

**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<sup>1</sup>. 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	1949	2	18,117
Addition	1953	2	15,101
<b>Campus Total</b>			<b>33,218</b>

**Category : Exterior**
**Building : Main**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<b>Entrance</b>							
	Entrance Control - Audio	#1 - Main - NW	1	EA	7	6-10 years	
	Exterior Doors - Exterior Steel Door	#1 - Main - NW	2	EA	6	10+ years	
	Exterior Doors - Transom Lite	#1 - Main - NW	2	EA	6	10+ years	
	Exterior Stairs - Concrete	#1 - Main - NW	24	LF	6	10+ years	
	Exterior Stairs - Concrete	#1 - Main - NW	6	LF	5	6-10 years	
	Power Door Operator and Controls	#1 - Main - NW	1	EA	7	6-10 years	
	Ramp Handrail - Steel_Ramp Handrail	#1 - Main - NW	120	LF	5	10+ years	
	Ramps - Concrete	#1 - Main - NW	50	LF	6	10+ years	
	Ramps - Concrete	#1 - Main - NW	10	LF	5	1-2 years	Cracks in the concrete retaining wall and Ramp
	Stair Handrail - Steel_Stair Handrail	#1 - Main - NW	14	LF	5	10+ years	
	Exterior Doors - Exterior Steel Door	#2 - SW	2	EA	6	10+ years	
	Exterior Doors - Transom Lite	#2 - SW	2	EA	6	10+ years	
	Exterior Stairs - Concrete	#2 - SW	72	LF	5	2-5 years	Crack in the concrete
	Exterior Stairs - Stone	#2 - SW	6	LF	7	10+ years	
	Stair Handrail - Steel_Stair Handrail	#2 - SW	16	LF	7	10+ years	
	Exterior Doors - Exterior Steel Door	#7 - E	1	EA	7	10+ years	
	Exterior Stairs - Concrete	#7 - E	40	LF	6	10+ years	
	Exterior Stairs - Concrete	#7 - E	20	LF	5	1-2 years	Cracked, chipped concrete steps
	Stair Handrail - Steel_Stair Handrail	#7 - E	50	LF	7	10+ years	
<b>Foundation</b>							
	Foundation - Concrete	Entire Building	5	LF	7	10+ years	

**Category : Exterior**
**Building : Main**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Foundation - Concrete	Entire Building	345	LF	7	10+ years	
	Foundation - Concrete	Entire Building	10	LF	5	1-2 years	Cracked concrete foundation at Lightwell, Cracked foundation wall
	Superstructure - Concrete	Entire Building	17,367	SF	7	10+ years	
	Superstructure - Steel	Entire Building	750	SF	7	10+ years	
<b>Lighting</b>							
	Exterior Lighting - Parapet or Roof Mounted	Entire Building	5	EA	6	6-10 years	
	Exterior Lighting - Wall Mounted	Entire Building	5	EA	6	6-10 years	
<b>Roof System</b>							
	Coping - Metal	Low roof	55	LF	7	10+ years	
	Downspouts - Interior Downspouts	Low roof	62	LF	6	10+ years	
	Parapet - Parapet < 16" Height	Low roof	55	LF	6	10+ years	
	Roof - Modified Bitumen	Low roof	375	SF	6	10+ years	
	Roof Structure - Steel / Metal Deck/ Concrete Topping	Low roof	375	SF	7	10+ years	
	Access Ladder - Metal	Main Roof	1	EA	7	10+ years	
	Chimney - Brick Chimney- Concrete/ Mortar Liner	Main Roof	54	LF	7	10+ years	
	Coping - Stone	Main Roof	379	LF	6	10+ years	
	Downspouts - Interior Downspouts	Main Roof	72	LF	6	10+ years	
	Downspouts - Interior Downspouts	Main Roof	1	LF	5	1-2 years	Missing drain strainer
	Parapet - 16" - 30" Height	Main Roof	379	LF	6	10+ years	
	Roof - Modified Bitumen	Main Roof	7,257	SF	6	10+ years	
	Roof Hatch - Metal	Main Roof	1	EA	7	10+ years	
	Roof Structure - Steel with Clay Tile Arch	Main Roof	7,257	SF	7	10+ years	
<b>Walls</b>							
	Cheek-Wall - Concrete	Entire Building	103	SF	7	10+ years	
	Cheek-Wall - Concrete	Entire Building	5	SF	5	1-2 years	Cracked concrete at cheek wall
	Cheek-Wall - Stone	Entire Building	140	SF	6	10+ years	
	Cornice - Cast Stone	Entire Building	305	LF	6	10+ years	
	Exterior Walls - Brick	Entire Building	10,810	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	200	SF	5	10+ years	Deteriorated mortar, flush pointed masonry
	Exterior Walls - Stone-Cast	Entire Building	680	SF	6	10+ years	
	Exterior Walls - Stone-Cast	Entire Building	40	SF	5	10+ years	
<b>Windows</b>							
	Curtain wall - Insulated Panel	Entire Building	12	SF	7	10+ years	
	Guard - Guards perforated	Entire Building	1,044	SF	7	10+ years	
	Lintels - Steel	Entire Building	137	LF	7	10+ years	

**Category : Exterior**
**Building : Main**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Lintels - Stone	Entire Building	104	LF	7	10+ years	
	Windows - Sash Aluminum Double-pane	Entire Building	2,146	SF	7	10+ years	

**Category : Electrical**
**Building : Main**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Emergency System</u>							
	Automatic Transfer Switch	Electrical Room	1	EA	6	6-10 years	
	Security System - CCTV	Entire Building	33,218	SF	6	6-10 years	
	Security System - Intrusion Detection	Entire Building	33,281	SF	6	6-10 years	
	Exit Signs - Corridors and Stairs	Entire Building	12	EA	2	0-1 year	No battery backup
	Emergency Battery Packs - Corridors and Stairs	Entire Building	4	EA	6	2-5 years	Quantity change per current observation
	Emergency A/C Power - Corridors and Stairs	Entire Building	3,766	SF	6	10+ years	
	Emergency A/C Power - Students Toilets	Entire Building	992	SF	6	10+ years	

