

Facility Assessment Report

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

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

Campus Summary			
BuildingName	Year Constructed	Number of Floors	Building Area (Sq Ft)
Main	1953	1	12,300
Addition	1960	1	3,100
Modular 1 (2-Classroom)	2002	1	2,186
Campus Total			17,586

Category : Exterior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Entrance							
	Exterior Doors - Exterior Steel Door	2 - NE	1	EA	6	10+ years	
	Exterior Stairs - Concrete	2 - NE	4	LF	6	10+ years	
	Exterior Stairs - Stone	2 - NE	3	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	3 - SE	1	EA	6	10+ years	
	Exterior Stairs - Stone	3 - SE	3	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	6 - SW	1	EA	6	10+ years	
	Ramps - Concrete	6 - SW	3	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	7 - W	2	EA	6	10+ years	
	Entrance Control - Audio and Video	Main Entrance - 1 - N	1	EA	7	10+ years	
	Exterior Doors - Store Front	Main Entrance - 1 - N	2	EA	6	10+ years	
	Exterior Doors - Transom Lite	Main Entrance - 1 - N	2	EA	6	10+ years	
	Exterior Stairs - Stone	Main Entrance - 1 - N	6	LF	6	10+ years	
Foundation							
	Foundation - Concrete	Entire Building	478	LF	7	10+ years	
	Superstructure - Heavy Timber	Entire Building	12,300	SF	7	10+ years	
Lighting							
	Exterior Lighting - Wall Mounted	Entire Building	7	EA	6	10+ years	
	Exterior Lighting - Wall Mounted	Entire Building	2	EA	5	1-2 years	Broken cover

Category : Exterior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Roof System							
	Access Ladder - Metal	1	1	EA	4	0-1 year	Ladder does not reach to the top
	Chimney - Brick Chimney- Concrete/ Mortar Liner	1	20	LF	7	10+ years	Tuck pointed
	Chimney - Brick Chimney- Concrete/ Mortar Liner	1	8	LF	7	10+ years	Repaired, Tuckpointed
	Coping - Metal	1	278	LF	6	10+ years	
	Coping - Stone	1	170	LF	6	10+ years	
	Downspouts - Exterior Downspouts	1	479	LF	6	10+ years	
	Downspouts - Exterior Downspouts	1	14	LF	5	1-2 years	Damaged, bent gutter
	Parapet - Parapet < 16" Height	1	170	LF	6	10+ years	
	Roof - Modified Bitumen	1	12,300	SF	4	1-2 years	Blistering, soft spots, deteriorated sealant at counter flashing, deteriorated sealant at coping
	Roof Hatch - Metal	1	1	EA	5	2-5 years	
	Roof Structure - Heavy Timber	1	12,300	SF	7	10+ years	
Walls							
	Canopy - Concrete/ Stucco	Entire Building	75	SF	6	10+ years	
	Canopy - Concrete/ Stucco	Entire Building	60	SF	6	10+ years	
	Canopy - Concrete/ Stucco	Entire Building	6	SF	6	10+ years	
	Canopy - Concrete/ Stucco	Entire Building	6	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	2,903	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	450	SF	4	1-2 years	Cracked and spalling bricks, open joints
	Exterior Walls - Stone-Cast	Entire Building	256	SF	6	10+ years	
	Exterior Walls - Stone-Cast	Entire Building	65	SF	5	10+ years	
	Exterior Walls - Stone-Cast	Entire Building	28	SF	5	1-2 years	Open joints near doors seven and one
	Exterior Walls - Stone-Cast	Entire Building	2	SF	4	1-2 years	Broken/chipped stone, Piece of stone dangling
	Exterior Walls - Terra Cotta	Entire Building	126	SF	6	10+ years	
Windows							
	Guard - Guards perforated	Entire Building	1,556	SF	6	10+ years	
	Lintels - Steel	Entire Building	235	LF	6	10+ years	
	Windows - Decorative	Entire Building	8	SF	6	6-10 years	
	Windows - Louver	Entire Building	28	SF	6	6-10 years	
	Windows - Sash Aluminum Double-pane	Entire Building	1,556	SF	6	6-10 years	Deteriorated sealant

Category : Electrical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Emergency System</u>							
	Security System - CCTV	Entire Building	12,300	SF	5	6-10 years	AI system installed
	Security System - Intrusion Detection	Entire Building	12,300	SF	6	6-10 years	
	Exit Signs - Corridors and Stairs	Entire Building	5	EA	2	0-1 year	No EM generator or battery backup power
	Emergency Battery Packs - Corridors and Stairs	Entire Building	3	EA	4	2-5 years	Older fixtures and parts not available
<u>Main Service</u>							
	PA System	1st Floor	12,300	SF	4	2-5 years	Only phone use for intercom System needs to be upgrade per building engineer Not accessible per building engineer
	Main Electrical Service - 800 A and Less than 120/208/3PH	Electrical Room	1	EA	6	6-10 years	
<u>Power Distribution</u>							
	Lighting and Power Panels - 100 A	Entire Building	1	EA	6	6-10 years	
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	6	6-10 years	
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	6	6-10 years	
	Lighting and Power Panels - Above 100 A	Entire Building	3	EA	6	6-10 years	
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	6	6-10 years	
	Main Distribution Panels - Less than 400 amp	Entire Building	1	EA	3	0-1 year	Expose contacts

