

Facility Assessment Report

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

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

Campus Summary			
BuildingName	Year Constructed	Number of Floors	Building Area (Sq Ft)
Main	1899	3	61,287
Campus Total			61,287

Category : Exterior

Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Entrance							
	Entrance Control - Audio and Video	#1 S	1	EA	6	10+ years	
	Exterior Doors - Exterior Steel Door	#1 S	3	EA	6	10+ years	
	Exterior Doors - Transom Lite	#1 S	3	EA	6	10+ years	
	Exterior Doors - Exterior Steel Door	#2 W	1	EA	6	10+ years	
	Exterior Doors - Exterior Steel Door	#3 W	1	EA	6	10+ years	
	Exterior Doors - Side lite	#3 W	1	EA	6	10+ years	
	Exterior Stairs - Concrete	#3 W	3	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	#4 N	1	EA	5	10+ years	Cracked glass
	Exterior Doors - Exterior Steel Door	#4.1 W	2	EA	6	10+ years	
	Exterior Stairs - Concrete	#4.1 W	6	LF	5	6-10 years	
	Exterior Doors - Exterior Steel Door	#5 E	1	EA	6	10+ years	
	Exterior Doors - Side lite	#5 E	1	EA	6	10+ years	
	Exterior Stairs - Concrete	#5 E	3	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	#6 E	1	EA	6	10+ years	
	Exterior Stairs - Concrete	#6 E	3	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	#7 S	3	EA	6	10+ years	Seal leaks
	Exterior Doors - Transom Lite	#7 S	3	EA	6	10+ years	
	Exterior Doors - Exterior Steel Door	#8_Exit S (3rd Flr Fire Escape)	2	EA	6	10+ years	
	Exterior Stairs - Concrete	#8_Exit S (3rd Flr Fire Escape)	6	LF	6	10+ years	
Fire Escape							
	Fire Escape	Entire Building	109	LF	4	0-1 year	

Category : Exterior

Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Foundation</u>							
	Foundation - Masonry	Entire Building	635	LF	7	10+ years	
	Superstructure - Steel with Clay Tile Arch	Entire Building	61,287	SF	7	10+ years	
<u>Lighting</u>							
	Exterior Lighting - Wall Mounted	Entire Building	12	EA	6	10+ years	
<u>Roof System</u>							
	Access Ladder - Metal	Roof #1 east	2	EA	7	10+ years	
	Downspouts - Exterior Downspouts	Roof #1 east	415	LF	6	10+ years	
	Roof - Asphalt Shingle	Roof #1 east	14,700	SF	6	10+ years	
	Roof - Asphalt Shingle	Roof #1 east	600	SF	4	1-2 years	Leaks, missing shingles
	Roof - Modified Bitumen	Roof #1 east	2,828	SF	5	2-5 years	
	Roof Hatch - Metal	Roof #1 east	2	EA	5	2-5 years	
	Roof Structure - Heavy Timber	Roof #1 east	18,128	SF	7	10+ years	
	Chimney - Brick Chimney- Concrete/ Mortar Liner	Roof #2 - Lower North	69	LF	6	10+ years	
	Chimney - Brick Chimney- Concrete/ Mortar Liner	Roof #2 - Lower North	30	LF	5	10+ years	
	Coping - Clay Tile	Roof #2 - Lower North	364	LF	6	10+ years	
	Coping - Stone	Roof #2 - Lower North	63	LF	6	10+ years	
	Downspouts - Exterior Downspouts	Roof #2 - Lower North	121	LF	6	10+ years	
	Parapet - 16" - 30" Height	Roof #2 - Lower North	349	LF	6	10+ years	
	Parapet - Parapet > 30"	Roof #2 - Lower North	15	LF	6	10+ years	
	Roof - Metal	Roof #2 - Lower North	1,400	SF	6	10+ years	
	Roof - Modified Bitumen	Roof #2 - Lower North	3,168	SF	5	2-5 years	Leaks at boiler rm
	Roof Structure - Steel with Clay Tile Arch	Roof #2 - Lower North	4,568	SF	7	10+ years	
<u>Walls</u>							
	Cornice - Masonry Projecting Limestone	Entire Building	194	LF	6	10+ years	
	Cornice - Metal Projecting	Entire Building	856	LF	6	10+ years	
	Exterior Walls - Brick	Entire Building	30,054	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	600	SF	5	6-10 years	
	Exterior Walls - Stone-Cast	Entire Building	2,058	SF	6	10+ years	
	Exterior Walls - Stone-Cast	Entire Building	10	SF	5	6-10 years	
<u>Windows</u>							
	Guard - Guards perforated	Entire Building	1,550	SF	6	10+ years	
	Lintels - Brick	Entire Building	186	LF	6	10+ years	
	Lintels - Steel	Entire Building	198	LF	6	10+ years	
	Lintels - Stone	Entire Building	144	LF	6	10+ years	
	Skylite - Glass Single-Pane	Entire Building	70	SF	6	10+ years	
	Windows - Decorative	Entire Building	24	SF	6	10+ years	

Category : Exterior

Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Windows - Sash Aluminum Double-pane	Entire Building	3,585	SF	6	10+ years	
	Windows - Sash Aluminum Double-pane	Entire Building	1,793	SF	5	2-5 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	
	Exit Signs - Corridors and Stairs	Entire Building	11	EA	2	0-1 year	No batteries backup, no backup generator
	Exit Signs - Lunchroom	Entire Building	4	EA	2	0-1 year	No batteries backup, no backup generator
	Exit Signs - Multipurpose Room	Entire Building	4	EA	2	0-1 year	No batteries backup, no backup generator
	Security System - CCTV	Entire Building	61,287	SF	6	6-10 years	
	Security System - Intrusion Detection	Entire Building	61,287	SF	6	6-10 years	

Main Service

	Independent Electrical Service for emergency power	Electrical Room	1	EA	6	6-10 years	
	Main Electrical Service - 1200 A 120/208/3PH	Electrical Room	1	EA	6	2-5 years	
	PA System	Entire Building	61,287	SF	6	6-10 years	

Power Distribution

	Lighting and Power Panels - 100 A	Entire Building	3	EA	6	6-10 years	
	Lighting and Power Panels - Above 100 A	Entire Building	4	EA	6	6-10 years	
	Lighting and Power Panels - Above 100 A	Entire Building	9	EA	6	6-10 years	
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	3	0-1 year	Disconnected
	Main Distribution Panels - 400 - 600 amp	Entire Building	1	EA	7	10+ years	
	Main Distribution Panels - 400 - 600 amp	Entire Building	1	EA	6	6-10 years	
	Transformers - 120/240 - 120/208	Entire Building	1	EA	6	6-10 years	

Category : Fire Protection

Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Fire Alarm</u>							
	Fire Alarm Panel	Entire Building	1	EA	3	0-1 year	Obsolete and beyond its useful life
	Fire Alarm_System	Entire Building	61,287	SF	4	0-1 year	No strobes
	Fire Pump Controller	Entire Building	1	EA	4	2-5 years	