Main Service

	Independent Electrical Service for emergency power	Electrical Room	1	EA	6	10+ years	
	Main Electrical Service - 1200 A 120/208/3PH	Electrical Room	1	EA	6	10+ years	
	PA System	Entire Building	18,117	SF	4	0-1 year	Partially working per current observation

Power Distribution

	Lighting and Power Panels - 100 A	Entire Building	1	EA	4	2-5 years	Fuse panel from original
	Lighting and Power Panels - Above 100 A	Entire Building	2	EA	7	10+ years	
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	7	10+ years	Item type change per current observation 100Amp to Above 100Amp
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	6	10+ years	New item added per current observation Cover missing
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	4	2-5 years	Missing breakers and cover
	Main Distribution Panels - Less than 400 amp	Entire Building	1	EA	7	10+ years	
	Transformers - 120/240 - 120/208	Entire Building	1	EA	7	10+ years	

**Category : Fire Protection**
**Building : Main**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Fire Alarm</u>							
	Fire Alarm Panel	Boiler Room and Entire Building	1	EA	6	0-1 year	Intermittent issues and not connected

**Category : Fire Protection**
**Building : Main**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Fire Alarm Strobe Lights	Boiler Room and Entire Building	18,117	SF	6	6-10 years	to emergency phone services
	Fire Alarm_System	Boiler Room and Entire Building	18,117	SF	6	6-10 years	

**Category : Mechanical**
**Building : Main**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Air Handling Systems</u>							
	Indoor Return Fans- Centrifugal Squirrel Cage - Greater than 20000 CFM	Attic	1	EA	5	2-5 years	
	Air Handling Unit- Built Up- Multi Zone- Hot Water Coils - 25001 - 35000 cfm	Boiler Room, Roof & Entire Building	1	EA	5	6-10 years	Pump replaced in 2021
	Air Intake	Boiler Room, Roof & Entire Building	1	EA	5	6-10 years	Rusty
	Auxiliaries - 25001 - 35000 cfm	Boiler Room, Roof & Entire Building	1	EA	5	6-10 years	Control needs to be adjusted
	Return Duct Work - Indoor- Vertical Shaft and Ducts	Boiler Room, Roof & Entire Building	100	LF	5	6-10 years	Need to be rebalanced
	Zone Dampers	Boiler Room, Roof & Entire Building	21	EA	5	6-10 years	Need to adjusted
<u>Boiler Systems</u>							
	Boiler Auxiliary- Non Condensing Hot Water - 2001 - 3000 MBH	Boiler Room	2	EA	6	6-10 years	
	Chemical Pot Feeder	Boiler Room	1	EA	6	6-10 years	
	Combustion Dampers	Boiler Room	2	EA	6	6-10 years	
	Glycol Feed System	Boiler Room	1	EA	6	6-10 years	
	Non Condensing- Water Tube- Flexible Tube- Force Draft- Hot Water Boiler - 2001 - 3000 MBH	Boiler Room	2	EA	6	6-10 years	
<u>Heating Devices</u>							
	Fin Tube - Hot Water	1st Floor	16	LF	6	10+ years	New item added per current observation
	Unit Heater - Electric	Entire Building	1	EA	6	10+ years	New item added per current observation Elevator room
	Wall Heater - Electric	Entire Building	1	EA	4	1-2 years	Corroded, missing bottom cover
	Wall Heater - Electric	Entire Building	1	EA	2	0-1 year	Missing cover and not working Engineer office
<u>Mechanical Plumbing</u>							
	Hot Water Pump - Less than 10	Boiler Room	2	EA	6	6-10 years	
	Hot Water Pump - Less than 10	Boiler Room	2	EA	5	6-10 years	
	Hydronic Supply and Return - Copper	Entire Building	300	LF	6	6-10 years	
	Hydronic Supply and Return - Steel	Entire Building	100	LF	6	6-10 years	

**Category : Mechanical**
**Building : Main**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Temperature Control</u>							
	Electric Thermostat	Entire Building	1	EA	6	10+ years	New item added per current observation Elevator room heater
	Hybrid Pneumatic/DDC System	Entire Building	33,218	SF	5	6-10 years	
<u>Ventilation</u>							
	Exhaust Fans- Indoor - 500 - 1500 CFM	Entire Building	1	EA	6	6-10 years	
	Exhaust Fans- Indoor - Less than 500 CFM	Entire Building	2	EA	6	6-10 years	

**Category : Plumbing**
**Building : Main**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Hot Water</u>							
	Gas Heater - 150000 - 300000 BTU/HR	Boiler Room	1	EA	6	6-10 years	
<u>Piping</u>							
	Domestic Piping-Hot Water Return Lines	Entire Building	18,117	SF	4	2-5 years	Pipes are galvanized
	Domestic Piping-Hot Water Return Risers	Entire Building	18,117	SF	4	2-5 years	Pipes are galvanized
	Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	18,117	SF	4	2-5 years	Pipes are galvanized
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	18,117	SF	4	2-5 years	Pipes are galvanized
	Domestic Piping-Hot/Cold Water Supply (Risers)	Entire Building	18,117	SF	4	2-5 years	Pipes are galvanized
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building	18,117	SF	4	2-5 years	Pipes are galvanized
	Sanitary Piping	Entire Building	18,117	SF	6	6-10 years	
	Storm Piping	Entire Building	18,117	SF	6	6-10 years	
	Vent Piping	Entire Building	18,117	SF	6	6-10 years	
<u>Pumps</u>							
	Pumps - Domestic Booster Pump-Simplex	Boiler Room	1	EA	2	0-1 year	Not working per current observation
	Pumps - Ejector-Duplex	Boiler Room	1	EA	6	6-10 years	
	Pumps - Sump-Simplex	Boiler Room	1	EA	6	6-10 years	Not accessible

**Category : Room**
**Building : Main**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Administrative Suites/Offices</u>							
	Ceiling - Exposed	Engineer's Office	110	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Engineer's Office	1	EA	7	10+ years	
	Floor - Tile	Engineer's Office	110	SF	6	10+ years	