Category : Fire Protection
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Fire Alarm</u>							
	Fire Alarm Panel	Entire Building	1	EA	6	6-10 years	
	Fire Alarm Strobe Lights	Entire Building	12,300	SF	6	6-10 years	
	Fire Alarm_System	Entire Building	12,300	SF	6	6-10 years	

Category : Mechanical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Air Conditioning</u>							
	Condensing Unit- Roof Mounted - Less than 5 tons	Roof	1	EA	3	1-2 years	Partially working per building engineer
<u>Boiler Systems</u>							
	Boiler Auxiliary- Steam Boiler - Less than 50	Boiler Room	2	EA	5	6-10 years	

Category : Mechanical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	HP						
	Chemical Feed System	Boiler Room	2	EA	6	6-10 years	
	Combustion Dampers	Boiler Room	1	EA	5	6-10 years	Rusty and motor needs replacement
	Condensate Pump	Boiler Room	1	EA	5	6-10 years	
	Feed Water Pumps and Tank	Boiler Room	1	EA	5	6-10 years	Control needs to be adjusted
	Non Condensing- Water Tube- Flexible Tube- Atmospheric- Steam Boiler - Less than 50 HP	Boiler Room	2	EA	5	6-10 years	
	Piping - Condensate Pipe- Steel	Boiler Room	200	LF	6	6-10 years	
	Piping - Steam Pipe- Steel	Boiler Room	200	LF	6	6-10 years	
	Steam Traps	Boiler Room	22	EA	5	6-10 years	Minor repair needed

Heating Devices

	Cabinet Heaters - With Steam Coil	1st Floor	1	EA	5	6-10 years	Corroded and control needs replacement
	Fin Tube - Steam	Entire Building	90	LF	6	6-10 years	
	Wall Heater - Electric	Entire Building	5	EA	5	2-5 years	Control needs replacement

Temperature Control

	Electric Thermostat	Entire Building	7	EA	6	6-10 years	
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Unit Ventilation

	Unit Ventilators- Floor Mounted- Steam Heating Coils Only	Entire Building	2	EA	5	6-10 years	Control needs replacement
	Unit Ventilators- Floor Mounted- Steam Heating Coils Only	Entire Building	5	EA	5	6-10 years	Control needs replacement

Ventilation

	Exhaust Fans- Indoor - 500 - 1500 CFM	Entire Building	2	EA	6	6-10 years	Quantity change per current observation Location change in the attic place in boiler room
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Entire Building	2	EA	6	6-10 years	
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Entire Building	1	EA	6	6-10 years	
	Type II Exhaust Hood- Warming Kitchen	Entire Building	1	EA	7	10+ years	

Category : Plumbing
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Hot Water						
	Gas Heater - Less than 150000 BTU/HR	Boiler Room	2	EA	6	6-10 years	

Category : Plumbing
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Piping</u>							
	Domestic Piping-Hot Water Return Lines	Entire Building	12,300	SF	6	6-10 years	
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	12,300	SF	6	6-10 years	
	Sanitary Piping	Entire Building	12,300	SF	6	6-10 years	
	Storm Piping	Entire Building	12,300	SF	6	6-10 years	
	Vent Piping	Entire Building	12,300	SF	6	6-10 years	
<u>Pumps</u>							
	Pumps - Sump-Simplex	Boiler Room	1	EA	4	2-5 years	Per building engineer partially working

