

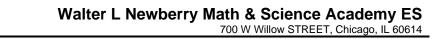
Facility Assessment Report

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	1937	2	44,944
Addition	1959	2	30,232
Campus Total			75,176

Category: Exterior **Building: Main** Recommend Group Item - Type Location Quantity **UOM** Rank Replacement Comments Entrance Entrance Control - Audio and Video 1 1 EΑ 7 10+ years Exterior Doors - Exterior FRP Door 1 2 FΑ 6 10+ years Exterior Doors - Transom Lite 1 1 EΑ 7 10+ years 70 Exterior Stairs - Concrete LF 7 10+ years Ramp Handrail - Steel Ramp Handrail 66 LF 6 10+ years Ramps - Concrete 63 LF 7 10+ years LF Stair Handrail - Steel Stair Handrail 30 6 6-10 years 1 Exterior Doors - Exterior FRP Door 2 2 FΑ 6 10+ years 2 2 FΑ Exterior Doors - Transom Lite 0-1 vear Delaminating Exterior Stairs - Stone 2 160 LF 6 10+ years 2 LF Stair Handrail - Steel Stair Handrail 24 6 10+ years Exterior Doors - Exterior Steel Door 2.1 Basement 1 EΑ 6 10+ years Exterior Stairs - Concrete LF 2.1 Basement 60 6 10+ years LF Stair Handrail - Steel Stair Handrail 2.1 Basement 80 6 10+ years Exterior Doors - Exterior FRP Door 6.1 2 EΑ 7 10+ years Exterior Doors - Transom Lite 6.1 2 EΑ 5 2-5 years 56 LF 7 Exterior Stairs - Concrete 10+ years 6.1 LF Ramp Handrail - Steel Ramp Handrail 6.1 144 6 6-10 years Ramps - Concrete 69 LF 7 10+ years 6.1 ΙF Stair Handrail - Steel Stair Handrail 6.1 30 6-10 years Foundation Foundation - Concrete **Entire Building** 675 LF 7 10+ years





Catego	ry : Exterior		В	uilding	: Main		700 W Willow STREET, Chicago, IL 60614
Carogo	.y . =xtorio.		_	uug	····	Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Superstructure - Concrete	Entire Building	44,944	SF	7	10+ years	
	•	3	,			,	
Lighting							
	Exterior Lighting - Parapet or Roof Mounted	Entire Building	6	EA	7	10+ years	
	Exterior Lighting - Wall Mounted	Entire Building	6	EA	6	6-10 years	
	gg	9	-		-	- · · · · · · · · · · · · · · · · · · ·	
Roof Sys	stem						
	Access Ladder - Metal	A	2	EA	7	10+ years	
	Coping - Stone	A	622	LF	7	10+ years	
	Downspouts - Interior Downspouts	A	111	LF	7	10+ years	
	Parapet - 16" - 30" Height	A	441	LF	7	10+ years	
	Parapet - Parapet > 30"	Α	10	LF	7	10+ years	
	Parapet - Parapet > 30"	Α	171	LF	7	10+ years	
	Roof - Asphalt Gravel Ballast	Α	13,650	SF	6	6-10 years	
	Roof Hatch - Metal	Α	2	EA	5	6-10 years	
	Roof Structure - Concrete	Α	13,650	SF	7	10+ years	
	Coping - Stone	В	56	LF	7	10+ years	
	Parapet - 16" - 30" Height	В	56	LF	7	10+ years	
	Roof - Asphalt Gravel Ballast	В	384	SF	5	0-1 year	Vegetation growth.
	Roof Structure - Concrete	В	384	SF	7	10+ years	
	Access Ladder - Metal	С	1	EA	7	10+ years	
	Chimney - Brick Chimney- Concrete/ Mortar Liner	С	55	LF	6	10+ years	
	Chimney - Brick Chimney- Concrete/ Mortar Liner	С	5	LF	5	2-5 years	Tuckpointing
	Coping - Stone	С	164	LF	6	10+ years	
	Downspouts - Interior Downspouts	Č	60	LF	5	2-5 years	
	Parapet - 16" - 30" Height	C	164	LF	6	10+ years	
	Roof - Asphalt Gravel Ballast	C	4,641	SF	6	6-10 years	
	Roof Structure - Concrete	C	4,641	SF	7	10+ years	
_Walls							
vvans	Cheek-Wall - Concrete	Entire Building	120	SF	7	10+ years	
	Cheek-Wall - Stone	Entire Building	60	SF	7	10+ years	
	Exterior Walls - Brick	Entire Building	19,519	SF	7	10+ years	
	Exterior Walls - Stone-Cut	Entire Building	300	SF	7	10+ years	
	Exterior Walls - Stone-Cut	Entire Building	1,599	SF	7	10+ years	
	Extends traile stone out	Zitano Banamig	1,000	O.	•	.o. youro	
_Windows	S						
	Guard - Guards perforated	Entire Building	2,112	SF	6	10+ years	
	Guard - Guards wire guard	Entire Building	12	SF	7	10+ years	
	Lintels - Steel	Entire Building	501	LF	6	10+ years	
	Windows - Louver	Entire Building	48	SF	6	10+ years	
		99	10	•	ŭ	,	



	ory : Exterior			Building : Main				
						Recommend		
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments	
	Windows - Sash Aluminum Double-pane	Entire Building	3,888	SF	7	10+ years		
:atego:	y : Electrical		R	uilding	· Main			
Jaicgoi	y . Electrical			unung	· Walli	Recommend		
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments	
mergen	cy System							
	Automatic Transfer Switch	Entire Building	2	EA	6	10+ years		
	Exit Signs - Corridors and Stairs	Entire Building	7	EA	6	6-10 years		
	Exit Signs - Gym	Entire Building	2	EA	6	6-10 years	Lighting too bright causing signage	
	3 ,	S				,	be hard to read.	
	Emergency Battery Packs - Corridors and	Entire Building	7	EA	7	6-10 years		
	Stairs	Entire Building	44.044	SF	E	2 E veere		
	Security System - Intrusion Detection	Entire Building	44,944	SF	5	2-5 years		
Main Ser	vice							
	Main Electrical Service - 2001 to 3000 A	Electrical Room	1	EA	7	10+ years		
	120/208/3PH	Electrical Decre	4	_^	0	40		
	Independent Electrical Service for	Electrical Room	1	EA	6	10+ years		
	emergency power	Fatina Divilation	44.044	C.E.	0	0.40		
	PA System	Entire Building	44,944	SF	6	6-10 years		
Power Di	stribution							
	Lighting and Power Panels - 100 A	Entire Building	1	EA	7	10+ years		
	Lighting and Power Panels - 100 A	Entire Building	1	EA	7	10+ years		
	Lighting and Power Panels - 100 A	Entire Building	1	EA	6	10+ years		
	Lighting and Power Panels - Above 100 A	Entire Building	2	EA	7	10+ years		
	Lighting and Power Panels - Above 100 A	Entire Building	4	EA	7	10+ years		
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	7	10+ years		
	Main Distribution Panels - 400 - 600 amp	Entire Building	1	EA	7	10+ years		
	Main Distribution Panels - Greater than 600	Entire Building	1	EA	7	10+ years		
	amp	-				-		
	Transformers - 120/240 - 120/208	Entire Building	1	EA	7	10+ years		
Catego	y : Fire Protection		В	uilding	: Main			
						Recommend		
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments	
ire Alarr	n							
	Fire Alarm Panel	Entire Building	1	EA	6	10+ years		
	Fire Alarm Strobe Lights	Entire Building	44,944	SF	6	10+ years		
	Fire Alarm_System	Entire Building	44,944	SF	6	10+ years		
Catego	y : Mechanical		В	uilding	: Main			
	Item - Type	Location	Quantity	UOM	Rank	Recommend	Comments	

Campus Name: Newberry Page : 3 of 31 Assessment Date: 03/03/2022



					Donlacomont	700 W WIIIOW OTTLEET, Officago, ie 00014
A: 11 W O A					Replacement	
Air Handling Systems						
Air Handling Unit- Package Single Zone- Indoor- Steam Coils - Less than 4000 cfm	Attic space above gym vestibule	2	EA	6	10+ years	Serves gym.
Air Intake	Attic space above gym vestibule	2	EA	6	10+ years	
Air Handling Unit- Built Up- Single Zone w/	Basement	1	EA	5	10+ years	
Air Tunnel- Steam Coils - 25001 - 35000 cfm					-	
Air Intake	Basement	1	EA	5	2-5 years	
Auxiliaries - 25001 - 35000 cfm	Basement	1	EA	6	10+ years	
Reheat Boxes - Reheat Boxes with Steam	Basement	6	EA	6	10+ years	
Coil					·	
Return Duct Work - Masonry and Ducts-	Basement	50	LF	5	10+ years	
Missing or Existing Shaft	_			_		
Zone Dampers	Basement	25	EA	6	6-10 years	
Boiler Systems						
Boiler Auxiliary- Scotch Marine- Steam Low	Boiler Room	2	EA	6	10+ years	
Pressure Boiler - 101 - 150 HP						
Chemical Feed System	Boiler Room	1	EA	6	10+ years	
Combustion Dampers	Boiler Room	2	EA	6	10+ years	
Condensate Pump	Boiler Room	1	EA	6	10+ years	
Feed Water Pumps and Tank	Boiler Room	1	EA	6	10+ years	
Non Condensing- Fire Tube- Scotch Marine-	Boiler Room	2	EA	6	10+ years	
Steam- Low Pressure Boiler - 101 - 150 HP					·	
Piping - Condensate Pipe- Steel	Boiler Room	400	LF	6	10+ years	
Piping - Steam Pipe- Steel	Boiler Room	400	LF	6	10+ years	
Steam Traps	Boiler Room	29	ĒΑ	5	6-10 years	
Vacuum Pump	Boiler Room	2	EA	6	10+ years	
Gas Booster						
Gas Booster	Mechanical Room	2	EA	6	6-10 years	
_Heating Devices						
Unit Heater - Gas	Boiler Room	1	EA	5	2-5 years	
Fin Tube - Steam	Entire Building	16	LF	6	10+ years	Behind decorative grille.
Radiators - Steam	Entire Building	6	EA	6	6-10 years	Dermita decorative grine.
Cabinet Heaters - With Steam Coil	Kitchen	1	EA	7	10+ years	
Cabinet rieaters - With Steam Con	Kitchen	'	LA	,	10+ years	
_Temperature Control						
DDC System	Entire Building	44,944	SF	6	10+ years	
Electric Thermostat	Entire Building	1	EA	6	6-10 years	Serves unit heater.
Thermostats - DDC	Entire Building	28	EA	7	10+ years	
Ventilation						
Exhaust Fans- Indoor - Less than 500 CFM	Mechanical room, kitchen	2	EA	6	10+ years	
Exhaust Fans- Roof Mounted - 1501 - 8000	Mechanical room, kitchen	2	EΑ	5	10+ years	
	,	_		-	· ,	