**Category : Room**
**Building : Main**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Lighting - Pendent/Surface	Engineer's Office	1	EA	7	6-10 years	
	Power Distribution	Engineer's Office	4	EA	7	10+ years	
	Storage/ Closet	Engineer's Office	6	SF	7	10+ years	
	Walls - Masonry	Engineer's Office	246	SF	7	10+ years	
	AC Unit	Main Office, 1st Floor	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	Main Office, 1st Floor	343	SF	7	10+ years	
	Doors - Transom Window	Main Office, 1st Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Main Office, 1st Floor	1	EA	7	10+ years	
	Floor - Carpet	Main Office, 1st Floor	118	SF	7	10+ years	
	Floor - Carpet	Main Office, 1st Floor	2	SF	4	0-1 year	Torn
	Floor - Tile	Main Office, 1st Floor	198	SF	7	10+ years	
	Floor - Tile	Main Office, 1st Floor	25	SF	4	0-1 year	Cracking
	Lighting - Pendent/Surface	Main Office, 1st Floor	7	EA	7	6-10 years	
	Power Distribution	Main Office, 1st Floor	10	EA	7	10+ years	
	Storage/ Closet	Main Office, 1st Floor	8	SF	7	10+ years	
	Walls - Plaster/Drywall	Main Office, 1st Floor	480	SF	7	10+ years	
	Work Slnk	Main Office, 1st Floor	1	EA	7	10+ years	
	AC Unit	Principal's Office	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	Principal's Office	181	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Principal's Office	1	EA	7	10+ years	
	Floor - Carpet	Principal's Office	181	SF	7	6-10 years	
	Floor - Carpet	Principal's Office	3	SF	5	1-2 years	Cracked tile
	Lighting - Pendent/Surface	Principal's Office	4	EA	7	6-10 years	
	Power Distribution	Principal's Office	6	EA	7	10+ years	
	Storage/ Closet	Principal's Office	20	SF	7	10+ years	
	Walls - Plaster/Drywall	Principal's Office	330	SF	7	10+ years	
	Walls - Plaster/Drywall	Principal's Office	3	SF	6	1-2 years	Holes through wall
	Work Slnk	Principal's Office	1	EA	7	10+ years	
<b>Kitchen</b>							
	Ceiling - Plaster/Drywall	2nd Floor - North of South stair	353	SF	7	10+ years	
	Doors - Transom Window	2nd Floor - North of South stair	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor - North of South stair	1	EA	7	10+ years	
	Floor - Tile	2nd Floor - North of South stair	343	SF	7	10+ years	
	Floor - Tile	2nd Floor - North of South stair	10	SF	4	0-1 year	Cracking
	Lighting - Pendent/Surface	2nd Floor - North of South stair	3	EA	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor - North of South stair	912	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor - North of South stair	8	SF	5	0-1 year	Plaster cracking
<b>Mechanical/ Service Rooms</b>							
	Janitor's Closet	1st Floor	36	SF	7	10+ years	
	Mechanical/ Service Rooms	1st Floor	42	SF	7	10+ years	
	Vaults	1st Floor	64	SF	7	10+ years	
	Janitor's Closet	2nd Floor	60	SF	7	10+ years	

**Category : Room**
**Building : Main**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Storage Room	2nd Floor	70	SF	7	10+ years	
	Air Intake Plenums	Basement	358	SF	7	10+ years	
	Air Tunnel	Basement	522	SF	7	10+ years	
	Boiler Room	Basement	1,503	SF	7	10+ years	
	Coal Room	Basement	374	SF	7	10+ years	
	Crawl Space - Unfinished	Basement	9,048	SF	7	10+ years	
	Mechanical/ Service Rooms	Basement	380	SF	7	10+ years	
	Storage Room	Basement	351	SF	7	10+ years	

**Restroom**

	Accessories	1st Floor	221	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	221	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	221	SF	7	10+ years	
	Floor Drain	1st Floor	1	EA	7	10+ years	
	Hand Dryer	1st Floor	1	EA	7	6-10 years	
	Lavatory	1st Floor	2	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	3	EA	7	6-10 years	
	Partitions	1st Floor	1	EA	7	10+ years	
	Urinals	1st Floor	4	EA	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	100	SF	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor	398	SF	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor	6	SF	5	0-1 year	Cracking
	Water Closet	1st Floor	1	EA	7	10+ years	
	Accessories	1st Floor	275	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	275	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	275	SF	7	10+ years	
	Floor Drain	1st Floor	1	EA	7	10+ years	
	Hand Dryer	1st Floor	1	EA	7	6-10 years	
	Lavatory	1st Floor	2	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	3	EA	7	6-10 years	
	Partitions	1st Floor	6	EA	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	102	SF	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor	430	SF	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor	6	SF	5	1-2 years	Cracking mortar, damage
	Water Closet	1st Floor	6	EA	7	10+ years	
	Accessories	1st Floor - inside classroom 102	35	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor - inside classroom 102	35	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor - inside classroom 102	1	EA	7	10+ years	
	Floor - Tile	1st Floor - inside classroom 102	35	SF	7	10+ years	
	Lavatory	1st Floor - inside classroom 102	1	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor - inside classroom 102	1	EA	7	6-10 years	
	Walls - Concrete Block	1st Floor - inside classroom 102	96	SF	7	10+ years	