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Administrative Suites/Offices</u>							
	AC Unit	Main Office	1	EA	7	6-10 years	
	Ceiling - Splined	Main Office	275	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Main Office	1	EA	7	10+ years	
	Floor - Carpet	Main Office	275	SF	7	6-10 years	
	Lighting - Pendent/Surface	Main Office	5	EA	7	6-10 years	
	Power Distribution	Main Office	4	EA	7	10+ years	
	Storage/ Closet	Main Office	52	SF	7	10+ years	
	Walls - Concrete Block	Main Office	662	SF	7	10+ years	
	Ceiling - Splined	Principal's Office	157	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Principal's Office	2	EA	7	10+ years	
	Floor - Carpet	Principal's Office	157	SF	7	6-10 years	
	Lighting - Pendent/Surface	Principal's Office	4	EA	7	6-10 years	
	Power Distribution	Principal's Office	4	EA	7	10+ years	
	Walls - Concrete Block	Principal's Office	516	SF	7	10+ years	
<u>MDF_IDF</u>							
	Doors - Steel Doors incl hw	102	1	EA	7	10+ years	
	Finishes	102	127	SF	5	10+ years	Cracking concrete blocks
	Other Cooling Unit	102	1	EA	7	6-10 years	Split unit
<u>Mechanical/ Service Rooms</u>							
	Boiler Room	1st Floor	820	SF	5	6-10 years	Sink stuck running
	Crawl Space - Unfinished	1st Floor	650	SF	7	10+ years	
	Janitor's Closet	1st Floor	105	SF	5	10+ years	Loose door hardware
	Janitor's Closet	1st Floor	100	SF	5	6-10 years	Door off hinges
	Storage Room	1st Floor	98	SF	7	10+ years	
	Storage Room	1st Floor	115	SF	7	10+ years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Restroom							
	Accessories	101	33	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	101	28	SF	6	10+ years	
	Ceiling - Plaster/Drywall	101	5	SF	4	0-1 year	Damaged ceiling
	Doors - Wood Doors inclu hw	101	1	EA	7	10+ years	
	Floor - Tile	101	33	SF	7	10+ years	
	Lavatory	101	1	EA	7	10+ years	
	Lighting - Lay-in	101	1	EA	7	10+ years	
	Walls - Concrete Block	101	58	SF	7	10+ years	
	Walls - Concrete Block	101	3	SF	6	1-2 years	Crack brick
	Walls - Structural Glazed Tile	101	110	SF	7	10+ years	
	Walls - Structural Glazed Tile	101	10	SF	4	1-2 years	Loose tile/missing mortar
	Water Closet	101	1	EA	7	10+ years	
	Accessories	102	33	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	102	18	SF	7	10+ years	
	Ceiling - Plaster/Drywall	102	15	SF	6	2-5 years	
	Doors - Wood Doors inclu hw	102	1	EA	7	10+ years	
	Floor - Tile	102	33	SF	7	10+ years	
	Lavatory	102	1	EA	7	10+ years	
	Lighting - Pendent/Surface	102	1	EA	7	10+ years	
	Walls - Concrete Block	102	64	SF	7	10+ years	
	Walls - Concrete Block	102	10	SF	5	1-2 years	Damage cmu
	Walls - Structural Glazed Tile	102	120	SF	7	10+ years	
	Water Closet	102	1	EA	7	10+ years	
	Accessories	103	26	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	103	26	SF	7	10+ years	
	Doors - Wood Doors inclu hw	103	1	EA	7	10+ years	
	Floor - Tile/Sheet	103	26	SF	7	6-10 years	
	Lavatory	103	1	EA	7	10+ years	
	Lighting - Lay-in	103	1	EA	7	6-10 years	
	Walls - Concrete Block	103	60	SF	7	10+ years	
	Walls - Structural Glazed Tile	103	118	SF	7	10+ years	
	Water Closet	103	1	EA	7	10+ years	
	Accessories	104	30	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	104	30	SF	7	10+ years	
	Doors - Wood Doors inclu hw	104	1	EA	7	10+ years	
	Floor - Tile	104	30	SF	7	6-10 years	
	Lavatory	104	1	EA	7	10+ years	
	Lighting - Pendent/Surface	104	1	EA	7	6-10 years	
	Walls - Concrete Block	104	66	SF	7	10+ years	
	Walls - Tile	104	117	SF	7	10+ years	
	Water Closet	104	1	EA	7	10+ years	
	Accessories	105	25	SF	7	6-10 years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Ceiling - Plaster/Drywall	105	25	SF	7	10+ years	
	Doors - Wood Doors inclu hw	105	1	EA	7	10+ years	
	Floor - Tile/Sheet	105	25	SF	7	6-10 years	
	Lavatory	105	1	EA	7	10+ years	
	Lighting - Lay-in	105	1	EA	7	10+ years	
	Walls - Concrete Block	105	60	SF	7	10+ years	
	Walls - Structural Glazed Tile	105	118	SF	7	10+ years	
	Water Closet	105	1	EA	7	10+ years	
	Accessories	Boiler Room	58	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Boiler Room	58	SF	7	10+ years	
	Floor - Concrete	Boiler Room	58	SF	7	10+ years	
	Lavatory	Boiler Room	1	EA	7	10+ years	
	Lighting - Pendent/Surface	Boiler Room	1	EA	7	10+ years	
	Partitions	Boiler Room	1	EA	7	10+ years	
	Walls - Concrete Block	Boiler Room	324	SF	7	10+ years	
	Water Closet	Boiler Room	1	EA	7	10+ years	
	Accessories	Near Principal's Office	37	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Near Principal's Office	37	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Near Principal's Office	1	EA	7	10+ years	
	Floor - Tile	Near Principal's Office	37	SF	7	6-10 years	
	Lavatory	Near Principal's Office	1	EA	7	10+ years	
	Lighting - Pendent/Surface	Near Principal's Office	1	EA	7	6-10 years	
	Lighting - Wall Mounted	Near Principal's Office	1	EA	5	1-2 years	Missing cover
	Partitions	Near Principal's Office	1	EA	7	10+ years	
	Walls - Concrete Block	Near Principal's Office	69	SF	7	10+ years	
	Walls - Tile Ceramic/ Porcelain	Near Principal's Office	131	SF	7	10+ years	