Replacement

						Replacement	
	CFM	Machanical room, kitaban	0	Ε.	_	10	
	Exhaust Fans- Roof Mounted - Greater than 8000 CFM	Mechanical room, kitchen	2	EA	5	10+ years	
	Exhaust Fans- Roof Mounted - Less than	Mechanical room, kitchen	1	EA	5	10+ years	
	500 CFM					•	
	Type I Exhaust Hood- Kitchen	Mechanical room, kitchen	1	EA	2	0-1 year	No fire suppression system, doesn't cover the entire cooking surface.
							•
Catego	ry : Plumbing		В	uilding	: Main		
Croun	Itam Tura	Lagation	Quantity	ПОМ	Donk	Recommend	Comments
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Hot Wate		Machanical Dage	4	ΕΛ		0.40	Company Main and Addition
	Gas Heater - 150000 - 300000 BTU/HR Gas Heater - 300001 - 600000 BTU/HR	Mechanical Room Mechanical Room	1	EA EA	6 5	6-10 years 2-5 years	Serves Main and Addition. Older boiler style water heater.
	Gas Heater - 300001 - 000000 B10/11K	Mechanical Noon	1	LA	3	2-5 years	Serves Main and Addition.
	Hot Water Storage Tank_Gas - 201 - 500	Mechanical Room	1	EA	6	10+ years	Corves Main and Addition.
	Gallons					·	
Piping							
гриту	Domestic Piping-Hot Water Return Lines	Entire Building	44.944	SF	6	10+ years	
	Domestic Piping-Hot Water Return Risers	Entire Building	44,944	SF	6	10+ years	
	Domestic Piping-Hot Water from Risers to	Entire Building	44,944	SF	6	10+ years	
	Fixtures						
	Domestic Piping-Hot/Cold Water Supply	Entire Building	44,944	SF	6	10+ years	
	(Horizontal Lines) Domestic Piping-Hot/Cold Water Supply	Entire Building	44,944	SF	6	10+ years	
	(Risers)	Little Building	44,344	OI.	U	10+ years	
	Domestic Piping-Hot/Cold Water Supply	Entire Building	44,944	SF	6	10+ years	
	(from Risers to Fixtures)	•				•	
	Sanitary Piping	Entire Building	44,944	SF	6	10+ years	
	Storm Piping	Entire Building	44,944	SF	6	10+ years	
	Vent Piping	Entire Building	44,944	SF	6	10+ years	
Pumps							
	Pumps - Ejector-Duplex	Mechanical Room	1	EA	6	6-10 years	
	Pumps - Sump-Simplex	Mechanical Room	1	EA	6	6-10 years	Elevator pit pump.
Catego	ry : Room		R	uilding	· Main		
Outogo	ry . Room			anding	· Wani	Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Administ	rative Suites/Offices						
	Ceiling - Plaster/Drywall	2nd Floor Teacher's Lounge	288	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor Teacher's Lounge	2	EA	6	10+ years	
	Floor - Wood	2nd Floor Teacher's Lounge	288	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor Teacher's Lounge	2	ĒΑ	7	6-10 years	
0	Name: Nauharn	Daga	T = £ 0.4				Accomment Date: 03/03/202





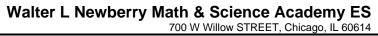
Catego	ry : Room		В	uilding	: Main		700 W WINOW OTREET, Officago, in 00014
_						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Power Distribution	2nd Floor Teacher's Lounge	4	EA	6	10+ years	
	Walls - Plaster/Drywall	2nd Floor Teacher's Lounge	534	SF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Storage/Office	277	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Storage/Office	1	EA	7	10+ years	
	Floor - Epoxy/ Painted	2nd Storage/Office	277	SF	7	10+ years	
	Lighting - Pendent/Surface	2nd Storage/Office	5	EA	7	6-10 years	
	Walls - Plaster/Drywall	2nd Storage/Office	717	SF	6	10+ years	
	AC Unit	Clinic-Office 2nd floor	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	Clinic-Office 2nd floor	224	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Clinic-Office 2nd floor	1	EΑ	6	10+ years	
	Floor - Wood	Clinic-Office 2nd floor	224	SF	6	10+ years	
	Lighting - Pendent/Surface	Clinic-Office 2nd floor	3	EΑ	6	6-10 years	
	Walls - Plaster/Drywall	Clinic-Office 2nd floor	537	SF	6	10+ years	
	Work Sink	Clinic-Office 2nd floor	1	EA	7	10+ years	
	Ceiling - Plaster/Drywall	Gym Office	43	SF	6	10+ years	
	Doors - Side-lite	Gym Office	10	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Gym Office	1	EA	6	10+ years	
	Floor - Wood	Gym Office	43	SF	6	10+ years	
	Lighting - Pendent/Surface	Gym Office	1	ĒΑ	7	6-10 years	
	Walls - Plaster/Drywall	Gym Office	241	SF	6	10+ years	
	Ceiling - Plaster/Drywall	Kitchen Office	63	SF	6	10+ years	
	Doors - Steel Doors incl hw	Kitchen Office	1	ĒΑ	6	6-10 years	
	Floor - Tile Quarry	Kitchen Office	63	SF	6	10+ years	
	Lighting - Pendent/Surface	Kitchen Office	1	ĒΑ	7	6-10 years	
	Power Distribution	Kitchen Office	4	EΑ	6	10+ years	
	Walls - Plaster/Drywall	Kitchen Office	232	SF	6	10+ years	
	AC Unit	Main Office	1	ĒΑ	7	6-10 years	
	Ceiling - Lay-in	Main Office	403	SF	6	10+ years	Changed to match current observation
	Doors - Transom Window	Main Office	16	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Main Office	2	ĒΑ	6	10+ years	
	Floor - Wood	Main Office	403	SF	6	10+ years	Changed to match current observation
	Lighting - Lay-in	Main Office	6	EA	7	6-10 years	
	Storage/ Closet	Main Office	48	SF	5	10+ years	
	Walls - Plaster/Drywall	Main Office	749	SF	6	10+ years	
	Work Sink	Main Office	1	EA	7	10+ years	
	AC Unit	Principal's Office-128	1	EA	7	6-10 years	
	Ceiling - Lay-in	Principal's Office-128	250	SF	6	10+ years	
	Doors - Transom Window	Principal's Office-128	8	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Principal's Office-128	2	ĒΑ	6	10+ years	
	Floor - Wood	Principal's Office-128	250	SF	6	10+ years	
	Lighting - Lay-in	Principal's Office-128	5	ĒΑ	7	6-10 years	
	Power Distribution	Principal's Office-128	4	EΑ	6	10+ years	
			•		•	,	



