

**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	1958	1	18,593
Addition	1961	2	14,900
<b>Campus Total</b>			<b>33,493</b>

**Category : Exterior**

**Building : Main**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<b>Entrance</b>							
	Exterior Doors - Exterior Steel Door	Entrance 1 - Northeast	1	EA	4	1-2 years	Corroded door and frame
	Exterior Doors - Transom Lite	Entrance 1 - Northeast	1	EA	6	10+ years	
	Exterior Stairs - Stone	Entrance 1 - Northeast	3	LF	5	6-10 years	
	Entrance Control - Audio and Video	Entrance 4 - Southwest	1	EA	6	10+ years	
	Exterior Doors - Exterior FRP Door	Entrance 4 - Southwest	3	EA	6	10+ years	
	Exterior Doors - Side lite	Entrance 4 - Southwest	6	EA	6	10+ years	
	Exterior Doors - Transom Lite	Entrance 4 - Southwest	3	EA	6	10+ years	
	Exterior Stairs - Concrete	Entrance 4 - Southwest	26	LF	6	10+ years	
	Power Door Operator and Controls	Entrance 4 - Southwest	2	EA	7	10+ years	
	Ramp Handrail - Steel_Ramp Handrail	Entrance 4 - Southwest	60	LF	5	1-2 years	Corroded post bases
	Ramps - Concrete	Entrance 4 - Southwest	35	LF	5	1-2 years	Hairline cracks at Posts, Chunks of concrete falling off at posts
	Stair Handrail - Steel_Stair Handrail	Entrance 4 - Southwest	16	LF	6	10+ years	
	Entrance Control - Audio and Video	Entrance 5 - Northwest	1	EA	6	10+ years	
	Exterior Doors - Exterior FRP Door	Entrance 5 - Northwest	2	EA	6	10+ years	
	Exterior Doors - Side lite	Entrance 5 - Northwest	6	EA	6	10+ years	
	Exterior Doors - Transom Lite	Entrance 5 - Northwest	2	EA	6	10+ years	
	Exterior Stairs - Concrete	Entrance 5 - Northwest	10	LF	6	10+ years	
	Exterior Stairs - Stone	Entrance 5 - Northwest	9	LF	5	10+ years	Capped, repaired
	Exterior Doors - Exterior FRP Door	Entrance 6 - southwest	1	EA	6	6-10 years	Door is in fair shape
	Exterior Doors - Side lite	Entrance 6 - southwest	1	EA	7	10+ years	
	Exterior Doors - Transom Lite	Entrance 6 - southwest	1	EA	6	10+ years	

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

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<b>Foundation</b>							
	Foundation - Concrete	Entire Building	665	LF	7	10+ years	
	Superstructure - Concrete	Entire Building	18,593	SF	7	10+ years	
<b>Lighting</b>							
	Exterior Lighting - Wall Mounted	Entire Building	15	EA	5	6-10 years	
<b>Roof System</b>							
	Access Ladder - Metal	Roof 1	1	EA	5	2-5 years	
	Chimney - Brick Chimney- Concrete/ Mortar Liner	Roof 1	8	LF	6	10+ years	
	Chimney - Brick Chimney- Concrete/ Mortar Liner	Roof 1	20	LF	5	10+ years	Cracks
	Chimney - Metal Flue	Roof 1	18	LF	6	10+ years	
	Chimney - Metal Flue	Roof 1	17	LF	4	1-2 years	Corroded
	Coping - Metal	Roof 1	600	LF	6	10+ years	
	Downspouts - Exterior Downspouts	Roof 1	12	LF	5	1-2 years	Not fully connected at top
	Downspouts - Interior Downspouts	Roof 1	52	LF	6	10+ years	
	Roof - PVC Membrane	Roof 1	16,769	SF	3	1-2 years	Soft spots and Active leaks, open seams, ponding throughout
	Roof Hatch - Metal	Roof 1	1	EA	5	1-2 years	Corroded hatch with broken hinges
	Roof Structure - Concrete	Roof 1	16,769	SF	7	10+ years	
	Coping - Metal	Roof 2	165	LF	6	10+ years	
	Coping - Metal	Roof 2	10	LF	5	1-2 years	Corroding coping
	Downspouts - Exterior Downspouts	Roof 2	54	LF	6	10+ years	
	Roof - PVC Membrane	Roof 2	1,824	SF	4	1-2 years	Open seams, ponding, tears, soft spots throughout
	Roof Structure - Steel / Metal Deck/ Concrete Topping	Roof 2	1,824	SF	7	10+ years	
<b>Walls</b>							
	Canopy - Concrete/ Stucco	Entire Building	60	SF	6	10+ years	
	Canopy - Concrete/ Stucco	Entire Building	325	SF	5	1-2 years	Ceiling has been repaired, connection of downspout to roof is poor. Ceiling paint is flaking in some places. PVC Roof surface is poor
	Exterior Walls - Brick	Entire Building	5,150	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	500	SF	5	10+ years	Deteriorated mortar
	Exterior Walls - Stone-Cast	Entire Building	430	SF	5	10+ years	
	Exterior Walls - Stone-Cast	Entire Building	22	SF	5	10+ years	Minor cracks at some windowsills. No efflorescence noted
	Exterior Walls - Stone-Cut	Entire Building	300	SF	5	10+ years	

**Category : Exterior**

**Building : Main**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Windows</u>							
	Guard - Guards perforated	Entire Building	2,510	SF	6	10+ years	
	Lintels - Steel	Entire Building	465	LF	6	10+ years	
	Windows - Louver	Entire Building	22	SF	6	10+ years	
	Windows - Louver	Entire Building	20	SF	5	1-2 years	Corroded
	Windows - Sash Aluminum Double-pane	Entire Building	2,660	SF	6	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	
	Exit Signs - Corridors and Stairs	Entire Building	4	EA	7	6-10 years	With battery power
	Exit Signs - Multipurpose Room	Entire Building	2	EA	7	6-10 years	With battery power
	Emergency A/C Power - Corridors and Stairs	Entire Building	4,100	SF	6	6-10 years	
	Security System - CCTV	Entire Building	18,593	SF	7	6-10 years	
	Security System - Intrusion Detection	Entire Building	18,593	SF	7	6-10 years	

Main Service

	Main Electrical Service - 2001 to 3000 A 120/208/3PH	Electrical Room	1	EA	6	6-10 years	
	Independent Electrical Service for emergency power	Electrical Room	1	EA	6	10+ years	
	PA System	Entire Building	1	SF	7	6-10 years	

