

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	1976	1	17,355
Modular 1 (2-Classroom)	1999	1	1,005
Campus Total			18,360

Category : Exterior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Entrance							
	Entrance Control - Audio and Video	#1 - Main NE	1	EA	6	6-10 years	
	Exterior Doors - Side lite	#1 - Main NE	2	EA	7	10+ years	
	Exterior Doors - Store Front	#1 - Main NE	2	EA	7	10+ years	
	Exterior Doors - Transom Lite	#1 - Main NE	3	EA	7	10+ years	
	Power Door Operator and Controls	#1 - Main NE	1	EA	7	6-10 years	
	Ramp Handrail - Steel_Ramp Handrail	#1 - Main NE	70	LF	6	6-10 years	
	Ramps - Concrete	#1 - Main NE	35	LF	5	10+ years	
	Entrance Control - Audio and Video	#2 - SE	1	EA	7	10+ years	
	Exterior Doors - Exterior FRP Door	#2 - SE	2	EA	7	10+ years	
	Exterior Doors - Transom Lite	#2 - SE	2	EA	7	10+ years	
	Power Door Operator and Controls	#2 - SE	1	EA	7	6-10 years	
	Ramp Handrail - Steel_Ramp Handrail	#2 - SE	50	LF	6	6-10 years	
	Ramps - Concrete	#2 - SE	25	LF	5	10+ years	
	Exterior Doors - Exterior Steel Door	#4 - Chiller house - SE	2	EA	6	10+ years	Minor corrosion at door frames
	Exterior Doors - Exterior Steel Door	#5 - Storage structure - NW	2	EA	7	10+ years	
	Exterior Doors - Exterior FRP Door	#6 - S alcove	2	EA	6	6-10 years	
	Exterior Doors - Transom Lite	#6 - S alcove	2	EA	6	6-10 years	
	Ramp Handrail - Steel_Ramp Handrail	#6 - S alcove	20	LF	5	1-2 years	Bent
	Ramps - Concrete	#6 - S alcove	10	LF	5	1-2 years	Damaged cracking, covered with asphalt
	Exterior Doors - Exterior FRP Door	#7 - NW	2	EA	6	6-10 years	
	Exterior Doors - Transom Lite	#7 - NW	2	EA	6	6-10 years	
	Power Door Operator and Controls	#7 - NW	1	EA	7	6-10 years	

Category : Exterior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Ramp Handrail - Steel_Ramp Handrail	#7 - NW	30	LF	6	10+ years	
	Ramps - Concrete	#7 - NW	30	LF	5	10+ years	
	Exterior Doors - Exterior FRP Door	#8 - N	1	EA	6	6-10 years	
	Exterior Doors - Transom Lite	#8 - N	1	EA	6	6-10 years	
	Exterior Stairs - Concrete	#8 - N	4	LF	6	10+ years	
	Exterior Doors - Exterior FRP Door	3ABoiler Rm	1	EA	6	10+ years	
	Exterior Stairs - Concrete	3ABoiler Rm	3	LF	5	10+ years	Small chip in concrete
Foundation							
	Foundation - Concrete	Entire Building	846	LF	7	10+ years	
	Foundation - Concrete	Entire Building	5	LF	6	10+ years	Minor spalling at concrete
	Superstructure - Concrete	Entire Building	17,355	SF	7	10+ years	
Lighting							
	Exterior Lighting - Wall Mounted	Entire Building	29	EA	6	6-10 years	
Roof System							
	Coping - Stone	Chiller	84	LF	6	10+ years	
	Parapet - Parapet < 16" Height	Chiller	84	LF	7	10+ years	
	Roof - Metal	Chiller	543	SF	7	10+ years	Metal Grate
	Roof Structure - Steel / Metal Deck/ Concrete Topping	Chiller	543	SF	7	10+ years	
	Chimney - Metal Flue	Main Roof	18	LF	7	10+ years	
	Chimney - Metal Flue	Main Roof	18	LF	7	10+ years	
	Coping - Metal	Main Roof	559	LF	7	10+ years	
	Coping - Stone	Main Roof	116	LF	6	10+ years	
	Downspouts - Interior Downspouts	Main Roof	60	LF	6	10+ years	
	Downspouts - Interior Downspouts	Main Roof	4	LF	6	10+ years	
	Parapet - 16" - 30" Height	Main Roof	116	LF	7	10+ years	
	Roof - Modified Bitumen	Main Roof	17,134	SF	6	10+ years	
	Roof Structure - Concrete	Main Roof	17,134	SF	7	10+ years	
	Coping - Metal	NW roof	118	LF	7	10+ years	
	Downspouts - Exterior Downspouts	NW roof	8	LF	7	10+ years	
	Roof - Modified Bitumen	NW roof	1,760	SF	7	10+ years	
	Roof Structure - Concrete	NW roof	1,760	SF	7	10+ years	
	Coping - Metal	Storage	41	LF	7	10+ years	
	Roof - Modified Bitumen	Storage	150	SF	7	10+ years	
	Roof Structure - Steel / Metal Deck/ Concrete Topping	Storage	150	SF	7	10+ years	
Walls							
	Canopy - Concrete/ Stucco	Entire Building	195	SF	6	10+ years	
	Canopy - Metal	Entire Building	472	SF	6	10+ years	