	Water Closet	Near Principal's Office	1	EA	7	10+ years	
	Accessories	Restroom in 106	25	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Restroom in 106	25	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Restroom in 106	1	EA	7	10+ years	
	Floor - Tile	Restroom in 106	25	SF	7	6-10 years	
	Lavatory	Restroom in 106	1	EA	7	10+ years	
	Lighting - Lay-in	Restroom in 106	1	EA	7	6-10 years	
	Walls - Concrete Block	Restroom in 106	60	SF	7	10+ years	
	Walls - Structural Glazed Tile	Restroom in 106	118	SF	7	10+ years	
	Water Closet	Restroom in 106	1	EA	7	10+ years	
	Accessories	West	170	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	West	160	SF	7	10+ years	
	Ceiling - Plaster/Drywall	West	10	SF	5	0-1 year	Water stain ceiling
	Doors - Wood Doors inclu hw	West	4	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	West	169	SF	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	West	1	SF	4	0-1 year	Missing tile
	Floor Drain	West	1	EA	7	10+ years	
	Lavatory	West	1	EA	7	10+ years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Lighting - Lay-in	West	3	EA	7	10+ years	
	Partitions	West	3	EA	7	10+ years	
	Walls - Concrete Block	West	240	SF	7	10+ years	
	Walls - Structural Glazed Tile	West	240	SF	7	10+ years	
	Water Closet	West	3	EA	7	10+ years	
	Accessories	West	230	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	West	215	SF	7	10+ years	
	Ceiling - Plaster/Drywall	West	15	SF	5	0-1 year	Damaged ceiling
	Doors - Steel Doors incl hw	West	2	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	West	230	SF	7	10+ years	
	Floor Drain	West	1	EA	7	10+ years	
	Lavatory	West	1	EA	7	10+ years	
	Lighting - Lay-in	West	2	EA	7	10+ years	
	Partitions	West	1	EA	7	10+ years	
	Urinals	West	2	EA	7	10+ years	
	Walls - Concrete Block	West	170	SF	7	10+ years	
	Walls - Concrete Block	West	15	SF	5	1-2 years	Crack cmu/peeling paint
	Walls - Structural Glazed Tile	West	335	SF	7	10+ years	
	Water Closet	West	1	EA	7	10+ years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Classroom #101 (Kindergarten)</u>							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	60	LF	7	10+ years	
	Ceiling - Splined	1st Floor	1,148	SF	6	6-10 years	
	Ceiling - Splined	1st Floor	25	SF	4	0-1 year	Water damage
	Chalk Board	1st Floor	15	LF	4	2-5 years	Covered by disposable white board paper
	Doors - Side-lite	1st Floor	36	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 - Wood	1st Floor	1,173	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	26	EA	7	10+ years	
	Storage/ Closet	1st Floor	30	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	1,302	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	4	SF	5	1-2 years	Crack mortar
	Work Sink	1st Floor	1	EA	7	10+ years	
<u>Classroom #102 (Kindergarten)</u>							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	48	LF	7	10+ years	
	Ceiling - Splined	1st Floor	1,097	SF	7	10+ years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments	
	Ceiling - Splined	1st Floor	14	SF	4	0-1 year	Damage/missing tile	
	Doors - Side-lite	1st Floor	36	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 - Wood	1st Floor	1,111	SF	6	10+ years		
	Lighting - Pendent/Surface	1st Floor	24	EA	7	10+ years		
	Walls - Concrete Block	1st Floor	1,138	SF	7	10+ years		
	Walls - Concrete Block	1st Floor	10	SF	6	1-2 years		Mortar Crack
	Walls - Plaster/Drywall	1st Floor	218	SF	7	10+ years		
	Work Sink	1st Floor	1	EA	7	10+ years		
Classroom #103 (Regular Classroom)								
	AC Units	1st Floor	1	EA	7	6-10 years	Damaged	
	Casework	1st Floor	10	LF	7	10+ years		
	Ceiling - Lay-in	1st Floor	1,046	SF	5	2-5 years		
	Ceiling - Splined	1st Floor	4	SF	4	1-2 years		
	Chalk Board	1st Floor	12	LF	4	2-5 years		
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years		
	Floor - Tile/Sheet	1st Floor	1,050	SF	7	6-10 years		
	Lighting - Pendent/Surface	1st Floor	19	EA	7	6-10 years		
	Storage/ Closet	1st Floor	20	SF	7	10+ years		
	Walls - Concrete Block	1st Floor	1,340	SF	7	10+ years		
	Work Sink	1st Floor	1	EA	7	10+ years		
Classroom #104 (Other Instructional Use)								
	AC Units	1st Floor	1	EA	7	6-10 years		
	Casework	1st Floor	45	LF	7	10+ years		
	Ceiling - Splined	1st Floor	941	SF	7	10+ years		
	Chalk Board	1st Floor	15	LF	4	2-5 years		
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years		
	Floor - Tile	1st Floor	941	SF	7	6-10 years		
	Lighting - Pendent/Surface	1st Floor	19	EA	7	6-10 years		
	Storage/ Closet	1st Floor	9	SF	7	10+ years		
	Student Lockers - One Tier	1st Floor	24	EA	7	10+ years		
	Walls - Concrete Block	1st Floor	861	SF	7	10+ years		
	Work Sink	1st Floor	1	EA	7	10+ years		
Classroom #105 (Lunch Room)								
	AC Units	1st Floor	1	EA	7	6-10 years		
	Ceiling - Lay-in	1st Floor	765	SF	7	10+ years		
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years		
	Floor - Tile/Sheet	1st Floor	765	SF	7	6-10 years		
	Lighting - Pendent/Surface	1st Floor	19	EA	7	6-10 years		