Power Distribution

	Lighting and Power Panels - 100 A	Entire Building	3	EA	6	6-10 years	
	Lighting and Power Panels - 100 A	Entire Building	2	EA	4	0-1 year	Live Front exposed - fuse panel Quantity change per current observation
	Lighting and Power Panels - Above 100 A	Entire Building	3	EA	6	6-10 years	
	Lighting and Power Panels - Above 100 A	Entire Building	2	EA	6	6-10 years	
	Main Distribution Panels - 400 - 600 amp	Entire Building	4	EA	6	6-10 years	
	Main Distribution Panels - Greater than 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>							

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

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Fire Alarm Panel	Electrical Room	1	EA	7	6-10 years	
	Fire Alarm Strobe Lights	Electrical Room	18,593	SF	7	6-10 years	
	Fire Alarm_System	Electrical Room	18,593	SF	6	6-10 years	

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

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Air Handling Systems</u>							
	Fan Coil Unit- Celing Mounted - Steam	Entire Building	2	EA	5	6-10 years	Control needs adjustment
	Roof Top Unit-Single Zone-Roof Mounted-DX Cooling Only with Self Contained Compressor - 11 - 20 tons	Lower Roof	1	EA	6	6-10 years	Served multipurpose
	Roof Top Unit-Single Zone-Roof Mounted-DX Cooling Only with Self Contained Compressor - 5 - 10 tons	Lower Roof	1	EA	7	6-10 years	Served clinical
<u>Boiler Systems</u>							
	Boiler Auxiliary- Scotch Marine- Steam Low Pressure Boiler - 50 - 75 HP	Boiler Room	2	EA	5	6-10 years	B-1 valve leaking
	Chemical Feed System	Boiler Room	1	EA	6	6-10 years	
	Combustion Dampers	Boiler Room	1	EA	6	2-5 years	
	Condensate Pump	Boiler Room	2	EA	6	6-10 years	
	Feed Water Pumps and Tank	Boiler Room	1	EA	6	2-5 years	
	Non Condensing- Fire Tube- Scotch Marine- Steam- Low Pressure Boiler - 50 - 75 HP	Boiler Room	2	EA	5	6-10 years	Control needs replacement
	Piping - Condensate Pipe- Steel	Boiler Room	300	LF	6	6-10 years	
	Piping - Steam Pipe- Steel	Boiler Room	300	LF	6	6-10 years	
	Steam Traps	Boiler Room	45	EA	5	6-10 years	Minor repair needed
	Vacuum Pump	Boiler Room	1	EA	6	6-10 years	
<u>Gas Booster</u>							
	Gas Booster	Boiler Room	1	EA	5	2-5 years	Corroded
<u>Heating Devices</u>							
	Radiators - Steam	Entire Building	2	EA	6	6-10 years	
	Wall Heater - Electric	Entire Building	4	EA	6	6-10 years	
	Fin Tube - Steam	Entire Building	48	LF	5	2-5 years	Control needs replacement
	Cabinet Heaters - With Steam Coil	Entire Building	13	EA	6	10+ years	
<u>Temperature Control</u>							
	Electric Thermostat	Entire Building	6	EA	6	2-5 years	
	Electric Thermostat	Entire Building	5	EA	6	2-5 years	
	Pneumatic System	Entire Building	18,593	SF	3	0-1 year	Served addition also New item added

**Category : Mechanical**

**Building : Main**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Thermostats - Pneumatic	Entire Building	6	EA	5	2-5 years	per current observation System needs replacement not working per building engineer Pneumatic system is not working per building engineer
<b>Unit Ventilation</b>							
	Unit Ventilators- Floor Mounted- Steam Heating w/ DX Cooling Coil & w/ Self Contained Compressors	1st Floor	8	EA	7	10+ years	
<b>Ventilation</b>							
	Exhaust Fans- Indoor - Less than 500 CFM	Roof	1	EA	6	6-10 years	Switch gear room inside New item added per current observation
	Exhaust Fans- Indoor - Less than 500 CFM	Roof	1	EA	6	6-10 years	
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	Roof	1	EA	6	6-10 years	Quantity change per current observation
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	Roof	1	EA	4	1-2 years	Noisy and vibrating
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Roof	1	EA	7	10+ years	Replace new in 2021
	Roof Mounted Duct Work	Roof	18	LF	6	6-10 years	New item added per current observation

**Category : Plumbing**

**Building : Main**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<b>Hot Water</b>							
	Gas Heater - Less than 150000 BTU/HR	Boiler Room	1	EA	5	6-10 years	
<b>Piping</b>							
	Domestic Piping-Hot Water Return Lines	1st Floor	18,593	SF	6	6-10 years	
	Domestic Piping-Hot Water Return Risers	1st Floor	18,593	SF	6	6-10 years	
	Domestic Piping-Hot Water from Risers to Fixtures	1st Floor	18,593	SF	6	6-10 years	
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	1st Floor	18,593	SF	6	6-10 years	
	Domestic Piping-Hot/Cold Water Supply (Risers)	1st Floor	18,593	SF	6	6-10 years	
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	1st Floor	18,593	SF	6	6-10 years	
	Sanitary Piping	1st Floor	18,593	SF	6	6-10 years	
	Storm Piping	1st Floor	18,593	SF	6	6-10 years	

**Category : Plumbing**

**Building : Main**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Vent Piping	1st Floor	18,593	SF	6	2-5 years	

Pumps

Pumps - Sump-Simplex	Boiler Room	1	EA	5	2-5 years	
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**Category : Room**

