	10+ years	
	Lighting - Pendent/Surface	1st Floor	6	EΑ	-	6-10 years	Difference reliation also
	Lighting - Pendent/Surface	1st Floor	2	EΑ	6	1-2 years	Diffusers missing also
	Partitions	1st Floor	5	EA	7	10+ years	Partitions in good condition
	Walls - Plaster/Drywall	1st Floor	22	SF	7	10+ years	
	Walls - Tile Ceramic/ Porcelain	1st Floor	22	SF	7	10+ years	
	Water Closet	1st Floor	5	EA	7	10+ years	
	Accessories	2nd Floor	250	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	250	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	3	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	2nd Floor	250	SF	7	6-10 years	
	Floor Drain	2nd Floor	1	EA	7	10+ years	
	Lavatory	2nd Floor	2	EA	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	4	EA	7	6-10 years	
	Partitions	2nd Floor	2	EA	7	10+ years	



Catego	Category : Room			uilding	: Main		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Urinals	2nd Floor	4	EA	7	10+ years	
	Walls - Structural Glazed Tile	2nd Floor	325	SF	7	10+ years	
	Water Closet	2nd Floor	2	EA	7	10+ years	
	Accessories	2nd Floor	219	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	219	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	3	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	2nd Floor	219	SF	7	6-10 years	
	Lavatory	2nd Floor	2	EA	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	6	EA	7	6-10 years	
	Partitions	2nd Floor	6	EA	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	22	SF	7	10+ years	
	Walls - Tile Ceramic/ Porcelain	2nd Floor	22	SF	7	10+ years	
	Water Closet	2nd Floor	6	EA	7	10+ years	
	Accessories	In the Principal's Office	27	SF	7	6-10 years	
	Ceiling - Lay-in	In the Principal's Office	23	SF	7	10+ years	
	Ceiling - Lay-in	In the Principal's Office	4	SF	5	1-2 years	Damaged tile
	Doors - Wood Doors inclu hw	In the Principal's Office	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	In the Principal's Office	27	SF	7	10+ years	
	Lavatory	In the Principal's Office	1	EA	7	10+ years	
	Lighting - Lay-in	In the Principal's Office	1	EA	7	6-10 years	
	Walls - Plaster/Drywall	In the Principal's Office	80	SF	7	10+ years	
	Water Closet	In the Principal's Office	1	EA	7	10+ years	
	Accessories	In the Teacher's Lounge floor 11/2	77	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	In the Teacher's Lounge floor 11/2	77	SF	6	6-10 years	
	Doors - Wood Doors inclu hw	In the Teacher's Lounge floor 11/2	1	EA	6	6-10 years	
	Floor - Tile Ceramic/ Porcelain	In the Teacher's Lounge floor 11/2	77	SF	7	10+ years	
	Lavatory	In the Teacher's Lounge floor 11/2	1	EA	6	6-10 years	
	Lighting - Pendent/Surface	In the Teacher's Lounge floor 11/2	1	EA	7	6-10 years	
	Partitions	In the Teacher's Lounge floor 11/2	1	EA	5	6-10 years	
	Walls - Tile Ceramic/ Porcelain	In the Teacher's Lounge floor 11/2	100	SF	6	10+ years	
	Water Closet	In the Teacher's Lounge floor 11/2	1	EA	6	6-10 years	
	Accessories	Men's Staff Room, 2nd Flr	35	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Men's Staff Room, 2nd Flr	35	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Men's Staff Room, 2nd Flr	1	EA	7	10+ years	
	Floor - Tile	Men's Staff Room, 2nd Flr	35	SF	7	10+ years	
	Lavatory	Men's Staff Room, 2nd Flr	1	EA	7	10+ years	
	Lighting - Lay-in	Men's Staff Room, 2nd Flr	1	EA	6	6-10 years	
	Lighting - Wall Mounted	Men's Staff Room, 2nd Flr	1	EA	7	6-10 years	
	Walls - Plaster/Drywall	Men's Staff Room, 2nd Flr	22	SF	7	10+ years	
	Walls - Tile Ceramic/ Porcelain	Men's Staff Room, 2nd Flr	22	SF	7	10+ years	
	Water Closet	Men's Staff Room, 2nd Flr	1	ĒΑ	7	10+ years	
	Accessories	Room 106	36	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Room 106	36	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Room 106	1	ĒΑ	7	10+ years	
			•		•	,	



ategory : Room			В	Building : Main			
_				_		Recommend	
roup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Floor - Tile Ceramic/ Porcelain	Room 106	36	SF	7	10+ years	
	Lavatory	Room 106	1	EA	7	10+ years	
	Lighting - Lay-in	Room 106	1	EA	7	6-10 years	
	Walls - Plaster/Drywall	Room 106	240	SF	7	10+ years	
	Water Closet	Room 106	1	EA	7	10+ years	
	Accessories	Unisex restroom in gym entrance	81	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Unisex restroom in gym entrance	81	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Unisex restroom in gym entrance	1	EΑ	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	Unisex restroom in gym entrance	81	SF	7	10+ years	
	Hand Dryer	Unisex restroom in gym entrance	1	EA	7	6-10 years	
	Lavatory	Unisex restroom in gym entrance	1	EA	7	10+ years	
	Lighting - Pendent/Surface	Unisex restroom in gym entrance	1	EA	7	6-10 years	
	Walls - Plaster/Drywall	Unisex restroom in gym entrance	310	SF	7	10+ years	
	Water Closet	Unisex restroom in gym entrance	1	EA	7	10+ years	
	Accessories	Women's Staff Room, 2nd Flr	35	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Women's Staff Room, 2nd Flr	35	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Women's Staff Room, 2nd Flr	1	EA	7	10+ years	
	Floor - Tile	Women's Staff Room, 2nd Flr	35	SF	7	6-10 years	
	Lavatory	Women's Staff Room, 2nd Flr	1	ĒΑ	7	10+ years	
	Lighting - Lay-in	Women's Staff Room, 2nd Flr	1	ΕA	6	6-10 years	
	Lighting - Wall Mounted	Women's Staff Room, 2nd Flr	1	EΑ	7	6-10 years	
	Walls - Plaster/Drywall	Women's Staff Room, 2nd Flr	22	SF	7	10+ years	
	Walls - Tile Ceramic/ Porcelain	Women's Staff Room, 2nd Flr	22	SF	7	10+ years	
	Water Closet	Women's Staff Room, 2nd Flr	1	ĒΑ	7	10+ years	
	Accessories	in Engineer's Office	22	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	in Engineer's Office	22	SF	7	10+ years	
	Doors - Wood Doors inclu hw	in Engineer's Office	1	EA	7	10+ years	
	Floor - Tile	in Engineer's Office	22	SF	6	10+ years	
	Lighting - Pendent/Surface	in Engineer's Office	1	EA	7	6-10 years	
	Walls - Plaster/Drywall	in Engineer's Office	68	SF	7	10+ years	Walls repaired
	Water Closet	in Engineer's Office	1	EA	7	10+ years	Traile Topaliou

Category : Classroom

Building: Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
•	m #100 (Library)	Loodiion	Quantity	COM	rank	Ropidoomont	
	Casework	1st Floor	48	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	832	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	832	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	7	6-10 years	
	Storage/ Closet	1st Floor	134	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	882	SF	7	10+ years	



Catego	ry : Classroom		В	uilding	: Main		O Bololicski Avenue, ollicago, ie 00013
				J		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Classroo	m #101 (Art Room)						
	AC Units	1st Floor	1	EA	7	6-10 years	
	Ceiling - Lay-in	1st Floor	832	SF	6	10+ years	
	Chalk Board	1st Floor	10	ĹF	4	2-5 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	832	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	7	6-10 years	
	Marker Board	1st Floor	10	LF	7	6-10 years	
	Storage/ Closet	1st Floor	48	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	882	SF	7	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	
Classroo	om #102 (Regular Classroom)						
	AC Units	1st Floor	2	EA	7	6-10 years	
	Casework	1st Floor	10	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	690	SF	7	10+ years	
	Chalk Board	1st Floor	16	LF	4	2-5 years	
	Doors - Transom Window	1st Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Wood	1st Floor	690	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	7	6-10 years	
	Walls - Plaster/Drywall	1st Floor	951	SF	7	10+ years	
Classroo	nm #103 (Store Room)						
	Ceiling - Lay-in	1st Floor	808	SF	7	10+ years	
	Ceiling - Lay-in	1st Floor	12	SF	5	1-2 years	Missing and damaged tiles
	Chalk Board	1st Floor	16	LF	4	2-5 years	mooning and damaged moo
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	832	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	12	ĒΑ	7	6-10 years	
	Storage/ Closet	1st Floor	48	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	882	SF	7	10+ years	
_Classroo	om #104 (Regular Classroom)						
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	10	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	690	SF	7	10+ years	
	Chalk Board	1st Floor	10	LF	4	2-5 years	
	Doors - Transom Window	1st Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Wood	1st Floor	690	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	7	6-10 years	
	Walls - Plaster/Drywall	1st Floor	931	SF	7	10+ years	
					-	- ,	