**Category : Room**
**Building : Main**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Walls - Plaster/Drywall	1st Floor - inside classroom 102	96	SF	7	10+ years	
	Water Closet	1st Floor - inside classroom 102	1	EA	7	10+ years	
	Accessories	2nd Floor	221	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	221	SF	6	10+ years	
	Doors - Transom Window	2nd Floor	36	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	2nd Floor	221	SF	7	10+ years	
	Floor Drain	2nd Floor	1	EA	7	10+ years	
	Hand Dryer	2nd Floor	1	EA	7	6-10 years	
	Lavatory	2nd Floor	2	EA	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	3	EA	7	6-10 years	
	Partitions	2nd Floor	1	EA	7	10+ years	
	Urinals	2nd Floor	4	EA	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	100	SF	7	10+ years	
	Walls - Structural Glazed Tile	2nd Floor	398	SF	7	10+ years	
	Walls - Structural Glazed Tile	2nd Floor	8	SF	5	1-2 years	Cracking
	Water Closet	2nd Floor	1	EA	7	10+ years	
	Accessories	2nd Floor	275	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	275	SF	7	10+ years	
	Doors - Transom Window	2nd Floor	36	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	2nd Floor	275	SF	7	10+ years	
	Floor Drain	2nd Floor	1	EA	7	10+ years	
	Hand Dryer	2nd Floor	1	EA	7	6-10 years	
	Lavatory	2nd Floor	2	EA	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	3	EA	7	6-10 years	
	Partitions	2nd Floor	6	EA	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	102	SF	7	10+ years	
	Walls - Structural Glazed Tile	2nd Floor	326	SF	7	10+ years	
	Walls - Structural Glazed Tile	2nd Floor	8	SF	6	1-2 years	Missing mortar
	Water Closet	2nd Floor	6	EA	7	10+ years	
	Accessories	2nd Floor - Kitchen	49	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor - Kitchen	49	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor - Kitchen	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	2nd Floor - Kitchen	49	SF	7	10+ years	
	Lavatory	2nd Floor - Kitchen	1	EA	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor - Kitchen	1	EA	7	6-10 years	
	Partitions	2nd Floor - Kitchen	1	EA	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor - Kitchen	252	SF	7	10+ years	
	Water Closet	2nd Floor - Kitchen	1	EA	7	10+ years	
	Accessories	In Engineer's Office	24	SF	7	6-10 years	
	Ceiling - Exposed	In Engineer's Office	24	SF	7	10+ years	
	Doors - Wood Doors inclu hw	In Engineer's Office	1	EA	7	10+ years	
	Floor - Tile	In Engineer's Office	24	SF	6	10+ years	



**Category : Room**
**Building : Main**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Lighting - Pendent/Surface	In Engineer's Office	1	EA	7	6-10 years	
	Walls - Masonry	In Engineer's Office	25	SF	7	10+ years	
	Walls - Plaster/Drywall	In Engineer's Office	70	SF	7	10+ years	
	Water Closet	In Engineer's Office	1	EA	7	6-10 years	
	Accessories	In the Main Office	64	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	In the Main Office	64	SF	7	10+ years	
	Doors - Wood Doors inclu hw	In the Main Office	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	In the Main Office	64	SF	7	10+ years	
	Lighting - Pendent/Surface	In the Main Office	1	EA	7	6-10 years	
	Walls - Plaster/Drywall	In the Main Office	157	SF	7	10+ years	
	Water Closet	In the Main Office	1	EA	7	10+ years	

**Category : Classroom**
**Building : Main**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Classroom #100 (Regular Classroom)</u>							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	10	LF	6	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	692	SF	7	10+ years	
	Chalk Board	1st Floor	28	LF	4	2-5 years	
	Doors - Transom Window	1st Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	692	SF	7	10+ years	
	Floor - Tile	1st Floor	2	SF	5	1-2 years	Chipping tile
	Lighting - Pendent/Surface	1st Floor	12	EA	7	6-10 years	
	Walls - Plaster/Drywall	1st Floor	1,120	SF	7	10+ years	
<u>Classroom #101 (Other Instructional Use)</u>							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	340	SF	7	10+ years	
	Chalk Board	1st Floor	20	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Wood	1st Floor	340	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	4	EA	7	6-10 years	
	Marker Board	1st Floor	4	LF	7	6-10 years	
	Storage/ Closet	1st Floor	6	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	936	SF	7	10+ years	
<u>Classroom #102 (Kindergarten)</u>							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	10	LF	7	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	835	SF	7	10+ years	
	Chalk Board	1st Floor	6	LF	4	2-5 years	

**Category : Classroom**
**Building : Main**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Doors - Transom Window	1st Floor	18	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	7	10+ years	
	Floor - Wood	1st Floor	835	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	14	EA	7	6-10 years	
	Storage/ Closet	1st Floor	170	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,952	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	10	SF	5	1-2 years	Damaged
<b>Classroom #103 (Regular Classroom)</b>							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	690	SF	6	10+ years	
	Chalk Board	1st Floor	30	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Wood	1st Floor	690	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	12	EA	7	6-10 years	
	Lighting - Pendent/Surface	1st Floor	1	EA	5	1-2 years	Loose cover
	Storage/ Closet	1st Floor	14	SF	5	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,296	SF	7	10+ years	
<b>Classroom #200 (Regular Classroom)</b>							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	10	LF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	692	SF	7	10+ years	
	Chalk Board	2nd Floor	28	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Wood	2nd Floor	692	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	12	EA	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	1,120	SF	7	10+ years	
<b>Classroom #201 (Library)</b>							
	AC Units	2nd Floor	2	EA	7	6-10 years	
	Casework	2nd Floor	46	LF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	995	SF	7	10+ years	
	Doors - Transom Window	2nd Floor	18	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	7	10+ years	
	Floor - Carpet	2nd Floor	995	SF	7	6-10 years	
	Lighting - Pendent/Surface	2nd Floor	20	EA	6	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	1,677	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1	SF	6	1-2 years	Loose fixture
	Work Sink	2nd Floor	1	EA	7	10+ years	
<b>Classroom #202 (Regular Classroom)</b>							
	AC Units	2nd Floor	1	EA	7	6-10 years	

**Category : Classroom**
**Building : Main**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Casework	2nd Floor	10	LF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	686	SF	6	10+ years	
	Chalk Board	2nd Floor	28	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	7	10+ years	
	Floor - Wood	2nd Floor	686	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	12	EA	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	1,120	SF	7	10+ years	