**Building : Main**

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

AC Unit	111 - Main Office	1	EA	5	1-2 years	Doesn't work properly
Ceiling - Lay-in	111 - Main Office	348	SF	7	10+ years	
Ceiling - Lay-in	111 - Main Office	2	SF	7	10+ years	
Doors - Side-lite	111 - Main Office	24	SF	7	10+ years	
Doors - Store Front	111 - Main Office	1	EA	7	10+ years	
Doors - Wood Doors inclu hw	111 - Main Office	1	EA	7	10+ years	
Floor - Carpet	111 - Main Office	222	SF	7	6-10 years	
Floor - Carpet	111 - Main Office	2	SF	4	0-1 year	Trip hazard/live outlet
Floor - Tile	111 - Main Office	127	SF	7	10+ years	
Lighting - Lay-in	111 - Main Office	6	EA	7	10+ years	
Power Distribution	111 - Main Office	6	EA	7	10+ years	
Walls - Concrete Block	111 - Main Office	808	SF	7	10+ years	
Ceiling - Lay-in	Health Clinic - Breakroom	83	SF	7	10+ years	
Doors - Wood Doors inclu hw	Health Clinic - Breakroom	1	EA	7	10+ years	
Floor - Tile	Health Clinic - Breakroom	83	SF	7	10+ years	
Lighting - Lay-in	Health Clinic - Breakroom	1	EA	7	10+ years	
Power Distribution	Health Clinic - Breakroom	6	EA	7	10+ years	
Walls - Plaster/Drywall	Health Clinic - Breakroom	260	SF	7	10+ years	
Work Slnk	Health Clinic - Breakroom	1	EA	7	10+ years	
Ceiling - Lay-in	Health Clinic - Mental Health	98	SF	7	10+ years	
Doors - Wood Doors inclu hw	Health Clinic - Mental Health	1	EA	7	10+ years	
Floor - Tile	Health Clinic - Mental Health	98	SF	7	10+ years	
Lighting - Lay-in	Health Clinic - Mental Health	2	EA	7	10+ years	
Power Distribution	Health Clinic - Mental Health	8	EA	7	10+ years	
Walls - Plaster/Drywall	Health Clinic - Mental Health	365	SF	7	10+ years	
Ceiling - Lay-in	Health Clinic Exam rm 2	104	SF	7	10+ years	
Doors - Wood Doors inclu hw	Health Clinic Exam rm 2	1	EA	7	10+ years	
Floor - Tile	Health Clinic Exam rm 2	104	SF	7	10+ years	
Lighting - Lay-in	Health Clinic Exam rm 2	2	EA	7	6-10 years	
Power Distribution	Health Clinic Exam rm 2	3	EA	7	6-10 years	
Walls - Plaster/Drywall	Health Clinic Exam rm 2	290	SF	7	10+ years	
Work Slnk	Health Clinic Exam rm 2	1	EA	7	10+ years	
Ceiling - Lay-in	Health Clinic Exam rm 3	104	SF	7	6-10 years	
Doors - Wood Doors inclu hw	Health Clinic Exam rm 3	1	EA	7	10+ years	
Floor - Tile	Health Clinic Exam rm 3	104	SF	7	10+ years	

Category : Room

Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Lighting - Lay-in	Health Clinic Exam rm 3	2	EA	7	6-10 years	
	Power Distribution	Health Clinic Exam rm 3	3	EA	7	6-10 years	
	Walls - Plaster/Drywall	Health Clinic Exam rm 3	290	SF	7	10+ years	
	Work Slnk	Health Clinic Exam rm 3	1	EA	7	10+ years	
	Ceiling - Lay-in	Health Clinic exam rm 1	104	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Health Clinic exam rm 1	1	EA	7	10+ years	
	Floor - Tile	Health Clinic exam rm 1	100	SF	7	10+ years	
	Floor - Tile	Health Clinic exam rm 1	4	SF	4	0-1 year	Chipped
	Lighting - Lay-in	Health Clinic exam rm 1	2	EA	7	10+ years	
	Power Distribution	Health Clinic exam rm 1	8	EA	7	10+ years	
	Walls - Concrete Block	Health Clinic exam rm 1	122	SF	7	10+ years	
	Walls - Plaster/Drywall	Health Clinic exam rm 1	122	SF	7	10+ years	
	Work Slnk	Health Clinic exam rm 1	1	EA	7	10+ years	
	AC Unit	Main Office - Principal	1	EA	7	6-10 years	
	Ceiling - Lay-in	Main Office - Principal	195	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Main Office - Principal	1	EA	7	10+ years	
	Floor - Carpet	Main Office - Principal	195	SF	7	6-10 years	
	Lighting - Lay-in	Main Office - Principal	2	EA	7	10+ years	
	Power Distribution	Main Office - Principal	6	EA	7	10+ years	
	Walls - Concrete Block	Main Office - Principal	550	SF	7	10+ years	
	Walls - Structural Glazed Tile	Main Office - Principal	100	SF	7	10+ years	
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<u>Clinic</u>							
	Ceiling - Lay-in	next to Classroom 105	775	SF	7	10+ years	
	Ceiling - Plaster/Drywall	next to Classroom 105	110	SF	7	10+ years	
	Doors - Steel Doors incl hw	next to Classroom 105	1	EA	7	10+ years	
	Doors - Wood Doors inclu hw	next to Classroom 105	5	EA	7	10+ years	
	Floor - Tile/Sheet	next to Classroom 105	865	SF	7	10+ years	
	Floor - Tile/Sheet	next to Classroom 105	20	SF	4	1-2 years	Crack/broken tile
	Lighting - Lay-in	next to Classroom 105	19	EA	7	10+ years	
	Lighting - Pendent/Surface	next to Classroom 105	2	EA	7	10+ years	
	Walls - Plaster/Drywall	next to Classroom 105	2,881	SF	6	10+ years	
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<u>Lunch &amp; Multipurpose Room</u>							
	Ceiling - Exposed	113	1,683	SF	7	10+ years	
	Doors - Wood Doors inclu hw	113	4	EA	7	10+ years	
	Floor - Tile	113	1,683	SF	7	10+ years	
	Lighting - Metal Halide/Sodium Vapor	113	8	EA	7	10+ years	
	Lighting - Pendent/Surface	113	3	EA	7	10+ years	
	Serving Line	113	26	LF	7	10+ years	
	Storage/ Closet	113	63	SF	7	10+ years	
	Walls - Concrete Block	113	2,508	SF	7	10+ years	
	Walls - Structural Glazed Tile	113	200	SF	7	10+ years	

**Category : Room**

**Building : Main**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>MDF_IDF</u>							
	Doors - Steel Doors incl hw	Room 114	2	EA	7	10+ years	
	Finishes	Room 114	135	SF	7	10+ years	
	Finishes	Room 114	10	SF	4	0-1 year	Missing ceiling tile
	Window AC Unit	Room 114	1	EA	7	6-10 years	
<u>Mechanical/ Service Rooms</u>							
	Mechanical/ Service Rooms	1st Floor	216	SF	7	10+ years	
	Mechanical/ Service Rooms	1st Floor	55	SF	4	0-1 year	Water damaged
<u>Prep Room</u>							
	Ceiling - Plaster/Drywall	Lunchroom	206	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Lunchroom	2	EA	7	10+ years	
	Floor - Tile	Lunchroom	206	SF	7	10+ years	
	Lighting - Pendent/Surface	Lunchroom	2	EA	7	10+ years	
	Walls - Concrete Block	Lunchroom	468	SF	7	10+ years	
	Walls - Structural Glazed Tile	Lunchroom	45	SF	7	10+ years	
	Work Sink	Lunchroom	3	EA	7	10+ years	
<u>Restroom</u>							
	Accessories	115	30	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	115	30	SF	7	10+ years	
	Doors - Wood Doors inclu hw	115	1	EA	7	10+ years	
	Floor - Tile	115	30	SF	7	10+ years	
	Lavatory	115	1	EA	7	10+ years	
	Lighting - Pendent/Surface	115	1	EA	7	10+ years	
	Walls - Concrete Block	115	80	SF	7	10+ years	
	Walls - Structural Glazed Tile	115	15	SF	7	10+ years	
	Water Closet	115	1	EA	7	10+ years	
	Accessories	1st Floor - next to Classroom 106	225	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor - next to Classroom 106	225	SF	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor - next to Classroom 106	225	SF	7	10+ years	
	Floor Drain	1st Floor - next to Classroom 106	1	EA	7	10+ years	
	Hand Dryer	1st Floor - next to Classroom 106	2	EA	5	1-2 years	Not working
	Lavatory	1st Floor - next to Classroom 106	3	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor - next to Classroom 106	3	EA	7	10+ years	
	Partitions	1st Floor - next to Classroom 106	5	EA	7	10+ years	
	Walls - Plaster/Drywall	1st Floor - next to Classroom 106	175	SF	7	10+ years	
	Walls - Tile	1st Floor - next to Classroom 106	432	SF	7	10+ years	
	Water Closet	1st Floor - next to Classroom 106	5	EA	7	10+ years	
	Accessories	Boiler Room	26	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Boiler Room	26	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Boiler Room	1	EA	7	10+ years	