Category : Exterior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Exterior Walls - Brick	Entire Building	12,661	SF	7	10+ years	
	Exterior Walls - Concrete Block	Entire Building	397	SF	7	10+ years	
	Exterior Walls - Concrete Block	Entire Building	3	SF	3	1-2 years	Broken concrete block at storage

Windows

	Guard - Guards perforated	Entire Building	2,040	SF	7	10+ years	
	Lintels - Steel	Entire Building	335	LF	7	10+ years	
	Windows - Casement Aluminum Double-pane	Entire Building	6	SF	7	10+ years	
	Windows - Decorative	Entire Building	26	SF	7	10+ years	
	Windows - Sash Aluminum Double-pane	Entire Building	2,037	SF	7	10+ years	
	Windows - Sash Aluminum Double-pane	Entire Building	3	SF	5	1-2 years	Broken window frame

Category : Electrical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Emergency System</u>							
	Exit Signs - Corridors and Stairs	1st Floor	7	EA	7	6-10 years	
	Exit Signs - Multipurpose Room	1st Floor	2	EA	7	6-10 years	
	Emergency A/C Power - Corridors and Stairs	1st Floor	2,537	SF	7	6-10 years	
	Emergency A/C Power - Multipurpose Room	1st Floor	1,537	SF	7	6-10 years	
	Security System - Intrusion Detection	Entire Building	17,355	SF	6	6-10 years	
	Emergency Battery Packs - Corridors and Stairs	Entire Building	14	EA	7	6-10 years	New item added per current observation
	Emergency Battery Packs - Multipurpose Room	Entire Building	1	EA	7	6-10 years	New item added per current observation

Main Service

	Main Electrical Service - 800 A and 120/208/3PH	Boiler Room	1	EA	7	6-10 years	
	PA System	Entire Building	17,355	SF	6	6-10 years	

Power Distribution

	Lighting and Power Panels - 100 A	Entire Building	6	EA	6	6-10 years	
	Lighting and Power Panels - 100 A	Entire Building	1	EA	6	6-10 years	New item added per current observation Fuse panel
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	7	10+ years	
	Lighting and Power Panels - Above 100 A	Entire Building	2	EA	7	10+ years	

Category : Fire Protection
Building : Main

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

Fire Alarm							
	Fire Alarm Panel	Entire Building	1	EA	7	10+ years	
	Fire Alarm Strobe Lights	Entire Building	17,355	SF	7	6-10 years	
	Fire Alarm_System	Entire Building	17,355	SF	7	6-10 years	