Pump Room Assembly

Category : Fire Protection
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Fire Pump - 25-50 hp	Mechanical Room	1	EA	5	2-5 years	

Sprinkler System

	Dry Sprinkler System	Entire Building	61,287	SF	6	6-10 years	
	Sprinkler Heads	Entire Building	61,287	SF	4	0-1 year	Leaky
	Sprinkler Piping	Entire Building	61,287	SF	4	2-5 years	Piping system is beyond the service life

Category : Mechanical
Building : Main

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

	Condensing Unit- Ground Mounted - Less than 5 tons	2nd Floor Lower Roof	2	EA	6	2-5 years	
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Air Handling Systems

	Air Handling Unit- Built Up-Multi Zone- Double Delivery- Steam Coils - 30001 - 45000 cfm	Mechanical Room	1	EA	5	6-10 years	
	Air Intake	Mechanical Room	1	EA	6	6-10 years	
	Auxiliaries - 30001 - 45000 cfm	Mechanical Room	1	EA	5	6-10 years	Filters are very dirty , two of the valves is not working
	Return Duct Work - Indoor- Vertical Shaft and Ducts	Mechanical Room	200	LF	6	6-10 years	
	Zone Dampers	Mechanical Room	33	EA	5	6-10 years	East side.

Boiler Systems

	Boiler Auxiliary- Scotch Marine- Steam Low Pressure Boiler - 151 - 200 HP	Boiler Room	2	EA	6	2-5 years	Repaired, the boilers are both functional
	Chemical Feed System	Boiler Room	1	EA	6	6-10 years	
	Combustion Dampers	Boiler Room	2	EA	5	2-5 years	
	Condensate Pump	Boiler Room	1	EA	5	1-2 years	The tank has leaks and one of the pumps is not working
	Feed Water Pumps and Tank	Boiler Room	1	EA	5	6-10 years	One of the pumps is not working
	Non Condensing- Fire Tube- Scotch Marine- Steam- Low Pressure Boiler - 151 - 200 HP	Boiler Room	2	EA	5	0-1 year	The faulty boiler has been repaired , the units
	Piping - Condensate Pipe- Steel	Boiler Room	400	LF	6	6-10 years	
	Piping - Steam Pipe- Steel	Boiler Room	400	LF	6	6-10 years	
	Steam Traps	Boiler Room	30	EA	5	6-10 years	

Heating Devices

	Unit Heater - Gas	Boiler Room	1	EA	6	2-5 years	
	Wall Heater - Electric	Entire Building	8	EA	6	6-10 years	

Category : Mechanical

Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Wall Heater - Electric	Entire Building	4	EA	2	0-1 year	Non functional
	Radiators - Steam	Entire Building	4	EA	4	1-2 years	Non functional, not used

Temperature Control

	Electric Thermostat	Entire Building	3	EA	6	6-10 years	
	Pneumatic System	Entire Building	61,287	SF	4	1-2 years	The system is unable to maintain pressure
	Thermostats - Pneumatic	Entire Building	33	EA	4	1-2 years	Many thermostats are hissing, losing pressure

Ventilation

	Exhaust Fans- Indoor - 500 - 1500 CFM	Entire Building	1	EA	7	10+ years	New unit
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Entire Building	2	EA	7	6-10 years	Newly installed unit
	Exhaust Fans- Roof Mounted - Less than 500 CFM	Entire Building	2	EA	7	6-10 years	New units
	Type I Exhaust Hood- Kitchen	Entire Building	1	EA	2	0-1 year	No fire suppression system

Category : Plumbing

Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Hot Water</u>							
	Gas Heater - 150000 - 300000 BTU/HR	Mechanical Room	1	EA	6	2-5 years	
	Gas Heater - 150000 - 300000 BTU/HR	Mechanical Room	1	EA	6	6-10 years	

Piping

	Domestic Piping-Hot Water Return Lines	Entire Building	61,287	SF	4	2-5 years	Old an leaky pipes, beyond service life
	Domestic Piping-Hot Water Return Risers	Entire Building	61,287	SF	4	2-5 years	Old an leaky pipes, beyond service life
	Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	61,287	SF	4	2-5 years	Old an leaky pipes, beyond service life
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	61,287	SF	4	2-5 years	Old an leaky pipes, beyond service life
	Domestic Piping-Hot/Cold Water Supply (Risers)	Entire Building	61,287	SF	4	2-5 years	Old an leaky pipes, beyond service life
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building	61,287	SF	4	2-5 years	Old an leaky pipes, beyond service life
	Sanitary Piping	Entire Building	61,287	SF	6	6-10 years	
	Storm Piping	Entire Building	61,287	SF	6	6-10 years	
	Vent Piping	Entire Building	61,287	SF	6	6-10 years	

Pumps

Category : Plumbing

Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Pumps - Domestic Booster Pump-Simplex	Mechanical Room	1	EA	6	2-5 years	
	Pumps - Sump-Simplex	Mechanical Room	1	EA	5	2-5 years	

Category : Room

Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
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Administrative Suites/Offices

	AC Unit	1st FI West Asst Principal	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	1st FI West Asst Principal	150	SF	7	10+ years	
	Doors - Transom Window	1st FI West Asst Principal	8	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st FI West Asst Principal	1	EA	6	10+ years	
	Floor - Tile	1st FI West Asst Principal	150	SF	6	10+ years	
	Lighting - Pendent/Surface	1st FI West Asst Principal	2	EA	6	6-10 years	
	Power Distribution	1st FI West Asst Principal	4	EA	7	10+ years	Quantity changed to match current observation
	Walls - Plaster/Drywall	1st FI West Asst Principal	751	SF	7	10+ years	
	AC Unit	1st Floor conference room	1	EA	7	6-10 years	Rank changed to match current observation
	Ceiling - Lay-in	1st Floor conference room	282	SF	6	10+ years	
	Floor - Tile	1st Floor conference room	282	SF	6	10+ years	
	Lighting - Lay-in	1st Floor conference room	6	EA	6	10+ years	
	Walls - Plaster/Drywall	1st Floor conference room	515	SF	7	10+ years	
	Ceiling - Plaster/Drywall	Basement Kitchen Office	120	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Basement Kitchen Office	1	EA	6	10+ years	
	Floor - Tile	Basement Kitchen Office	120	SF	7	10+ years	
	Lighting - Pendent/Surface	Basement Kitchen Office	2	EA	6	6-10 years	
	Power Distribution	Basement Kitchen Office	4	EA	6	10+ years	
	Walls - Masonry	Basement Kitchen Office	264	SF	7	10+ years	
	Walls - Plaster/Drywall	Basement Kitchen Office	88	SF	7	10+ years	
	Ceiling - Plaster/Drywall	Basement, Engineer's Office	144	SF	7	10+ years	Quantity changed to match current observation
	Doors - Wood Doors inclu hw	Basement, Engineer's Office	1	EA	6	10+ years	
	Floor - Tile	Basement, Engineer's Office	144	SF	4	1-2 years	Broken tiles
	Lighting - Pendent/Surface	Basement, Engineer's Office	3	EA	6	6-10 years	Quantity changed to match current observation
	Walls - Masonry	Basement, Engineer's Office	400	SF	7	10+ years	Quantity changed to match current observation
	Ceiling - Lay-in	Main Office, 1st Floor	274	SF	6	10+ years	
	Doors - Side-lite	Main Office, 1st Floor	36	SF	7	10+ years	
	Doors - Transom Window	Main Office, 1st Floor	36	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Main Office, 1st Floor	1	EA	6	10+ years	
	Floor - Tile	Main Office, 1st Floor	254	SF	6	10+ years	
	Floor - Tile	Main Office, 1st Floor	20	SF	5	1-2 years	Broken tiles
	Lighting - Lay-in	Main Office, 1st Floor	6	EA	6	6-10 years	