Category : Room

Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Floor - Tile	Boiler Room	16	SF	6	10+ years	
	Floor - Tile	Boiler Room	10	SF	4	0-1 year	Damaged 9x9 tile
	Lavatory	Boiler Room	1	EA	7	10+ years	
	Lighting - Pendent/Surface	Boiler Room	1	EA	7	10+ years	
	Lighting - Wall Mounted	Boiler Room	1	EA	7	10+ years	
	Walls - Concrete Block	Boiler Room	184	SF	7	10+ years	
	Water Closet	Boiler Room	1	EA	6	10+ years	
	Accessories	Health Clinic	52	SF	7	6-10 years	
	Ceiling - Lay-in	Health Clinic	44	SF	7	10+ years	
	Ceiling - Lay-in	Health Clinic	8	SF	4	0-1 year	Damaged tile
	Doors - Wood Doors inclu hw	Health Clinic	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	Health Clinic	52	SF	7	10+ years	
	Floor Drain	Health Clinic	1	EA	7	10+ years	
	Lavatory	Health Clinic	1	EA	7	10+ years	
	Lighting - Lay-in	Health Clinic	1	EA	7	10+ years	
	Walls - Plaster/Drywall	Health Clinic	142	SF	7	10+ years	
	Walls - Tile Ceramic/ Porcelain	Health Clinic	142	SF	7	10+ years	
	Water Closet	Health Clinic	1	EA	7	10+ years	
	Accessories	Main Office Suite	70	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Main Office Suite	60	SF	7	10+ years	
	Ceiling - Plaster/Drywall	Main Office Suite	10	SF	4	0-1 year	Water damage
	Doors - Wood Doors inclu hw	Main Office Suite	1	EA	7	10+ years	
	Floor - Tile	Main Office Suite	70	SF	7	10+ years	
	Lavatory	Main Office Suite	1	EA	7	10+ years	
	Lighting - Lay-in	Main Office Suite	2	EA	7	10+ years	
	Lighting - Wall Mounted	Main Office Suite	1	EA	7	10+ years	
	Partitions	Main Office Suite	1	EA	7	10+ years	
	Walls - Concrete Block	Main Office Suite	280	SF	7	10+ years	
	Walls - Structural Glazed Tile	Main Office Suite	20	SF	7	10+ years	
	Water Closet	Main Office Suite	1	EA	7	10+ years	
	Accessories	next to Girl's Restroom	42	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	next to Girl's Restroom	42	SF	7	10+ years	
	Doors - Wood Doors inclu hw	next to Girl's Restroom	1	EA	7	10+ years	
	Floor - Tile	next to Girl's Restroom	42	SF	7	10+ years	
	Floor Drain	next to Girl's Restroom	1	EA	7	10+ years	
	Hand Dryer	next to Girl's Restroom	1	EA	7	6-10 years	Repaired
	Lavatory	next to Girl's Restroom	1	EA	7	10+ years	
	Lighting - Pendent/Surface	next to Girl's Restroom	1	EA	7	10+ years	
	Walls - Concrete Block	next to Girl's Restroom	115	SF	7	10+ years	
	Walls - Plaster/Drywall	next to Girl's Restroom	47	SF	7	10+ years	
	Walls - Tile	next to Girl's Restroom	29	SF	7	10+ years	
	Water Closet	next to Girl's Restroom	1	EA	7	10+ years	

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

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Classroom #101 (Regular Classroom)</u>							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	24	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	742	SF	7	10+ years	
	Chalk Board	1st Floor	40	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	740	SF	7	10+ years	
	Floor - Tile	1st Floor	2	SF	7	6-10 years	Repaired
	Lighting - Lay-in	1st Floor	12	EA	7	10+ years	
	Marker Board	1st Floor	30	LF	7	6-10 years	
	Walls - Concrete Block	1st Floor	934	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	226	SF	7	10+ years	
<u>Classroom #102 (Other Instructional Use)</u>							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	24	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	825	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 - Tile	1st Floor	825	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	7	10+ years	
	Marker Board	1st Floor	30	LF	7	6-10 years	
	Student Lockers - Three Tiers	1st Floor	3	EA	7	10+ years	
	Walls - Concrete Block	1st Floor	929	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	226	SF	7	10+ years	
<u>Classroom #103 (Regular Classroom)</u>							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	24	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	840	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	840	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	7	10+ years	
	Marker Board	1st Floor	30	LF	7	6-10 years	
	Walls - Concrete Block	1st Floor	934	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	226	SF	7	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	
<u>Classroom #104 (Regular Classroom)</u>							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	24	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	610	SF	7	10+ years	
	Ceiling - Lay-in	1st Floor	160	SF	3	0-1 year	Water damage