Category : Mechanical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
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Air Conditioning							
	Chiller-Air Cooled-Scroll Type-Ground Mounted - 50 - 100 tons	Courtyard	1	EA	7	10+ years	
	Pipes - Chilled Water Pipe- Steel	Courtyard	50	LF	7	10+ years	

Boiler Systems							
	Boiler Auxiliary- Condensing Hot Water - Less than 500 HP	Boiler Room	2	EA	6	10+ years	
	Chemical Pot Feeder	Boiler Room	1	EA	7	10+ years	
	Condensing- Hot Water Boiler - 1001 - 2000 MBH	Boiler Room	2	EA	6	10+ years	
	Dual Temperature Pump	Boiler Room	2	EA	7	10+ years	
	Glycol Feed System	Boiler Room	1	EA	7	10+ years	Both chemical and glycol use pot feeder no filter Per building engineer No separate glycol system
	Piping - Dual Temperature Pipes- Steel	Boiler Room	400	LF	7	10+ years	
	Water Fill System	Boiler Room	0	EA	7	10+ years	New item added per current observation

Heating Devices							
	Wall Heater - Electric	1st Floor	2	EA	2	2-5 years	
	Fin Tube - Hot Water	1st Floor	8	LF	7	10+ years	New item added per current observation Principal toilet
	Fin Tube - Hot Water	1st Floor	8	LF	6	6-10 years	New item added per current observation MDF room
	Unit Heater - Hot Water	Boiler Room	1	EA	7	6-10 years	
	Wall Heater - Electric	Boiler Room	1	EA	6	6-10 years	
	Cabinet Heaters - With Hot Water Coil	Entire Building	6	EA	6	10+ years	

Mechanical Plumbing							
	Hydronic Supply and Return - Steel	Entire Building	400	LF	7	10+ years	

Temperature Control							
	DDC System	Entire Building	17,355	SF	6	10+ years	
	Electric Thermostat	Entire Building	1	EA	7	6-10 years	New item added per current observation Served boiler heater

Category : Mechanical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Thermostats - DDC	Entire Building	16	EA	7	6-10 years	
<u>Unit Ventilation</u>							
	Unit Ventilators- Floor Mounted- Dual Temperature Coils (Hot/Chilled) Water	Entire Building	16	EA	6	6-10 years	
<u>Ventilation</u>							
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Entire Building	4	EA	7	10+ years	