loset ster/Drywall claster/Drywall el Doors incl hw ood Doors inclu hw od Lay-in Pendent/Surface loset uctural Glazed Tile	Location Principal's Office-128 Principal's Office-128 Gymnasium 115	Quantity 40 562 2,629 2 4 2,629 8 2 114 6,058	SF SF EA SF EA SF SF	7 6 6 6 7 7 7	Recommend Replacement 10+ years	Comments
loset ster/Drywall claster/Drywall eel Doors incl hw ood Doors inclu hw od Lay-in Pendent/Surface loset uctural Glazed Tile	Principal's Office-128 Principal's Office-128 Gymnasium 115	2,629 2,629 4 2,629 8 2	SF SF EA EA SF EA SF	5 6 7 6 6 7 7 7	10+ years 10+ years 10+ years 10+ years 10+ years 10+ years 10+ years	Comments
elaster/Drywall elaster/Drywal	Gymnasium 115	2,629 2 4 2,629 8 2 114	SF EA EA SF EA EA SF	7 6 6 6 7 7	10+ years	
elaster/Drywall eel Doors incl hw ood Doors inclu hw od Lay-in Pendent/Surface loset uctural Glazed Tile	Gymnasium 115	2,629 2 4 2,629 8 2 114	SF EA SF EA EA SF	7 6 6 6 7 7	10+ years 10+ years 10+ years 10+ years 10+ years	
eel Doors incl hw bod Doors inclu hw bod Lay-in Pendent/Surface loset uctural Glazed Tile	Gymnasium 115 Gymnasium 115 Gymnasium 115 Gymnasium 115 Gymnasium 115 Gymnasium 115	2 4 2,629 8 2 114	EA EA SF EA EA SF	6 6 7 7 7	10+ years 10+ years 10+ years 10+ years	
eel Doors incl hw bod Doors inclu hw bod Lay-in Pendent/Surface loset uctural Glazed Tile	Gymnasium 115 Gymnasium 115 Gymnasium 115 Gymnasium 115 Gymnasium 115 Gymnasium 115	2 4 2,629 8 2 114	EA EA SF EA EA SF	6 6 7 7 7	10+ years 10+ years 10+ years 10+ years	
ood Doors inclu hw od Lay-in Pendent/Surface loset uctural Glazed Tile	Gymnasium 115 Gymnasium 115 Gymnasium 115 Gymnasium 115 Gymnasium 115	4 2,629 8 2 114	EA SF EA EA SF	6 6 7 7 7	10+ years 10+ years 10+ years	
od Lay-in Pendent/Surface loset uctural Glazed Tile	Gymnasium 115 Gymnasium 115 Gymnasium 115 Gymnasium 115	2,629 8 2 114	SF EA EA SF	6 7 7 7	10+ years 10+ years	
Lay-in Pendent/Surface loset uctural Glazed Tile	Gymnasium 115 Gymnasium 115 Gymnasium 115	8 2 114	EA EA SF	7 7 7	10+ years	
Pendent/Surface loset uctural Glazed Tile	Gymnasium 115 Gymnasium 115	2 114	EA SF	7 7		
loset uctural Glazed Tile	Gymnasium 115	114	SF	7		
uctural Glazed Tile					10+ years	
	Gymnasium 115	6,058	SF		10+ years	
laster/Drywall				7	10+ years	
laster/Drywall						
IUOLOI/ DI Y WUII	1st Floor	638	SF	6	10+ years	
ood Doors inclu hw	1st Floor	4	EA	6	10+ years	
Quarry	1st Floor	638	SF	6	10+ years	
Pendent/Surface	1st Floor	17	EA	7	6-10 years	
loset	1st Floor	114	SF	5	10+ years	
ster/Drywall	1st Floor	866	SF	6	10+ years	
eel Doors incl hw	2nd floor in Teacher's Lounge	1	EA	7	10+ years	
	2nd floor in Teacher's Lounge	137	SF	5	10+ years	Water damage throughout ceiling and walls.
C Unit	2nd floor in Teacher's Lounge	1	EA	7	6-10 years	
Rooms						
loset	1st Floor	20	SF	5	10+ years	Changed to match current observation
loset	1st Floor	50	SF	5	10+ years	
loset	1st Floor	50	SF	5	10+ years	
oom	1st Floor	78	SF	5	10+ years	
oom	1st Floor	75	SF	5	10+ years	
loset	2nd Floor	47	SF	5	10+ years	
oom	2nd Floor	78		5	10+ years	
	Basement	2,175		7	10+ years	
	Basement	1,479	SF	7	10+ years	
m	Basement	4,500		7	10+ years	
m ce - Unfinished	Basement	231	SF	7	10+ years	
ce - Unfinished I/ Service Rooms	Basement	252	SF	7	10+ years	
ce - Unfinished I/ Service Rooms I/ Service Rooms	_	200	SF	7	10+ years	
ce - Unfinished I/ Service Rooms I/ Service Rooms oom	Basement	589	SF	7	10+ vears	
oo lo:	m set m - Unfinished Service Rooms Service Rooms	m 1st Floor set 2nd Floor m 2nd Floor Basement Basement - Unfinished Basement Service Rooms Basement Service Rooms Basement M Basement Basement Basement	m 1st Floor 75 set 2nd Floor 47 m 2nd Floor 78 Basement 2,175 Basement 1,479 - Unfinished Basement 4,500 Service Rooms Basement 231 Service Rooms Basement 252	m 1st Floor 75 SF set 2nd Floor 47 SF m 2nd Floor 78 SF Basement 2,175 SF Basement 1,479 SF - Unfinished Basement 4,500 SF Service Rooms Basement 231 SF Service Rooms Basement 252 SF m Basement 200 SF	m 1st Floor 75 SF 5 set 2nd Floor 47 SF 5 m 2nd Floor 78 SF 5 Basement 2,175 SF 7 Basement 1,479 SF 7 Service Rooms Basement 4,500 SF 7 Service Rooms Basement 231 SF 7 Service Rooms Basement 252 SF 7 m Basement 200 SF 7	m 1st Floor 75 SF 5 10+ years set 2nd Floor 47 SF 5 10+ years m 2nd Floor 78 SF 5 10+ years Basement 2,175 SF 7 10+ years Basement 1,479 SF 7 10+ years Service Rooms Basement 231 SF 7 10+ years Service Rooms Basement 252 SF 7 10+ years m Basement 200 SF 7 10+ years



Catego	ry : Room		В				
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Storage Room	Basement	774	SF	7	10+ years	
Restroon	n						
	Accessories	106A	38	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	106A	38	SF	7	10+ years	
	Doors - Wood Doors inclu hw	106A	1	ĒΑ	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	106A	38	SF	7	10+ years	
	Lavatory	106A	1	EA	6	10+ years	
	Lighting - Pendent/Surface	106A	1	EΑ	7	10+ years	
	Walls - Plaster/Drywall	106A	114	SF	7	10+ years	
	Walls - Tile Ceramic/ Porcelain	106A	83	SF	7	10+ years	
	Water Closet	106A	1	EA	6	10+ years	
	Accessories	1st Floor	207	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	207	SF	7	10+ years	
	Doors - Transom Window		32	SF	6		Changed to motab current
		1st Floor				10+ years	Changed to match current observations
	Floor - Tile Ceramic/ Porcelain	1st Floor	207	SF	7	10+ years	
	Floor Drain	1st Floor	1	EA	7	10+ years	
	Hand Dryer	1st Floor	2	EA	7	6-10 years	
	Lavatory	1st Floor	2	EA	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	4	EA	6	10+ years	
	Partitions	1st Floor	5	EA	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor	583	SF	7	10+ years	
	Water Closet	1st Floor	5	EA	7	10+ years	
	Accessories	1st Floor	218	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	218	SF	7	10+ years	
	Doors - Transom Window	1st Floor	32	SF	6	10+ years	Changed to match current observations
	Floor - Tile Ceramic/ Porcelain	1st Floor	218	SF	7	10+ years	
	Floor Drain	1st Floor	1	EA	7	10+ years	
	Hand Dryer	1st Floor	2	EΑ	7	10+ years	
	Lavatory	1st Floor	3	EΑ	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	4	EA	7	10+ years	
	Partitions	1st Floor	2	EΑ	7	10+ years	
	Urinals	1st Floor	4	EA	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor	569	SF	7	10+ years	
	Water Closet	1st Floor	2	EA	7	10+ years	
	Accessories	2nd Floor	208	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	208	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	200	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	2nd Floor	208	SF	6	10+ years	
	Floor Drain			SF EA	_		
		2nd Floor	1		7	10+ years	
	Hand Dryer	2nd Floor	2	EΑ	7	6-10 years	
	Lavatory	2nd Floor	2	EA	6	10+ years	





Catego	Category : Room			uilding	: Main		
_				_		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Lighting - Pendent/Surface	2nd Floor	4	EA	7	6-10 years	
	Partitions	2nd Floor	5	EA	5	10+ years	
	Walls - Structural Glazed Tile	2nd Floor	561	SF	6	10+ years	
	Water Closet	2nd Floor	5	EA	6	10+ years	
	Accessories	2nd Floor	222	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	222	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	2nd Floor	222	SF	6	10+ years	
	Floor Drain	2nd Floor	1	EA	7	10+ years	
	Hand Dryer	2nd Floor	2	EA	7	6-10 years	
	Lavatory	2nd Floor	3	EA	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	4	EA	7	6-10 years	
	Partitions	2nd Floor	2	EA	5	10+ years	
	Urinals	2nd Floor	4	EA	6	10+ years	
	Walls - Structural Glazed Tile	2nd Floor	574	SF	6	10+ years	
	Water Closet	2nd Floor	2	EA	6	10+ years	
	Accessories	2nd Floor Unisex @ Teachers Lounge	70	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor Unisex @ Teachers Lounge	70	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor Unisex @ Teachers Lounge	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	2nd Floor Unisex @ Teachers Lounge	70	SF	6	10+ years	
	Lavatory	2nd Floor Unisex @ Teachers Lounge	1	EA	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor Unisex @ Teachers Lounge	1	EA	7	6-10 years	
	Partitions	2nd Floor Unisex @ Teachers Lounge	1	EA	5	10+ years	
	Walls - Plaster/Drywall	2nd Floor Unisex @ Teachers Lounge	270	SF	6	10+ years	
	Walls - Structural Glazed Tile	2nd Floor Unisex @ Teachers Lounge	26	SF	4	0-1 year	Cracking/chipped.
	Water Closet	2nd Floor Unisex @ Teachers Lounge	1	EA	6	10+ years	
	Accessories	Kitchen Restroom/Locker	71	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Kitchen Restroom/Locker	71	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Kitchen Restroom/Locker	2	ĒΑ	6	10+ years	
	Floor - Tile Quarry	Kitchen Restroom/Locker	71	SF	6	10+ years	
	Lavatory	Kitchen Restroom/Locker	1	EΑ	6	10+ years	
	Lighting - Pendent/Surface	Kitchen Restroom/Locker	1	EA	7	6-10 years	
	Lighting - Wall Mounted	Kitchen Restroom/Locker	1	EA	7	6-10 years	
	Partitions	Kitchen Restroom/Locker	1	EA	5	10+ years	
						•	