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

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Chalk Board	1st Floor	20	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	770	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	7	10+ years	
	Marker Board	1st Floor	30	LF	7	6-10 years	
	Walls - Concrete Block	1st Floor	929	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	226	SF	7	10+ years	
<hr/>							
<b>Classroom #105 (Science)</b>							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	24	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	850	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Eye Wash Station	1st Floor	1	EA	7	6-10 years	
	Floor - Tile	1st Floor	850	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	7	10+ years	
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Science Lab Shower	1st Floor	1	EA	7	10+ years	
	Walls - Concrete Block	1st Floor	934	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	226	SF	7	10+ years	
	Work Sink	1st Floor	2	EA	7	10+ years	
<hr/>							
<b>Classroom #106 (Faculty Lounge)</b>							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	24	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	769	SF	7	10+ years	
	Ceiling - Lay-in	1st Floor	56	SF	4	0-1 year	Water damage
	Chalk Board	1st Floor	12	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	825	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	7	10+ years	
	Marker Board	1st Floor	30	LF	7	6-10 years	
	Walls - Concrete Block	1st Floor	929	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	226	SF	7	10+ years	
<hr/>							
<b>Classroom #114 (Regular Classroom)</b>							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Ceiling - Lay-in	1st Floor	970	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	7	10+ years	
	Floor - Tile	1st Floor	968	SF	5	10+ years	Warped floor
	Floor - Tile	1st Floor	2	SF	4	0-1 year	Chipped floor
	Lighting - Lay-in	1st Floor	14	EA	7	10+ years	
	Marker Board	1st Floor	16	LF	7	6-10 years	

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

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Storage/ Closet	1st Floor	44	SF	7	10+ years	
	Storage/ Closet	1st Floor	4	SF	4	0-1 year	Damaged tile
	Walls - Concrete Block	1st Floor	881	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	294	SF	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor	100	SF	7	10+ years	

**Classroom #115 (Regular Classroom)**

	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	12	LF	7	10+ years	
	Ceiling - Splined	1st Floor	689	SF	7	10+ years	
	Ceiling - Splined	1st Floor	4	SF	4	0-1 year	Water damage
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	657	SF	7	10+ years	
	Floor - Tile	1st Floor	40	SF	4	1-2 years	Damaged tile/flexing within floor
	Lighting - Pendent/Surface	1st Floor	5	EA	7	10+ years	
	Marker Board	1st Floor	16	LF	7	6-10 years	
	Storage/ Closet	1st Floor	51	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	800	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	239	SF	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor	80	SF	7	10+ years	

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

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<b>Corridor</b>							
	Ceiling - Lay-in	1st Floor	1,258	SF	7	10+ years	
	Ceiling - Lay-in	1st Floor	10	SF	3	0-1 year	Stain tile
	Ceiling - Plaster/Drywall	1st Floor	745	SF	7	10+ years	
	Doors - Side-lite	1st Floor	48	SF	7	10+ years	
	Doors - Steel Doors incl hw	1st Floor	8	EA	7	10+ years	
	Doors - Transom Window	1st Floor	60	SF	7	10+ years	
	Doors - Wood Doors include hw	1st Floor	2	EA	7	10+ years	
	Drinking Fountains - Single Water Cooler	1st Floor	2	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	204	SF	7	10+ years	
	Floor - Tile/Sheet	1st Floor	2,498	SF	7	10+ years	
	Floor - Tile/Sheet	1st Floor	15	SF	5	1-2 years	Crack/damaged tile
	Lighting - Lay-in	1st Floor	28	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	3	EA	7	10+ years	
	Walls - Concrete Block	1st Floor	6,122	SF	7	10+ years	
	Walls - Masonry	1st Floor	112	SF	7	10+ years	

**Safety**

	Metal Dedector	1st Floor	1	EA	7	6-10 years	
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**Category : Interior**

**Building : Main**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Security Cameras	1st Floor	3	EA	7	6-10 years	

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

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<b>Entrance</b>							
	Entrance Control - Audio and Video	Entrance 2 - Northwest	1	EA	6	10+ years	
	Exterior Doors - Exterior FRP Door	Entrance 2 - Northwest	2	EA	6	10+ years	
	Exterior Doors - Exterior FRP Door	Entrance 3 - Southeast	2	EA	6	10+ years	
	Exterior Stairs - Concrete	Entrance 3 - Southeast	15	LF	6	10+ years	
	Exterior Stairs - Stone	Entrance 3 - Southeast	6	LF	5	10+ years	
<b>Foundation</b>							
	Foundation - Concrete	Entire Building	360	LF	7	10+ years	
	Superstructure - Concrete	Entire Building	14,122	SF	7	10+ years	
<b>Lighting</b>							
	Exterior Lighting - Parapet or Roof Mounted	Entire Building	1	EA	6	10+ years	
	Exterior Lighting - Parapet or Roof Mounted	Entire Building	1	EA	4	1-2 years	Damaged late, not in use
	Exterior Lighting - Wall Mounted	Entire Building	3	EA	7	10+ years	
	Exterior Lighting - Wall Mounted	Entire Building	1	EA	5	2-5 years	
<b>Roof System</b>							
	Access Ladder - Metal	Roof 3	1	EA	5	2-5 years	
	Access Ladder - Metal	Roof 3	1	EA	5	1-2 years	Corroding, obsolete exterior metal ladder
	Coping - Metal	Roof 3	360	LF	6	10+ years	
	Downspouts - Interior Downspouts	Roof 3	48	LF	6	10+ years	
	Roof - PVC Membrane	Roof 3	7,450	SF	2	0-1 year	Extreme ponding with active leaks, open seams, soft spots throughout
	Roof Hatch - Metal	Roof 3	1	EA	3	1-2 years	Corroded, unused hatch
	Roof Structure - Concrete	Roof 3	7,450	SF	7	10+ years	
<b>Walls</b>							
	Canopy - Concrete/ Stucco	Entire Building	60	SF	6	10+ years	
	Canopy - Concrete/ Stucco	Entire Building	60	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	3,008	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	1	SF	4	1-2 years	Missing bricks at pilaster, door 4
	Exterior Walls - Brick	Entire Building	204	SF	4	1-2 years	Open joints
	Exterior Walls - Stone-Cast	Entire Building	212	SF	5	10+ years	
	Exterior Walls - Stone-Cut	Entire Building	385	SF	6	10+ years	
<b>Windows</b>							
	Guard - Guards perforated	Entire Building	1,008	SF	6	10+ years	
	Lintels - Steel	Entire Building	15	LF	6	10+ years	
	Windows - Insulated Panel	Entire Building	1,389	SF	5	1-2 years	Corroding panels

**Category : Exterior**

**Building : Addition**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Windows - Louver	Entire Building	50	SF	6	10+ years	
	Windows - Louver	Entire Building	4	SF	4	1-2 years	Corroded Louvers
	Windows - Sash Aluminum Double-pane	Entire Building	2,136	SF	6	10+ years	

**Category : Electrical**

**Building : Addition**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Emergency System</u>							
	Security System - CCTV	Entire Building	7,450	SF	7	6-10 years	
	Security System - Intrusion Detection	Entire Building	7,450	SF	6	6-10 years	
	Exit Signs - Corridors and Stairs	Entire Building	2	EA	6	6-10 years	