Category : Plumbing
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Hot Water</u>							
	Gas Heater - Less than 150000 BTU/HR	Boiler Room	1	EA	6	6-10 years	
	Electric Heater - Less than 20 KW	Boiler Room	1	EA	6	6-10 years	Located in crawlspace, inaccessible at time of assessment.
<u>Piping</u>							
	Domestic Piping-Hot Water Return Lines	Entire Building	17,355	SF	6	10+ years	
	Domestic Piping-Hot Water Return Risers	Entire Building	17,355	SF	6	10+ years	
	Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	17,355	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	17,355	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (Risers)	Entire Building	17,355	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building	17,355	SF	6	10+ years	
	Sanitary Piping	Entire Building	17,355	SF	6	10+ years	
	Storm Piping	Entire Building	17,355	SF	6	10+ years	
	Vent Piping	Entire Building	17,355	SF	6	10+ years	
<u>Pumps</u>							
	Pumps - Sump-Duplex	Crawl space & Boiler Room	1	EA	7	10+ years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Administrative Suites/Offices</u>							
	Ceiling - Plaster/Drywall	1st floor inside boiler room Engineer's Office	53	SF	6	10+ years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Doors - Steel Doors incl hw	1st floor inside boiler room	1	EA	6	10+ years	
	Floor - Concrete Epoxy/ Painted	Engineer's Office					
		1st floor inside boiler room	53	SF	7	10+ years	
	Lighting - Pendent/Surface	Engineer's Office					
		1st floor inside boiler room	1	EA	6	6-10 years	
	Power Distribution	Engineer's Office					
		1st floor inside boiler room	4	EA	6	10+ years	
	Walls - Concrete Block	Engineer's Office					
		1st floor inside boiler room	245	SF	6	10+ years	
	Ceiling - Plaster/Drywall	1st flr nurse's office north of boiler room	260	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st flr nurse's office north of boiler room	1	EA	6	10+ years	
	Floor - Tile	1st flr nurse's office north of boiler room	260	SF	6	10+ years	
	Lighting - Pendent/Surface	1st flr nurse's office north of boiler room	3	EA	6	6-10 years	
	Walls - Concrete Block	1st flr nurse's office north of boiler room	702	SF	6	10+ years	
	Work Slnk	1st flr nurse's office north of boiler room	1	EA	7	10+ years	
	Ceiling - Splined	Principal's Office	241	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Principal's Office	1	EA	6	10+ years	
	Floor - Carpet	Principal's Office	241	SF	6	6-10 years	
	Lighting - Pendent/Surface	Principal's Office	4	EA	7	6-10 years	
	Power Distribution	Principal's Office	6	EA	7	10+ years	
	Walls - Concrete Block	Principal's Office	300	SF	7	10+ years	
	Work Slnk	Principal's Office	1	EA	7	10+ years	
	Ceiling - Lay-in	Room 100, Computer Room	214	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Room 100, Computer Room	1	EA	6	10+ years	
	Floor - Tile	Room 100, Computer Room	214	SF	7	10+ years	
	Lighting - Lay-in	Room 100, Computer Room	3	EA	7	6-10 years	
	Power Distribution	Room 100, Computer Room	8	EA	7	10+ years	
	Walls - Concrete Block	Room 100, Computer Room	300	SF	7	10+ years	
	Ceiling - Splined	Room 100, Main Office	322	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Room 100, Main Office	2	EA	6	10+ years	
	Floor - Tile	Room 100, Main Office	322	SF	7	10+ years	
	Lighting - Pendent/Surface	Room 100, Main Office	5	EA	7	6-10 years	
	Power Distribution	Room 100, Main Office	10	EA	7	10+ years	
	Storage/ Closet	Room 100, Main Office	55	SF	7	10+ years	
	Walls - Concrete Block	Room 100, Main Office	450	SF	7	10+ years	
	Ceiling - Plaster/Drywall	Room 110, Teacher's Lounge	304	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Room 110, Teacher's Lounge	1	EA	7	10+ years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Floor - Tile	Room 110, Teacher's Lounge	304	SF	7	10+ years	
	Lighting - Pendent/Surface	Room 110, Teacher's Lounge	6	EA	7	6-10 years	
	Power Distribution	Room 110, Teacher's Lounge	8	EA	7	10+ years	
	Walls - Concrete Block	Room 110, Teacher's Lounge	398	SF	7	10+ years	
	Work Slnk	Room 110, Teacher's Lounge	1	EA	7	6-10 years	
	Ceiling - Lay-in	Sensory Room in Room 114-112	115	SF	7	10+ years	
	Doors - Steel Doors incl hw	Sensory Room in Room 114-112	1	EA	7	10+ years	
	Floor - Tile	Sensory Room in Room 114-112	115	SF	7	10+ years	
	Lighting - Lay-in	Sensory Room in Room 114-112	2	EA	7	6-10 years	
	Power Distribution	Sensory Room in Room 114-112	4	EA	7	10+ years	