Catego	ry : Room		В	uilding	: Main		700 W Willow CTREET, Chicago, IE 00014
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Student Lockers - One Tier	Kitchen Restroom/Locker	5	EA	6	10+ years	
	Walls - Plaster/Drywall	Kitchen Restroom/Locker	244	SF	6	10+ years	
	Water Closet	Kitchen Restroom/Locker	1	EA	6	10+ years	
	Accessories	Principal's Restroom	26	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Principal's Restroom	26	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Principal's Restroom	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	Principal's Restroom	26	SF	6	10+ years	
	Lavatory	Principal's Restroom	1	EΑ	7	10+ years	
	Lighting - Pendent/Surface	Principal's Restroom	1	EA	7	6-10 years	
	Partitions	Principal's Restroom	1	EA	5	10+ years	
	Walls - Plaster/Drywall	Principal's Restroom	150	SF	6	10+ years	
	Water Closet	Principal's Restroom	1	EA	6	10+ years	
Catego	ry : Classroom		В	uilding	: Main		
Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	3 1	Location	Qualitity	UOIVI	Kalik	Replacement	Comments
Classroc	om #101 (Regular Classroom)	4 4 🖽					
	AC Units	1st Floor	2	EA	7	6-10 years	
	Casework	1st Floor	8	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	693	SF	6	10+ years	
	Chalk Board	1st Floor	22	LF	4	2-5 years	
	Doors - Transom Window	1st Floor	8	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Wood	1st Floor	693	SF	6	10+ years	Changed to match current observations
	Lighting - Lay-in	1st Floor	12	EA	7	10+ years	oboot valions
	Marker Board	1st Floor	6	LF	7	6-10 years	
	Walls - Plaster/Drywall	1st Floor	956	SF	7	10+ years	
Classroo	om #102 (Regular Classroom)						
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	8	LF	6	10+ years	
	Ceiling - Lay-in	1st Floor	681	SF	7	10+ years	
	Doors - Transom Window	1st Floor	8	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Wood	1st Floor	681	SF	6	10+ years	Changed to match current
						-	observations
	Lighting - Lay-in	1st Floor	12	EA	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	947	SF	7	10+ years	
Classroc	om #103 (Regular Classroom)						
	AC Units	1st Floor	2	EA	7	6-10 years	
	Casework	1st Floor	8	LF	6	10+ years	
	Cuconon	1301 1001	O		Ū	ioi youio	



Catego	ry : Classroom		В	uilding	: Main		
_				_		Recommend	
roup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
•	Ceiling - Lay-in	1st Floor	686	SF	7	10+ years	
	Chalk Board	1st Floor	24	LF	4	2-5 years	
	Doors - Transom Window	1st Floor	8	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Wood	1st Floor	686	SF	6	10+ years	Changed to match current
	1 1001 - 44000	1301 1001	000	OI	U	10+ years	observations
	Lighting Lovin	1 of Floor	40	Ε.Δ	7	10	Observations
	Lighting - Lay-in	1st Floor	12	EA SF	7 7	10+ years	
	Walls - Plaster/Drywall	1st Floor	968	SF	/	10+ years	
Classroc	om #104 (Regular Classroom)						
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	8	LF	6	10+ years	
	Ceiling - Lay-in	1st Floor	688	SF	7	10+ years	
	Chalk Board	1st Floor	20	LF	4	2-5 years	
	Doors - Transom Window	1st Floor	8	SF	6	•	
						10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Wood	1st Floor	688	SF	6	10+ years	Changed to match current observations
	Lighting - Lay-in	1st Floor	12	EA	7	10+ years	observations
	Marker Board	1st Floor	4	LF	7	6-10 years	
	Walls - Plaster/Drywall	1st Floor	952	SF	7	10+ years	
	·					,	
Classroc	om #105 (Regular Classroom)						
	AC Units	1st Floor	2	EA	7	6-10 years	
	Casework	1st Floor	8	LF	6	10+ years	
	Ceiling - Lay-in	1st Floor	750	SF	7	10+ years	
	Doors - Transom Window	1st Floor	8	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Wood	1st Floor	750	SF	6	10+ years	Changed to match current
						, , , , , , , , , , , , , , , , , , , ,	observations
	Lighting - Lay-in	1st Floor	12	EA	7	10+ years	222.13110110
	Marker Board	1st Floor	10	LF	7	6-10 years	
	Walls - Plaster/Drywall	1st Floor	1,001	SF	7	10+ years	
	Walls - Flastel/Drywall	151 F1001	1,001	Si	,	10+ years	
Classroc	om #106 (Kindergarten)						
	AC Units	1st Floor	2	EA	7	6-10 years	
	Casework	1st Floor	28	LF	6	10+ years	
	Ceiling - Lay-in	1st Floor	869	SF	7	10+ years	
	Doors - Transom Window	1st Floor	16	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	6	10+ years	
	Floor - Wood Books inclu hw	1st Floor	869	SF	6	10+ years	Changed to match current
	1 1001 - 11000	1311 1001	009	JI-	U	TOT years	observations
	Lighting - Lay-in	1st Floor	20	EA	7	10+ years	



atego	ry : Classroom		В	uilding			
						Recommend	
roup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Storage/ Closet	1st Floor	58	SF	5	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,020	SF	6	10+ years	
assroc	om #107 (Office)						
	AC Units	1st Floor	2	EA	7	6-10 years	
	Casework	1st Floor	8	LF	6	10+ years	
	Ceiling - Lay-in	1st Floor	684	SF	7	10+ years	
	Chalk Board	1st Floor	34	LF	4	2-5 years	
	Doors - Transom Window	1st Floor	8	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Wood	1st Floor	684	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	14	EΑ	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	949	SF	7	10+ years	
assroc	om #108 (Regular Classroom)						
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	8	LF	6	10+ years	
	Ceiling - Lay-in	1st Floor	692	SF	7	10+ years	
	Doors - Transom Window	1st Floor	8	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Wood	1st Floor	692	SF	6	10+ years	Changed to match current
	11001 *********************************	1001	002	0.	O	101 youro	observations
	Lighting - Lay-in	1st Floor	12	EA	7	10+ years	obcorvations
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Walls - Plaster/Drywall	1st Floor	955	SF	7	10+ years	
	Wireless System	1st Floor	1	EA	7	6-10 years	
	Wholess System	13(1100)	•	L/\	,	o ro years	
assroc	om #109 (Regular Classroom)						
	AC Units	1st Floor	2	EA	7	6-10 years	
	Casework	1st Floor	8	LF	6	10+ years	
	Ceiling - Lay-in	1st Floor	686	SF	7	10+ years	
	Doors - Transom Window	1st Floor	8	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Wood	1st Floor	686	SF	6	10+ years	Changed to match current observations
	Lighting - Lay-in	1st Floor	12	EA	7	10+ years	
	Marker Board	1st Floor	14	LF	7	6-10 years	
	Walls - Plaster/Drywall	1st Floor	951	SF	7	10+ years	
assroo	om #110 (Regular Classroom)						
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	8	LF	6	10+ years	
	Casework Ceiling - Lay-in	1st Floor	681	SF	7	10+ years	
	Coming - Lay-in	13(1100)	001	Ji	,	TOT years	



Catego	ry : Classroom		В	uilding	: Main			
						Recommend		
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments	
	Doors - Transom Window	1st Floor	8	SF	6	10+ years		
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years		
	Floor - Wood	1st Floor	681	SF	6	10+ years	Changed to match current observations	
	Lighting - Lay-in	1st Floor	12	EA	7	10+ years		
	Marker Board	1st Floor	10	LF	6	6-10 years		
	Walls - Plaster/Drywall	1st Floor	937	SF	7	10+ years		
	Walls - Plaster/Drywall	1st Floor	10	SF	5	0-1 year	Water damage.	
Classroo	om #201 (Regular Classroom)							
	AC Units	2nd Floor	2	EA	7	6-10 years		
	Casework	2nd Floor	8	LF	6	10+ years		
	Ceiling - Lay-in	2nd Floor	694	SF	6	10+ years		
	Chalk Board	2nd Floor	32	LF	4	2-5 years		
	Doors - Transom Window	2nd Floor	8	SF	6	10+ years		
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years		
	Floor - Wood	2nd Floor	694	SF	5	10+ years		
	Lighting - Lay-in	2nd Floor	12	EA	7	6-10 years		
	Marker Board	2nd Floor	4	LF	7	6-10 years		
	Walls - Plaster/Drywall	2nd Floor	957	SF	6	10+ years		
Classro	om #202 (Regular Classroom)							
Ciassion	AC Units	2nd Floor	1	EA	7	6-10 years		
	Casework	2nd Floor	8	LF	6	10+ years		
	Ceiling - Lay-in	2nd Floor	671	SF	6	10+ years		
	Chalk Board	2nd Floor	21	LF	4	2-5 years		
	Doors - Transom Window	2nd Floor	8	SF	7	10+ years		
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years		
	Floor - Wood Doors inclu riw	2nd Floor	671	SF	5		Flooring is worn, needs to be	
			-		· ·	10+ years	refinished.	
	Lighting - Lay-in	2nd Floor	12	EA	7	6-10 years		
	Walls - Plaster/Drywall	2nd Floor	888	SF	6	10+ years		
Classroo	om #203 (Regular Classroom)							
	AC Units	2nd Floor	2	EA	7	6-10 years		
	Casework	2nd Floor	8	LF	6	10+ years		
	Ceiling - Lay-in	2nd Floor	686	SF	6	10+ years		
	Chalk Board	2nd Floor	22	LF	4	2-5 years		
	Doors - Transom Window	2nd Floor	8	SF	7	10+ years		
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years		
	Floor - Wood	2nd Floor	686	SF	5	10+ years	Flooring worn, needs to be refinished	
	Lighting - Lay-in	2nd Floor	12	EA	7	6-10 years		
	Walls - Plaster/Drywall	2nd Floor	951	SF	6	10+ years		
	Walls - Plaster/Drywall			.>-	n	TO+ Veare		