**Classroom #203 (Regular Classroom)**

	AC Units	2nd Floor	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	676	SF	7	10+ years	
	Doors - Transom Window	2nd Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Tile	2nd Floor	676	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	12	EA	7	6-10 years	
	Marker Board	2nd Floor	24	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	14	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,296	SF	7	10+ years	

**Category : Interior**
**Building : Main**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<b>Corridor</b>							
	Ceiling - Plaster/Drywall	1st Floor	1,498	SF	7	10+ years	
	Doors - Wood Doors include hw	1st Floor	4	EA	6	10+ years	
	Drinking Fountains - Triple Fountain	1st Floor	1	EA	7	10+ years	
	Floor - Tile/Sheet	1st Floor	1,492	SF	7	10+ years	Updated to match current observations
	Floor - Tile/Sheet	1st Floor	16	SF	5	1-2 years	Cracking
	Lighting - Pendent/Surface	1st Floor	14	EA	7	6-10 years	
	Student Lockers - One Tier	1st Floor	73	EA	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,599	SF	6	10+ years	
	Walls - Structural Glazed Tile	1st Floor	1,599	SF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	1,486	SF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	12	SF	5	1-2 years	Water damage
	Doors - Wood Doors include hw	2nd Floor	4	EA	7	10+ years	
	Drinking Fountains - Double Fountain	2nd Floor	1	EA	7	10+ years	
	Floor - Tile/Sheet	2nd Floor	1,498	SF	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	7	6-10 years	
	Student Lockers - One Tier	2nd Floor	73	EA	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,300	SF	6	10+ years	
	Walls - Structural Glazed Tile	2nd Floor	1,300	SF	7	10+ years	

**Category : Interior**
**Building : Main**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<b>Safety</b>							
	Camera Viewing Station	Entire Building & Site	1	EA	7	6-10 years	
	Security Cameras	Entire Building & Site	1	EA	7	6-10 years	
<b>Stairs</b>							
	Ceiling - Plaster/Drywall	North	539	SF	7	10+ years	
	Floor - Terrazzo	North	360	SF	6	10+ years	
	Handrails	North	64	LF	7	10+ years	
	Lighting - Pendent/Surface	North	4	EA	6	6-10 years	
	Stairs - Terrazzo	North	30	LF	6	10+ years	
	Walls - Plaster/Drywall	North	907	SF	7	10+ years	
	Walls - Plaster/Drywall	North	7	SF	5	1-2 years	Cracking
	Walls - Structural Glazed Tile	North	914	SF	7	10+ years	
	Ceiling - Plaster/Drywall	South	539	SF	7	10+ years	
	Floor - Terrazzo	South	360	SF	7	10+ years	
	Handrails	South	64	LF	7	10+ years	
	Lighting - Pendent/Surface	South	4	EA	7	6-10 years	
	Stairs - Terrazzo	South	30	LF	7	10+ years	
	Walls - Plaster/Drywall	South	914	SF	7	10+ years	
	Walls - Structural Glazed Tile	South	904	SF	7	10+ years	
	Walls - Structural Glazed Tile	South	10	SF	5	1-2 years	
<b>Vertical Conveyance</b>							
	Elevator - Elevator- Roped Holeless Hydraulic	1st Floor	1	EA	6	10+ years	

**Category : Exterior**
**Building : Addition**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<b>Entrance</b>							
	Exterior Doors - Exterior Steel Door	#3 - S	3	EA	7	10+ years	
	Exterior Doors - Transom Lite	#3 - S	3	EA	7	10+ years	
	Exterior Stairs - Concrete	#3 - S	60	LF	7	10+ years	
	Exterior Stairs - Concrete	#3 - S	30	LF	5	1-2 years	
	Stair Handrail - Steel_Stair Handrail	#3 - S	28	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	#4 - SE	1	EA	7	10+ years	
	Exterior Stairs - Steel or Aluminum	#4 - SE	20	LF	7	10+ years	
	Stair Handrail - Steel_Stair Handrail	#4 - SE	15	LF	7	10+ years	
	Entrance Control - Audio	#5 - E	1	EA	7	6-10 years	
	Exterior Doors - Exterior Steel Door	#5 - E	1	EA	7	10+ years	
	Exterior Stairs - Concrete	#5 - E	100	LF	7	10+ years	
	Exterior Stairs - Concrete	#5 - E	5	LF	5	1-2 years	Cracks in the concrete at most post bases
	Ramp Handrail - Steel_Ramp Handrail	#5 - E	100	LF	5	10+ years	
	Ramps - Concrete	#5 - E	50	LF	5	1-2 years	Cracks in the concrete at most post bases
	Stair Handrail - Steel_Stair Handrail	#5 - E	10	LF	5	10+ years	
	Exterior Doors - Exterior Steel Door	#6 - NE	2	EA	7	10+ years	
<b>Foundation</b>							
	Foundation - Concrete	Entire Building	399	LF	7	10+ years	
	Superstructure - Concrete	Entire Building	15,101	SF	7	10+ years	
<b>Lighting</b>							
	Exterior Lighting - Parapet or Roof Mounted	Entire Building	6	EA	7	6-10 years	
	Exterior Lighting - Wall Mounted	Entire Building	3	EA	7	6-10 years	
<b>Roof System</b>							
	Coping - Stone	Low E roof	157	LF	7	10+ years	
	Downspouts - Interior Downspouts	Low E roof	60	LF	7	10+ years	
	Parapet - 16" - 30" Height	Low E roof	157	LF	7	10+ years	
	Roof - Modified Bitumen	Low E roof	3,184	SF	6	10+ years	
	Roof Structure - Steel with Clay Tile Arch	Low E roof	3,184	SF	7	10+ years	
	Coping - Stone	Low NE roof	104	LF	6	10+ years	
	Downspouts - Interior Downspouts	Low NE roof	17	LF	6	10+ years	
	Parapet - 16" - 30" Height	Low NE roof	104	LF	7	10+ years	
	Roof - Modified Bitumen	Low NE roof	1,109	SF	6	10+ years	
	Roof Structure - Steel with Clay Tile Arch	Low NE roof	1,109	SF	7	10+ years	
	Access Ladder - Metal	Main Roof	1	EA	7	10+ years	
	Coping - Stone	Main Roof	303	LF	6	10+ years	
	Downspouts - Interior Downspouts	Main Roof	72	LF	7	10+ years	