Category : Classroom			В	uilding	: Main		
						Recommend	
roup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Walls - Plaster/Drywall	1st Floor	10	SF	5	1-2 years	Cracked gypsum
laceroo	m #105 (Store Room)						
1833100	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	10	LF	6	10+ years	
	Ceiling - Lay-in	1st Floor	690	SF	7	10+ years	
		1st Floor		LF	4	2-5 years	
	Chalk Board		16	SF	7		
	Doors - Transom Window	1st Floor	9		7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA		10+ years	
	Floor - Wood	1st Floor	690	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	7	6-10 years	
	Walls - Plaster/Drywall	1st Floor	951	SF	7	10+ years	
assroo	m #106 (Kindergarten)						
	AC Units	1st Floor	2	EA	7	6-10 years	
	Casework	1st Floor	10	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	950	SF	7	10+ years	
	Doors - Transom Window	1st Floor	18	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	7	10+ years	
	Floor - Wood	1st Floor	950	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	13	EA	7	6-10 years	
	Marker Board	1st Floor	16	LF	7	6-10 years	
	Storage/ Closet	1st Floor	80	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,260	SF	7	10+ years	
	Work Sink	1st Floor	1,200	EA	7	10+ years	
						•	
assroo	m #107 (Regular Classroom)	4 . 🗖				0.40	
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	10	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	682	SF	7	10+ years	5
	Ceiling - Lay-in	1st Floor	8	SF	5	1-2 years	Damaged tile
	Chalk Board	1st Floor	16	LF	4	2-5 years	
	Doors - Transom Window	1st Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Wood	1st Floor	690	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	7	6-10 years	
	Walls - Plaster/Drywall	1st Floor	946	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	10	SF	5	1-2 years	Cracked gypsum
assroo	m #108 (Office)						
	Casework	1st Floor	10	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	690	SF	7	10+ years	
					•		



Catego	ory : Classroom		В	uilding	: Main		TO Bordiester Avenue, Gilleago, ie 600 15
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Doors - Transom Window	1st Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EΑ	7	10+ years	
	Floor - Wood	1st Floor	690	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	12	EΑ	7	6-10 years	
	Walls - Plaster/Drywall	1st Floor	951	SF	7	10+ years	
_Classroo	om #109 (Faculty Lounge)						
	Casework	1st Floor	10	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	690	SF	7	10+ years	
	Chalk Board	1st Floor	16	LF	4	2-5 years	
	Doors - Transom Window	1st Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Wood Bools Inclu IIW	1st Floor	690	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	7	6-10 years	
	Walls - Plaster/Drywall	1st Floor		SF	7		
	Walls - Plaster/Drywall	181 11001	951	SF	1	10+ years	
Classroo	om #110 (Office)						
	Casework	1st Floor	10	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	690	SF	7	10+ years	
	Chalk Board	1st Floor	16	LF	4	2-5 years	
	Doors - Transom Window	1st Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Wood	1st Floor	690	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	7	6-10 years	
	Walls - Plaster/Drywall	1st Floor	951	SF	7	10+ years	
_Classroo	om #113 (Regular Classroom)						
	Casework	1st Floor	10	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	690	SF	7	10+ years	
	Chalk Board	1st Floor	16	LF	4	2-5 years	
	Doors - Transom Window	1st Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Wood	1st Floor	690	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	7	6-10 years	
	Walls - Plaster/Drywall	1st Floor	951	SF	7	10+ years	
	,				-	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
_Classroo	om #115 (Band Room)	4 et Elec	40		7	40	
	Casework	1st Floor	10	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	690	SF	7	10+ years	
	Chalk Board	1st Floor	16	LF	4	2-5 years	
	Doors - Transom Window	1st Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Wood	1st Floor	690	SF	7	10+ years	

Campus Name: Madison Page: 13 of 32 Assessment Date: 04/06/2022



Catego	ory : Classroom		В	uilding	: Main		3 Dorchester Avenue, Chicago, ic 60619
	, , , , , , , , , , , , , , , , , , , ,		_	g		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Lighting - Lay-in	1st Floor	12	EΑ	7	6-10 years	
	Walls - Plaster/Drywall	1st Floor	951	SF	7	10+ years	
Classro	om #200 (Regular Classroom)						
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Ceiling - Lay-in	2nd Floor	585	SF	7	10+ years	
	Chalk Board	2nd Floor	16	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Tile	2nd Floor	585	SF	7	6-10 years	
	Lighting - Lay-in	2nd Floor	10	EA	7	6-10 years	
	Storage/ Closet	2nd Floor	48	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	765	SF	7	10+ years	
_Classroo	om #201 (Regular Classroom)						
	AC Units	2nd Floor	2	EA	7	6-10 years	
	Ceiling - Lay-in	2nd Floor	832	SF	7	10+ years	
	Chalk Board	2nd Floor	16	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Tile	2nd Floor	832	SF	7	6-10 years	
	Lighting - Lay-in	2nd Floor	12	EA	7	6-10 years	
	Storage/ Closet	2nd Floor	48	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	951	SF	7	10+ years	
	Work Sink	2nd Floor	1	EA	7	6-10 years	
_Classro	om #202 (Regular Classroom)						
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	10	LF	7	10+ years	
	Ceiling - Lay-in	2nd Floor	690	SF	7	10+ years	
	Chalk Board	2nd Floor	16	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Tile	2nd Floor	690	SF	7	6-10 years	
	Lighting - Lay-in	2nd Floor	12	EA	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	951	SF	7	10+ years	
Classro	om #203 (Regular Classroom)						
	Ceiling - Lay-in	2nd Floor	832	SF	7	10+ years	
	Chalk Board	2nd Floor	16	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Tile	2nd Floor	832	SF	7	6-10 years	
	Lighting - Lay-in	2nd Floor	12	EA	7	6-10 years	
	Storage/ Closet	2nd Floor	48	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	951	SF	7	10+ years	
	·					,	

Campus Name: Madison Page: 14 of 32 Assessment Date: 04/06/2022



Catego	ry : Classroom		В	uilding	: Main		O Boronester Avertoe, Officago, in 00013
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
_Classroo	om #204 (Regular Classroom)						
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	10	LF	6	10+ years	
	Ceiling - Lay-in	2nd Floor	680	SF	7	10+ years	
	Ceiling - Lay-in	2nd Floor	10	SF	4	0-1 year	Damaged
	Chalk Board	2nd Floor	32	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Tile	2nd Floor	690	SF	7	6-10 years	
	Lighting - Lay-in	2nd Floor	12	EA	7	6-10 years	
	Marker Board	2nd Floor	8	LF	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	951	SF	7	10+ years	
Classroo	om #205 (Regular Classroom)	0 151				0.40	
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	10	LF	6	10+ years	
	Ceiling - Lay-in	2nd Floor	690	SF	7	10+ years	
	Chalk Board	2nd Floor	16	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Wood	2nd Floor	690	SF	7	10+ years	
	Lighting - Lay-in	2nd Floor	12	EA	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	951	SF	7	10+ years	
Classroo	om #206 (Regular Classroom)						
	Casework	2nd Floor	32	LF	6	10+ years	
	Ceiling - Lay-in	2nd Floor	690	SF	7	10+ years	
	Chalk Board	2nd Floor	32	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Tile	2nd Floor 2nd Floor	690	SF	7	6-10 years	
		2nd Floor	12	Sr EA	-		
	Lighting - Lay-in				7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	951	SF	7	10+ years	
Classroo	om #207 (Regular Classroom)						
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	10	LF	6	10+ years	
	Ceiling - Lay-in	2nd Floor	690	SF	7	10+ years	
	Chalk Board	2nd Floor	16	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Wood Doors inclu hw	2nd Floor	690	SF	6	10+ years	
	1 1001 - 44000	2110 1 1001	690	J.	U	10+ years	