Campus Name: Newberry Page: 13 of 31 Assessment Date: 03/03/2022



Category : Classroom			В				
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Classroo	nm #204 (Regular Classroom)						
Classice	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	8	LF	6	10+ years	
	Casework Ceiling - Lay-in	2nd Floor	671	SF	6	10+ years	
	Chalk Board	2nd Floor	16	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	8	SF	7		
					-	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	E
	Floor - Wood	2nd Floor	671	SF	5	10+ years	Flooring worn, needs to be refinished
	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	888	SF	6	10+ years	
Classroc	om #205 (Faculty Lounge)						
	AC Units	2nd Floor	2	EA	7	6-10 years	
	Casework	2nd Floor	8	LF	6	10+ years	
	Ceiling - Lay-in	2nd Floor	686	SF	6	10+ years	
	Chalk Board	2nd Floor	22	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	8	SF	7		
						10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	Florida was a sada ta ba safisiabad
	Floor - Wood	2nd Floor	686	SF	5	10+ years	Flooring worn, needs to be refinished
	Lighting - Lay-in	2nd Floor	12	EA	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	951	SF	6	10+ years	
Classroc	om #206 (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	671	SF	6	10+ years	
	Chalk Board	2nd Floor	8	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	7	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Wood	2nd Floor	671	SF	5	10+ years	Flooring worn, needs to be refinished
	Lighting - Lay-in	2nd Floor	12	EA	7	6-10 years	r looning worn, needs to be reminished
	Marker Board	2nd Floor	20	LF	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	888	SF	6	10+ years	
Classes						-	
Classion	m #207 (Regular Classroom)	Ond Elec-		Г^	7	0.40	
	AC Units	2nd Floor	2	EA	7	6-10 years	
	Casework	2nd Floor	8	LF	6	10+ years	
	Ceiling - Lay-in	2nd Floor	678	SF	6	10+ years	5
	Ceiling - Lay-in	2nd Floor	6	SF	4	0-1 year	Buckled tile
	Chalk Board	2nd Floor	30	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	8	SF	7	10+ years	



Catego	Category : Classroom		В	uilding	: Main		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Doors - Wood Doors inclu hw	2nd Floor	1	EΑ	6	10+ years	
	Floor - Wood	2nd Floor	684	SF	5	10+ years	Flooring worn, needs to be refinished
	Lighting - Lay-in	2nd Floor	12	EΑ	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	949	SF	6	10+ years	
Classroo	om #208 (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	6	10+ years	
	Chalk Board	2nd Floor	15	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Wood Bools Inclu IIW	2nd Floor	690	SF	5	10+ years	Flooring worn, needs to be refinished
	Lighting - Lay-in	2nd Floor	12	EA	7	6-10 years	r looning worn, needs to be reminished
		2nd Floor	954	SF	6	<u>-</u>	
	Walls - Plaster/Drywall	Zna Floor	954	5F	О	10+ years	
Classroo	m #209 (Regular Classroom)						
	AC Units	2nd Floor	2	EA	7	6-10 years	
	Casework	2nd Floor	8	LF	6	10+ years	
	Ceiling - Lay-in	2nd Floor	686	SF	6	10+ years	
	Chalk Board	2nd Floor	22	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	8	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EΑ	6	10+ years	
	Floor - Wood	2nd Floor	686	SF	5	10+ years	Flooring worn, needs to be refinished
	Lighting - Lay-in	2nd Floor	12	EA	6	6-10 years	
	Marker Board	2nd Floor	8	LF	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	951	SF	6	10+ years	
Classroo	nm #210 (Science)						
CIGSSIUL	AC Units	2nd Floor	1	EA	7	6-10 years	
						,	
	Casework	2nd Floor	8	LF	6	10+ years	
	Ceiling - Lay-in	2nd Floor	671	SF	6	10+ years	
	Chalk Board	2nd Floor	22	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	7	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Wood	2nd Floor	671	SF	5	10+ years	Flooring worn, needs to be refinished
	Lighting - Lay-in	2nd Floor	12	EA	7	6-10 years	
	Marker Board	2nd Floor	16	LF	6	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	859	SF	6	10+ years	
Classroo	om #211 (Regular Classroom)						
	AC Units	2nd Floor	2	EA	7	6-10 years	
	Casework	2nd Floor	44	LF	6	10+ years	
	Casework	2110 1 1001	44	LF	U	TOT years	

Campus Name: Newberry Page : 15 of 31 Assessment Date: 03/03/2022



Catego	ry : Classroom		Building	: Main			
_						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Ceiling - Lay-in	2nd Floor	689	SF	6	10+ years	
	Chalk Board	2nd Floor	20	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	8	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Wood	2nd Floor	689	SF	5	10+ years	Flooring worn, needs to be refinished.
	Lighting - Lay-in	2nd Floor	12	EA	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	953	SF	6	10+ years	
	Work Sink	2nd Floor	1	EA	7	10+ years	
0-1	mar Interior		<u>-</u>	! I - ! !	. 84-:		
Catego	ry : Interior			Building	: wain	Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
•	••	Location	Quantity	UOW	Kalik	Replacement	Comments
_Corridor		1st Floor	0.040			10	
	Ceiling - Lay-in		3,016	SF	6	10+ years	Overstitus ab an anal ta mantah ayumant
	Doors - Wood Doors include hw	1st Floor	4	EA	6	10+ years	Quantity changed to match current observations
	Drinking Fountains - Single Fountain	1st Floor	4	EA	5	6-10 years	
	Floor - Tile/Sheet	1st Floor	3,016	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	17	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	6	EA	7	10+ years	
	Student Lockers - One Tier	1st Floor	157	EA	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	2,099	SF	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor	2,099	SF	7	10+ years	
	Ceiling - Lay-in	2nd Floor	3,006	SF	6	10+ years	
	Drinking Fountains - Single Fountain	2nd Floor	4	EA	7	10+ years	
	Floor - Terrazzo	2nd Floor	50	SF	6	10+ years	
	Floor - Tile/Sheet	2nd Floor	2,956	SF	5	10+ years	
	Lighting - Lay-in	2nd Floor	20	EA	7	6-10 years	
	Student Lockers - One Tier	2nd Floor	112	EA	6	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,830	SF	6	10+ years	
	Walls - Structural Glazed Tile	2nd Floor	1,830	SF	6	10+ years	
Safety							
	Camera Viewing Station	Main Building	2	EA	7	6-10 years	
	Security Cameras	Main Building	2	EA	7	6-10 years	
O	•	•				-	
_Stairs	Calling Lavin	Countle	044			40	
	Ceiling - Lay-in	South	214	SF	6	10+ years	
	Ceiling - Plaster/Drywall	South	128	SF	6	10+ years	
	Floor - Terrazzo	South	130	SF	6	10+ years	
	Floor - Tile	South	244	SF	6	10+ years	
	Handrails	South	56	LF	5	10+ years	
	Lighting - Lay-in	South	2	EA	6	6-10 years	



Catego	ry : Interior		Building : Main					
						Recommend		
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments	
	Lighting - Pendent/Surface	South	3	EA	7	6-10 years		
	Stairs - Terrazzo	South	106	LF	6	10+ years		
	Walls - Plaster/Drywall	South	556	SF	6	10+ years		
	Walls - Structural Glazed Tile	South	556	SF	7	10+ years		
	Ceiling - Lay-in	West	422	SF	6	10+ years		
	Ceiling - Plaster/Drywall	West	326	SF	6	10+ years		
	Floor - Terrazzo	West	148	SF	6	10+ years		
	Floor - Tile	West	497	SF	6	10+ years		
	Handrails	West	62	LF	5	10+ years		
	Lighting - Lay-in	West	3	EA	7	6-10 years		
	Lighting - Pendent/Surface	West	5	EA	7	6-10 years		
	Stairs - Terrazzo	West	128	LF	6	10+ years		
	Walls - Plaster/Drywall	West	1,755	SF	6	10+ years		
	Walls - Structural Glazed Tile	West	1,755	SF	6	10+ years		
_Vertical (Conveyance							
	Elevator - Hydraulic Elevator	1st Floor	1	EA	7	10+ years		





Category: Exterior Building: Addition

						Recommend	
oup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
trance							
	Exterior Doors - Exterior FRP Door	3	4	EA	6	10+ years	
	Exterior Doors - Transom Lite	3	4	EΑ	7	10+ years	
	Exterior Stairs - Concrete	3	140	LF	6	10+ years	
	Stair Handrail - Steel_Stair Handrail	3	18	LF	6	10+ years	
	Exterior Doors - Exterior FRP Door	3.1	1	EΑ	6	10+ years	
	Exterior Stairs - Stone	3.1	3	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	3.2 - Yard Storage E & W	4	EΑ	6	10+ years	Needs to be painted.
	Entrance Control - Audio and Video	4	1	EA	7	10+ years	γ
	Exterior Doors - Exterior FRP Door	4	2	ΕA	7	10+ years	
	Exterior Stairs - Concrete	4	56	LF	6	10+ years	
	Ramp Handrail - Steel_Ramp Handrail	4	132	LF	6	6-10 years	
	Ramps - Concrete	Δ	66	LF	7	10+ years	
	Stair Handrail - Steel_Stair Handrail	A	30	LF	6	6-10 years	
	Exterior Doors - Exterior FRP Door	5	2	EA	6	10+ years	
	Exterior Stairs - Concrete	5	50	LF	6	10+ years	
	Exterior Stairs - Concrete	5	10	LF	4	0-1 year	Troods concreting
		_	10	LF LF	6		Treads separating
	Stair Handrail - Steel_Stair Handrail	5	10	LF	О	6-10 years	
oundatio	an						
Odridan	Foundation - Concrete	Entire Building	445	LF	7	10+ years	
	Superstructure - Concrete	Entire Building	30,232	SF	7	10+ years	
	Superstructure - Contrete	Entire Ballating	30,232	Oi	,	10+ years	
ighting							
.gg	Exterior Lighting - Parapet or Roof Mounted	Entire Building	7	EA	7	6-10 years	
	Exterior Lighting - Wall Mounted	Entire Building	7	EΑ	6	6-10 years	
	Extendi Eighting Trail Modified	Zittiro Dananig	•	_, 、	ŭ	o io youio	
Roof Sys	tem						
	Access Ladder - Metal	D	2	EA	7	10+ years	
	Coping - Stone	D	425	LF	7	10+ years	
	Downspouts - Interior Downspouts	D	90	LF	6	6-10 years	
	Parapet - 16" - 30" Height	D	425	LF	7	10+ years	
	Roof - Asphalt Gravel Ballast	D	12,317	SF	6	10+ years	
	Roof Hatch - Metal	D	2	ĒΑ	5	6-10 years	
	Roof Structure - Concrete	D	12,317	SF	7	10+ years	
	Coping - Stone	E - Lower North	21	LF	7	10+ years	
	Downspouts - Exterior Downspouts	E - Lower North	10	LF	6	10+ years	
	Parapet - 16" - 30" Height	E - Lower North	21	LF	7	10+ years	
	Roof - EPDM/ Synthetic Rubber		110	SF			
	KOOI - EPDIVI/ SYHIHEIIC KUDDEF	E - Lower North			6	10+ years 10+ years	
	Roof Structure - Concrete	E - Lower North	110	SF	7		