	Walls - Concrete Block	Sensory Room in Room 114-112	149	SF	7	10+ years	
Kitchen							
	Ceiling - Splined	Room 108A	501	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Room 108A	3	EA	7	10+ years	
	Floor - Tile	Room 108A	501	SF	7	10+ years	
	Lighting - Pendent/Surface	Room 108A	11	EA	7	6-10 years	
	Storage/ Closet	Room 108A	71	SF	7	10+ years	
	Walls - Concrete Block	Room 108A	703	SF	7	10+ years	
Lunch & Multipurpose Room							
	Ceiling - Plaster/Drywall	Room 114-112	1,537	SF	7	10+ years	
	Doors - Steel Doors incl hw	Room 114-112	4	EA	7	10+ years	
	Floor - Tile	Room 114-112	1,537	SF	7	10+ years	
	Lighting - Lay-in	Room 114-112	12	EA	7	10+ years	
	Walls - Concrete Block	Room 114-112	1,325	SF	7	10+ years	
MDF_IDF							
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Finishes	1st Floor	58	SF	7	10+ years	
	Other Cooling Unit	1st Floor	1	EA	7	6-10 years	
Mechanical/ Service Rooms							
	Boiler Room	1st floor	579	SF	7	10+ years	
	Janitor's Closet	1st floor	64	SF	7	10+ years	
	Crawl Space - Unfinished	Crawl space	16,184	SF	5	10+ years	
Restroom							
	Accessories	1st floor inside classroom #109	55	SF	7	6-10 years	
	Ceiling - Lay-in	1st floor inside classroom #109	55	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st floor inside classroom #109	1	EA	7	10+ years	
	Floor - Tile	1st floor inside classroom #109	55	SF	7	10+ years	
	Lavatory	1st floor inside classroom #109	1	EA	7	10+ years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Lighting - Lay-in	1st floor inside classroom #109	2	EA	7	6-10 years	
	Walls - Concrete Block	1st floor inside classroom #109	240	SF	7	10+ years	
	Water Closet	1st floor inside classroom #109	1	EA	7	10+ years	
	Accessories	1st floor inside classroom 104	55	SF	7	6-10 years	
	Ceiling - Lay-in	1st floor inside classroom 104	55	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st floor inside classroom 104	1	EA	7	10+ years	
	Floor - Tile	1st floor inside classroom 104	55	SF	7	10+ years	
	Lavatory	1st floor inside classroom 104	1	EA	7	10+ years	
	Lighting - Lay-in	1st floor inside classroom 104	2	EA	7	6-10 years	
	Walls - Concrete Block	1st floor inside classroom 104	240	SF	7	10+ years	
	Water Closet	1st floor inside classroom 104	1	EA	7	10+ years	
	Accessories	1st floor inside classroom 106	55	SF	7	6-10 years	
	Ceiling - Lay-in	1st floor inside classroom 106	55	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st floor inside classroom 106	1	EA	7	10+ years	
	Floor - Tile	1st floor inside classroom 106	55	SF	7	10+ years	
	Lavatory	1st floor inside classroom 106	1	EA	7	10+ years	
	Lighting - Lay-in	1st floor inside classroom 106	2	EA	7	6-10 years	
	Walls - Concrete Block	1st floor inside classroom 106	240	SF	7	10+ years	
	Water Closet	1st floor inside classroom 106	1	EA	7	10+ years	
	Accessories	1st floor inside classroom 102	55	SF	7	6-10 years	
	Ceiling - Lay-in	1st floor inside classroom 102	55	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st floor inside classroom 102	1	EA	7	10+ years	
	Floor - Tile	1st floor inside classroom 102	55	SF	7	10+ years	
	Lavatory	1st floor inside classroom 102	1	EA	7	10+ years	
	Lighting - Lay-in	1st floor inside classroom 102	2	EA	7	6-10 years	
	Walls - Concrete Block	1st floor inside classroom 102	240	SF	7	10+ years	
	Water Closet	1st floor inside classroom 102	1	EA	7	10+ years	
	Accessories	1st flr inside classroom #103	55	SF	7	6-10 years	
	Ceiling - Lay-in	1st flr inside classroom #103	55	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st flr inside classroom #103	1	EA	6	10+ years	
	Floor - Tile	1st flr inside classroom #103	55	SF	6	10+ years	
	Lavatory	1st flr inside classroom #103	1	EA	6	10+ years	
	Lighting - Lay-in	1st flr inside classroom #103	2	EA	6	6-10 years	
	Walls - Concrete Block	1st flr inside classroom #103	240	SF	6	10+ years	
	Water Closet	1st flr inside classroom #103	1	EA	6	10+ years	
	Accessories	1st flr inside classroom #105	54	SF	7	6-10 years	
	Ceiling - Lay-in	1st flr inside classroom #105	54	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st flr inside classroom #105	1	EA	6	10+ years	
	Floor - Tile	1st flr inside classroom #105	54	SF	6	10+ years	
	Lavatory	1st flr inside classroom #105	1	EA	6	10+ years	
	Lighting - Lay-in	1st flr inside classroom #105	2	EA	6	10+ years	
	Walls - Concrete Block	1st flr inside classroom #105	240	SF	6	10+ years	
	Water Closet	1st flr inside classroom #105	1	EA	6	10+ years	