**Category : Exterior**
**Building : Addition**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Parapet - 16" - 30" Height	Main Roof	303	LF	7	10+ years	
	Roof - Modified Bitumen	Main Roof	5,404	SF	6	10+ years	
	Roof Hatch - Metal	Main Roof	1	EA	7	10+ years	
	Roof Structure - Steel with Clay Tile Arch	Main Roof	5,404	SF	7	10+ years	

Walls

	Cheek-Wall - Concrete	Entire Building	140	SF	7	10+ years	
	Cornice - Cast Stone	Entire Building	182	LF	7	10+ years	
	Exterior Walls - Brick	Entire Building	12,210	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	500	SF	5	10+ years	
	Exterior Walls - Brick	Entire Building	10	SF	4	1-2 years	Cracks and open joints, deteriorated mortar
	Exterior Walls - Stone-Cast	Entire Building	698	SF	7	10+ years	
	Exterior Walls - Stone-Cast	Entire Building	100	SF	5	10+ years	

Windows

	Guard - Guards perforated	Entire Building	899	SF	7	10+ years	
	Lintels - Steel	Entire Building	10	LF	7	10+ years	
	Lintels - Steel	Entire Building	111	LF	7	10+ years	
	Lintels - Stone	Entire Building	82	LF	7	10+ years	
	Windows - Sash Aluminum Double-pane	Entire Building	1,711	SF	7	10+ years	

**Category : Electrical**
**Building : Addition**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Emergency System</u>							
	Emergency A/C Power - Corridors and Stairs	Entire Building	3,200	SF	6	6-10 years	
	Emergency A/C Power - Gym	Entire Building	3,053	SF	6	6-10 years	
	Emergency Battery Packs - Corridors and Stairs	Entire Building	1	EA	6	6-10 years	No battery backup or generator
	Emergency Battery Packs - Gym	Entire Building	2	EA	6	6-10 years	
	Exit Signs - Corridors and Stairs	Entire Building	6	EA	2	0-1 year	No battery backup
	Exit Signs - Gym	Entire Building	8	EA	2	0-1 year	Quantity change per current observation No generator or battery backup
	Security System - CCTV	Entire Building	15,101	SF	6	6-10 years	
	Security System - Intrusion Detection	Entire Building	15,101	SF	6	6-10 years	

Main Service

	PA System	Entire Building	15,101	SF	6	10+ years	New item added per current observation
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**Category : Electrical**
**Building : Addition**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<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	3	EA	6	6-10 years	

**Category : Fire Protection**
**Building : Addition**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Fire Alarm</u>							
	Fire Alarm Panel	Entire Building	1	EA	6	0-1 year	Intermittent issues and not connected to emergency phone services
	Fire Alarm Strobe Lights	Entire Building	15,101	SF	6	6-10 years	
	Fire Alarm_System	Entire Building	15,101	SF	6	6-10 years	

**Category : Mechanical**
**Building : Addition**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Heating Devices</u>							
	Wall Heater - Electric	Entire Building	2	EA	5	2-5 years	Quantity change per current observation Control needs to be adjusted
<u>Temperature Control</u>							
	Hybrid Pneumatic/DDC System	Entire Building	15,101	SF	5	6-10 years	Served from main Need to be adjusted
	Thermostats - DDC	Entire Building	11	EA	6	6-10 years	
<u>Ventilation</u>							
	Exhaust Fans- Indoor - 500 - 1500 CFM	Entire Building	2	EA	6	6-10 years	
	Exhaust Fans- Roof Mounted - Less than 500 CFM	Entire Building	1	EA	6	6-10 years	

**Category : Plumbing**
**Building : Addition**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Piping</u>							
	Domestic Piping-Hot Water Return Lines	Entire Building	15,101	SF	4	2-5 years	Pipes are galvanized
	Domestic Piping-Hot Water Return Risers	Entire Building	15,101	SF	4	2-5 years	Pipes are galvanized
	Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	15,101	SF	4	2-5 years	Pipes are galvanized
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	15,101	SF	4	2-5 years	Pipes are galvanized
	Domestic Piping-Hot/Cold Water Supply	Entire Building	15,101	SF	4	2-5 years	Pipes are galvanized



**Category : Plumbing**
**Building : Addition**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	(Risers)						
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building	15,101	SF	4	2-5 years	Pipes are galvanized
	Sanitary Piping	Entire Building	15,101	SF	6	6-10 years	
	Storm Piping	Entire Building	15,101	SF	6	6-10 years	
	Vent Piping	Entire Building	15,101	SF	6	6-10 years	

**Category : Classroom**
**Building : Addition**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<b>Classroom #104 (Office)</b>							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	690	SF	7	10+ years	
	Chalk Board	1st Floor	30	LF	4	2-5 years	
	Doors - Transom Window	1st Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	690	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	12	EA	7	6-10 years	
	Storage/ Closet	1st Floor	14	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,296	SF	7	10+ years	
<b>Classroom #105 (Regular Classroom)</b>							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	686	SF	6	10+ years	
	Chalk Board	1st Floor	30	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	686	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	12	EA	7	6-10 years	
	Storage/ Closet	1st Floor	14	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,296	SF	7	10+ years	
<b>Classroom #106 (Regular Classroom)</b>							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	10	LF	6	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	686	SF	6	2-5 years	
	Chalk Board	1st Floor	40	LF	4	2-5 years	
	Doors - Transom Window	1st Floor	9	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	686	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	12	EA	7	10+ years	
	Marker Board	1st Floor	6	LF	6	6-10 years	
	Walls - Plaster/Drywall	1st Floor	1,120	SF	7	10+ years	