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Storage/ Closet	1st Floor	110	SF	7	10+ years	
	Student Lockers - One Tier	1st Floor	24	EA	7	10+ years	
	Walls - Concrete Block	1st Floor	1,110	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	150	SF	7	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	

Classroom #106 (Regular Classroom)

	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	48	LF	7	10+ years	
	Ceiling - Splined	1st Floor	941	SF	7	6-10 years	
	Chalk Board	1st Floor	12	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	941	SF	7	6-10 years	
	Lighting - Pendent/Surface	1st Floor	19	EA	7	6-10 years	
	Student Lockers - One Tier	1st Floor	24	EA	7	10+ years	
	Walls - Concrete Block	1st Floor	861	SF	7	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	

Category : Interior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Corridor							
	Ceiling - Lay-in	1st Floor	1,700	SF	7	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	20	SF	7	10+ years	
	Ceiling - Splined	1st Floor	40	SF	4	0-1 year	Chipped/falling tile
	Doors - Wood Doors include hw	1st Floor	7	EA	7	10+ years	
	Drinking Fountains - Single Fountain	1st Floor	2	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	126	SF	7	6-10 years	
	Floor - Tile/Sheet	1st Floor	1,635	SF	7	6-10 years	
	Lighting - Lay-in	1st Floor	1	EA	7	6-10 years	
	Lighting - Pendent/Surface	1st Floor	23	EA	7	6-10 years	
	Walls - Concrete Block	1st Floor	2,905	SF	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor	1,184	SF	7	10+ years	
	Walls - Tile Ceramic/ Porcelain	1st Floor	190	SF	7	10+ years	

Safety

	Camera Viewing Station	Entire Site	2	EA	7	6-10 years	
	Security Cameras	Entire Site	1	EA	7	2-5 years	Used as announcement camera not security
	Security Cameras	Entire Site	7	EA	7	6-10 years	

Category : Exterior
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Entrance</u>							
	Exterior Doors - Exterior Steel Door	4 - S	2	EA	6	10+ years	
	Exterior Stairs - Stone	4 - S	6	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	5 - NW	1	EA	6	10+ years	
	Exterior Stairs - Stone	5 - NW	3	LF	6	10+ years	
<u>Foundation</u>							
	Foundation - Concrete	Entire Building	270	LF	7	10+ years	
	Superstructure - Heavy Timber	Entire Building	39,120	SF	7	10+ years	
<u>Lighting</u>							
	Exterior Lighting - Wall Mounted	Entire Building	3	EA	6	10+ years	
<u>Roof System</u>							
	Coping - Metal	2	101	LF	6	10+ years	
	Coping - Stone	2	111	LF	6	10+ years	
	Downspouts - Exterior Downspouts	2	98	LF	6	10+ years	
	Parapet - 16" - 30" Height	2	111	LF	6	10+ years	
	Roof - Modified Bitumen	2	3,100	SF	4	1-2 years	Listerine, soft spots, detached membrane, deteriorated sealant to counter flashing
	Roof Structure - Heavy Timber	2	3,100	SF	7	10+ years	
<u>Walls</u>							
	Canopy - Concrete/ Stucco	Entire Building	50	SF	5	10+ years	Spalling, peeling paint
	Exterior Walls - Brick	Entire Building	1,008	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	105	SF	4	1-2 years	Open joints
	Exterior Walls - Stone-Cast	Entire Building	25	SF	6	10+ years	
	Exterior Walls - Stone-Cast	Entire Building	190	SF	5	10+ years	
	Exterior Walls - Terra Cotta	Entire Building	56	SF	6	10+ years	
<u>Windows</u>							
	Guard - Guards perforated	Entire Building	480	SF	6	10+ years	
	Lintels - Steel	Entire Building	78	LF	6	10+ years	
	Windows - Sash Aluminum Double-pane	Entire Building	480	SF	5	6-10 years	

Category : Electrical
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Emergency System</u>							
	Exit Signs - Corridors and Stairs	1st Floor	1	EA	2	0-1 year	No EM generator or battery backup

Category : Electrical
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Emergency Battery Packs - Corridors and Stairs	1st Floor	1	EA	4	2-5 years	power Older fixtures and parts not available
	Security System - Intrusion Detection	1st Floor	3,100	SF	6	6-10 years	

Main Service

	PA System	1st Floor	3,100	SF	6	6-10 years	Served from main
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Power Distribution

	Lighting and Power Panels - Above 100 A	1st Floor	3	EA	6	6-10 years	
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Category : Fire Protection
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Fire Alarm Strobe Lights	1st Floor	3,100	SF	6	6-10 years	
	Fire Alarm_System	1st Floor	3,100	SF	6	6-10 years	

Fire Alarm
Category : Mechanical
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Piping - Condensate Pipe- Steel	1st Floor	80	LF	6	6-10 years	
	Piping - Steam Pipe- Steel	1st Floor	80	LF	6	6-10 years	
	Steam Traps	1st Floor	2	EA	5	6-10 years	Minor repair needed

Boiler Systems
Heating Devices

	Wall Heater - Electric	1st Floor	1	EA	6	6-10 years	
	Wall Heater - Electric	1st Floor	1	EA	2	0-1 year	Not working per building engineer

Temperature Control

	Electric Thermostat	Entire Building	2	EA	6	6-10 years	
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Unit Ventilation

	Unit Ventilators- Floor Mounted- Steam Heating Coils Only	1st Floor	2	EA	5	6-10 years	Control needs replacement
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Ventilation

	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Entire Building	2	EA	4	2-5 years	Quantity change per current observation One fan motor needs replacement
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Category : Mechanical
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Entire Building	1	EA	3	0-1 year	Remove fan and cover entirely Quantity change per current observation