Group Item - Type Location Quantity UOM Rank Replacement Comme Lighting - Lay-in 2nd Floor 12 EA 7 6-10 years Walls - Plaster/Drywall 2nd Floor 946 SF 7 10+ years Walls - Plaster/Drywall 2nd Floor 5 SF 4 1-2 years Large cr Classroom #208 (Regular Classroom) Casework 2nd Floor 8 LF 6 10+ years	ents rack by door frame
Lighting - Lay-in 2nd Floor 12 EA 7 6-10 years Walls - Plaster/Drywall 2nd Floor 946 SF 7 10+ years Walls - Plaster/Drywall 2nd Floor 5 SF 4 1-2 years Large cr	
Walls - Plaster/Drywall 2nd Floor 946 SF 7 10+ years Walls - Plaster/Drywall 2nd Floor 5 SF 4 1-2 years Large cr Classroom #208 (Regular Classroom)	rack by door frame
Walls - Plaster/Drywall 2nd Floor 5 SF 4 1-2 years Large cr Classroom #208 (Regular Classroom)	rack by door frame
Classroom #208 (Regular Classroom)	ack by door frame
,	
Casework 2nd Floor 9 LE 6 40 years	
Ceiling - Lay-in 2nd Floor 680 SF 7 10+ years	
Ceiling - Lay-in 2nd Floor 10 SF 5 1-2 years Damage	ed tile
Chalk Board 2nd Floor 16 LF 4 2-5 years	
Doors - Transom Window 2nd Floor 9 SF 7 10+ years	
Doors - Wood Doors inclu hw 2nd Floor 1 EA 7 10+ years	
Floor - Tile 2nd Floor 690 SF 7 6-10 years	
Lighting - Lay-in 2nd Floor 12 EA 7 6-10 years	
Walls - Plaster/Drywall 2nd Floor 951 SF 7 10+ years	
_Classroom #209 (Regular Classroom)	
AC Units 2nd Floor 1 EA 7 6-10 years	
Casework 2nd Floor 10 LF 6 10+ years	
Ceiling - Lay-in 2nd Floor 690 SF 7 10+ years	
Chalk Board 2nd Floor 16 LF 4 2-5 years	
Doors - Transom Window 2nd Floor 9 SF 7 10+ years	
Doors - Wood Doors inclu hw 2nd Floor 1 EA 7 10+ years	
Floor - Wood 2nd Floor 690 SF 6 10+ years	
Lighting - Lay-in 2nd Floor 12 EA 7 6-10 years	
Walls - Plaster/Drywall 2nd Floor 951 SF 7 10+ years	
_Classroom #210 (Regular Classroom)	
AC Units 2nd Floor 1 EA 7 6-10 years	
Casework 2nd Floor 8 LF 6 10+ years	
Ceiling - Lay-in 2nd Floor 690 SF 7 10+ years	
Chalk Board 2nd Floor 16 LF 4 2-5 years	
Doors - Transom Window 2nd Floor 9 SF 7 10+ years	
Doors - Wood Doors inclu hw 2nd Floor 1 EA 7 10+ years	
Floor - Tile 2nd Floor 690 SF 6 6-10 years	
Lighting - Lay-in 2nd Floor 12 EA 7 6-10 years	
Walls - Plaster/Drywall 2nd Floor 951 SF 6 10+ years	
_Classroom #211 (Regular Classroom)	
AC Units 2nd Floor 1 EA 7 6-10 years	
Casework 2nd Floor 10 LF 6 10+ years	
Ceiling - Lay-in 2nd Floor 690 SF 7 10+ years	
Chalk Board 2nd Floor 16 LF 4 2-5 years	
Doors - Transom Window 2nd Floor 9 SF 7 10+ years	
20013 Harisoni William Zila Hooi 3 Oi 1 10T years	



XXX S						7433	S Dorchester AVENUE, Chicago, IL 60619
Catego	ry : Classroom		В	uilding	: Main		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Wood	2nd Floor	690	SF	6	10+ years	
	Lighting - Lay-in	2nd Floor	12	EA	7	6-10 years	
	Marker Board	2nd Floor	8	LF	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	951	SF	7	10+ years	
Classroo	m #213 (Store Room)						
51455100	Casework	2nd Floor	26	LF	7	10+ years	
			690	SF		,	
	Ceiling - Lay-in	2nd Floor 2nd Floor		SF LF	7	10+ years	
	Chalk Board		16		4	2-5 years	
	Doors - Transom Window	2nd Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Tile/Sheet	2nd Floor	690	SF	7	6-10 years	
	Lighting - Lay-in	2nd Floor	12	EA	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	125	SF	6	10+ years	
Classroo	m #215 (Science Classroom)						
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	20	LF	6	10+ years	
	Ceiling - Lay-in	2nd Floor	690	SF	7	10+ years	
	Chalk Board	2nd Floor	16	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Wood	2nd Floor	690	SF	7	10+ years	
	Lighting - Lay-in	2nd Floor	12	EA	7	6-10 years	
	Marker Board	2nd Floor	8	LF	7		
	Walls - Plaster/Drywall	2nd Floor	_	SF	7	6-10 years	
	Walls - Plaster/Drywall Work Sink	2nd Floor	951 1	EA	7	10+ years 6-10 years	
S -4						0 10 your	
zatego	ry : Interior		<u> </u>	uilding	: wain	Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Corridor						•	
	Ceiling - Lay-in	1st Floor	3,364	SF	6	10+ years	
	Drinking Fountains - Double Fountain	1st Floor	4	EA	7	6-10 years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	200	SF	7	10+ years	
	Floor - Tile/Sheet	1st Floor	3,164	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	38	EA	7	6-10 years	
	Student Lockers - One Tier	1st Floor	140	EA	6	10+ years	
	Student Lockers - One Tier	1st Floor	10	ΕA	5	1-2 years	Damaged lockers
	Walls - Plaster/Drywall	1st Floor	2,271	SF	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor	2,271	SF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	2,786	SF	7	10+ years	
	Coming Tradion Dry Wall	2110 1 1001	2,700	51	,	io. yours	



Catego	ry : Interior	В	uilding	-			
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
-	Drinking Fountains - Single Fountain	2nd Floor	4	EΑ	7	6-10 years	
	Floor - Tile/Sheet	2nd Floor	2,786	SF	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	38	EA	7	6-10 years	
	Student Lockers - One Tier	2nd Floor	42	EA	6	6-10 years	
	Student Lockers - One Tier	2nd Floor	40	EA	4	0-1 year	Damaged and inoperable
	Walls - Plaster/Drywall	2nd Floor	1,881	SF	7	10+ years	•
	Walls - Structural Glazed Tile	2nd Floor	1,881	SF	7	10+ years	
Safety							
-	Camera Viewing Station	1st Floor	2	EA	7	6-10 years	
	Metal Dedector	1st Floor	1	EA	7	6-10 years	
	Security Cameras	1st Floor	6	EA	7	6-10 years	
	Security Cameras	1st Floor	5	EA	7	6-10 years	No cameras inside
Stairs							
	Ceiling - Plaster/Drywall	North East	633	SF	7	10+ years	
	Ceiling - Plaster/Drywall	North East	45	SF	4	0-1 year	
	Floor - Terrazzo	North East	678	SF	7	10+ years	
	Handrails	North East	120	LF	7	10+ years	
	Lighting - Pendent/Surface	North East	8	EΑ	7	6-10 years	
	Stairs - Terrazzo	North East	56	LF	7	10+ years	
	Walls - Plaster/Drywall	North East	444	SF	7	10+ years	
	Walls - Structural Glazed Tile	North East	444	SF	7	10+ years	
	Ceiling - Plaster/Drywall	South East	678	SF	7	10+ years	
	Floor - Terrazzo	South East	678	SF	7	10+ years	
	Handrails	South East	120	LF	7	10+ years	
	Lighting - Pendent/Surface	South East	8	EA	7	6-10 years	
	Stairs - Terrazzo	South East	56	LF	7	10+ years	
	Walls - Plaster/Drywall	South East	444	SF	7	10+ years	
	Walls - Structural Glazed Tile	South East	444	SF	7	10+ years	

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Catego	ry : Exterior		В								
			Recommend								
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments				
_Entrance											
	Exterior Doors - Exterior Steel Door	#10 - East Facade	2	EA	5	2-5 years	Per site engineer door to be replaced in spring				
	Exterior Doors - Transom Lite	#10 - East Facade	1	EA	6	10+ years					
	Exterior Stairs - Concrete	#10 - East Facade	6	LF	5	2-5 years					
	Exterior Doors - Exterior Steel Door	#11 - East Facade	1	EA	5	2-5 years	Per site engineer door to be replaced in spring.				
	Exterior Stairs - Concrete	#11 - East Facade	13	LF	5	6-10 years					
	Exterior Doors - Exterior Steel Door	#6 - North Facade	2	EA	6	6-10 years					
	Exterior Doors - Exterior Steel Door	#7 Exit - West Facade	1	EA	5	2-5 years	Per site engineer doors to be replaced in spring				
	Exterior Stairs - Concrete	#7 Exit - West Facade	5	LF	5	2-5 years					
	Exterior Doors - Exterior Steel Door	#8 - West Facade	2	EA	5	2-5 years	Per site engineer doors to be replaced in spring				
	Exterior Doors - Transom Lite	#8 - West Facade	1	EA	6	10+ years					
	Exterior Stairs - Concrete	#8 - West Facade	6	LF	5	2-5 years					
	Exterior Doors - Exterior Steel Door	#9 - North Facade	1	EA	5	2-5 years	Per site engineer door to be replaced in spring				
	Exterior Stairs - Concrete	#9 - North Facade	9	LF	5	2-5 years					
	Exterior Doors - Exterior Steel Door	#9.5 Exit - South Facade	1	EA	5	2-5 years	Bullet holes in door. Per site engineer door to be replaced in spring				
	Exterior Stairs - Concrete	#9.5 Exit - South Facade	13	LF	5	2-5 years	area ar				
_Foundati	on										
	Foundation - Concrete	Entire Building	531	LF	7	10+ years					
	Superstructure - Metal Deck/ Concrete Topping	Entire Building	20,200	SF	7	10+ years					
Lighting											
	Exterior Lighting - Parapet or Roof Mounted	Entire Building	5	EA	5	2-5 years	Upgrade to LED's				
	Exterior Lighting - Wall Mounted	Entire Building	5	EA	5	2-5 years	Upgrade to LED's				
Roof Sys	stem										
•	Access Ladder - Metal	North High Roof	1	EA	7	10+ years					
	Coping - Metal	North High Roof	350	LF	6	6-10 years					
	Downspouts - Interior Downspouts	North High Roof	28	LF	6	6-10 years					
	Roof - Modified Bitumen	North High Roof	7,467	SF	5	2-5 years	Tears in roof from rocks. Ripples in roof: Detachment from substrate/open seams				
	Roof Hatch - Metal	North High Roof	1	EA	7	10+ years	Substrate/Open Seams				
	Roof Structure - Steel / Metal Deck/ Concrete Topping	North High Roof	7,467	SF	7	10+ years					