	Accessories	1st flr inside classroom #111	54	SF	7	6-10 years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Ceiling - Lay-in	1st flr inside classroom #111	54	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st flr inside classroom #111	1	EA	7	10+ years	
	Floor - Tile/Sheet	1st flr inside classroom #111	54	SF	7	10+ years	
	Lavatory	1st flr inside classroom #111	1	EA	7	10+ years	
	Lighting - Lay-in	1st flr inside classroom #111	2	EA	7	6-10 years	
	Walls - Concrete Block	1st flr inside classroom #111	240	SF	7	10+ years	
	Water Closet	1st flr inside classroom #111	1	EA	7	10+ years	
	Accessories	In Principal's Office	29	SF	7	6-10 years	
	Ceiling - Lay-in	In Principal's Office	29	SF	7	10+ years	
	Doors - Wood Doors inclu hw	In Principal's Office	1	EA	7	10+ years	
	Floor - Tile	In Principal's Office	29	SF	7	10+ years	
	Lavatory	In Principal's Office	1	EA	6	10+ years	
	Lighting - Lay-in	In Principal's Office	1	EA	7	6-10 years	
	Partitions	In Principal's Office	1	EA	7	10+ years	
	Walls - Concrete Block	In Principal's Office	41	SF	7	10+ years	
	Water Closet	In Principal's Office	1	EA	7	10+ years	
	Accessories	Inside boiler room Engineer Restroom	51	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Inside boiler room Engineer Restroom	51	SF	6	10+ years	
	Doors - Steel Doors incl hw	Inside boiler room Engineer Restroom	1	EA	6	10+ years	
	Floor - Concrete Epoxy/ Painted	Inside boiler room Engineer Restroom	51	SF	7	10+ years	
	Lavatory	Inside boiler room Engineer Restroom	1	EA	6	10+ years	
	Lighting - Pendent/Surface	Inside boiler room Engineer Restroom	1	EA	6	6-10 years	
	Walls - Concrete Block	Inside boiler room Engineer Restroom	74	SF	6	10+ years	
	Walls - Concrete Block	Inside boiler room Engineer Restroom	5	SF	6	1-2 years	Cracking
	Water Closet	Inside boiler room Engineer Restroom	1	EA	6	10+ years	
	Accessories	Teacher's Room, 1st Floor	31	SF	7	6-10 years	
	Ceiling - Lay-in	Teacher's Room, 1st Floor	31	SF	6	6-10 years	
	Doors - Wood Doors inclu hw	Teacher's Room, 1st Floor	1	EA	7	10+ years	
	Floor - Tile	Teacher's Room, 1st Floor	31	SF	7	10+ years	
	Lavatory	Teacher's Room, 1st Floor	1	EA	7	10+ years	
	Lighting - Lay-in	Teacher's Room, 1st Floor	1	EA	7	6-10 years	
	Walls - Concrete Block	Teacher's Room, 1st Floor	43	SF	7	10+ years	
	Water Closet	Teacher's Room, 1st Floor	1	EA	7	10+ years	
	Accessories	Unisex Room, 1st Floor	31	SF	7	6-10 years	
	Ceiling - Lay-in	Unisex Room, 1st Floor	31	SF	7	10+ years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Doors - Wood Doors inclu hw	Unisex Room, 1st Floor	1	EA	7	10+ years	
	Floor - Tile	Unisex Room, 1st Floor	31	SF	7	10+ years	
	Lavatory	Unisex Room, 1st Floor	1	EA	7	10+ years	
	Lighting - Lay-in	Unisex Room, 1st Floor	1	EA	7	6-10 years	
	Walls - Concrete Block	Unisex Room, 1st Floor	43	SF	7	10+ years	
	Water Closet	Unisex Room, 1st Floor	1	EA	7	10+ years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Classroom #102 (Pre School)							
	Casework	1st Floor	20	LF	6	6-10 years	
	Ceiling - Splined	1st Floor	998	SF	6	6-10 years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	7	10+ years	
	Floor - Tile	1st Floor	998	SF	6	6-10 years	
	Lighting - Pendent/Surface	1st Floor	19	EA	6	6-10 years	
	Student Lockers - One Tier	1st Floor	17	EA	7	10+ years	
	Walls - Concrete Block	1st Floor	1,297	SF	7	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	
Classroom #103 (Pre School)							
	Casework	1st Floor	20	LF	6	10+ years	
	Ceiling - Splined	1st Floor	927	SF	6	6-10 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile/Sheet	1st Floor	927	SF	5	10+ years	Edges peeling up
	Lighting - Pendent/Surface	1st Floor	18	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	1	EA	6	1-2 years	Not functioning
	Student Lockers - One Tier	1st Floor	22	EA	7	10+ years	
	Walls - Concrete Block	1st Floor	1,065	SF	7	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	
Classroom #104 (Pre School)							
	Casework	1st Floor	19	LF	7	10+ years	
	Ceiling - Splined	1st Floor	998	SF	6	6-10 years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	7	10+ years	
	Floor - Tile	1st Floor	998	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	18	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	1	EA	6	1-2 years	Not functioning
	Student Lockers - One Tier	1st Floor	17	EA	7	10+ years	
	Walls - Concrete Block	1st Floor	1,297	SF	7	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	
Classroom #105 (Pre School)							