Category : Plumbing
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Piping</u>							
	Domestic Piping-Hot Water Return Lines	1st Floor	3,100	SF	6	6-10 years	
	Domestic Piping-Hot Water Return Risers	1st Floor	3,100	SF	6	6-10 years	
	Domestic Piping-Hot Water from Risers to Fixtures	1st Floor	3,100	SF	6	6-10 years	
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	1st Floor	3,100	SF	6	6-10 years	
	Domestic Piping-Hot/Cold Water Supply (Risers)	1st Floor	3,100	SF	6	6-10 years	
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	1st Floor	3,100	SF	6	6-10 years	
	Sanitary Piping	1st Floor	3,100	SF	6	6-10 years	
	Storm Piping	1st Floor	3,100	SF	6	6-10 years	
	Vent Piping	1st Floor	3,100	SF	6	6-10 years	

Pumps

	Pumps - Sump-Simplex	Basement	1	EA	4	2-5 years	Per building engineer partially working
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Category : Classroom
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Classroom #107 (Regular Classroom)</u>							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	10	LF	5	1-2 years	Counter broken and fully missing in parts
	Ceiling - Splined	1st Floor	1,040	SF	6	6-10 years	Updated to match current observations
	Ceiling - Splined	1st Floor	10	SF	4	0-1 year	Loose tiles from construction updates
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	1,050	SF	7	10+ years	Updated to match current observations
	Lighting - Pendent/Surface	1st Floor	19	EA	7	10+ years	
	Marker Board	1st Floor	16	LF	7	6-10 years	
	Storage/ Closet	1st Floor	20	SF	7	10+ years	
	Student Lockers - One Tier	1st Floor	24	EA	7	10+ years	

Category : Classroom
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Walls - Concrete Block	1st Floor	1,340	SF	7	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	
Classroom #108 (Regular Classroom)							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	26	LF	6	10+ years	
	Casework	1st Floor	5	LF	6	1-2 years	Chipped countertop
	Ceiling - Splined	1st Floor	985	SF	6	6-10 years	Updated to match current observations
	Ceiling - Splined	1st Floor	15	SF	5	0-1 year	Loose tiles
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	1,000	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	19	EA	7	10+ years	
	Storage/ Closet	1st Floor	9	SF	7	10+ years	
	Student Lockers - One Tier	1st Floor	24	EA	7	10+ years	
	Walls - Concrete Block	1st Floor	8	SF	7	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	

Category : Room
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Restroom							
	Accessories	107	26	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	107	26	SF	6	10+ years	Splatters of paint on ceiling
	Doors - Wood Doors inclu hw	107	1	EA	7	10+ years	
	Floor - Tile	107	26	SF	7	10+ years	
	Lavatory	107	1	EA	7	10+ years	
	Lighting - Lay-in	107	1	EA	7	10+ years	
	Walls - Concrete Block	107	178	SF	7	10+ years	
	Water Closet	107	1	EA	7	10+ years	
	Accessories	108	33	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	108	33	SF	7	10+ years	
	Doors - Wood Doors inclu hw	108	1	EA	7	10+ years	
	Floor - Tile	108	33	SF	7	10+ years	
	Lavatory	108	1	EA	7	10+ years	
	Lighting - Lay-in	108	1	EA	7	10+ years	
	Walls - Concrete Block	108	195	SF	7	10+ years	
	Water Closet	108	1	EA	7	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 - Splined	1st Floor	764	SF	7	10+ years	
	Ceiling - Splined	1st Floor	5	SF	4	0-1 year	Falling, missing tiles
	Doors - Steel Doors incl hw	1st Floor	2	EA	7	10+ years	
	Doors - Wood Doors include hw	1st Floor	2	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	42	SF	7	10+ years	
	Floor - Tile/Sheet	1st Floor	727	SF	7	10+ years	
	Floor - Tile/Sheet	1st Floor	1	SF	5	1-2 years	Chipping
	Lighting - Lay-in	1st Floor	1	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	5	EA	7	10+ years	
	Walls - Concrete Block	1st Floor	1,341	SF	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor	670	SF	7	10+ years	