Catego	ry : Exterior	B	uilding				
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Cheek-Wall - Stone	Entire Building	120	SF	7	10+ years	
	Exterior Walls - Brick	Entire Building	11,356	SF	7	10+ years	
	Exterior Walls - Stone-Cut	Entire Building	400	SF	7	10+ years	
Windows							
· · · · · · · · · · · · · · · · · · ·	Guard - Guards perforated	Entire Building	1,262	SF	6	6-10 years	
	Lintels - Steel	Entire Building	331	LF	6	6-10 years	
	Skylite - Lexan	Entire Building	240	SF	5	0-1 year	Cracking.
	Windows - Sash Aluminum Double-pane	Entire Building	2,344	SF	6	10+ years	Grading.
Catodo	ry : Electrical		D	uildina	: Additio	nn.	
Calego	ry . Liectricai			unung	. Additiv	Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Emerger	ncy System						
	Emergency Battery Packs - Auditoium and Aisle Lighting	Entire Building	3	EA	4	1-2 years	Older units.
	Emergency Battery Packs - Corridors and	Entire Building	9	EA	6	6-10 years	
	Stairs Emergency Battery Packs - Corridors and	Entire Building	1	EA	6	6-10 years	
	Stairs	· ·	•		Ü	-	
	Exit Signs - Auditoium	Entire Building	5	EA	6	6-10 years	
	Exit Signs - Corridors and Stairs	Entire Building	11	EA	6	6-10 years	
	Security System - Intrusion Detection	Entire Building	30,232	SF	5	2-5 years	
Main Sei	rvice						
	PA System	Entire Building	30,232	SF	5	6-10 years	Connected to the main building
Power D	vistribution						
	Lighting and Power Panels - 100 A	Entire Building	1	EA	7	10+ years	
	Lighting and Power Panels - 100 A	Entire Building	1	EA	7	10+ years	
	Lighting and Power Panels - 100 A	Entire Building	1	EA	7	10+ years	
	Lighting and Power Panels - Above 100 A	Entire Building	2	EΑ	7	10+ years	
	Lighting and Power Panels - Above 100 A	Entire Building	2	EA	7	10+ years	
	Transformers - 120/240 - 120/208	Entire Building	1	EA	7	10+ years	
Catego	ry : Fire Protection		В	uildina	: Additio	on	
Jaiogo	.,		_	u	. , (Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Fire Alar							
	Fire Alarm Strobe Lights	Entire Building	30,232	SF	6	10+ years	
	Fire Alarm_System	Entire Building	30,232	SF	6	10+ years	

Campus Name: Newberry Page: 19 of 31 Assessment Date: 03/03/2022



Catego	ry : Mechanical		В	uilding	: Additi	on	· ·
_						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
_Air Hand	lling Systems						
	Air Handling Unit- Built Up- Single Zone w/ Air Tunnel- Steam Coils - 15001 - 25000 cfm	Basement	1	EA	5	10+ years	Serves the addition
	Air Intake	Basement	1	EA	5	2-5 years	Rusted.
	Auxiliaries - 15001 - 25000 cfm	Basement	1	EA	5	10+ years	
	Reheat Boxes - Reheat Boxes with Steam Coil	Basement	4	EA	6	10+ years	
	Return Duct Work - Indoor- Vertical Shaft and Ducts	Basement	50	LF	5	10+ years	
	Zone Dampers	Basement	16	EA	6	10+ years	
	Air Handling Unit- Package Single Zone- Indoor- Steam Coils - 12001-20000 cfm	Basement	1	EA	6	10+ years	Serves the Auditorium
	Air Intake	Basement	1	EA	5	2-5 years	Rusted.
	Indoor Return Fans- Centrifugal Inline - 5000 - 10000 CFM	Basement	1	EA	6	10+ years	
Boiler S	•						
	Condensate Pump	Basement	2	EA	5	2-5 years	Corroded.
	Piping - Condensate Pipe- Steel	Basement	470	LF	6	10+ years	
	Piping - Steam Pipe- Steel	Basement	470	LF	6	10+ years	
	Steam Traps	Basement	22	EA	5	2-5 years	Corroded.
	Vacuum Pump	Basement	2	EA	6	6-10 years	
Heating							
	Unit Heater - Electric	Elevator room	1	EA	5	1-2 years	Spider webs all over unit.
	Fin Tube - Steam	Entire Building	48	LF	5	10+ years	Paint required.
	Cabinet Heaters - With Steam Coil	Entire Building	4	EA	5	10+ years	
_Tempera	ature Control						
	DDC System	Entire Building	30,232	SF	5	6-10 years	Served from main building.
	Electric Thermostat	Entire Building	1	EA	6	10+ years	
	Thermostats - DDC	Entire Building	17	EA	6	6-10 years	
_Ventilati	on						
	Exhaust Fans- Roof Mounted - Greater than 8000 CFM	Roof	1	EA	6	6-10 years	
	Exhaust Fans- Roof Mounted - Less than 500 CFM	Roof	2	EA	6	6-10 years	



Catego	ry : Plumbing		В	uilding	: Additi	on	
_				_		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Piping							
	Domestic Piping-Hot Water Return Lines	Entire Building	30,232	SF	6	6-10 years	
	Domestic Piping-Hot Water Return Risers	Entire Building	30,232	SF	6	6-10 years	
	Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	30,232	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	30,232	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (Risers)	Entire Building	30,232	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building	30,232	SF	6	6-10 years	
	Sanitary Piping	Entire Building	30,232	SF	6	10+ years	
	Storm Piping	Entire Building	30,232	SF	6	10+ years	
	Vent Piping	Entire Building	30,232	SF	6	10+ years	
Pumps							
	Pumps - Ejector-Duplex	Basement	1	EA	5	6-10 years	

Building: Addition Category: Room

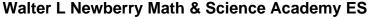
atego	ry . Room		Building . Addition								
						Recommend					
roup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments				
dminist	rative Suites/Offices										
	AC Unit	216- Adjustment Room	1	EA	7	6-10 years					
	Ceiling - Plaster/Drywall	216- Adjustment Room	324	SF	6	10+ years					
	Doors - Wood Doors inclu hw	216- Adjustment Room	1	EA	6	10+ years					
	Floor - Tile	216- Adjustment Room	324	SF	6	10+ years					
	Lighting - Pendent/Surface	216- Adjustment Room	8	EA	7	6-10 years					
	Power Distribution	216- Adjustment Room	4	EA	6	10+ years					
	Walls - Concrete Block	216- Adjustment Room	633	SF	6	10+ years					
	Work SInk	216- Adjustment Room	1	EA	7	10+ years					
	AC Unit	Counselor office 114B	1	EA	7	6-10 years					
	Ceiling - Plaster/Drywall	Counselor office 114B	307	SF	7	10+ years					
	Doors - Wood Doors inclu hw	Counselor office 114B	1	EA	6	6-10 years					
	Floor - Tile	Counselor office 114B	297	SF	6	10+ years					
	Floor - Tile	Counselor office 114B	10	SF	4	0-1 year	Chipped				
	Lighting - Pendent/Surface	Counselor office 114B	2	EA	7	10+ years					
	Walls - Concrete Block	Counselor office 114B	619	SF	7	10+ years					
	Ceiling - Plaster/Drywall	Engineer's Office	243	SF	7	10+ years					
	Doors - Wood Doors inclu hw	Engineer's Office	1	EA	6	10+ years					
	Floor - Tile	Engineer's Office	243	SF	4	0-1 year	Damaged throughout				
	Lighting - Pendent/Surface	Engineer's Office	4	EA	7	10+ years					
	Storage/ Closet	Engineer's Office	23	SF	7	10+ years					
	Walls - Concrete Block	Engineer's Office	277	SF	7	10+ years					

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Catego	Category: Room			uilding			
				_		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Walls - Plaster/Drywall	Engineer's Office	277	SF	6	10+ years	
Auditoriu	ım & Theater						
	Ceiling - Plaster/Drywall	113	3,130	SF	7	10+ years	
	Doors - Wood Doors inclu hw	113	7	EA	6	10+ years	
	Floor - Concrete	113	2,275	SF	7	10+ years	
	Floor - Tile	113	480	SF	7	10+ years	
	Floor - Tile	113	375	SF	4	0-1 year	Chipped
	Lighting - Lay-in	113	48	ĒΑ	7	10+ years	- 11
	Lighting - Wall Mounted	113	6	ĒΑ	7	10+ years	
	Main Floor Seating	113	377	EA	7	10+ years	
	Stage	113	367	SF	6	10+ years	
	Stage Curtain	113	5	EA	7	10+ years	
	Stage Lighting System	113	1	EA	7	10+ years	
	Stage-Stairs - Asphalt	113	42	LF	6	10+ years	
	Storage/ Closet	113	57	SF	7	10+ years	
	Walls - Plaster/Drywall	113	4,430	SF	7	10+ years	
	Walls Tlastel/Dlywall	110	4,400	O.	•	101 years	
ibrary							
	AC Unit	213	2	EA	7	6-10 years	
	Casework	213	78	LF	6	10+ years	
	Ceiling - Plaster/Drywall	213	1,119	SF	6	10+ years	
	Ceiling - Plaster/Drywall	213	3	SF	4	0-1 year	Water damage
	Doors - Wood Doors inclu hw	213	2	EA	6	10+ years	
	Floor - Carpet	213	1,122	SF	6	6-10 years	
	Lighting - Pendent/Surface	213	25	EA	7	6-10 years	
	Storage/ Closet	213	8	SF	5	10+ years	
	Walls - Concrete Block	213	1,237	SF	7	10+ years	
Mechani	cal/ Service Rooms						
	Janitor's Closet	1st Floor	48	SF	5	10+ years	
	Storage Room	1st Floor	100	SF	7	10+ years	
	Storage Room	1st Floor	20	SF	7	10+ years	
	Janitor's Closet	2nd Floor	48	SF	5	10+ years	
	Storage Room	2nd Floor	108	SF	5	10+ years	
	Air Tunnel	Basement	1,493	SF	7	10+ years	
	Mechanical/ Service Rooms	Basement	265	SF	7	10+ years	
	Mechanical/ Service Rooms	Basement	960	SF	4	0-1 year	Water damage
	Mechanical/ Service Rooms	Basement	467	SF	4	0-1 year	Water damage.
	mosnamou, corvios recento	Bassinsin	407	0.	•	o i your	Trator damago.
Restroor							
	Accessories	113 - Men's	100	SF	5	0-1 year	Some areas are boarded up.
	Ceiling - Plaster/Drywall	113 - Men's	100	SF	7	10+ years	