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Casework	1st Floor	20	LF	7	10+ years	
	Ceiling - Splined	1st Floor	927	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	927	SF	6	10+ years	Edges peeling
	Lighting - Pendent/Surface	1st Floor	19	EA	7	6-10 years	
	Student Lockers - One Tier	1st Floor	16	EA	7	10+ years	
	Walls - Concrete Block	1st Floor	1,065	SF	7	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	

Classroom #106 (Pre School)

	Casework	1st Floor	20	LF	7	10+ years	
	Ceiling - Splined	1st Floor	998	SF	6	6-10 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	998	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	19	EA	7	10+ years	
	Student Lockers - One Tier	1st Floor	17	EA	7	10+ years	
	Walls - Concrete Block	1st Floor	1,297	SF	7	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	

Classroom #108 (Pre School)

	Casework	1st Floor	20	LF	7	10+ years	
	Ceiling - Splined	1st Floor	927	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	927	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	12	EA	7	6-10 years	
	Storage/ Closet	1st Floor	18	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	1,297	SF	7	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	

Classroom #109 (Pre School)

	Casework	1st Floor	20	LF	7	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	927	SF	7	10+ years	
	Doors - Hardware	1st Floor	1	EA	6	0-1 year	Loose hardware
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	927	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	19	EA	7	6-10 years	
	Walls - Concrete Block	1st Floor	1,064	SF	7	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	

Classroom #111 (Pre School)

	Casework	1st Floor	82	LF	7	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	927	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Floor - Tile/Sheet	1st Floor	927	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	19	EA	7	6-10 years	
	Walls - Concrete Block	1st Floor	1,063	SF	7	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	

Category : Interior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Corridor</u>							
	Ceiling - Plaster/Drywall	1st Floor	863	SF	7	10+ years	
	Ceiling - Splined	1st Floor	1,674	SF	7	10+ years	
	Doors - Wood Doors include hw	1st Floor	8	EA	7	10+ years	
	Drinking Fountains - Double Fountain	1st Floor	2	EA	7	10+ years	
	Floor - Tile/Sheet	1st Floor	2,537	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	29	EA	7	6-10 years	
	Student Lockers - One Tier	1st Floor	112	EA	7	10+ years	
	Walls - Concrete Block	1st Floor	5,236	SF	7	10+ years	