Category : Exterior
Building : Modular 1 (2-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Entrance							
	Exterior Doors - Exterior Steel Door	10 - SW	1	EA	5	2-5 years	Corroded frame
	Exterior Stairs - Wood	10 - SW	25	LF	7	10+ years	New
	Stair Handrail - Wood_Stair Handrail	10 - SW	27	LF	6	10+ years	
	Entrance Control - Audio	8 - N	1	EA	4	0-1 year	Broken
	Exterior Doors - Exterior Steel Door	8 - N	1	EA	6	10+ years	
	Ramp Handrail - Steel_Ramp Handrail	8 - N	115	LF	6	10+ years	
	Ramps - Wood Ramp	8 - N	46	LF	6	6-10 years	Repaired
	Stair Handrail - Steel_Stair Handrail	8 - N	115	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	9 - SE	1	EA	6	10+ years	
	Exterior Stairs - Wood	9 - SE	25	LF	7	10+ years	New
	Stair Handrail - Steel_Stair Handrail	9 - SE	7	LF	6	10+ years	
	Stair Handrail - Steel_Stair Handrail	9 - SE	20	LF	6	10+ years	
Foundation							
	Superstructure - Steel	Entire Building	2,186	SF	7	10+ years	
Lighting							
	Exterior Lighting - Wall Mounted	Entire Building	4	EA	6	10+ years	
	Exterior Lighting - Wall Mounted	Entire Building	6	EA	5	1-2 years	Damaged or missing lens covers, missing lamps
Roof System							
	Downspouts - Exterior Downspouts	3	50	LF	4	0-1 year	Damaged, loose gutter
	Roof - EPDM/ Synthetic Rubber	3	1,786	SF	4	1-2 years	Tears and open seams at EDPM roof, soft spots
	Roof - EPDM/ Synthetic Rubber	3	400	SF	3	0-1 year	Pieces of roofing have been ripped off
	Roof Structure - Steel / Metal Deck/ Concrete Topping	3	2,186	SF	7	10+ years	
Walls							
	Exterior Walls - Stucco	Entire Building	412	SF	4	1-2 years	Broken, deteriorated stucco. substrate can be seen
	Exterior Walls - Wood Siding	Entire Building	1,362	SF	5	2-5 years	
Windows							
	Guard - Guards perforated	Entire Building	247	SF	6	6-10 years	
	Windows - Sash Aluminum Double-pane	Entire Building	247	SF	6	6-10 years	

Category : Electrical
Building : Modular 1 (2-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Emergency System</u>							
	Emergency Battery Packs - Corridors and Stairs	1st Floor	5	EA	6	6-10 years	
	Security System - Intrusion Detection	Entire Building	3,100	SF	6	6-10 years	
	Exit Signs - Corridors and Stairs	Entire Building	2	EA	6	0-1 year	Light out
	Exit Signs - Corridors and Stairs	Entire Building	3	EA	4	2-5 years	Battery backup power
<u>Main Service</u>							
	Main Electrical Service - 800 A and Less than 120/208/3PH	1st Floor	1	EA	6	6-10 years	
	PA System	1st Floor	3,100	SF	6	6-10 years	Al phone system
<u>Power Distribution</u>							
	Lighting and Power Panels - 100 A	1st Floor	1	EA	6	6-10 years	
	Main Distribution Panels - Less than 400 amp	1st Floor	1	EA	6	6-10 years	

Category : Fire Protection
Building : Modular 1 (2-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Sprinkler System</u>							
	Sprinkler Heads	1st Floor	2,186	SF	7	10+ years	
	Sprinkler Piping	1st Floor	2,186	SF	7	10+ years	
	Wet Sprinkler System	1st Floor	2,186	SF	7	10+ years	

Category : Mechanical
Building : Modular 1 (2-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Temperature Control</u>							
	Electric Thermostat	1st Floor	2	EA	6	6-10 years	
<u>Unit Ventilation</u>							
	Unit Ventilators - Vertical Package Electric Heat & Self Contained Cooling	1st Floor	2	EA	5	2-5 years	Control needs replacement
<u>Ventilation</u>							
	Exhaust Fans- Indoor - Less than 500 CFM	Entire Building	2	EA	6	6-10 years	

Category : Plumbing
Building : Modular 1 (2-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Hot Water</u>							
	Electric Heater - Less than 20 KW	1st Floor	1	EA	6	6-10 years	
<u>Piping</u>							
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	1st Floor	1,960	SF	6	6-10 years	
	Domestic Piping-Hot/Cold Water Supply (Risers)	1st Floor	1,960	SF	6	6-10 years	New item added per current observation
	Sanitary Piping	1st Floor	1,960	SF	6	6-10 years	
	Storm Piping	1st Floor	1,960	SF	6	6-10 years	
	Vent Piping	1st Floor	1,960	SF	6	6-10 years	

Category : Classroom
Building : Modular 1 (2-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Classroom #109 (Regular Classroom)</u>							
	Ceiling - Plaster/Drywall	1st Floor	825	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	20	SF	5	1-2 years	Water damage
	Chalk Board	1st Floor	15	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	840	SF	6	6-10 years	
	Floor - Tile	1st Floor	45	SF	5	1-2 years	Cracking and broken
	Lighting - Lay-in	1st Floor	17	EA	7	6-10 years	
	Lighting - Lay-in	1st Floor	7	EA	6	6-10 years	Flickering, relamp
	Storage/ Closet	1st Floor	9	SF	7	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	1,013	SF	7	10+ years	
<u>Classroom #110 (Regular Classroom)</u>							
	Ceiling - Plaster/Drywall	1st Floor	845	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	7	SF	4	1-2 years	Water damage
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	835	SF	6	6-10 years	
	Floor - Tile	1st Floor	10	SF	5	1-2 years	Cracking and chipping
	Lighting - Lay-in	1st Floor	21	EA	7	6-10 years	
	Lighting - Lay-in	1st Floor	2	EA	6	6-10 years	Flickering, relamp
	Lighting - Lay-in	1st Floor	1	EA	5	1-2 years	Broken light cover
	Walls - Vinyl Coated Gypsum Panel	1st Floor	973	SF	7	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	40	SF	5	1-2 years	Cracking, damage