Category : Room

Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Power Distribution	Main Office, 1st Floor	8	EA	6	10+ years	
	Walls - Plaster/Drywall	Main Office, 1st Floor	518	SF	7	10+ years	
	AC Unit	Principals Office 1st Floor	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	Principals Office 1st Floor	573	SF	7	10+ years	
	Doors - Side-lite	Principals Office 1st Floor	24	SF	7	10+ years	
	Doors - Transom Window	Principals Office 1st Floor	28	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Principals Office 1st Floor	2	EA	6	10+ years	
	Floor - Tile	Principals Office 1st Floor	568	SF	6	10+ years	
	Floor - Tile	Principals Office 1st Floor	5	SF	5	1-2 years	Broken tiles
	Lighting - Pendent/Surface	Principals Office 1st Floor	9	EA	7	6-10 years	
	Power Distribution	Principals Office 1st Floor	6	EA	6	10+ years	
	Storage/ Closet	Principals Office 1st Floor	50	SF	7	10+ years	
	Walls - Plaster/Drywall	Principals Office 1st Floor	1,159	SF	7	10+ years	
	AC Unit	Room 119, Parents Room in Basement (vacant KDG on Plan)	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	Room 119, Parents Room in Basement (vacant KDG on Plan)	855	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Room 119, Parents Room in Basement (vacant KDG on Plan)	1	EA	6	10+ years	
	Floor - Wood	Room 119, Parents Room in Basement (vacant KDG on Plan)	855	SF	7	10+ years	
	Lighting - Pendent/Surface	Room 119, Parents Room in Basement (vacant KDG on Plan)	12	EA	6	6-10 years	
	Power Distribution	Room 119, Parents Room in Basement (vacant KDG on Plan)	8	EA	7	10+ years	
	Walls - Masonry	Room 119, Parents Room in Basement (vacant KDG on Plan)	1,157	SF	7	10+ years	
	AC Unit	Room 209, Teachers Lounge	1	EA	4	1-2 years	Unit undersized for space, looks like a 300sf max model
	Ceiling - Lay-in	Room 209, Teachers Lounge	545	SF	6	10+ years	
	Doors - Side-lite	Room 209, Teachers Lounge	24	SF	6	10+ years	
	Doors - Transom Window	Room 209, Teachers Lounge	28	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Room 209, Teachers Lounge	2	EA	6	10+ years	
	Floor - Tile	Room 209, Teachers Lounge	545	SF	4	0-1 year	Tiles cracked, pitted, missing throughout, no leveling/underpayment under finish floor so most tiles are curling and warping too.
	Lighting - Lay-in	Room 209, Teachers Lounge	7	EA	7	6-10 years	
	Power Distribution	Room 209, Teachers Lounge	8	EA	6	10+ years	
	Walls - Plaster/Drywall	Room 209, Teachers Lounge	1,584	SF	6	10+ years	
Gymnasia							
	Ceiling - Plaster/Drywall	3rd Floor	4,284	SF	6	10+ years	
	Doors - Side-lite	3rd Floor	48	SF	6	10+ years	

Category : Room

Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Doors - Transom Window	3rd Floor	56	SF	6	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	6	EA	6	6-10 years	
	Floor - Wood	3rd Floor	4,284	SF	7	10+ years	
	Lighting - Metal Halide/ High Pressure Sodium	3rd Floor	2	EA	7	6-10 years	
	Lighting - Metal Halide/ High Pressure Sodium	3rd Floor	13	EA	7	6-10 years	
	Lighting - Pendent/Surface	3rd Floor	7	EA	7	6-10 years	
	Sound System	3rd Floor	1	EA	7	6-10 years	Rank and/or Priority Replacement (AKA RUL) changed to update/correct to match current observations.
	Stage	3rd Floor	416	SF	6	10+ years	Chipping paint
	Stage Curtain	3rd Floor	1	EA	7	10+ years	
	Stage Lighting System	3rd Floor	1	EA	5	6-10 years	
	Stage-Stairs - Wood	3rd Floor	5	LF	6	6-10 years	
	Walls - Plaster/Drywall	3rd Floor	5,957	SF	6	10+ years	
Kitchen							
	Ceiling - Lay-in	Basement	389	SF	6	10+ years	
	Floor - Tile	Basement	379	SF	6	10+ years	
	Floor - Tile	Basement	10	SF	5	1-2 years	Broken tiles
	Lighting - Lay-in	Basement	8	EA	6	6-10 years	
	Serving Line	Basement	12	LF	7	10+ years	
	Storage/ Closet	Basement	220	SF	7	10+ years	
	Walls - Vinyl Coated Gypsum Panel	Basement	664	SF	7	10+ years	
Lunch & Multipurpose Room							
	Ceiling - Plaster/Drywall	E Lunchroom #2 in Basement	804	SF	6	10+ years	
	Doors - Wood Doors inclu hw	E Lunchroom #2 in Basement	2	EA	6	10+ years	
	Floor - Tile	E Lunchroom #2 in Basement	10	SF	7	1-2 years	Broken tiles
	Floor - Tile	E Lunchroom #2 in Basement	794	SF	7	10+ years	
	Lighting - Pendent/Surface	E Lunchroom #2 in Basement	10	EA	6	6-10 years	
	Walls - Plaster/Drywall	E Lunchroom #2 in Basement	256	SF	7	10+ years	
	Walls - Vinyl Coated Gypsum Panel	E Lunchroom #2 in Basement	769	SF	7	10+ years	
	Ceiling - Plaster/Drywall	NE Lunchroom #1 in Basement	832	SF	7	10+ years	
	Doors - Steel Doors incl hw	NE Lunchroom #1 in Basement	2	EA	6	10+ years	
	Floor - Tile	NE Lunchroom #1 in Basement	832	SF	7	10+ years	
	Lighting - Pendent/Surface	NE Lunchroom #1 in Basement	12	EA	6	6-10 years	
	Walls - Masonry	NE Lunchroom #1 in Basement	832	SF	7	10+ years	
	Ceiling - Plaster/Drywall	North basement	800	SF	7	10+ years	
	Floor - Tile	North basement	800	SF	7	10+ years	
	Lighting - Pendent/Surface	North basement	12	EA	7	6-10 years	
	Walls - Masonry	North basement	1,100	SF	7	10+ years	