Main Service

	PA System	Entire Building	7,450	SF	7	6-10 years	Served from main
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Power Distribution

	Lighting and Power Panels - 100 A	Entire Building	2	EA	6	6-10 years	
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	6	2-5 years	Fuse panel
	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 Strobe Lights	Entire Building	14,900	SF	7	6-10 years	New item added per current observation
	Fire Alarm_System	Entire Building	14,900	SF	7	6-10 years	

**Category : Mechanical**

**Building : Addition**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Heating Devices</u>							
	Cabinet Heaters - With Steam Coil	1st Floor	1	EA	6	6-10 years	
	Wall Heater - Electric	Entire Building	2	EA	6	6-10 years	

Temperature Control

	Electric Thermostat	Entire Building	5	EA	6	2-5 years	
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Unit Ventilation

	Unit Ventilators- Floor Mounted- Steam Heating Coils Only	Entire Building	7	EA	5	2-5 years	Control needs replacement
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**Category : Mechanical**
**Building : Addition**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Ventilation</u>							
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	Roof	1	EA	7	10+ years	Quantity change per current observation Replace new in 2021
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Roof	1	EA	7	10+ years	Quantity change per current observation Replace new in 2021

**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	7,450	SF	6	6-10 years	
	Domestic Piping-Hot Water Return Risers	Entire Building	7,450	SF	6	6-10 years	
	Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	7,450	SF	6	6-10 years	
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	7,450	SF	6	6-10 years	
	Domestic Piping-Hot/Cold Water Supply (Risers)	Entire Building	7,450	SF	6	6-10 years	
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building	7,450	SF	6	6-10 years	
	Sanitary Piping	Entire Building	7,450	SF	6	6-10 years	
	Storm Piping	Entire Building	7,450	SF	6	6-10 years	
	Vent Piping	Entire Building	7,450	SF	6	6-10 years	

Pumps

	Pumps - Ejector-Simplex	Basement	1	EA	5	2-5 years	
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**Category : Room**
**Building : Addition**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Administrative Suites/Offices</u>							
	AC Unit	119	1	EA	7	6-10 years	
	Ceiling - Exposed	119	732	SF	7	10+ years	
	Ceiling - Lay-in	119	8	SF	4	1-2 years	Stain tile
	Doors - Wood Doors inclu hw	119	1	EA	7	10+ years	
	Floor - Tile	119	740	SF	6	6-10 years	
	Lighting - Lay-in	119	16	EA	7	6-10 years	
	Power Distribution	119	9	EA	7	10+ years	
	Walls - Concrete Block	119	741	SF	7	10+ years	
	Walls - Structural Glazed Tile	119	75	SF	7	10+ years	
	Work Slnk	119	1	EA	7	10+ years	
	Ceiling - Exposed	210 Staff lounge	150	SF	7	10+ years	



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

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments	
	Ceiling - Plaster/Drywall	210 Staff lounge	20	SF	5	1-2 years	Water stain	
	Doors - Wood Doors inclu hw	210 Staff lounge	2	EA	7	10+ years		
	Floor - Tile Ceramic/ Porcelain	210 Staff lounge	170	SF	7	6-10 years		
	Lighting - Pendent/Surface	210 Staff lounge	2	EA	7	6-10 years		
	Walls - Concrete Block	210 Staff lounge	540	SF	7	10+ years		
	Walls - Structural Glazed Tile	210 Staff lounge	40	SF	7	10+ years		
	AC Unit	RM 116	1	EA	7	6-10 years		
	Ceiling - Exposed	RM 116	390	SF	7	10+ years		
	Doors - Wood Doors inclu hw	RM 116	1	EA	7	10+ years		
	Floor - Tile	RM 116	380	SF	7	6-10 years		
	Floor - Tile	RM 116	10	SF	7	6-10 years		Repaired
	Lighting - Pendent/Surface	RM 116	6	EA	7	6-10 years		
	Power Distribution	RM 116	13	EA	6	10+ years		
	Walls - Concrete Block	RM 116	450	SF	7	10+ years		
	Walls - Plaster/Drywall	RM 116	218	SF	7	10+ years		
	Walls - Structural Glazed Tile	RM 116	50	SF	7	10+ years		

Mechanical/ Service Rooms

Janitor's Closet	1st and 2nd floor	37	SF	7	10+ years
Janitor's Closet	1st and 2nd floor	37	SF	7	10+ years
Storage Room	1st and 2nd floor	170	SF	7	10+ years

Restroom

Accessories	Across from rm 119	45	SF	7	6-10 years	
Ceiling - Plaster/Drywall	Across from rm 119	45	SF	7	10+ years	
Doors - Wood Doors inclu hw	Across from rm 119	1	EA	7	10+ years	
Floor - Tile Ceramic/ Porcelain	Across from rm 119	45	SF	6	6-10 years	
Lavatory	Across from rm 119	1	EA	7	10+ years	
Lighting - Chandelier, Incandescent	Across from rm 119	1	EA	6	1-2 years	Light doesn't work properly
Lighting - Pendent/Surface	Across from rm 119	1	EA	7	6-10 years	
Partitions	Across from rm 119	1	EA	7	10+ years	
Walls - Concrete Block	Across from rm 119	165	SF	7	10+ years	
Walls - Structural Glazed Tile	Across from rm 119	20	SF	7	10+ years	
Water Closet	Across from rm 119	1	EA	7	10+ years	
Accessories	Girls restroom across from 119	170	SF	7	6-10 years	
Ceiling - Exposed	Girls restroom across from 119	170	SF	7	10+ years	
Doors - Wood Doors inclu hw	Girls restroom across from 119	2	EA	7	10+ years	
Floor - Tile Ceramic/ Porcelain	Girls restroom across from 119	170	SF	7	6-10 years	
Hand Dryer	Girls restroom across from 119	1	EA	7	10+ years	
Lavatory	Girls restroom across from 119	2	EA	7	10+ years	
Lighting - Pendent/Surface	Girls restroom across from 119	3	EA	7	6-10 years	
Partitions	Girls restroom across from 119	4	EA	7	10+ years	
Walls - Concrete Block	Girls restroom across from 119	580	SF	7	10+ years	
Water Closet	Girls restroom across from 119	4	EA	7	10+ years	