Category : Room
Building : Modular 1 (2-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Mechanical/ Service Rooms</u>							
	Mechanical/ Service Rooms	Room 109	27	SF	7	10+ years	
<u>Restroom</u>							
	Accessories	1st Floor	84	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	84	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile/Sheet	1st Floor	84	SF	7	6-10 years	
	Floor Drain	1st Floor	1	EA	7	10+ years	
	Lavatory	1st Floor	2	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	2	EA	7	6-10 years	
	Partitions	1st Floor	2	EA	7	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	300	SF	7	10+ years	
	Water Closet	1st Floor	2	EA	7	10+ years	
	Accessories	1st Floor	72	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	72	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile/Sheet	1st Floor	72	SF	7	6-10 years	
	Floor Drain	1st Floor	1	EA	7	10+ years	
	Lavatory	1st Floor	1	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	2	EA	7	6-10 years	Loud buzzing
	Partitions	1st Floor	2	EA	7	10+ years	
	Urinals	1st Floor	1	EA	7	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	300	SF	7	10+ years	
	Water Closet	1st Floor	1	EA	7	10+ years	

Category : Interior
Building : Modular 1 (2-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Corridor</u>							
	Ceiling - Lay-in	1st Floor	112	SF	7	10+ years	
	Drinking Fountains - Double Fountain	1st Floor	1	EA	7	10+ years	
	Floor - Tile/Sheet	1st Floor	108	SF	7	6-10 years	
	Floor - Tile/Sheet	1st Floor	4	SF	5	1-2 years	Broken
	Lighting - Lay-in	1st Floor	3	EA	7	6-10 years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	360	SF	7	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	8	SF	5	1-2 years	Peeling vinyl

Category : Site
Building : Site

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Civil/Drainage							
	Civil/ Drainage - Catch Basin	Entire Site	1	EA	6	10+ years	
	Civil/ Drainage - Site Manhole	Entire Site	6	EA	6	10+ years	
Fencing							
	Fencing - Chain Link	Entire Site	14	LF	6	10+ years	
	Fencing - New Standard Ornamental	Entire Site	558	LF	6	10+ years	
	Fencing - Wood Fencing w/ Steel Frame	Entire Site	10	LF	4	1-2 years	Missing pieces of fence
	Fencing - Wood Fencing w/ Steel Frame	Entire Site	96	LF	4	2-5 years	Mold, rotted wood, loose fasteners, the fence is in poor condition
Landscape							
	Landscape - Grass	Entire Site	14,391	SF	6	10+ years	
	Landscape - Grass	Entire Site	20	SF	4	1-2 years	Soil was excavated I left with gravel
	Landscape - Hardscape- Asphalt	Entire Site	6,946	SF	6	10+ years	
	Landscape - Hardscape- Asphalt	Entire Site	1,050	SF	4	1-2 years	Large cracks, alligator surface, missing chunks of asphalt
	Landscape - Hardscape- Concrete	Entire Site	3,125	SF	6	10+ years	
	Landscape - Hardscape- Pavers	Entire Site	1,158	SF	7	10+ years	
	Parkway trees	Entire Site	27	EA	6	10+ years	
	Parkway trees	Entire Site	2	EA	4	1-2 years	Missing trees
	Planting Beds/ Area	Entire Site	1,599	SF	6	10+ years	
	Trash Receptacles	Entire Site	2	EA	6	10+ years	
Parking Lot							
	Concrete Curbs	West	60	LF	6	10+ years	
	Surface - Asphalt	West	4,670	SF	5	2-5 years	Alligatored surface throughout, large cracks and a chunk of asphalt missing caused by excavation
	Trash Enclosure - Wood	West	1,145	SF	4	1-2 years	Rotted wood supports, missing pieces of fencing, detached fencing
Playground							
	Equipment - Combo 3-12	NorthWest	1	EA	6	6-10 years	
	Surface - Poured Surface	NorthWest	2,237	SF	6	6-10 years	
Sidewalks							
	Sidewalks - Internal Walks	Entire Site	334	LF	6	10+ years	
	Sidewalks - Perimeter Sidewalks	Entire Site	5,170	SF	6	10+ years	
	Sidewalks - Perimeter Sidewalks	Entire Site	65	SF	5	1-2 years	Upheaved concrete sidewalk

Category : Site

Building : Site

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Signage</u>							
	Flag Pole - Flag Pole	Entire Site	1	EA	6	10+ years	
	Marquee - Free Standing Back Lighted	Entire Site	1	EA	6	10+ years	
	Monument - Sign	Entire Site	1	EA	6	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	102	102	1,111	234	67	Y	N
Kindergarten	Regular Classroom	1st Floor	101	101	1,173	234	111	N	N
Lunch Room	Regular Classroom	1st Floor	105	106	765	225	112	N	N
Other Instructional Use	Regular Classroom	1st Floor	104	105	941	96	47	N	Y
Regular Classroom	Regular Classroom	1st Floor	103	104	1,050	225	112	Y	Y
Regular Classroom	Regular Classroom	1st Floor	106	107	941	96	47	N	Y
Building : Addition									
Regular Classroom	Kindergarten	1st Floor	108	100	1,000	234	111	N	Y
Regular Classroom	Regular Classroom	1st Floor	107	102	1,050	225	112	Y	Y
Building : Modular 1 (2-Classroom)									
Regular Classroom	Regular Classroom	1st Floor	109	NA	845	96	47	N	Y
Regular Classroom	Regular Classroom	1st Floor	110	NA	845	96	47	N	Y