Campus Name: Madison Page : 19 of 32 Assessment Date: 04/06/2022



Category : Exterior

James Madison Elementary School 7433 S Dorchester AVENUE, Chicago, IL 60619

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Access Ladder - Metal	South Low roof	1	EA	7	10+ years	
	Coping - Metal	South Low roof	260	LF	7	10+ years	
	Downspouts - Interior Downspouts	South Low roof	39		6	6-10 years	
	Parapet - Parapet < 16" Height	South Low roof	260	LF	6	6-10 years	
	Roof - Modified Bitumen	South Low roof	5,700	SF	5	2-5 years	Detachment from substrate/open
	Roof Structure - Steel / Metal Deck/ Concrete Topping	South Low roof	5,700	SF	7	10+ years	seams
	Concrete Topping						
Walls	Exterior Walls - Precast Panel Wall	Entire Building	11,950	SF	5	10+ years	
	Extend Walle Feedet Faller Wall	Littino Ballating	11,000	O.	Ü	101 youro	
Windows	Guard - Guards wire guard	Entire Building	715	SF	6	6-10 years	Guards on interior
	Lintels - Steel	Entire Building	215	_	6	6-10 years	Guarus on interior
	Windows - Sash Lexan	Entire Building	1,480		5	2-5 years	
• .		g	,			•	
Catego	ry : Electrical		<u> </u>	Building	: Annex	Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
•	ncy System					,	
	Automatic Transfer Switch	Electrical Room	1	EA	6	6-10 years	Serves independent service, previously not assessed
	Security System - Intrusion Detection	Entire Building	20,200	SF	6	6-10 years	,
	Exit Signs - Corridors and Stairs	Entire Building	2	EA	2	0-1 year	No batteries
	Exit Signs - Corridors and Stairs	Entire Building	7	EA	2	0-1 year	No batteries
	Exit Signs - Multipurpose Room	Entire Building	3	EA	2	0-1 year	No batteries
	Emergency Battery Packs - Corridors and Stairs	Entire Building	2	EA	6	6-10 years	Batteries recently replaced
	Emergency A/C Power - Corridors and Stairs	Entire Building	3,101	SF	6	6-10 years	
Main Ser	rvice						
	Main Electrical Service - 1200 A 120/208/3PH	Electrical Room	1	EA	6	6-10 years	Newer
	Main Electrical Service - 1200 A 120/208/3PH	Electrical Room	1	EA	6	6-10 years	Older
		Entire Building	20,200	SF	6	6-10 years	Connected to main building
	PA System		· · · · · · · · · · · · · · · · · · ·		_	6.10 40000	Serves annex, previously not
	PA System Independent Electrical Service for emergency power	Entire Building	1	EA	6	6-10 years	
Power D	Independent Electrical Service for		1	EA	6	6-10 years	assessed. ATS and additional meter

Building: Annex

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Catego	ry : Electrical		В	uilding	: Annex		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Lighting and Power Panels - Above 100 A	Entire Building	4	EA	7	10+ years	
	Lighting and Power Panels - Above 100 A	Entire Building	2	EA	7	10+ years	1972 installation
	Lighting and Power Panels - Above 100 A	Entire Building	3	EA	7	10+ years	Open slots covered
	Main Distribution Panels - 400 - 600 amp	Entire Building	1	EA	7	10+ years	Previously not assessed
	Main Distribution Panels - Greater than 600 amp	Entire Building	1	EA	7	10+ years	Previously not assessed. All electric building. No gas
Catego	ry : Fire Protection		R	uildina	: Annex		
oalcgo	Ty . The Trotection			unung	. Allica	Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Fire Alar	<u> </u>		•			•	
	Fire Alarm Panel	Entire Building	1	EA	3	1-2 years	Old, not reliable, using relays
	Fire Alarm_System	Entire Building	20,200	SF	4	2-5 years	Old, not reliable system, functional
Catego	ry : Mechanical		В	uilding	: Annex		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Air Hand	lling Systems						
	Roof Top Unit-Single Zone-Roof Mounted- Electric and DX Cooling with Self Contained	Lower Roof	1	EA	5	6-10 years	Previously assessed as a condensing unit, has ducts attached, serves gyr
	Compressor - 5 - 10 tons						
Heating	Devices						
ŭ	Unit Heater - Electric	1st Floor	2	EA	6	6-10 years	
	Unit Heater - Electric	1st Floor	2	EA	6	10+ years	
	Unit Heater - Electric	1st Floor	2	EA	6	6-10 years	
	Unit Heater - Electric	1st Floor	2	EA	5	6-10 years	Repaired
	Wall Heater - Electric	Entire Building	8	EA	6	6-10 years	•
	Wall Heater - Electric	Entire Building	13	EA	5	6-10 years	
	Wall Heater - Electric	Entire Building	1	EA	5	6-10 years	Repaired
	Duct Heater - Electric	Roof	1		6	10+ years	.serves RTU, in duct, not insulated
						, , , , , ,	enclosure. Not insulated ducts
<u> Tempera</u>	ature Control						
	Electric Thermostat	Entire Building	8	EA	5	6-10 years	Serve unit heaters, previously not assessed
Unit Ven	tilation						
	Unit Ventilators- Floor Mounted- Electric Heating & DX Cooling Coil W/ Self	Entire Building	13	EA	5	6-10 years	With internal thermostats



y : Mechanical		В	uilding	: Annex		
_					Recommend	
Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
n						
Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	Roof and 1st floor Kitchen	1	EA	6	10+ years	
Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Roof and 1st floor Kitchen	3	EA	6	10+ years	
Roof Mounted Duct Work	Roof and 1st floor Kitchen	10	LF	5	6-10 years	Not painted. Heated by duct heater, Not insulated, serves RTU
Type II Exhaust Hood- Warming Kitchen	Roof and 1st floor Kitchen	1	EA	5	10+ vears	Served removed dishwasher
Type II Exhaust Hood- Warming Kitchen	Roof and 1st floor Kitchen	1	EA	5	10+ years	No fire suppression, warming kitche all electric
y : Plumbing		В	uilding	: Annex		
					Recommend	
Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
		•			•	
Electric Heater - Greater than 50 KW	1st Floor	1	EA	6	6-10 years	Serves annex
Domestic Piping-Hot Water Return Lines	Entire Building	20,200	SF	6	6-10 years	Minor leaks occasionally repaired
Domestic Piping-Hot Water Return Risers	Entire Building	20,200	SF	6	6-10 years	There are a few pipe clamps
Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	20,200	SF	6	6-10 years	
Domestic Piping-Hot/Cold Water Supply	Entire Building	20,200	SF	6	6-10 years	1972 installation, functional
Domestic Piping-Hot/Cold Water Supply	Entire Building	20,200	SF	6	6-10 years	
Domestic Piping-Hot/Cold Water Supply	Entire Building	20,200	SF	6	6-10 years	1972 installation
	Entire Building	20.200	SF	6	6-10 years	
Vent Piping	Entire Building	20,200	SF	6	10+ years	
v : Room		В	uildina	: Annex		
		_			Recommend	
Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Custodian Office	110	SF	6	2-5 years	
		1				
		105				
Floor - Tile	Custodian Office	5	SF	5	1-2 years	Chipped
	Custodian Office	1	EA	7	6-10 years	5pp04
Lighting - Pendent/Surface				1	o- io yeais	
Lighting - Pendent/Surface		1	EΛ	7	10± voars	
Lighting - Pendent/Surface Power Distribution Walls - Metal Panel	Custodian Office Custodian Office	4 138	EA SF	7 7	10+ years 10+ years	
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM Exhaust Fans- Roof Mounted - 500 - 1500 CFM Roof Mounted Duct Work Type II Exhaust Hood- Warming Kitchen Type II Exhaust Hood- Warming Kitchen Type II Exhaust Hood- Warming Kitchen Y: Plumbing Item - Type T Electric Heater - Greater than 50 KW Domestic Piping-Hot Water Return Lines Domestic Piping-Hot Water from Risers to Fixtures Domestic Piping-Hot/Cold Water Supply (Horizontal Lines) Domestic Piping-Hot/Cold Water Supply (Risers) Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures) Sanitary Piping Storm Piping Vent Piping Y: Room Item - Type ative Suites/Offices Ceiling - Lay-in Doors - Wood Doors inclu hw Floor - Tile	Location	Item - Type Location Quantity 0. Exhaust Fans- Roof Mounted - 1501 - 8000 Roof and 1st floor Kitchen 1 CFM Exhaust Fans- Roof Mounted - 500 - 1500 Roof and 1st floor Kitchen 3 CFM Roof Mounted Duct Work Roof and 1st floor Kitchen 10 Type II Exhaust Hood- Warming Kitchen Roof and 1st floor Kitchen 1 Type II Exhaust Hood- Warming Kitchen Roof and 1st floor Kitchen 1 Type II Exhaust Hood- Warming Kitchen Roof and 1st floor Kitchen 1 Type II Exhaust Hood- Warming Kitchen Roof and 1st floor Kitchen 1 Type II Exhaust Hood- Warming Kitchen Roof and 1st floor Kitchen 1 Type II Exhaust Hood- Warming Kitchen Roof and 1st floor Kitchen 1 Type II Exhaust Hood- Warming Kitchen Roof and 1st floor Kitchen 1 Type II Exhaust Hood- Warming Kitchen Roof and 1st floor Kitchen 1 Type II Exhaust Hood- Warming Kitchen Roof and 1st floor Kitchen 1 Type II Exhaust Hood- Warming Kitchen Roof and 1st floor Kitchen 1 Type II Exhaust Hood- Warming Kitchen Roof and 1st floor Kitchen	Location Quantity UOM	Location Quantity UOM Rank	Recommend Recommend Recommend Recommend Replacement