**Category : Classroom**
**Building : Addition**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Classroom #108 (Regular Classroom)</u>							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	10	LF	6	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	725	SF	6	10+ years	
	Chalk Board	1st Floor	40	LF	4	2-5 years	
	Doors - Transom Window	1st Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	725	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	12	EA	6	6-10 years	
	Walls - Plaster/Drywall	1st Floor	1,120	SF	7	10+ years	
<u>Classroom #204 (Regular Classroom)</u>							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	10	LF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	692	SF	6	10+ years	
	Chalk Board	2nd Floor	40	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Tile	2nd Floor	692	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	12	EA	6	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	1,152	SF	6	10+ years	
<u>Classroom #205 (Science)</u>							
	AC Units	2nd Floor	1	EA	5	1-2 years	Doesn't blow cold air
	Casework	2nd Floor	54	LF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	845	SF	7	10+ years	
	Doors - Transom Window	2nd Floor	18	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	7	10+ years	
	Floor - Tile	2nd Floor	845	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	16	EA	7	6-10 years	
	Storage/ Closet	2nd Floor	6	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,478	SF	6	10+ years	
	Work Sink	2nd Floor	1	EA	7	10+ years	
<u>Classroom #206 (Regular Classroom)</u>							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	676	SF	7	10+ years	
	Chalk Board	2nd Floor	30	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	9	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Tile	2nd Floor	676	SF	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	12	EA	7	6-10 years	
	Storage/ Closet	2nd Floor	14	SF	7	10+ years	

**Category : Classroom**
**Building : Addition**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Walls - Plaster/Drywall	2nd Floor	1,296	SF	6	10+ years	

**Classroom #208 (Band Room)**

	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	10	LF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	725	SF	7	10+ years	
	Chalk Board	2nd Floor	40	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Carpet	2nd Floor	725	SF	7	6-10 years	
	Lighting - Pendent/Surface	2nd Floor	12	EA	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	1,152	SF	6	10+ years	
	Wireless System	2nd Floor	1	EA	7	6-10 years	

**Category : Room**
**Building : Addition**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<b>Gymnasia</b>							

	Ceiling - Splined	1st Floor	3,053	SF	7	10+ years	
	Doors - Steel Doors incl hw	1st Floor	5	EA	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	4	EA	7	10+ years	
	Floor - Wood	1st Floor	3,053	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	7	6-10 years	
	Lighting - Pendent/Surface	1st Floor	4	EA	7	6-10 years	
	Scoreboards	1st Floor	1	EA	7	10+ years	
	Sound System	1st Floor	1	EA	7	10+ years	
	Stage	1st Floor	405	SF	7	10+ years	
	Stage Curtain	1st Floor	2	EA	7	10+ years	
	Stage Lighting System	1st Floor	1	EA	7	10+ years	
	Stage-Stairs - Asphalt	1st Floor	32	LF	7	10+ years	
	Storage/ Closet	1st Floor	260	SF	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor	4,800	SF	7	10+ years	

**MDF\_IDE**

	Doors - Steel Doors incl hw	1st Floor - Room 104A	1	EA	7	10+ years	
	Finishes	1st Floor - Room 104A	208	SF	7	10+ years	
	Window AC Unit	1st Floor - Room 104A	1	EA	7	6-10 years	

**Mechanical/ Service Rooms**

	Janitor's Closet	1st Floor	20	SF	7	10+ years	
	Janitor's Closet	2nd Floor	36	SF	7	10+ years	
	Storage Room	2nd Floor	85	SF	7	10+ years	

**Category : Room**
**Building : Addition**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<b>Restroom</b>							
	Accessories	1st Floor - Men	113	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor - Men	113	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor - Men	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor - Men	113	SF	7	10+ years	
	Floor Drain	1st Floor - Men	1	EA	7	10+ years	
	Lavatory	1st Floor - Men	1	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor - Men	1	EA	7	6-10 years	
	Lighting - Wall Mounted	1st Floor - Men	1	EA	7	6-10 years	
	Partitions	1st Floor - Men	1	EA	7	10+ years	
	Urinals	1st Floor - Men	2	EA	7	10+ years	
	Walls - Plaster/Drywall	1st Floor - Men	97	SF	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor - Men	97	SF	7	10+ years	
	Water Closet	1st Floor - Men	1	EA	7	10+ years	
	Accessories	1st Floor - Women	117	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor - Women	117	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor - Women	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor - Women	117	SF	7	10+ years	
	Floor Drain	1st Floor - Women	1	EA	7	10+ years	
	Lavatory	1st Floor - Women	1	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor - Women	1	EA	7	6-10 years	
	Lighting - Wall Mounted	1st Floor - Women	1	EA	7	6-10 years	
	Partitions	1st Floor - Women	2	EA	7	10+ years	
	Walls - Plaster/Drywall	1st Floor - Women	98	SF	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor - Women	98	SF	7	10+ years	
	Water Closet	1st Floor - Women	2	EA	7	10+ years	

**Category : Interior**
**Building : Addition**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<b>Corridor</b>							
	Ceiling - Plaster/Drywall	1st Floor	1,867	SF	6	10+ years	
	Doors - Wood Doors include hw	1st Floor	5	EA	7	10+ years	
	Drinking Fountains - Double Fountain	1st Floor	2	EA	7	10+ years	
	Floor - Tile/Sheet	1st Floor	1,867	SF	5	6-10 years	
	Lighting - Pendent/Surface	1st Floor	24	EA	7	6-10 years	
	Student Lockers - One Tier	1st Floor	101	EA	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,989	SF	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor	1,989	SF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	1,163	SF	7	10+ years	
	Doors - Wood Doors include hw	2nd Floor	2	EA	7	10+ years	
	Drinking Fountains - Double Fountain	2nd Floor	2	EA	7	6-10 years	
	Floor - Tile/Sheet	2nd Floor	1,163	SF	5	6-10 years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	7	6-10 years	