Category : Room

Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Ceiling - Plaster/Drywall	SE Lunchroom #3 in Basement	1,031	SF	7	10+ years	
	Doors - Wood Doors inclu hw	SE Lunchroom #3 in Basement	1	EA	6	10+ years	
	Floor - Tile	SE Lunchroom #3 in Basement	1,031	SF	7	10+ years	
	Lighting - Pendent/Surface	SE Lunchroom #3 in Basement	1	EA	6	6-10 years	
	Lighting - Pendent/Surface	SE Lunchroom #3 in Basement	13	EA	6	6-10 years	
	Walls - Plaster/Drywall	SE Lunchroom #3 in Basement	578	SF	7	10+ years	
	Walls - Vinyl Coated Gypsum Panel	SE Lunchroom #3 in Basement	578	SF	7	10+ years	

MDF_IDF

	Doors - Wood Doors inclu hw	In 206	1	EA	6	10+ years	
	Finishes	In 206	546	SF	7	6-10 years	
	Window AC Unit	In 206	1	EA	4	0-1 year	Missing cover, very banged up. Worst ac I've seen.

Mechanical/ Service Rooms

	Janitor's Closet	1st Floor	6	SF	7	10+ years	
	Janitor's Closet	2nd Floor	6	SF	4	10+ years	Looks like black mold, falling plaster and paint. Only mechanical space is very small hence only two photos.
	Janitor's Closet	3rd Floor	6	SF	5	10+ years	Looks like black mold, falling plaster and paint. Only mechanical space is very small hence only two photos.
	Boiler Room	Basement	1,268	SF	7	10+ years	
	Mechanical/ Service Rooms	Basement	370	SF	7	10+ years	
	Storage Room	Basement	731	SF	5	0-1 year	Major Spaulding of the concrete floors in the storage rooms causing a tripping hazard
	Vaults	Basement	200	SF	7	10+ years	Rank changed to match current observation

Restroom

	Accessories	1st Floor middle of corridor	64	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor middle of corridor	64	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor middle of corridor	2	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor middle of corridor	64	SF	7	10+ years	
	Lavatory	1st Floor middle of corridor	1	EA	7	10+ years	
	Lighting - Lay-in	1st Floor middle of corridor	3	EA	6	6-10 years	
	Partitions	1st Floor middle of corridor	2	EA	7	6-10 years	
	Walls - Tile Ceramic/ Porcelain	1st Floor middle of corridor	325	SF	7	10+ years	
	Water Closet	1st Floor middle of corridor	2	EA	7	10+ years	
	Accessories	2nd Fl Girls Room	214	SF	5	1-2 years	Sanitary napkin receptacles not hung, soap dispenser appears non functioning.

Category : Room

Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments	
	Ceiling - Plaster/Drywall	2nd Fl Girls Room	164	SF	6	10+ years	Quantity changed as total has been aggregated/divided. Peeling bubbling paint.	
	Ceiling - Plaster/Drywall	2nd Fl Girls Room	50	SF	4	1-2 years		
	Doors - Transom Window	2nd Fl Girls Room	10	SF	6	10+ years	Quantity changed as total has been aggregated/divided.	
	Floor - Tile Ceramic/ Porcelain	2nd Fl Girls Room	204	SF	6	10+ years		
	Floor - Tile Ceramic/ Porcelain	2nd Fl Girls Room	10	SF	4	0-1 year	Missing tiles	
	Floor Drain	2nd Fl Girls Room	1	EA	7	10+ years		
	Lavatory	2nd Fl Girls Room	1	EA	6	10+ years	Quantity changed as total has been aggregated/divided.	
	Lavatory	2nd Fl Girls Room	1	EA	6	10+ years		
	Lighting - Pendent/Surface	2nd Fl Girls Room	5	EA	6	6-10 years		
	Partitions	2nd Fl Girls Room	5	EA	7	6-10 years	Rank and/or Priority Replacement (AKA RUL) changed as Asset has been replaced/refurbished.	
	Walls - Plaster/Drywall	2nd Fl Girls Room	602	SF	6	10+ years	Rank and/or Priority Replacement (AKA RUL) changed as Asset has been replaced/refurbished.	
	Walls - Tile Ceramic/ Porcelain	2nd Fl Girls Room	201	SF	6	10+ years		
	Water Closet	2nd Fl Girls Room	5	EA	6	6-10 years	Mirror is missing reflective coating. Chipped falling paint throughout.	
	Accessories	3rd Floor Boys Room	214	SF	5	0-1 year		
	Ceiling - Plaster/Drywall	3rd Floor Boys Room	214	SF	6	10+ years		
	Doors - Transom Window	3rd Floor Boys Room	12	SF	6	10+ years		
	Floor - Tile Ceramic/ Porcelain	3rd Floor Boys Room	214	SF	6	10+ years		
	Floor Drain	3rd Floor Boys Room	1	EA	7	10+ years		
	Lavatory	3rd Floor Boys Room	2	EA	6	6-10 years		
	Lighting - Pendent/Surface	3rd Floor Boys Room	5	EA	6	6-10 years		
	Partitions	3rd Floor Boys Room	2	EA	7	6-10 years		
	Urinals	3rd Floor Boys Room	3	EA	6	6-10 years		
	Walls - Plaster/Drywall	3rd Floor Boys Room	602	SF	6	10+ years		Peeling paint throughout.
	Walls - Tile Ceramic/ Porcelain	3rd Floor Boys Room	201	SF	6	10+ years		
	Water Closet	3rd Floor Boys Room	2	EA	6	10+ years		
	Accessories	Basement floor inside Boiler Room	22	SF	7	6-10 years	Rank changed to match current observation	
	Ceiling - Plaster/Drywall	Basement floor inside Boiler Room	22	SF	7	10+ years	Cracks	
	Floor - Concrete	Basement floor inside Boiler Room	22	SF	5	6-10 years		
	Lavatory	Basement floor inside Boiler Room	1	EA	6	6-10 years	Deteriorating masonry	
	Lighting - Wall Mounted	Basement floor inside Boiler Room	1	EA	6	6-10 years		
	Walls - Masonry	Basement floor inside Boiler Room	170	SF	6	6-10 years		
	Walls - Masonry	Basement floor inside Boiler Room	20	SF	5	1-2 years		
	Water Closet	Basement floor inside Boiler Room	1	EA	6	10+ years		