Assessment Date: 04/06/2022 Campus Name: Madison Page : 22 of 32



Catego	ry : Room		Building : Annex				
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Ceiling - Lay-in	Kitchen Office	85	SF	7	10+ years	
	Doors - Steel Doors incl hw	Kitchen Office	1	EA	7	10+ years	
	Floor - Tile	Kitchen Office	85	SF	7	10+ years	
	Lighting - Lay-in	Kitchen Office	1	EA	7	10+ years	
	Power Distribution	Kitchen Office	4	EA	7	10+ years	
	Walls - Metal Panel	Kitchen Office	106	SF	7	10+ years	
	Ceiling - Lay-in	Planning Office	114	SF	7	10+ years	
	Doors - Steel Doors incl hw	Planning Office		EA	7	10+ years	
	Floor - Carpet	Planning Office	114	SF	6	6-10 years	
	Lighting - Lay-in	Planning Office	2	EA	7	6-10 years	
	Power Distribution	Planning Office	4	EA	7	10+ years	
	Walls - Metal Panel	Planning Office	384	SF	7	10+ years	
	Ceiling - Lay-in	Special Use Office, Formerly Main Office	497	SF	7	10+ years	
	Ceiling - Lay-in	Special Use Office, Formerly Main Office	32	SF	5	1-2 years	Damaged finish
	Doors - Steel Doors incl hw	Special Use Office, Formerly Main Office	2	EA	7	10+ years	
	Floor - Carpet	Special Use Office, Formerly Main Office	529	SF	6	6-10 years	
	Floor - Carpet	Special Use Office, Formerly Main Office	5	SF	5	1-2 years	Damaged, missing
	Lighting - Lay-in	Special Use Office, Formerly Main Office	7	EA	7	6-10 years	
	Power Distribution	Special Use Office, Formerly Main Office	8	EA	7	10+ years	
	Storage/ Closet	Special Use Office, Formerly Main Office	144	SF	7	10+ years	
	Walls - Masonry	Special Use Office, Formerly Main Office	132	SF	7	10+ years	
	Walls - Metal Panel	Special Use Office, Formerly Main Office	397	SF	7	10+ years	
	Ceiling - Lay-in	Teacher's Lounge	279	SF	6	10+ years	
	Doors - Steel Doors incl hw	Teacher's Lounge	1	ĒΑ	7	2-5 years	
	Floor - Carpet	Teacher's Lounge	279	SF	4	1-2 years	Dated, worn
	Lighting - Lay-in	Teacher's Lounge	6	EA	7	6-10 years	•
	Power Distribution	Teacher's Lounge	11	EA	7	10+ years	
	Storage/ Closet	Teacher's Lounge	16	SF	7	10+ years	
	Walls - Masonry	Teacher's Lounge	90	SF	7	10+ years	
	Walls - Metal Panel	Teacher's Lounge	272	SF	7	10+ years	
Kitchen							
	Ceiling - Lay-in	1st Floor	1,145	SF	7	10+ years	
	Doors - Steel Doors incl hw	1st Floor	2	EA	7	10+ years	

Campus Name: Madison Page : 23 of 32 Assessment Date: 04/06/2022



Catego	ry : Room		Building : Annex				
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Floor - Tile	1st Floor	1,145	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	20	EA	7	6-10 years	
	Storage/ Closet	1st Floor	200	SF	7	10+ years	
	Walls - Metal Panel	1st Floor	1,488	SF	7	10+ years	
Lunch &	Multipurpose Room						
	Ceiling - Lay-in	1st Floor	3,179	SF	7	10+ years	
	Doors - Steel Doors incl hw	1st Floor	4	EΑ	7	10+ years	
	Floor - Tile	1st Floor	3,179	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	20	EA	7	6-10 years	
	Walls - Masonry	1st Floor	1,907	SF	7	10+ years	
	Walls - Metal Panel	1st Floor	1,907	SF	7	10+ years	
	Ceiling - Lay-in		364	SF			
	Doors - Steel Doors incl hw	Servery, 1st Floor Servery, 1st Floor	304	EA	6 7	10+ years	
	Floor - Tile			SF	7	10+ years	
		Servery, 1st Floor	364			10+ years	
	Lighting - Lay-in	Servery, 1st Floor	5	EA	7	6-10 years	
	Serving Line	Servery, 1st Floor	24	LF	7	10+ years	
	Walls - Metal Panel	Servery, 1st Floor	436	SF	7	10+ years	
MDF_ID	F						
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Finishes	2nd Floor	90	SF	5	10+ years	
	Work SInk	2nd Floor	1	EA	7	6-10 years	
Mechani	cal/ Service Rooms						
	Janitor's Closet	1st Floor	69	SF	7	10+ years	
	Mechanical/ Service Rooms	1st Floor	244	SF	7	10+ years	
	Storage Room	1st Floor	479	SF	7	10+ years	
	-					,	
Restroor	n Accessories	1st Floor	303	SF	7	6-10 years	
	Ceiling - Lay-in	1st Floor	303	SF	7	10+ years	
	Doors - Steel Doors incl hw	1st Floor	4	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	303	SF	7	10+ years	
	Floor Drain	1st Floor	1	EΑ	7	10+ years	
	Lavatory	1st Floor	2	EΑ	7	10+ years	
	Lighting - Lay-in	1st Floor	2	EΑ	7	6-10 years	
	Partitions	1st Floor	3	EΑ	7	10+ years	
	Urinals	1st Floor	3	EA	7	10+ years	
	Walls - Masonry	1st Floor	90	SF	7	10+ years	
	Walls - Metal Panel	1st Floor	486	SF	7	10+ years	
	Water Closet	1st Floor	3	EA	7	10+ years	
	Accessories	1st Floor	303	SF	7	6-10 years	