**Category : Interior**

**Building : Addition**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Student Lockers - One Tier	2nd Floor	85	EA	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,030	SF	7	10+ years	
	Walls - Structural Glazed Tile	2nd Floor	1,030	SF	7	10+ years	
<b>Safety</b>							
	Camera Viewing Station	Entire Building & Site	1	EA	7	6-10 years	
	Security Cameras	Entire Building & Site	5	EA	7	6-10 years	
<b>Stairs</b>							
	Ceiling - Plaster/Drywall	South	227	SF	7	10+ years	
	Floor - Terrazzo	South	170	SF	7	10+ years	
	Handrails	South	64	LF	7	10+ years	
	Lighting - Pendent/Surface	South	3	EA	7	6-10 years	
	Stairs - Terrazzo	South	30	LF	7	10+ years	
	Walls - Plaster/Drywall	South	670	SF	6	10+ years	
	Walls - Structural Glazed Tile	South	670	SF	6	10+ years	

**Category : Site**
**Building : Site**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<b>Athletic</b>							
	Surface - Natural	North	46,952	SF	6	10+ years	
<b>Civil/Drainage</b>							
	Civil/ Drainage - Catch Basin	Entire Site	11	EA	7	10+ years	No sunken manhole was observed
	Civil/ Drainage - Site Drain	Entire Site	1	EA	5	10+ years	
	Civil/ Drainage - Site Manhole	Entire Site	3	EA	7	10+ years	Sunken manhole
	Civil/ Drainage - Site Manhole	Entire Site	1	EA	4	0-1 year	
<b>Fencing</b>							
	Fencing - Chain Link	Entire Site	128	LF	7	10+ years	Missing top rail, bedposts
	Fencing - Chain Link	Entire Site	115	LF	7	10+ years	
	Fencing - Chain Link	Entire Site	30	LF	5	1-2 years	
	Fencing - New Standard Ornamental	Entire Site	397	LF	7	10+ years	
	Fencing - New Standard Ornamental	Entire Site	40	LF	6	10+ years	
<b>Landscape</b>							
	Benches	Entire Site	3	EA	7	10+ years	Grass blanketed in snow, assuming that the grass is in similar condition as the last assessment Grass blanketed in snow, assuming that the grass is in similar condition as the last assessment Broken concrete at door number seven
	Landscape - Grass	Entire Site	50	SF	7	10+ years	
	Landscape - Grass	Entire Site	50	SF	7	10+ years	
	Landscape - Grass	Entire Site	34,998	SF	7	10+ years	
	Landscape - Hardscape- Concrete	Entire Site	100	SF	5	1-2 years	
	Parkway trees	Entire Site	68	EA	7	10+ years	
	Planting Beds/ Area	Entire Site	5,135	SF	7	10+ years	
	Play Area - Hardscape- Asphalt	Entire Site	26,052	SF	7	10+ years	
	Play Area - Hardscape- Asphalt	Entire Site	2,293	SF	6	6-10 years	
	Play Area - Hardscape- Asphalt	Entire Site	500	SF	4	1-2 years	
	Retaining Wall - Concrete	Entire Site	296	SF	7	10+ years	Cracked retaining wall seeping water
	Retaining Wall - Concrete	Entire Site	24	SF	5	1-2 years	
	Trash Receptacles	Entire Site	2	EA	7	10+ years	
<b>Parking Lot</b>							
	Concrete Curbs	Parking Lot- East	387	LF	7	10+ years	
	Interior Plantings	Parking Lot- East	186	LF	7	10+ years	
	Surface - Asphalt	Parking Lot- East	23,820	SF	6	6-10 years	
	Trash Enclosure - Chain Links	Parking Lot- East	461	SF	7	10+ years	
	Vehicular Screening	Parking Lot- East	100	LF	7	10+ years	

**Category : Site**

**Building : Site**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Playground</u>							
	Equipment - School Age 5-12	North	1	EA	4	2-5 years	Damaged and old equipment
	Surface - Square Rubber Mats	North	2,390	SF	4	2-5 years	Large gaps, some tiles are out of place or damaged
<u>Sidewalks</u>							
	Sidewalks - Internal Walks	Entire Site	76	LF	7	10+ years	
	Sidewalks - Perimeter Sidewalks	Entire Site	12,264	SF	7	10+ years	
	Sidewalks - Perimeter Sidewalks	Entire Site	175	SF	4	0-1 year	Upheaved sidewalks, more than an inch and a half in some places
<u>Signage</u>							
	Flag Pole - Building Mounted Flag Pole	West	1	EA	7	10+ years	
	Monument - Sign-Lighted	West	1	EA	7	6-10 years	

<sup>1</sup> It is very rare for assessors to find a feature in this condition. If assessors do, they are required to report it to CPS right away, and CPS facilities will address it immediately. As a result, no features should be ranked "1" in this report; by the time the report is compiled, they will have been resolved.

**Definitions**

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



**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
<b>Building : Main</b>									
Kindergarten	Kindergarten	1st Floor	102	102	835	270	45	N	Y
Library	Regular Classroom	2nd Floor	201	201	995	126	18	N	N
Other Instructional Use	Other Instructional Use	1st Floor	101	101	340	54	8	N	N
Regular Classroom	Regular Classroom	1st Floor	100	100	692	180	30	N	N
Regular Classroom	Regular Classroom	1st Floor	103	103	690	108	15	N	N
Regular Classroom	Regular Classroom	2nd Floor	200	200	692	180	30	N	N
Regular Classroom	Regular Classroom	2nd Floor	202	202	686	180	30	N	N
Regular Classroom	Regular Classroom	2nd Floor	203	203	690	108	15	N	N

<b>Building : Addition</b>									
Band Room	Regular Classroom	2nd Floor	208	208	725	180	30	N	N
Office	Regular Classroom	1st Floor	104	104	686	108	15	N	N
Regular Classroom	Regular Classroom	1st Floor	105	105	686	180	30	N	Y
Regular Classroom	Regular Classroom	1st Floor	106	106	686	180	30	N	Y
Regular Classroom	Regular Classroom	1st Floor	108	108	725	180	30	N	Y
Regular Classroom	Regular Classroom	2nd Floor	204	204	692	180	30	N	Y
Regular Classroom	Regular Classroom	2nd Floor	206	206	690	108	15	N	Y
Science	Science	2nd Floor	205	205	845	126	18	N	N