Category : Room

Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Accessories	Boys Room in Basement	229	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Boys Room in Basement	229	SF	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	Boys Room in Basement	229	SF	6	10+ years	
	Floor Drain	Boys Room in Basement	1	EA	7	6-10 years	
	Lavatory	Boys Room in Basement	2	EA	6	6-10 years	
	Lighting - Pendent/Surface	Boys Room in Basement	6	EA	6	6-10 years	
	Partitions	Boys Room in Basement	2	EA	7	6-10 years	
	Urinals	Boys Room in Basement	5	EA	6	6-10 years	
	Walls - Concrete Block	Boys Room in Basement	464	SF	6	10+ years	
	Water Closet	Boys Room in Basement	2	EA	6	6-10 years	
	Accessories	Girls Room in Basement	216	SF	7	6-10 years	Rank changed to match current observation
	Ceiling - Plaster/Drywall	Girls Room in Basement	216	SF	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	Girls Room in Basement	216	SF	6	10+ years	
	Floor Drain	Girls Room in Basement	2	EA	7	10+ years	
	Lavatory	Girls Room in Basement	2	EA	7	10+ years	
	Lighting - Pendent/Surface	Girls Room in Basement	6	EA	6	6-10 years	
	Partitions	Girls Room in Basement	7	EA	7	6-10 years	Rank changed to match current observation
	Walls - Masonry	Girls Room in Basement	294	SF	7	10+ years	
	Walls - Plaster/Drywall	Girls Room in Basement	294	SF	7	10+ years	
	Water Closet	Girls Room in Basement	6	EA	7	10+ years	
	Water Closet	Girls Room in Basement	1	EA	7	10+ years	
	Accessories	In Room 101	54	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	In Room 101	54	SF	7	10+ years	
	Doors - Transom Window	In Room 101	32	SF	7	10+ years	
	Doors - Wood Doors inclu hw	In Room 101	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	In Room 101	54	SF	7	10+ years	
	Floor Drain	In Room 101	1	EA	7	10+ years	
	Lavatory	In Room 101	1	EA	6	6-10 years	
	Lighting - Pendent/Surface	In Room 101	1	EA	7	6-10 years	
	Walls - Plaster/Drywall	In Room 101	250	SF	7	10+ years	
	Water Closet	In Room 101	1	EA	7	10+ years	
	Accessories	Mens Staff restroom in Basement	55	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Mens Staff restroom in Basement	55	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Mens Staff restroom in Basement	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	Mens Staff restroom in Basement	55	SF	7	10+ years	
	Lavatory	Mens Staff restroom in Basement	1	EA	7	10+ years	
	Lighting - Pendent/Surface	Mens Staff restroom in Basement	1	EA	6	6-10 years	
	Walls - Plaster/Drywall	Mens Staff restroom in Basement	290	SF	7	10+ years	
	Water Closet	Mens Staff restroom in Basement	1	EA	7	10+ years	
	Accessories	Womens Staff in Basement	220	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Womens Staff in Basement	220	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Womens Staff in Basement	2	EA	6	10+ years	

Category : Room

Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Floor - Tile	Womens Staff in Basement	110	SF	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	Womens Staff in Basement	110	SF	7	10+ years	
	Floor Drain	Womens Staff in Basement	1	EA	7	10+ years	
	Lavatory	Womens Staff in Basement	2	EA	7	10+ years	
	Lighting - Pendent/Surface	Womens Staff in Basement	6	EA	6	6-10 years	
	Partitions	Womens Staff in Basement	2	EA	7	10+ years	
	Student Lockers - One Tier	Womens Staff in Basement	4	EA	7	10+ years	
	Walls - Concrete Block	Womens Staff in Basement	156	SF	7	10+ years	
	Walls - Masonry	Womens Staff in Basement	156	SF	7	10+ years	
	Walls - Plaster/Drywall	Womens Staff in Basement	312	SF	7	10+ years	
	Water Closet	Womens Staff in Basement	2	EA	7	10+ years	

Category : Classroom

Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Classroom #101 (Pre School)							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	875	SF	7	10+ years	
	Chalk Board	1st Floor	12	LF	4	2-5 years	
	Doors - Transom Window	1st Floor	12	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	6	10+ years	
	Floor - Tile	1st Floor	875	SF	4	1-2 years	Broken tiles
	Lighting - Pendent/Surface	1st Floor	16	EA	6	6-10 years	
	Marker Board	1st Floor	18	LF	6	6-10 years	
	Storage/ Closet	1st Floor	80	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,543	SF	7	10+ years	
Classroom #102 (Regular Classroom)							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	7	LF	6	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	831	SF	6	10+ years	
	Doors - Transom Window	1st Floor	12	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	6	10+ years	
	Floor - Wood	1st Floor	831	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	16	EA	6	6-10 years	
	Marker Board	1st Floor	24	LF	7	6-10 years	
	Storage/ Closet	1st Floor	145	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,412	SF	7	10+ years	
Classroom #103 (Regular Classroom)							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	875	SF	7	10+ years	
	Doors - Transom Window	1st Floor	30	SF	7	10+ years	

Category : Classroom

Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Doors - Wood Doors inclu hw	1st Floor	3	EA	6	10+ years	
	Floor - Tile	1st Floor	875	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	16	EA	7	10+ years	
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Walls - Plaster/Drywall	1st Floor	1,542	SF	7	10+ years	
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Classroom #104 (Regular Classroom)							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	7	LF	6	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	1,050	SF	7	10+ years	
	Doors - Transom Window	1st Floor	18	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Wood	1st Floor	1,050	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	16	EA	7	6-10 years	
	Marker Board	1st Floor	12	LF	7	6-10 years	
	Storage/ Closet	1st Floor	145	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	2,339	SF	7	10+ years	
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Classroom #105 (Regular Classroom)							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	875	SF	7	10+ years	
	Chalk Board	1st Floor	12	LF	4	2-5 years	
	Doors - Transom Window	1st Floor	30	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	3	EA	6	10+ years	
	Floor - Wood	1st Floor	875	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	16	EA	6	6-10 years	
	Marker Board	1st Floor	30	LF	7	6-10 years	
	Storage/ Closet	1st Floor	145	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,543	SF	7	10+ years	
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Classroom #106 (Regular Classroom)							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	7	LF	6	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	1,050	SF	7	10+ years	
	Doors - Transom Window	1st Floor	12	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	1,000	SF	6	10+ years	
	Floor - Tile	1st Floor	50	SF	4	1-2 years	Broken tiles
	Lighting - Pendent/Surface	1st Floor	16	EA	6	6-10 years	
	Marker Board	1st Floor	30	LF	7	6-10 years	
	Storage/ Closet	1st Floor	145	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	2,339	SF	7	10+ years	

Category : Classroom

Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Classroom #107 (Art Room)</u>							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	6	LF	6	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	875	SF	7	10+ years	
	Chalk Board	1st Floor	4	LF	4	2-5 years	
	Doors - Transom Window	1st Floor	6	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	6	10+ years	
	Floor - Tile	1st Floor	852	SF	7	10+ years	
	Floor - Tile	1st Floor	23	SF	4	1-2 years	Broken tiles
	Lighting - Pendent/Surface	1st Floor	16	EA	6	10+ years	
	Marker Board	1st Floor	50	LF	7	6-10 years	
	Storage/ Closet	1st Floor	145	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,543	SF	7	10+ years	
<u>Classroom #108 (Regular Classroom)</u>							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	6	LF	6	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	831	SF	7	10+ years	
	Doors - Transom Window	1st Floor	12	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	3	EA	6	10+ years	
	Floor - Tile	1st Floor	831	SF	4	1-2 years	Broken tiles
	Lighting - Pendent/Surface	1st Floor	16	EA	6	6-10 years	
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Storage/ Closet	1st Floor	145	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,412	SF	7	10+ years	
<u>Classroom #120 (Office)</u>							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	18	LF	6	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	767	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	767	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	13	EA	6	6-10 years	
	Marker Board	1st Floor	4	LF	6	6-10 years	
	Walls - Masonry	1st Floor	242	SF	7	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	727	SF	7	10+ years	
	Work Sink	1st Floor	2	EA	7	6-10 years	
<u>Classroom #201 (Regular Classroom)</u>							
	AC Units	2nd Floor	1	EA	7	6-10 years	Rank and/or Priority Replacement (AKA RUL) changed to update/correct to match current observations.