Campus Name: Madison Page : 24 of 32 Assessment Date: 04/06/2022



Catego	ry : Room		В	uilding	: Annex		
_				_		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Ceiling - Lay-in	1st Floor	303	SF	7	10+ years	
	Doors - Steel Doors incl hw	1st Floor	4	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	303	SF	7	10+ years	
	Floor Drain	1st Floor	1	EA	7	10+ years	
	Lavatory	1st Floor	2	EA	7	10+ years	
	Lighting - Lay-in	1st Floor	2	EA	7	6-10 years	
	Partitions	1st Floor	5	EA	7	10+ years	
	Walls - Masonry	1st Floor	90	SF	7	10+ years	
	Walls - Metal Panel	1st Floor	486	SF	7	10+ years	
	Water Closet	1st Floor	5	EA	7	10+ years	
	Accessories	1st floor in old main office	36	SF	7	6-10 years	
	Ceiling - Lay-in	1st floor in old main office	36	SF	7	10+ years	
	Doors - Store Front	1st floor in old main office	1	EΑ	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st floor in old main office	36	SF	7	10+ years	
	Lavatory	1st floor in old main office	1	EA	7	10+ years	
	Lighting - Lay-in	1st floor in old main office	1	EA	7	6-10 years	
	Walls - Metal Panel	1st floor in old main office	192	SF	7	10+ years	
	Water Closet	1st floor in old main office	1	EA	7	10+ years	
	Accessories	1st floor opposite planning room	36	SF	7	6-10 years	
	Ceiling - Lay-in	1st floor opposite planning room	36	SF	7	10+ years	
	Doors - Steel Doors incl hw	1st floor opposite planning room	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st floor opposite planning room	36	SF	7	10+ years	
	Lavatory	1st floor opposite planning room	1	EA	7	10+ years	
	Lighting - Lay-in	1st floor opposite planning room	1	EA	7	6-10 years	
	Walls - Metal Panel	1st floor opposite planning room	92	SF	7	10+ years	
	Water Closet	1st floor opposite planning room	1	EA	7	10+ years	
	Accessories	2nd Floor	64	SF	7	6-10 years	
	Ceiling - Lay-in	2nd Floor	64	SF	6	10+ years	
	Doors - Steel Doors incl hw	2nd Floor	1	EA	7	10+ years	
	Floor - Tile	2nd Floor	64	SF	7	10+ years	
	Lavatory	2nd Floor	1	EA	7	10+ years	
	Lighting - Lay-in	2nd Floor	1	EA	7	6-10 years	
	Partitions	2nd Floor	1	EA	7	10+ years	
	Walls - Metal Panel	2nd Floor	224	SF	7	10+ years	
	Water Closet	2nd Floor	1	EΑ	7	10+ years	
	Accessories	In the Kitchen Area	130	SF	7	6-10 years	
	Ceiling - Lay-in	In the Kitchen Area	130	SF	7	10+ years	
	Doors - Steel Doors incl hw	In the Kitchen Area	1	EA	7	10+ years	
	Floor - Tile	In the Kitchen Area	130	SF	7	10+ years	
	Lavatory	In the Kitchen Area	1	ĒΑ	7	10+ years	
	Lighting - Lay-in	In the Kitchen Area	1	EA	6	6-10 years	
	Partitions	In the Kitchen Area	1	EA	7	10+ years	
	Walls - Metal Panel	In the Kitchen Area	201	SF	7	10+ years	
	Water Closet	In the Kitchen Area	1	EA	7	10+ years	



Catego	ry : Room		В	uildina	: Annex		5 Dorchester Avenue, Chicago, it 60619	
outogo.	.,		_	aag	. ,	Recommend		
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments	
	Accessories	Room 001	36	SF	7	6-10 years		
	Ceiling - Lay-in	Room 001	31	SF	7	10+ years		
	Ceiling - Lay-in	Room 001	5	SF	5	2-5 years	Water stain	
	Doors - Steel Doors incl hw	Room 001	1	EA	7	10+ years		
	Floor - Tile Ceramic/ Porcelain	Room 001	36	SF	7	10+ years		
	Lavatory	Room 001	1	EA	7	10+ years		
	Lighting - Lay-in	Room 001	1	EA	7	6-10 years		
	Walls - Metal Panel	Room 001	192	SF	7	10+ years		
	Water Closet	Room 001	1	EA	7	10+ years		
	Accessories	Room 002	36	SF	7	6-10 years		
	Ceiling - Lay-in	Room 002	36	SF	7	10+ years		
	Doors - Steel Doors incl hw	Room 002	1	EA	7	10+ years		
	Floor - Tile Ceramic/ Porcelain	Room 002	36	SF	7	10+ years		
	Floor Drain	Room 002	1	EΑ	7	10+ years		
	Lavatory	Room 002	1	EA	7	10+ years		
	Lighting - Lay-in	Room 002	1	ΕA	7	6-10 years		
	Walls - Metal Panel	Room 002	192	SF	7	10+ years		
	Water Closet	Room 002	1	ĒΑ	7	10+ years		
						•		
Categor	ry : Classroom		В	Building : Annex				
0	Hans Toma	Laatian	0	LIOM	DI-	Recommend	0	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments	
Classroo	m #001 (Kindergarten)							
	Casework	1st Floor	12	LF	6	10+ years		
	Ceiling - Lay-in	1st Floor	1,016	SF	7	10+ years		
	Chalk Board	1st Floor	12	LF	4	2-5 years		
	Doors - Steel Doors incl hw			_ ^	7	10 L VOORO		
		1st Floor	1	EA	7	10+ years		
	Floor - Tile/Sheet	1st Floor	1,016	SF	7	10+ years		
	Floor - Tile/Sheet Lighting - Lay-in	1st Floor 1st Floor	1,016 14	SF EA	7 7	•		
	Floor - Tile/Sheet Lighting - Lay-in Storage/ Closet	1st Floor 1st Floor 1st Floor	1,016 14 30	SF EA SF	7 7 7	10+ years 6-10 years 10+ years		
	Floor - Tile/Sheet Lighting - Lay-in Storage/ Closet Walls - Concrete Block	1st Floor 1st Floor 1st Floor 1st Floor	1,016 14 30 570	SF EA SF SF	7 7 7 7	10+ years 6-10 years 10+ years 10+ years		
	Floor - Tile/Sheet Lighting - Lay-in Storage/ Closet Walls - Concrete Block Walls - Metal Panel	1st Floor 1st Floor 1st Floor 1st Floor 1st Floor	1,016 14 30 570 575	SF EA SF SF SF	7 7 7 7 7	10+ years 6-10 years 10+ years 10+ years 10+ years		
	Floor - Tile/Sheet Lighting - Lay-in Storage/ Closet Walls - Concrete Block	1st Floor 1st Floor 1st Floor 1st Floor	1,016 14 30 570	SF EA SF SF	7 7 7 7	10+ years 6-10 years 10+ years 10+ years		
Classroo	Floor - Tile/Sheet Lighting - Lay-in Storage/ Closet Walls - Concrete Block Walls - Metal Panel Work Sink	1st Floor 1st Floor 1st Floor 1st Floor 1st Floor	1,016 14 30 570 575	SF EA SF SF SF	7 7 7 7 7	10+ years 6-10 years 10+ years 10+ years 10+ years		
Classroo	Floor - Tile/Sheet Lighting - Lay-in Storage/ Closet Walls - Concrete Block Walls - Metal Panel Work Sink m #002 (Kindergarten)	1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 1st Floor	1,016 14 30 570 575 1	SF EA SF SF SF EA	7 7 7 7 7	10+ years 6-10 years 10+ years 10+ years 10+ years 6-10 years		
Classroo	Floor - Tile/Sheet Lighting - Lay-in Storage/ Closet Walls - Concrete Block Walls - Metal Panel Work Sink m #002 (Kindergarten) Casework	1st Floor	1,016 14 30 570 575 1	SF EA SF SF EA	7 7 7 7 7 7	10+ years 6-10 years 10+ years 10+ years 10+ years 6-10 years		
Classroo	Floor - Tile/Sheet Lighting - Lay-in Storage/ Closet Walls - Concrete Block Walls - Metal Panel Work Sink m #002 (Kindergarten) Casework Ceiling - Lay-in	1st Floor	1,016 14 30 570 575 1 1 12 1,000	SF EA SF SF EA LF SF	7 7 7 7 7 7 7	10+ years 6-10 years 10+ years 10+ years 10+ years 6-10 years 10+ years 10+ years	Damaged	
Classroo	Floor - Tile/Sheet Lighting - Lay-in Storage/ Closet Walls - Concrete Block Walls - Metal Panel Work Sink m #002 (Kindergarten) Casework Ceiling - Lay-in Ceiling - Lay-in	1st Floor	1,016 14 30 570 575 1 1 12 1,000 16	SF EA SF SF EA LF SF SF	7 7 7 7 7 7 7	10+ years 6-10 years 10+ years 10+ years 10+ years 6-10 years 10+ years 10+ years 10+ years 10+ years	Damaged	
Classroo.	Floor - Tile/Sheet Lighting - Lay-in Storage/ Closet Walls - Concrete Block Walls - Metal Panel Work Sink m #002 (Kindergarten) Casework Ceiling - Lay-in Chalk Board	1st Floor	1,016 14 30 570 575 1 1 12 1,000 16 12	SF EA SF SF EA LF SF LF	7 7 7 7 7 7 7	10+ years 6-10 years 10+ years 10+ years 10+ years 6-10 years 10+ years 10+ years 0-1 year 2-5 years	Damaged	
<u>Classroo</u>	Floor - Tile/Sheet Lighting - Lay-in Storage/ Closet Walls - Concrete Block Walls - Metal Panel Work Sink m #002 (Kindergarten) Casework Ceiling - Lay-in Ceiling - Lay-in Chalk Board Doors - Steel Doors incl hw	1st Floor	1,016 14 30 570 575 1 1 2 1,000 16 12 1	SF EA SF SF EA LF SF LF EA	7 7 7 7 7 7 7 6 7 4 4 7	10+ years 6-10 years 10+ years 10+ years 10+ years 6-10 years 10+ years 10+ years 0-1 year 2-5 years 10+ years	Damaged	
Classroo.	Floor - Tile/Sheet Lighting - Lay-in Storage/ Closet Walls - Concrete Block Walls - Metal Panel Work Sink m #002 (Kindergarten) Casework Ceiling - Lay-in Ceiling - Lay-in Chalk Board Doors - Steel Doors incl hw Floor - Tile	1st Floor	1,016 14 30 570 575 1 1 2 1,000 16 12 1,016	SF EA SF SF EA LF SF LF EA SF	7 7 7 7 7 7 7 6 7 4 4 7 6	10+ years 6-10 years 10+ years 10+ years 10+ years 6-10 years 10+ years 10+ years 2-5 years 10+ years 10+ years	Damaged	
Classroo.	Floor - Tile/Sheet Lighting - Lay-in Storage/ Closet Walls - Concrete Block Walls - Metal Panel Work Sink m #002 (Kindergarten) Casework Ceiling - Lay-in Ceiling - Lay-in Chalk Board Doors - Steel Doors incl hw Floor - Tile Lighting - Lay-in	1st Floor	1,016 14 30 570 575 1 1 2 1,000 16 12 1,016 14	SF EA SF SF EA LF SF EA SF EA	7 7 7 7 7 7 7 6 7 4 4 7 6 7	10+ years 6-10 years 10+ years 10+ years 10+ years 6-10 years 10+ years 10+ years 10+ years 10+ years 10+ years 10+ years 10+ years 10+ years 10+ years 10+ years	Damaged	
∑lassroo.	Floor - Tile/Sheet Lighting - Lay-in Storage/ Closet Walls - Concrete Block Walls - Metal Panel Work Sink m #002 (Kindergarten) Casework Ceiling - Lay-in Ceiling - Lay-in Chalk Board Doors - Steel Doors incl hw Floor - Tile	1st Floor	1,016 14 30 570 575 1 1 2 1,000 16 12 1,016	SF EA SF SF EA LF SF LF EA SF	7 7 7 7 7 7 7 6 7 4 4 7 6	10+ years 6-10 years 10+ years 10+ years 10+ years 6-10 years 10+ years 10+ years 2-5 years 10+ years 10+ years	Damaged	