**Category : Room**

**Building : Addition**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Accessories	Next to 212	170	SF	7	6-10 years	
	Ceiling - Exposed	Next to 212	170	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Next to 212	2	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	Next to 212	170	SF	7	6-10 years	
	Lavatory	Next to 212	2	EA	7	10+ years	
	Lighting - Pendent/Surface	Next to 212	2	EA	7	6-10 years	
	Partitions	Next to 212	4	EA	7	10+ years	
	Walls - Concrete Block	Next to 212	540	SF	7	10+ years	
	Walls - Structural Glazed Tile	Next to 212	40	SF	7	10+ years	
	Water Closet	Next to 212	4	EA	7	10+ years	
	Accessories	Restroom staff next to 210	50	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Restroom staff next to 210	50	SF	5	10+ years	Water stain
	Doors - Wood Doors inclu hw	Restroom staff next to 210	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	Restroom staff next to 210	50	SF	7	6-10 years	
	Lavatory	Restroom staff next to 210	1	EA	7	10+ years	
	Lighting - Lay-in	Restroom staff next to 210	1	EA	7	6-10 years	
	Partitions	Restroom staff next to 210	1	EA	7	10+ years	
	Walls - Concrete Block	Restroom staff next to 210	120	SF	7	10+ years	
	Water Closet	Restroom staff next to 210	1	EA	7	10+ years	

**Category : Classroom**

**Building : Addition**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Classroom #113 (Store Room)</u>							
	AC Units	1st Floor	1	EA	4	1-2 years	Missing cover
	Casework	1st Floor	22	LF	7	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	769	SF	7	10+ years	
	Chalk Board	1st Floor	40	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	769	SF	6	6-10 years	
	Lighting - Pendent/Surface	1st Floor	6	EA	7	6-10 years	
	Marker Board	1st Floor	4	LF	7	6-10 years	
	Walls - Concrete Block	1st Floor	788	SF	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor	80	SF	7	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	
<u>Classroom #118 (Art Room)</u>							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	28	LF	7	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	1,103	SF	7	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	20	SF	4	0-1 year	Water damage
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	1,123	SF	7	6-10 years	
	Instructional Surface	1st Floor	28	LF	7	10+ years	

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

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Lighting - Pendent/Surface	1st Floor	24	EA	7	6-10 years	
	Marker Board	1st Floor	24	LF	7	6-10 years	
	Walls - Concrete Block	1st Floor	431	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	536	SF	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor	30	SF	7	10+ years	
	Work Sink	1st Floor	2	EA	7	10+ years	
<b>Classroom #120 (Adult Education)</b>							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	390	SF	7	10+ years	
	Chalk Board	1st Floor	15	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	390	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	4	EA	7	10+ years	
	Walls - Concrete Block	1st Floor	433	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	238	SF	7	10+ years	
<b>Classroom #121 (Office)</b>							
	AC Units	1st Floor	1	EA	7	1-2 years	Doesn't blow cool air
	Casework	1st Floor	22	LF	7	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	769	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 - Tile	1st Floor	769	SF	7	6-10 years	
	Lighting - Pendent/Surface	1st Floor	6	EA	7	6-10 years	
	Walls - Concrete Block	1st Floor	788	SF	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor	80	SF	7	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	
<b>Classroom #212 (Store Room)</b>							
	Ceiling - Plaster/Drywall	2nd Floor	375	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Tile	2nd Floor	375	SF	6	6-10 years	
	Lighting - Pendent/Surface	2nd Floor	2	EA	7	6-10 years	
	Walls - Concrete Block	2nd Floor	570	SF	7	10+ years	
	Walls - Structural Glazed Tile	2nd Floor	60	SF	7	10+ years	
<b>Classroom #213 (Regular Classroom)</b>							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	22	LF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	790	SF	7	10+ years	
	Chalk Board	2nd Floor	10	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	

**Category : Classroom**

**Building : Addition**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Floor - Tile	2nd Floor	790	SF	7	6-10 years	
	Lighting - Pendent/Surface	2nd Floor	16	EA	7	6-10 years	
	Marker Board	2nd Floor	24	LF	7	6-10 years	
	Walls - Concrete Block	2nd Floor	830	SF	7	10+ years	
	Work Sink	2nd Floor	1	EA	7	10+ years	
<hr/>							
<b>Classroom #214 (Regular Classroom)</b>							
	AC Units	2nd Floor	2	EA	7	6-10 years	
	Casework	2nd Floor	22	LF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	738	SF	7	10+ years	
	Chalk Board	2nd Floor	6	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Tile	2nd Floor	738	SF	6	6-10 years	
	Lighting - Pendent/Surface	2nd Floor	16	EA	7	6-10 years	
	Marker Board	2nd Floor	18	LF	7	6-10 years	
	Walls - Concrete Block	2nd Floor	729	SF	7	10+ years	
	Walls - Structural Glazed Tile	2nd Floor	75	SF	7	10+ years	
	Work Sink	2nd Floor	1	EA	7	10+ years	
<hr/>							
<b>Classroom #215 (Regular Classroom)</b>							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	22	LF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	751	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Tile	2nd Floor	751	SF	7	6-10 years	
	Lighting - Pendent/Surface	2nd Floor	16	EA	7	6-10 years	
	Marker Board	2nd Floor	24	LF	7	6-10 years	
	Walls - Concrete Block	2nd Floor	741	SF	7	10+ years	
	Walls - Structural Glazed Tile	2nd Floor	75	SF	7	10+ years	
	Work Sink	2nd Floor	1	EA	7	10+ years	
<hr/>							
<b>Classroom #216 (Other Instructional Use)</b>							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	22	LF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	774	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Tile	2nd Floor	774	SF	7	6-10 years	
	Lighting - Pendent/Surface	2nd Floor	16	EA	7	6-10 years	
	Marker Board	2nd Floor	19	LF	7	6-10 years	
	Walls - Concrete Block	2nd Floor	727	SF	7	10+ years	
	Walls - Structural Glazed Tile	2nd Floor	75	SF	7	10+ years	
	Work Sink	2nd Floor	1	EA	7	10+ years	

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

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Classroom #217 (Computer Lab)</u>							
	AC Units	2nd Floor	2	EA	7	6-10 years	
	Casework	2nd Floor	22	LF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	762	SF	7	10+ years	
	Chalk Board	2nd Floor	20	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Tile	2nd Floor	762	SF	6	6-10 years	
	Lighting - Pendent/Surface	2nd Floor	16	EA	7	6-10 years	
	Marker Board	2nd Floor	8	LF	7	6-10 years	
	Walls - Concrete Block	2nd Floor	730	SF	7	10+ years	
	Walls - Structural Glazed Tile	2nd Floor	80	SF	7	10+ years	
	Wireless System	2nd Floor	1	EA	7	10+ years	
	Work Sink	2nd Floor	1	EA	7	10+ years	