Category : Classroom

Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Casework	2nd Floor	6	LF	6	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	875	SF	7	10+ years	
	Chalk Board	2nd Floor	12	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	6	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Tile	2nd Floor	875	SF	4	1-2 years	Tiles cracked, pitted, missing throughout, no leveling/underpayment under finish floor so most tiles are curling and warping too.
	Lighting - Pendent/Surface	2nd Floor	14	EA	7	6-10 years	
	Marker Board	2nd Floor	24	LF	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	1,543	SF	7	10+ years	
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Classroom #202 (Regular Classroom)							
	AC Units	2nd Floor	1	EA	7	6-10 years	Rank and/or Priority Replacement (AKA RUL) changed to update/correct to match current observations. Just needs cleaned.
	Casework	2nd Floor	6	LF	6	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	801	SF	6	10+ years	Quantity changed as total has been aggregated/divided.
	Ceiling - Plaster/Drywall	2nd Floor	30	SF	5	0-1 year	Looks like water damage, but may be just cracked peeling paint since no water source directly above, but is adjacent to toilet room above. Quantity changed as total has been aggregated/divided.
	Doors - Transom Window	2nd Floor	6	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Tile	2nd Floor	831	SF	4	10+ years	Tiles cracked, pitted, missing throughout, no leveling/underpayment under finish floor so most tiles are curling and warping too.
	Lighting - Pendent/Surface	2nd Floor	14	EA	7	6-10 years	
	Marker Board	2nd Floor	24	LF	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	1,412	SF	6	10+ years	
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Classroom #203 (Regular Classroom)							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	6	LF	6	6-10 years	
	Ceiling - Lay-in	2nd Floor	875	SF	7	10+ years	
	Chalk Board	2nd Floor	12	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	36	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	3	EA	6	10+ years	

Category : Classroom

Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Floor - Tile	2nd Floor	875	SF	4	10+ years	Tiles cracked, pitted, missing throughout, no leveling/underpayment under finish floor so most tiles are curling and warping too. Quantity changed as total has been aggregated/divided.
	Lighting - Lay-in	2nd Floor	12	EA	7	6-10 years	
	Lighting - Pendent/Surface	2nd Floor	2	EA	7	6-10 years	
	Marker Board	2nd Floor	24	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	145	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,543	SF	7	10+ years	
Classroom #204 (Regular Classroom)							
	AC Units	2nd Floor	1	EA	7	6-10 years	Rank and/or Priority Replacement (AKA RUL) changed to update/correct to match current observations.
	Casework	2nd Floor	7	LF	6	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	1,050	SF	7	10+ years	
	Doors - Transom Window	2nd Floor	6	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	6	10+ years	
	Floor - Wood	2nd Floor	1,050	SF	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	7	6-10 years	
	Marker Board	2nd Floor	24	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	145	SF	5	10+ years	Chipped falling paint
	Walls - Plaster/Drywall	2nd Floor	2,339	SF	7	10+ years	
Classroom #205 (Office)							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Ceiling - Lay-in	2nd Floor	875	SF	7	10+ years	
	Chalk Board	2nd Floor	30	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	34	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	3	EA	6	10+ years	
	Floor - Tile	2nd Floor	875	SF	4	1-2 years	Tiles cracked, pitted, throughout, no leveling/underpayment under finish floor so most tiles are curling and warping too.
	Lighting - Lay-in	2nd Floor	12	EA	7	6-10 years	
	Lighting - Pendent/Surface	2nd Floor	2	EA	7	6-10 years	
	Marker Board	2nd Floor	24	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	145	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,543	SF	6	10+ years	

Category : Classroom

Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Classroom #206 (Regular Classroom)</u>							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	7	LF	6	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	905	SF	7	10+ years	
	Doors - Transom Window	2nd Floor	6	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Tile	2nd Floor	855	SF	6	10+ years	Quantity changed as total has been aggregated/divided.
	Floor - Tile	2nd Floor	50	SF	5	1-2 years	Cracked tiles. Quantity changed as total has been aggregated/divided.
	Lighting - Pendent/Surface	2nd Floor	14	EA	7	6-10 years	
	Marker Board	2nd Floor	30	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	40	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	2,339	SF	7	10+ years	
<u>Classroom #207 (Science)</u>							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	6	LF	6	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	875	SF	7	10+ years	
	Chalk Board	2nd Floor	12	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	12	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	3	EA	6	10+ years	
	Floor - Tile	2nd Floor	875	SF	4	1-2 years	Tiles cracked, pitted, missing throughout, no leveling/underpayment under finish floor so most tiles are curling and warping too. Quantity changed as total has been aggregated/divided.
	Lighting - Pendent/Surface	2nd Floor	16	EA	7	10+ years	
	Marker Board	2nd Floor	24	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	145	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,543	SF	6	10+ years	
<u>Classroom #208 (Regular Classroom)</u>							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	6	LF	6	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	831	SF	7	10+ years	
	Chalk Board	2nd Floor	10	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	12	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	3	EA	6	10+ years	
	Floor - Tile	2nd Floor	831	SF	4	0-1 year	Tiles cracked, pitted, missing throughout, no leveling/underpayment under finish floor so most tiles are

Category : Classroom

Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Lighting - Pendent/Surface	2nd Floor	16	EA	7	6-10 years	curling and warping too.
	Marker Board	2nd Floor	24	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	145	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,392	SF	7	2-5 years	
Classroom #301 (Regular Classroom)							
	AC Units	3rd Floor	1	EA	7	6-10 years	Rank and/or Priority Replacement (AKA RUL) changed to update/correct to match current observations.
	Casework	3rd Floor	6	LF	6	6-10 years	
	Ceiling - Plaster/Drywall	3rd Floor	831	SF	7	10+ years	
	Doors - Transom Window	3rd Floor	6	SF	7	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Wood	3rd Floor	831	SF	7	10+ years	
	Lighting - Pendent/Surface	3rd Floor	14	EA	7	6-10 years	
	Marker Board	3rd Floor	24	LF	7	6-10 years	
	Walls - Plaster/Drywall	3rd Floor	1,554	SF	7	10+ years	
Classroom #302 (Physical Education Room)							
	AC Units	3rd Floor	1	EA	7	6-10 years	Rank and/or Priority Replacement (AKA RUL) changed to update/correct to match current observations.
	Casework	3rd Floor	7	LF	6	6-10 years	
	Ceiling - Plaster/Drywall	3rd Floor	831	SF	7	10+ years	
	Chalk Board	3rd Floor	20	LF	4	2-5 years	
	Doors - Transom Window	3rd Floor	6	SF	7	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Carpet	3rd Floor	831	SF	7	6-10 years	
	Lighting - Pendent/Surface	3rd Floor	14	EA	7	6-10 years	
	Marker Board	3rd Floor	24	LF	7	6-10 years	
	Walls - Plaster/Drywall	3rd Floor	1,412	SF	7	10+ years	
Classroom #304 (Computer Lab)							
	AC Units	3rd Floor	1	EA	7	6-10 years	Rank and/or Priority Replacement (AKA RUL) changed to update/correct to match current observations.
	Casework	3rd Floor	7	LF	6	6-10 years	
	Ceiling - Plaster/Drywall	3rd Floor	1,050	SF	6	10+ years	
	Doors - Transom Window	3rd Floor	6	SF	7	10+ years	