Catego	ory : Classroom		В	uilding	: Annex		O Boronester Avenue, Orneago, ie 00010
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
•	Walls - Metal Panel	1st Floor	575	SF	6	10+ years	
	Work Sink	1st Floor	1	EA	7	6-10 years	
Classroo	om #003 (Regular Classroom)						
	Casework	1st Floor	10	LF	6	10+ years	
	Ceiling - Lay-in	1st Floor	710	SF	7	10+ years	
	Ceiling - Lay-in	1st Floor	40	SF	4	0-1 year	Damaged
	Chalk Board	1st Floor	12	LF	4	2-5 years	g
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	750	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	10	EA	7	6-10 years	
	Walls - Concrete Block	1st Floor	522	SF	7	10+ years	
	Walls - Metal Panel	1st Floor	450	SF	7	10+ years	
Classro	om #004 (Regular Classroom)						
Oldssion	Ceiling - Lay-in	2nd Floor	750	SF	7	10+ years	
	Chalk Board	2nd Floor	20	LF	4	2-5 years	
	Doors - Steel Doors incl hw	2nd Floor	1	EA	7	•	
	Floor - Tile	2nd Floor 2nd Floor	750	SF	7	10+ years	
		2nd Floor	10	EA	7	10+ years	
	Lighting - Lay-in		-			6-10 years	
	Marker Board	2nd Floor	8	LF	7	6-10 years	
	Walls - Concrete Block Walls - Metal Panel	2nd Floor 2nd Floor	522 450	SF SF	7 7	10+ years 10+ years	
01	W005 (0)					•	
Classro	om #005 (Computer Lab)						
	Ceiling - Lay-in	2nd Floor	710	SF	6	10+ years	
	Ceiling - Lay-in	2nd Floor	20	SF	4	1-2 years	Water damaged
	Chalk Board	2nd Floor	20	LF	4	2-5 years	
	Doors - Steel Doors incl hw	2nd Floor	1	EA	7	10+ years	
	Floor - Carpet	2nd Floor	750	SF	6	6-10 years	
	Lighting - Lay-in	2nd Floor	10	EA	7	6-10 years	
	Walls - Concrete Block	2nd Floor	450	SF	7	10+ years	
	Walls - Metal Panel	2nd Floor	522	SF	7	10+ years	
	Wireless System	2nd Floor	1	EA	7	6-10 years	
Classroo	om #006, 008 (Regular Classroom)						
	Ceiling - Lay-in	2nd Floor	1,591	SF	7	10+ years	
	Chalk Board	2nd Floor	12	LF	4	2-5 years	
	Doors - Steel Doors incl hw	2nd Floor	2	EΑ	7	10+ years	
	Floor - Tile	2nd Floor	1,591	SF	7	6-10 years	
	Lighting - Lay-in	2nd Floor	20	EA	7	6-10 years	
	Walls - Concrete Block	2nd Floor	1,050	SF	7	10+ years	
	Walls - Metal Panel	2nd Floor	198	SF	7	10+ years	
	Trans motal randi	2.13 1.1301	130	٥.	•	io. youro	

Campus Name: Madison Page : 27 of 32 Assessment Date: 04/06/2022



Catego	ry : Classroom		R	uildina	: Annex		3 Dorchester Avenue, Chicago, it 60618
Catego	y . Olassi oom			unung	. Aillica	Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Oroup	Walls - Metal Panel	2nd Floor	486	SF	7	10+ years	Comments
	Work Sink	2nd Floor	1	EA	7	6-10 years	
	Work Sink	2110 1 1001	·		,	o ro youro	
Classroo	m #007, 009 (Regular Classroom)						
	Casework	2nd Floor	20	LF	7	10+ years	
	Ceiling - Lay-in	2nd Floor	1,535	SF	7	10+ years	
	Chalk Board	2nd Floor	12	LF	4	2-5 years	
	Doors - Steel Doors incl hw	2nd Floor	2	EA	7	10+ years	
	Floor - Tile	2nd Floor	1,535	SF	7	10+ years	
	Lighting - Lay-in	2nd Floor	22	EA	7	6-10 years	
	Storage/ Closet	2nd Floor	156	SF	7	10+ years	
	Walls - Concrete Block	2nd Floor	1,050	SF	7	10+ years	
	Walls - Metal Panel	2nd Floor	486	SF	7	10+ years	
	Walls - Metal Panel	2nd Floor	198	SF	6	6-10 years	
	Work Sink	2nd Floor	2	EA	7	6-10 years	
	Work Girik	2110 1 1001	2		,	o ro years	
Classroo	m #010 (Vacant)						
	Casework	2nd Floor	7	LF	6	10+ years	
	Ceiling - Lay-in	2nd Floor	725	SF	7	10+ years	
	Chalk Board	2nd Floor	21	LF	4	2-5 years	
	Doors - Steel Doors incl hw	2nd Floor	1	EA	7	10+ years	
	Floor - Carpet	2nd Floor	725	SF	6	6-10 years	
	Lighting - Lay-in	2nd Floor	10	ĒΑ	7	6-10 years	
	Walls - Concrete Block	2nd Floor	422	SF	7	10+ years	
	Walls - Metal Panel	2nd Floor	550	SF	7	10+ years	
Catago	ry : Interior		D	uildina	: Annex		
Calego	i y . interior			ununig	. Alliex	Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Corridor							
	Ceiling - Lay-in	1st Floor	1,243	SF	7	10+ years	
	Doors - Wood Doors include hw	1st Floor	4	EA	7	10+ years	
					_		
	Drinking Fountains - Double Fountain	1st Floor	1	EA	7	6-10 years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	1 120	EA SF	7	10+ years	
	Floor - Tile Ceramic/ Porcelain Floor - Tile/Sheet	1st Floor 1st Floor	1 120 1,243	EA SF SF	7 7	10+ years 10+ years	
	Floor - Tile Ceramic/ Porcelain Floor - Tile/Sheet Lighting - Lay-in	1st Floor 1st Floor 1st Floor	1 120 1,243 6	EA SF SF EA	7 7 7	10+ years	
	Floor - Tile Ceramic/ Porcelain Floor - Tile/Sheet Lighting - Lay-in Walls - Vinyl Coated Gypsum Panel	1st Floor 1st Floor	1 120 1,243	EA SF SF EA SF	7 7 7 7	10+ years 10+ years	
	Floor - Tile Ceramic/ Porcelain Floor - Tile/Sheet Lighting - Lay-in Walls - Vinyl Coated Gypsum Panel Ceiling - Lay-in	1st Floor 1st Floor 1st Floor	1 120 1,243 6	EA SF SF EA SF	7 7 7	10+ years 10+ years 6-10 years 10+ years 10+ years	
	Floor - Tile Ceramic/ Porcelain Floor - Tile/Sheet Lighting - Lay-in Walls - Vinyl Coated Gypsum Panel Ceiling - Lay-in Ceiling - Lay-in	1st Floor 1st Floor 1st Floor 1st Floor	1 120 1,243 6 1,678	EA SF SF EA SF SF	7 7 7 7	10+ years 10+ years 6-10 years 10+ years	Water damaged
	Floor - Tile Ceramic/ Porcelain Floor - Tile/Sheet Lighting - Lay-in Walls - Vinyl Coated Gypsum Panel Ceiling - Lay-in Ceiling - Lay-in Drinking Fountains - Double Fountain	1st Floor 1st Floor 1st Floor 1st Floor 2nd Floor 2nd Floor 2nd Floor	1 120 1,243 6 1,678 814	EA SF SF EA SF SF EA	7 7 7 7	10+ years 10+ years 6-10 years 10+ years 10+ years	Water damaged
	Floor - Tile Ceramic/ Porcelain Floor - Tile/Sheet Lighting - Lay-in Walls - Vinyl Coated Gypsum Panel Ceiling - Lay-in Ceiling - Lay-in	1st Floor 1st Floor 1st Floor 1st Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor	1 120 1,243 6 1,678 814 16	EA SF SF EA SF SF EA SF	7 7 7 7 7 4	10+ years 10+ years 6-10 years 10+ years 10+ years 0-1 year	Water damaged
	Floor - Tile Ceramic/ Porcelain Floor - Tile/Sheet Lighting - Lay-in Walls - Vinyl Coated Gypsum Panel Ceiling - Lay-in Ceiling - Lay-in Drinking Fountains - Double Fountain	1st Floor 1st Floor 1st Floor 1st Floor 2nd Floor 2nd Floor 2nd Floor	1 120 1,243 6 1,678 814 16	EA SF SF EA SF SF EA	7 7 7 7 7 4 7	10+ years 10+ years 6-10 years 10+ years 10+ years 0-1 year 6-10 years	Water damaged