700 W Willow STREET, Chicago, IL 60614



Building: Addition Category: Room Recommend Group Item - Type Location Quantity UOM Rank Replacement Comments Doors - Wood Doors inclu hw 113 - Men's EΑ 10+ vears 7 Floor - Tile Ceramic/ Porcelain 100 SF 7 113 - Men's 10+ years Lavatory 113 - Men's FΑ 7 10+ years 1 Lighting - Lay-in 7 113 - Men's 1 EΑ 10+ years Lighting - Wall Mounted 113 - Men's 1 EΑ 7 6-10 years Lighting - Wall Mounted 7 113 - Men's 1 EΑ 10+ years Walls - Plaster/Drywall 113 - Men's SF 245 6 10+ years 10+ years Water Closet 113 - Men's 1 EΑ 7 Accessories 113-Women's 70 SF 7 6-10 years SF Ceiling - Plaster/Drywall 113-Women's 70 7 10+ years Doors - Wood Doors inclu hw 113-Women's 1 EΑ 6 10+ years Floor - Tile Ceramic/ Porcelain 113-Women's 70 SF 7 10+ years EΑ 6 Lavatory 113-Women's 1 10+ years EΑ 7 Lighting - Pendent/Surface 113-Women's 2 10+ years Lighting - Wall Mounted EΑ 7 113-Women's 1 6-10 years 2 FΑ 7 Partitions 113-Women's 10+ years SF 7 Walls - Plaster/Drywall 113-Women's 246 10+ years Water Closet 113-Women's 2 EΑ 6 10+ years SF Accessories 114B 41 7 6-10 years SF Ceiling - Plaster/Drywall 114B 41 6 10+ years Doors - Wood Doors inclu hw 114B 1 EΑ 6 10+ years SF 6 Floor - Tile 114B 41 10+ years 6 Lavatory 114B 1 EΑ 10+ years 2 Lighting - Pendent/Surface 114B FΑ 6 10+ years **Partitions** EΑ 7 114B 1 10+ years SF Walls - Concrete Block 114B 183 7 10+ years Water Closet 114B EΑ 6 10+ years 1 29 SF 7 6-10 years Accessories 116A Ceiling - Plaster/Drywall SF 116A 29 7 10+ years Doors - Wood Doors inclu hw 116A 1 EΑ 6 10+ years SF Floor - Tile 29 7 10+ years 116A Lighting - Pendent/Surface 116A 1 EΑ 6 10+ years Walls - Concrete Block SF 7 116A 151 10+ years Water Closet EΑ 6 10+ years 116A 1 SF 7 Accessories 1st Floor North 274 6-10 years Ceiling - Plaster/Drywall SF 7 1st Floor North 274 10+ years SF Floor - Tile Ceramic/ Porcelain 1st Floor North 274 7 10+ years Floor Drain EΑ 7 1st Floor North 1 10+ years Hand Dryer 1st Floor North 2 EΑ 7 10+ years 1st Floor North 2 EΑ 7 10+ years Lavatory Lighting - Pendent/Surface 1st Floor North 1 EΑ 7 10+ years Lighting - Pendent/Surface 2 FΑ 1st Floor North 5 0-1 year Broken cover/missing cover. **Partitions** 1st Floor North 5 EΑ 7 10+ years SF 7 Walls - Concrete Block 1st Floor North 160 10+ years

Campus Name: Newberry Page: 23 of 31 Assessment Date: 03/03/2022





Catego	ry : Room		В	uilding	: Additi	on	-
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Walls - Structural Glazed Tile	1st Floor North	481	SF	7	10+ years	
	Water Closet	1st Floor North	5	EA	6	10+ years	
	Accessories	2nd Floor North	240	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor North	240	SF	6	10+ years	
	Doors - Steel Doors incl hw	2nd Floor North	1	EΑ	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	2nd Floor North	240	SF	6	10+ years	
	Floor Drain	2nd Floor North	1	EA	7	10+ years	
	Hand Dryer	2nd Floor North	2	EA	7	6-10 years	
	Lavatory	2nd Floor North	2	EA	6	10+ years	
	Lighting - Lay-in	2nd Floor North	1	EA	7	6-10 years	
	Lighting - Pendent/Surface	2nd Floor North	2	EA	7	6-10 years	
	Partitions	2nd Floor North	1	ΕA	5	10+ years	
	Urinals	2nd Floor North	1	ΕA	6	10+ years	
	Walls - Concrete Block	2nd Floor North	154	SF	7	10+ years	
	Walls - Structural Glazed Tile	2nd Floor North	465	SF	7	10+ years	
	Water Closet	2nd Floor North	1	EA	6	10+ years	
	Accessories	Basement	57	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Basement	57	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Basement	1	EA	6	10+ years	
	Floor - Concrete	Basement	57	SF	7	10+ years	
	Lavatory	Basement	1	EA	6	10+ years	
	Lighting - Pendent/Surface	Basement	1	EΑ	7	6-10 years	Changed to match current
	gg				-	•	observations
	Lighting - Wall Mounted	Basement	1	EA	7	6-10 years	
	Walls - Concrete Block	Basement	100	SF	7	10+ years	
	Walls - Plaster/Drywall	Basement	100	SF	7	10+ years	
	Water Closet	Basement	1	EΑ	6	10+ years	
	Accessories	Engineer's Toilet	46	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Engineer's Toilet	46	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Engineer's Toilet	1	EA	6	10+ years	
	Floor - Tile	Engineer's Toilet	46	SF	6	10+ years	
	Lavatory	Engineer's Toilet	1	EΑ	6	10+ years	
	Lighting - Lay-in	Engineer's Toilet	1	EA	5	2-5 years	
	Lighting - Wall Mounted	Engineer's Toilet	1	EΑ	6	6-10 years	
	Walls - Concrete Block	Engineer's Toilet	98	SF	7	10+ years	
	Walls - Plaster/Drywall	Engineer's Toilet	98	SF	7	10+ years	
	Water Closet	Engineer's Toilet	1	EA	6	10+ years	
atego	ry : Classroom		В	uildina	: Additi	on	
	. ,					Recommend	
roup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
lassroc	m #112 (Music Room)						
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	17	LF	6	10+ years	
					•	,	

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Category : Classroom		В	uilding				
				_		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Ceiling - Plaster/Drywall	1st Floor	714	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	714	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	12	EA	7	10+ years	
	Marker Board	1st Floor	6	LF	7	6-10 years	
	Walls - Concrete Block	1st Floor	915	SF	7	10+ years	
	Work Sink	1st Floor	1	EA	5	6-10 years	
Classroo	om #114 (Covid Care Room)						
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	17	LF	6	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	726	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	726	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	12	EA	7	10+ years	
	Walls - Concrete Block	1st Floor	924	SF	7	10+ years	
	Work Sink					•	
	Work Sink	1st Floor	1	EA	5	6-10 years	
Classroo	om #116 (Kindergarten)						
	AC Units	1st Floor	2	EA	7	6-10 years	
	Casework	1st Floor	65	LF	6	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	1,029	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	6	10+ years	
	Floor - Tile	1st Floor	1,029	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	16	EA	7	10+ years	
	Storage/ Closet	1st Floor	50	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	1,065	SF	7	10+ years	
	Work Sink	1st Floor	2	EA	7	6-10 years	
Classroo	om #117 (Regular Classroom)						
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	17	LF	6	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	741	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	737	SF	7	10+ years	
	Floor - Tile	1st Floor	4	SF	4	0-1 year	Chipped
	Lighting - Pendent/Surface	1st Floor	12	EA	7	10+ years	Chipped
	Marker Board	1st Floor	32	LF	7	•	
	Walls - Concrete Block	1st Floor	935	SF		6-10 years	
					7	10+ years	
	Work Sink	1st Floor	1	EA	7	6-10 years	
Classroo	om #212 (Regular Classroom)						
	AC Units	2nd Floor	2	EA	7	6-10 years	