Category : Classroom

Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Wood	3rd Floor	1,050	SF	6	10+ years	Finish is worn off on much of the floor.
	Lighting - Pendent/Surface	3rd Floor	16	EA	7	6-10 years	
	Marker Board	3rd Floor	25	LF	7	6-10 years	
	Storage/ Closet	3rd Floor	145	SF	5	10+ years	Chipping falling paint on ceiling.
	Walls - Plaster/Drywall	3rd Floor	3,339	SF	7	10+ years	
	Wireless System	3rd Floor	1	EA	7	6-10 years	Appears to be working fine. Rank and/or Priority Replacement (AKA RUL) changed to update/correct to match current observations.
<hr/>							
<u>Classroom #306 (Regular Classroom)</u>							
	AC Units	3rd Floor	1	EA	7	6-10 years	Rank and/or Priority Replacement (AKA RUL) changed to update/correct to match current observations.
	Casework	3rd Floor	7	LF	6	6-10 years	
	Ceiling - Plaster/Drywall	3rd Floor	1,050	SF	7	10+ years	
	Doors - Transom Window	3rd Floor	6	SF	7	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	2	EA	6	10+ years	
	Floor - Wood	3rd Floor	1,050	SF	7	10+ years	
	Lighting - Pendent/Surface	3rd Floor	16	EA	7	6-10 years	
	Marker Board	3rd Floor	20	LF	7	6-10 years	
	Storage/ Closet	3rd Floor	145	SF	5	10+ years	Falling chipping paint.
	Walls - Plaster/Drywall	3rd Floor	2,339	SF	7	10+ years	
<hr/>							
<u>Classroom #307 (Regular Classroom)</u>							
	AC Units	3rd Floor	1	EA	7	6-10 years	Rank and/or Priority Replacement (AKA RUL) changed as Asset has been replaced/refurbished. Quantity changed to update/correct to match current observations. Room was previously used as library but is now used as classroom 307. Classroom added, library assets removed.
	Casework	3rd Floor	45	LF	7	6-10 years	Room was previously used as library but is now used as classroom 307. Classroom added, library assets removed. Quantity changed as total has been aggregated/divided.
	Ceiling - Plaster/Drywall	3rd Floor	854	SF	6	10+ years	Room was previously used as library but is now used as classroom 307. Classroom added, library assets

Category : Classroom

Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Doors - Transom Window	3rd Floor	12	SF	7	10+ years	removed. Quantity changed as total has been aggregated/divided. Room was previously used as library but is now used as classroom 307. Classroom added, library assets removed. Quantity changed as total has been aggregated/divided.
	Doors - Wood Doors inclu hw	3rd Floor	3	EA	6	10+ years	Room was previously used as library but is now used as classroom 307. Classroom added, library assets removed. Quantity changed as total has been aggregated/divided.
	Floor - Tile	3rd Floor	854	SF	4	1-2 years	Tiles cracked, pitted, missing throughout, no leveling/underpayment under finish floor so most tiles are curling and warping too. Room was previously used as library but is now used as classroom 307. Classroom added, library assets removed. Quantity changed as total has been aggregated/divided.
	Lighting - Pendent/Surface	3rd Floor	16	EA	7	6-10 years	Room was previously used as library but is now used as classroom 307. Classroom added, library assets removed. Quantity changed as total has been aggregated/divided.
	Marker Board	3rd Floor	32	LF	7	6-10 years	Room was previously used as library but is now used as classroom 307. Classroom added, library assets removed. Markerboard is new to room.
	Storage/ Closet - Plaster/Drywall	3rd Floor	145	SF	7	10+ years	Room was previously used as library but is now used as classroom 307. Classroom added, library assets removed. Quantity changed as total has been aggregated/divided. Rank and/or Priority Replacement (AKA RUL) changed to update/correct to match current observations.
	Walls - Plaster/Drywall	3rd Floor	1,543	SF	5	10+ years	Overly thick paint/plaster is cracking and beginning to fall. Room was previously used as library but is now used as classroom 307. Classroom added, library assets removed.

Category : Classroom

Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Classroom #308 (Regular Classroom)							
	AC Units	3rd Floor	1	EA	7	6-10 years	Quantity changed as total has been aggregated/divided. Rank and/or Priority Replacement (AKA RUL) changed to update/correct to match current observations.
	Casework	3rd Floor	4	LF	7	6-10 years	Rank and/or Priority Replacement (AKA RUL) changed to update/correct to match current observations.
	Ceiling - Plaster/Drywall	3rd Floor	831	SF	7	10+ years	
	Doors - Transom Window	3rd Floor	12	SF	6	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	3	EA	7	10+ years	
	Floor - Tile	3rd Floor	831	SF	4	1-2 years	Tiles cracked throughout, no leveling/underpayment under finish floor so many tiles are curling and warping too.
	Lighting - Pendent/Surface	3rd Floor	16	EA	7	6-10 years	
	Marker Board	3rd Floor	20	LF	7	6-10 years	
	Storage/ Closet	3rd Floor	145	SF	7	10+ years	Rank and/or Priority Replacement (AKA RUL) changed to update/correct to match current observations.
	Walls - Plaster/Drywall	3rd Floor	1,412	SF	6	10+ years	

Category : Interior

Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Corridor							
	Ceiling - Plaster/Drywall	1st Floor	2,110	SF	7	10+ years	
	Drinking Fountains - Double Fountain	1st Floor	4	EA	7	6-10 years	
	Floor - Asphalt Floor	1st Floor	2,110	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	18	EA	6	6-10 years	
	Lighting - Wall Mounted	1st Floor	1	EA	6	6-10 years	
	Walls - Plaster/Drywall	1st Floor	3,740	SF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	2,010	SF	6	10+ years	
	Drinking Fountains - Triple Fountain	2nd Floor	3	EA	7	10+ years	
	Floor - Asphalt Floor	2nd Floor	2,010	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	20	EA	6	6-10 years	