Catego	ry : Interior		В	uilding	: Annex		
				_		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Stairs							
Otono	Ceiling - Lay-in	North East	506	SF	7	10+ years	
	Floor - Tile	North East	506	SF	7	10+ years	
	Handrails	North East	60	LF	7	10+ years	
	Lighting - Lay-in	North East	2	EA	7	6-10 years	
	Stairs - Concrete	North East	18	LF	7	10+ years	
	Walls - Metal Panel	North East	846	SF	7	10+ years	
	Ceiling - Lay-in	Southeast	506	SF	7	10+ years	
	Floor - Tile	Southeast	506	SF	7	10+ years	
	Handrails	Southeast	120	LF	7	10+ years	
	Lighting - Lay-in	Southeast	2	EA	7	6-10 years	
	Stairs - Concrete	Southeast	36	LF	7	10+ years	
	Walls - Metal Panel	Southeast	846	SF	7	10+ years	



Catego	ry : Site		Building : Site				
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Athletic							
	Surface - Asphalt	South Courtyard	15,500	SF	4	1-2 years	Rolling and Uneven. Broken/Cracked/Vegetative Growth, Tripping hazards!
_Civil/Dra	inage						
	Civil/ Drainage - Catch Basin	Entire Site	7	EA	7	10+ years	
	Civil/ Drainage - Site Drain	Entire Site	1	EA	6	6-10 years	
	Civil/ Drainage - Site Manhole	Entire Site	14	EA	6	6-10 years	
Fencing							
-5	Fencing - Chain Link	Entire Site	590	LF	5	2-5 years	
	Fencing - Chain Link	Entire Site	270	LF	5	2-5 years	
	Fencing - Guard Rail	Entire Site	85	LF	5	6-10 years	
	Fencing - Iron and Concrete Post	Entire Site	579	LF	4	1-2 years	Broken/Deteriorated concrete
	•	Zilino ello			·	-	post/bent/rust/corrosion/missing sections in selected portions of fence
	Fencing - New Standard Ornamental	Entire Site	754	LF	6	6-10 years	
Landsca	pe						
	Benches	Entire Site	1	EA	4	1-2 years	Cracked/Broken Back/bent and cracked back
	Landscape - Grass	Entire Site	9,950	SF	6	6-10 years	
	Landscape - Hardscape- Pavers	Entire Site	1,200	SF	7	10+ years	
	Parkway trees	Entire Site	41	EA	6	10+ years	
	Planting Beds/ Area	Entire Site	50	SF	6	6-10 years	
	Play Area - Hardscape- Asphalt	Entire Site	8,890	SF	4	1-2 years	Organic growth/Potholes/Cracked/broken/hea
							ving/sinking - Rolling. Water retention
	Potaining Wall Congrets	Entire Site	260	SF	6	10+ years	retention
	Retaining Wall - Concrete			Sr EA	6 7		
	Trash Receptacles	Entire Site	3	EA	1	10+ years	
Parking							
	Surface - Asphalt	East Courtyard	42,600	SF	4	1-2 years	Disintegrated/Deteriorated/Drainage issues/
	Trash Enclosure - Chain Links	East Courtyard	612	SF	5	6-10 years	
_Playgrou	ınd						
, ,	Equipment - School Age 5-12	East	1	EA	6	6-10 years	
	Surface - Poured Surface	East	2,450	SF	4	1-2 years	Significant Damage

Campus Name: Madison Page : 30 of 32 Assessment Date: 04/06/2022



Catego	ry : Site		В	uilding			
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
_Sidewalk	(S						
	Sidewalks - Perimeter Sidewalks	Entire Site	10,750	SF	6	10+ years	
						•	
Signage							
	Flag Pole - Flag Pole	West	1	EA	6	6-10 years	
	Marquee - Free Standing Back Lighted	West	1	EA	6	10+ years	
	Monument - Building Mounted Cut Letter	West	2	EA	6	10+ years	Dirty/Clean
	Sign						
	Monument - Building Mounted Cut Letter	West	1	EA	4	1-2 years	Letters missing in school's name
	Sign						

Definitions

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

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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.





Classroom Summary

Classroom Summary				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	intended Osage	Noom Eccation	Number	Number	(01)	Alea	Alea	οιορ	Doard
Art Room	Regular Classroom	1st Floor	101	101	832	162	36	N	N
Band Room	Regular Classroom	1st Floor	115	113	690	162	36	N	N
Faculty Lounge	Regular Classroom	1st Floor	109	109	690	162	36	N	N
Kindergarten	<u> </u>	1st Floor	109	106	950	125	50	IN	IN
0	Kindergarten Regular Classroom	1st Floor	100	100	832	162	36	N	N
Library Office		1st Floor			690		36		
	Regular Classroom		108	108		162		N	N
Office	Regular Classroom	1st Floor	110	110	690	162	36	N	N
Regular Classroom	Regular Classroom	1st Floor	102	102	690	162	36	N	N
Regular Classroom	Regular Classroom	1st Floor	104	104	690	162	36	N	N
Regular Classroom	Regular Classroom	1st Floor	107	107	690	162	36	N	N
Regular Classroom	Regular Classroom	1st Floor	113	111	690	162	36	N	N
Regular Classroom	Regular Classroom	2nd Floor	200	200	585	81	21	N	N
Regular Classroom	Regular Classroom	2nd Floor	201	201	832	162	36	N	N
Regular Classroom	Regular Classroom	2nd Floor	202	202	690	162	36	N	N
Regular Classroom	Regular Classroom	2nd Floor	203	203	832	162	36	N	N
Regular Classroom	Regular Classroom	2nd Floor	204	204	690	162	36	N	N
Regular Classroom	Regular Classroom	2nd Floor	205	205	690	162	36	N	N
Regular Classroom	Regular Classroom	2nd Floor	206	206	690	162	36	N	N
Regular Classroom	Regular Classroom	2nd Floor	207	207	690	162	36	N	N
Regular Classroom	Regular Classroom	2nd Floor	208	208	690	162	36	N	N
Regular Classroom	Regular Classroom	2nd Floor	209	209	690	162	36	N	Υ
Regular Classroom	Regular Classroom	2nd Floor	210	210	690	162	36	N	Υ
Regular Classroom	Regular Classroom	2nd Floor	211	211	690	162	36	N	Υ
Science Classroom	Regular Classroom	2nd Floor	215	215	690	162	36	N	N
Store Room	Regular Classroom	1st Floor	103	103	832	162	36	N	N
Store Room	Regular Classroom	1st Floor	105	105	690	162	36	N	N
Store Room	Regular Classroom	2nd Floor	213	213	690	162	36	N	N
		•	•	•		•		•	
Building : Annex									
Computer Lab	Regular Classroom	2nd Floor	005	NA	750	54	23	N	N
Kindergarten	Kindergarten	1st Floor	001	NA	1,016	113	35	N	N
Kindergarten	Kindergarten	1st Floor	002	NA	1,016	113	35	N	N
Regular Classroom	Regular Classroom	1st Floor	003	NA	750	54	23	N	N
Regular Classroom	Regular Classroom	2nd Floor	004	NA	750	54	23	N	N
Regular Classroom	Regular Classroom	2nd Floor	006, 008	NA	1,591	210	90	N	N
Regular Classroom	Regular Classroom	2nd Floor	007, 009	NA	1,535	210	90	N	Y
Vacant	Regular Classroom	2nd Floor	010	NA	725	76	23	N	N