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

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Corridor</u>							
	Ceiling - Lay-in	1st Floor	1,294	SF	7	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	127	SF	7	10+ years	
	Doors - Wood Doors include hw	1st Floor	4	EA	7	10+ years	
	Drinking Fountains - Single Fountain	1st Floor	1	EA	7	10+ years	
	Floor - Terrazzo	1st Floor	327	SF	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	127	SF	6	6-10 years	
	Floor - Tile/Sheet	1st Floor	967	SF	7	6-10 years	
	Lighting - Lay-in	1st Floor	19	EA	7	6-10 years	
	Lighting - Pendent/Surface	1st Floor	3	EA	7	6-10 years	
	Lighting - Wall Mounted	1st Floor	2	EA	7	6-10 years	
	Student Lockers - One Tier	1st Floor	71	EA	7	10+ years	
	Walls - Concrete Block	1st Floor	2,299	SF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	1,157	SF	7	10+ years	
	Drinking Fountains - Single Fountain	2nd Floor	1	EA	7	10+ years	
	Floor - Tile/Sheet	2nd Floor	1,127	SF	7	6-10 years	
	Floor - Tile/Sheet	2nd Floor	30	SF	4	0-1 year	Buckling floor
	Lighting - Pendent/Surface	2nd Floor	13	EA	7	6-10 years	
	Walls - Concrete Block	2nd Floor	1,877	SF	7	10+ years	
<u>Safety</u>							
	Camera Viewing Station	Entire Building	1	EA	7	10+ years	
	Metal Dedector	Entire Building	1	EA	7	10+ years	
	Security Cameras	Entire Building	3	EA	7	10+ years	

**Stairs**

**Category : Interior**

**Building : Addition**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Ceiling - Plaster/Drywall	NW at Entrance 2	175	SF	7	10+ years	
	Floor - Terrazzo	NW at Entrance 2	125	SF	7	10+ years	
	Handrails	NW at Entrance 2	52	LF	7	10+ years	
	Lighting - Pendent/Surface	NW at Entrance 2	1	EA	7	6-10 years	
	Stairs - Terrazzo	NW at Entrance 2	22	LF	7	10+ years	
	Walls - Concrete Block	NW at Entrance 2	1,020	SF	7	10+ years	
	Ceiling - Plaster/Drywall	SE at Entrance 3	205	SF	7	10+ years	
	Floor - Terrazzo	SE at Entrance 3	103	SF	7	10+ years	
	Handrails	SE at Entrance 3	52	LF	7	10+ years	
	Lighting - Pendent/Surface	SE at Entrance 3	1	EA	7	6-10 years	
	Stairs - Terrazzo	SE at Entrance 3	22	LF	7	10+ years	
	Walls - Concrete Block	SE at Entrance 3	1,044	SF	7	10+ years	

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

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Civil/Drainage</u>							
	Civil/ Drainage - Catch Basin	Entire Site	6	EA	6	10+ years	
	Civil/ Drainage - Site Manhole	Entire Site	8	EA	6	10+ years	
<u>Fencing</u>							
	Fencing - Chain Link	Entire Site	885	LF	6	10+ years	
	Fencing - Chain Link	Entire Site	80	LF	5	1-2 years	Corroded, bent fencing
	Fencing - New Standard Ornamental	Entire Site	145	LF	7	6-10 years	
<u>Landscape</u>							
	Benches	Entire Site	1	EA	7	10+ years	
	Benches	Entire Site	5	EA	4	1-2 years	Broken concrete and mosaic benches
	Landscape - Grass	Entire Site	14,345	SF	6	10+ years	
	Landscape - Grass	Entire Site	500	SF	5	1-2 years	Bare soil
	Landscape - Grass	Entire Site	25	SF	4	0-1 year	Sinkhole next to foundation.
	Landscape - Hardscape- Pavers	Entire Site	10,993	SF	6	10+ years	
	Parkway trees	Entire Site	12	EA	6	10+ years	
	Parkway trees	Entire Site	2	EA	4	1-2 years	Missing trees, chopped up pieces left behind
	Planting Beds/ Area	Entire Site	2,580	SF	6	10+ years	
<u>Parking Lot</u>							
	Concrete Curbs	North	450	LF	6	10+ years	
	Pavers	North	9,509	SF	6	10+ years	
<u>Sidewalks</u>							
	Sidewalks - Internal Walks	Entire Site	600	LF	6	10+ years	
	Sidewalks - Internal Walks	Entire Site	30	LF	4	0-1 year	Broken, upheaved, severely damaged concrete
	Sidewalks - Perimeter Sidewalks	Entire Site	5,992	SF	6	10+ years	
	Sidewalks - Perimeter Sidewalks	Entire Site	1,250	SF	4	1-2 years	Upheaved, cracked, spalled, broken concrete
<u>Signage</u>							
	Flag Pole - Flag Pole	Entire Site	1	EA	6	10+ years	
	Monument - Building Mounted Cut Letter Sign	Entire Site	1	EA	5	1-2 years	Damage letters, missing school name
	Monument - Building Mounted Cut Letter Sign	Entire Site	1	EA	5	1-2 years	Missing school name
	Monument - Sign	Entire Site	3	EA	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.

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**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
<b>Building : Main</b>									
Faculty Lounge	Regular Classroom	1st Floor	106	106	825	105	49	Y	N
Other Instructional Use	Regular Classroom	1st Floor	102	102	825	201	52	Y	N
Regular Classroom	Regular Classroom	1st Floor	101	101	742	160	80	N	N
Regular Classroom	Regular Classroom	1st Floor	103	103	840	201	52	Y	Y
Regular Classroom	Regular Classroom	1st Floor	104	104	770	201	52	N	Y
Regular Classroom	Regular Classroom	1st Floor	114	110	970	208	79	N	N
Regular Classroom	Regular Classroom	1st Floor	115	111	697	166	63	N	Y
Science	Regular Classroom	1st Floor	105	105	850	201	52	Y	Y

<b>Building : Addition</b>									
Adult Education	Adult Education	1st Floor	120	112	390	83	31		
Art Room	Art Room	1st Floor	118	114	1,123	249	94	N	N
Computer Lab	Regular Classroom	2nd Floor	217	217	762	166	63	N	N
Office	Regular Classroom	1st Floor	121	117	769	166	63	N	N
Other Instructional Use	Regular Classroom	2nd Floor	216	216	774	166	63	N	N
Regular Classroom	Regular Classroom	2nd Floor	213	213	790	166	63	N	N
Regular Classroom	Regular Classroom	2nd Floor	214	214	738	166	63	N	Y
Regular Classroom	Regular Classroom	2nd Floor	215	215	751	166	63	N	Y
Store Room	Regular Classroom	1st Floor	113	113	769	166	63	N	N
Store Room	Regular Classroom	2nd Floor	212	212	375	83	31	N	N