Category : Interior

Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Student Lockers - One Tier	2nd Floor	100	EA	6	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	3,380	SF	6	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	816	SF	6	10+ years	
	Floor - Asphalt Floor	3rd Floor	816	SF	6	10+ years	
	Lighting - Pendent/Surface	3rd Floor	8	EA	6	6-10 years	
	Walls - Plaster/Drywall	3rd Floor	1,064	SF	6	10+ years	
	Ceiling - Plaster/Drywall	Basement	2,454	SF	7	10+ years	
	Doors - Side-lite	Basement	32	SF	6	10+ years	
	Doors - Transom Window	Basement	14	SF	7	10+ years	
	Doors - Wood Doors include hw	Basement	2	EA	6	10+ years	
	Drinking Fountains - Triple Fountain	Basement	6	EA	7	6-10 years	
	Floor - Asphalt Floor	Basement	1,390	SF	7	10+ years	
	Floor - Tile/Sheet	Basement	1,068	SF	7	10+ years	
	Lighting - Pendent/Surface	Basement	15	EA	6	6-10 years	
	Lighting - Pendent/Surface	Basement	9	EA	6	6-10 years	
	Stairs - Concrete Stairs	Basement	11	LF	6	10+ years	
	Student Lockers - One Tier	Basement	18	EA	7	10+ years	
	Walls - Masonry	Basement	3,230	SF	7	10+ years	
	Walls - Plaster/Drywall	Basement	710	SF	7	10+ years	

Safety

Camera Viewing Station	Entire Building	1	EA	7	6-10 years	Rank and/or Priority Replacement (AKA RUL) changed to update/correct to match current observations.
Security Cameras	Entire Building	7	EA	7	6-10 years	Rank and/or Priority Replacement (AKA RUL) changed to update/correct to match current observations.

Stairs

Ceiling - Plaster/Drywall	East	278	SF	7	10+ years
Floor - Asphalt	East	320	SF	7	10+ years
Floor - Terrazzo	East	118	SF	7	10+ years
Handrails	East	304	LF	7	10+ years
Lighting - Wall Mounted	East	2	EA	6	6-10 years
Lighting - Wall Mounted	East	9	EA	6	6-10 years
Stairs - Asphalt	East	84	LF	7	10+ years
Walls - Plaster/Drywall	East	3,432	SF	7	10+ years
Ceiling - Plaster/Drywall	West	278	SF	7	10+ years
Floor - Asphalt	West	320	SF	7	10+ years
Floor - Terrazzo	West	118	SF	7	10+ years
Handrails	West	304	LF	7	10+ years
Lighting - Wall Mounted	West	11	EA	6	6-10 years

Category : Interior

Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Stairs - Asphalt	West	84	LF	7	10+ years	
	Walls - Plaster/Drywall	West	3,432	SF	7	10+ years	

Category : Site

Building : Site

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Athletic							
	Surface - Synthetic	North	10,800	SF	7	10+ years	
Civil/Drainage							
	Civil/ Drainage - Catch Basin	Entire Site	3	EA	6	10+ years	
	Civil/ Drainage - Site Drain	Entire Site	1	EA	5	6-10 years	Drainage issues, flooding
	Civil/ Drainage - Site Manhole	Entire Site	2	EA	6	10+ years	
Fencing							
	Fencing - Chain Link	Entire Site	436	LF	6	10+ years	
	Fencing - Chain Link	Entire Site	150	LF	5	2-5 years	
	Fencing - New Standard Ornamental	Entire Site	324	LF	7	10+ years	
Landscape							
	Benches	Entire Site	2	EA	6	10+ years	
	Landscape - Grass	Entire Site	2,159	SF	5	10+ years	
	Landscape - Hardscape- Asphalt	Entire Site	1,400	SF	5	1-2 years	Drainage issues, cracking
	Landscape - Hardscape- Concrete	Entire Site	1,173	SF	6	10+ years	
	Planting Beds/ Area	Entire Site	3,208	SF	6	10+ years	
	Play Area - Hardscape- Asphalt	Entire Site	3,325	SF	6	10+ years	
Parking Lot							
	Surface - Asphalt	Entire Site	6,379	SF	6	10+ years	
	Trash Enclosure - Chain Links	Entire Site	550	SF	6	10+ years	
Playground							
	Equipment - Pre K 3-5	South West	1	EA	7	10+ years	
	Equipment - School Age 5-12	South West	1	EA	7	10+ years	
	Surface - Poured Surface	South West	2,131	SF	7	10+ years	
Sidewalks							
	Sidewalks - Perimeter Sidewalks	Entire Site	9,926	SF	6	10+ years	
Signage							
	Flag Pole - Building Mounted Flag Pole	Entire Site	1	EA	6	10+ years	
	Marquee - Free Standing Back Lighted	Entire Site	1	EA	6	10+ years	
	Monument - Sign	Entire Site	2	EA	6	10+ years	

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

Definitions

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

Current Usage	Intended Usage	Room Location	Room Number	Floor Plan Room Number	Area (SF)	Glazed Window Area	Operable Window Area	Window Stop	Smart-Board
Building : Main									
Art Room	Regular Classroom	1st Floor	107	107	875	135	24	Y	N
Computer Lab	Regular Classroom	3rd Floor	304	304	1,050	150	75	N	Y
Office	Regular Classroom	1st Floor	120	120	767	80	40	N	N
Office	Regular Classroom	2nd Floor	205	205	875	135	24	Y	Y
Physical Education Room	Regular Classroom	3rd Floor	302	302	831	120	60	N	Y
Pre School	Pre School	1st Floor	101	101	875	135	24	Y	Y
Regular Classroom	Library	3rd Floor	307	307	854	120	60		Y
Regular Classroom	Regular Classroom	1st Floor	102	102	831	120	60	N	Y
Regular Classroom	Regular Classroom	1st Floor	103	103	875	135	24	Y	Y
Regular Classroom	Regular Classroom	1st Floor	104	104	1,050	150	75	N	Y
Regular Classroom	Regular Classroom	1st Floor	105	105	875	135	24	Y	Y
Regular Classroom	Regular Classroom	1st Floor	106	106	1,050	150	75	N	Y
Regular Classroom	Regular Classroom	1st Floor	108	108	831	120	60	N	Y
Regular Classroom	Regular Classroom	2nd Floor	201	201	875	135	24	Y	Y
Regular Classroom	Regular Classroom	2nd Floor	202	202	831	120	60	N	Y
Regular Classroom	Regular Classroom	2nd Floor	203	203	875	135	24	Y	Y
Regular Classroom	Regular Classroom	2nd Floor	204	204	1,050	150	75	N	Y
Regular Classroom	Regular Classroom	2nd Floor	206	206	905	120	60	N	Y
Regular Classroom	Regular Classroom	2nd Floor	208	208	831	120	60	N	Y
Regular Classroom	Regular Classroom	3rd Floor	301	301	831	135	24	Y	Y
Regular Classroom	Regular Classroom	3rd Floor	306	306	1,050	150	75	N	Y
Regular Classroom	Regular Classroom	3rd Floor	308	308	831	120	60	N	Y
Science	Regular Classroom	2nd Floor	207	207	875	135	24	N	Y