Category : Classroom			В	uildina	: Additi	700 W Willow OTKEET, Officago, IE 00014	
			_	Recommend			
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
•	Casework	2nd Floor	17	LF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	728	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Tile	2nd Floor	728	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	12	EA	7	6-10 years	
	Walls - Concrete Block	2nd Floor	926	SF	7	10+ years	
Classroo	om #214 (Regular Classroom)						
	AC Units	2nd Floor	2	EA	7	6-10 years	
	Casework	2nd Floor	17	LF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	731	SF	6	10+ years	
	Chalk Board	2nd Floor	8	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Tile	2nd Floor	731	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	12	EA	7	6-10 years	
	Marker Board	2nd Floor	14	LF	7	6-10 years	
	Walls - Concrete Block	2nd Floor	928	SF	7	10+ years	
_Classroo	om #217 (Regular Classroom)						
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	8	LF	5	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	741	SF	6	10+ years	
	Chalk Board	2nd Floor	22	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Tile	2nd Floor	741	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	12	EA	7	6-10 years	
	Marker Board	2nd Floor	30	LF	7	6-10 years	
	Walls - Concrete Block	2nd Floor	935	SF	7	10+ years	
	Work Sink	2nd Floor	1	EA	7	10+ years	
_Classroo	om #218 (Science Classroom)						
	AC Units	2nd Floor	2	EA	7	6-10 years	
	Casework	2nd Floor	60	LF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	1,008	SF	7	10+ years	
	Chalk Board	2nd Floor	24	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	6	10+ years	
	Floor - Tile	2nd Floor	1,008	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	24	ĒΑ	6	6-10 years	
	Marker Board	2nd Floor	6	LF	7	6-10 years	
	Walls - Concrete Block	2nd Floor	1,029	SF	7	10+ years	
	Work Sink	2nd Floor	2	EA	7	10+ years	
						-	



Category : Interior			В				
							_
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Corridor							
	Ceiling - Plaster/Drywall	1st Floor	2,287	SF	7	10+ years	
	Doors - Steel Doors incl hw	1st Floor	12	EA	6	10+ years	
	Doors - Wood Doors include hw	1st Floor	6	EA	6	10+ years	
	Drinking Fountains - Single Fountain	1st Floor	4	EA	7	6-10 years	
	Floor - Terrazzo	1st Floor	549	SF	7	10+ years	
	Floor - Tile/Sheet	1st Floor	1,738	SF	5	10+ years	
	Lighting - Pendent/Surface	1st Floor	23	EA	7	10+ years	
	Student Lockers - One Tier	1st Floor	101	EA	6	6-10 years	
	Walls - Plaster/Drywall	1st Floor	535	SF	6	10+ years	
	Walls - Structural Glazed Tile	1st Floor	1,604	SF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	1,658	SF	6	10+ years	
	Drinking Fountains - Double Fountain	2nd Floor	1	EA	7	10+ years	
	Floor - Tile/Sheet	2nd Floor	1,652	SF	5	10+ years	
	Floor - Tile/Sheet	2nd Floor	6	SF	4	0-1 year	Cracked tiles
	Lighting - Pendent/Surface	2nd Floor	18	EA	6	6-10 years	
	Student Lockers - One Tier	2nd Floor	65	EA	6	10+ years	
	Walls - Plaster/Drywall	2nd Floor	596	SF	6	10+ years	
	Walls - Structural Glazed Tile	2nd Floor	1,788	SF	7	10+ years	
Stairs							
	Ceiling - Exposed	Basement	71	SF	7	10+ years	
	Floor - Concrete	Basement	12	SF	7	10+ years	
	Handrails	Basement	38	LF	7	10+ years	
	Lighting - Wall Mounted	Basement	2	EA	6	10+ years	
	Stairs - Concrete	Basement	81	LF	7	10+ years	
	Walls - Concrete Block	Basement	300	SF	7	10+ years	
	Walls - Plaster/Drywall	Basement	350	SF	7	10+ years	
	Ceiling - Plaster/Drywall	North	262	SF	6	10+ years	
	Floor - Terrazzo	North	277	SF	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	North	62	SF	6	10+ years	
	Handrails	North	48	LF	7	10+ years	
	Lighting - Pendent/Surface	North	6	EA	6	6-10 years	
	Stairs - Terrazzo	North	95	LF	6	10+ years	
	Walls - Concrete Block	North	581	SF	7	10+ years	
	Walls - Structural Glazed Tile	North	1,743	SF	7	10+ years	
	Ceiling - Plaster/Drywall	South	385	SF	6	10+ years	
	Floor - Terrazzo	South	261	SF	6	10+ years	
	Floor - Tile	South	70	SF	6	10+ years	
	Handrails	South	48	LF	7	10+ years	
	Lighting - Pendent/Surface	South	9	EA	6	6-10 years	
	Stairs - Terrazzo	South	95	LF	6	10+ years	
	Walls - Concrete Block	South	380	SF	7	10+ years	
	Walls - Structural Glazed Tile	South	1,140	SF	7	10+ years	
	2.		.,	٥.	•	i i i y oui o	



Building: Addition Category: Interior

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

Campus Name: Newberry Page : 28 of 31 Assessment Date: 03/03/2022



Category : Site **Building: Site**

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						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Civil/Drai	inage						
	Civil/ Drainage - Catch Basin	Entire Site	5	EA	7	10+ years	
	Civil/ Drainage - Site Drain	Entire Site	2	EA	7	10+ years	
	Civil/ Drainage - Site Manhole	Entire Site	8	ΕA	7	10+ years	
			_		•	, , , , , , , , , , , , , , , , , , , ,	
Fencing							
Ü	Fencing - New Standard Ornamental	Entire Site	1,183	LF	6	10+ years	
Landsca		Frating City	4		7	10	
	Benches	Entire Site	4	EA	7	10+ years	
	Landscape - Grass	Entire Site	9,384	SF	6	10+ years	
	Landscape - Hardscape- Asphalt	Entire Site	15,000	SF	6	10+ years	
	Landscape - Hardscape- Asphalt	Entire Site	800	SF	4	0-1 year	Near entrance and playground, cracking, uneven areas, and sinking.
	Parkway trees	Entire Site	28	EA	7	10+ years	eraerung, aneren areae, ana emiling.
	Planting Beds/ Area	Entire Site	1,538	SF	7	10+ years	
	Play Area - Synthetic Turf	Entire Site	9,234	SF	7	10+ years	
	Trash Receptacles	Entire Site	4	EA	6	10+ years	
	Tradit (Cooptable)	Entire Oile	•	_, 、	· ·	To Tyouro	
Parking I							
	Concrete Curbs	Site - North	286	LF	7	10+ years	
	Interior Plantings	Site - North	4	LF	7	10+ years	
	Surface - Asphalt	Site - North	12,520	SF	4	0-1 year	Cracking.
	Trash Compactor	Site - North	1	EA	7	10+ years	•
	Trash Enclosure - Chain Links	Site - North	20	SF	4	0-1 year	Graffiti and bending.
	Trash Enclosure - Masonry	Site - North	80	SF	7	10+ years	Ğ
Playgrou							
	Equipment - School Age 5-12	Entire Site	1	EA	6	10+ years	
	Surface - Poured Surface	Entire Site	2,940	SF	5	2-5 years	
Sidewalk	ss.						
	Sidewalks - Internal Walks	Entire Site	45	LF	7	10+ years	
	Sidewalks - Perimeter Sidewalks	Entire Site	16,518	SF	7	10+ years	
			·			-	
Signage							
	Flag Pole - Building Mounted Flag Pole	Main Entry #1	1	EA	7	10+ years	
	Monument - Building Mounted Cut Letter	Main Entry #1	2	EA	7	10+ years	
	Sign						



Walter L Newberry Math & Science Academy ES

700 W Willow STREET, Chicago, IL 60614

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").

Campus Name: Newberry Page: 30 of 31 Assessment Date: 03/03/2022



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										
Faculty Lounge	Regular Classroom	2nd Floor	205	205	686	120	60	N	Υ	
Kindergarten	Regular Classroom	1st Floor	106	106	869	160	80	N	N	
Office	Regular Classroom	1st Floor	107	107	684	120	60	N	N	
Regular Classroom	Regular Classroom	1st Floor	101	101	693	120	60	N	Y	
Regular Classroom	Regular Classroom	1st Floor	102	102	681	120	60	N	N	
Regular Classroom	Regular Classroom	1st Floor	103	103	686	120	60	N	Y	
Regular Classroom	Regular Classroom	1st Floor	104	104	688	120	60	N	Y	
Regular Classroom	Regular Classroom	1st Floor	105	105	750	120	60	N	Y	
Regular Classroom	Regular Classroom	1st Floor	108	108	692	120	60	N	Y	
Regular Classroom	Regular Classroom	1st Floor	109	109	686	120	60	N	Y	
Regular Classroom	Regular Classroom	1st Floor	110	110	681	120	60	N	N	
Regular Classroom	Regular Classroom	2nd Floor	201	201	694	120	60	N	Y	
Regular Classroom	Regular Classroom	2nd Floor	202	202	671	120	60	N	Y	
Regular Classroom	Regular Classroom	2nd Floor	203	203	686	120	60	N	N	
Regular Classroom	Regular Classroom	2nd Floor	204	204	671	120	60	N	Y	
Regular Classroom	Regular Classroom	2nd Floor	206	206	671	120	60	N	Υ	
Regular Classroom	Regular Classroom	2nd Floor	207	207	684	120	60	N	Υ	
Regular Classroom	Regular Classroom	2nd Floor	208	208	690	120	60	N	Υ	
Regular Classroom	Regular Classroom	2nd Floor	209	209	686	120	60	N	Υ	
Regular Classroom	Regular Classroom	2nd Floor	211	211	689	120	60	N	Υ	
Science	Regular Classroom	2nd Floor	210	210	671	120	60	N	Υ	
		•	•							
Building : Addition										
Covid Care Room	Regular Classroom	1st Floor	114	114	726	132	66	N	Υ	
Kindergarten	Kindergarten	1st Floor	116	116	1,029	176	88	N	N	
Music Room	Regular Classroom	1st Floor	112	112	714	132	66	N	Υ	
Regular Classroom	Regular Classroom	1st Floor	117	117	741	132	66	N	Y	
Regular Classroom	Regular Classroom	2nd Floor	212	212	728	132	66	N	Y	
Regular Classroom	Regular Classroom	2nd Floor	214	214	731	132	66	N	Y	
Regular Classroom	Regular Classroom	2nd Floor	217	217	741	132	66	N	Υ	
Science Classroom	Science Lab Level 3	2nd Floor	218	218	1,008	198	99	N	Y	