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

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Entrance</u>							
	Exterior Doors - Exterior Steel Door	#1 - Main - SE	1	EA	4	2-5 years	
	Ramp Handrail - Wood_Ramp Handrail	#1 - Main - SE	82	LF	6	6-10 years	
	Ramps - Wood Ramp	#1 - Main - SE	36	LF	6	6-10 years	
	Exterior Doors - Exterior Steel Door	#2 - NW	1	EA	6	6-10 years	
	Exterior Stairs - Concrete	#2 - NW	4	LF	6	10+ years	
	Exterior Stairs - Wood	#2 - NW	16	LF	6	6-10 years	
	Stair Handrail - Wood_Stair Handrail	#2 - NW	20	LF	6	6-10 years	
<u>Foundation</u>							
	Superstructure - Steel	Entire Building	1,005	SF	7	10+ years	
<u>Lighting</u>							
	Exterior Lighting - Wall Mounted	Entire Building	4	EA	6	6-10 years	
<u>Roof System</u>							
	Coping - Metal	Main Roof	129	LF	6	6-10 years	
	Downspouts - Exterior Downspouts	Main Roof	24	LF	7	6-10 years	
	Roof - Modified Bitumen	Main Roof	1,005	SF	6	6-10 years	
	Roof Structure - Steel / Metal Deck/ Concrete Topping	Main Roof	1,005	SF	7	10+ years	
<u>Walls</u>							
	Exterior Walls - Wood Siding	Entire Building	1,290	SF	6	6-10 years	
	Exterior Walls - Wood Siding	Entire Building	258	SF	5	1-2 years	Peeling, chipped paint, minor cracks
<u>Windows</u>							
	Guard - Guards perforated	Entire Building	34	SF	6	6-10 years	
	Windows - Casement Aluminum	Entire Building	34	SF	6	6-10 years	

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

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Emergency System</u>							
	Emergency Battery Packs - Multipurpose Room	1st Floor	1	EA	7	6-10 years	New item added per current observation Classroom
	Exit Signs - Multipurpose Room	1st Floor	2	EA	7	6-10 years	New item added per current observation Classroom
<u>Main Service</u>							

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

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	PA System	1st Floor	1	SF	6	6-10 years	Served from main building New item added per current observation
<u>Power Distribution</u>							
	Lighting and Power Panels - 100 A	Entire Building	2	EA	6	6-10 years	

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

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Fire Alarm</u>							
	Fire Alarm_System	1st Floor	1,005	SF	7	10+ years	New item added per current observation Multipurpose room
<u>Sprinkler System</u>							
	Dry Sprinkler System	Entire Building	1,005	SF	7	10+ years	
	Sprinkler Heads	Entire Building	1,005	SF	7	10+ years	
	Sprinkler Piping	Entire Building	1,005	SF	7	10+ years	

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

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Temperature Control</u>							
	Electric Thermostat	1st Floor	2	EA	7	6-10 years	Multipurpose room
<u>Unit Ventilation</u>							
	Unit Ventilators- Ceiling Mounted- Electric Heating Only	Exterior of the Modular	2	EA	6	6-10 years	Multipurpose room
<u>Ventilation</u>							
	Exhaust Fans- Indoor - Less than 500 CFM	1st Floor	2	EA	6	6-10 years	Faced west side New item added per current observation

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

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Hot Water</u>							
	Electric Heater - Less than 20 KW	1st Floor	1	EA	6	6-10 years	
<u>Piping</u>							
	Domestic Piping-Hot Water from Risers to Fixtures	1st Floor	1,005	SF	6	6-10 years	

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

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	1st Floor	1,005	SF	6	6-10 years	
	Domestic Piping-Hot/Cold Water Supply (Risers)	1st Floor	1,005	SF	6	6-10 years	
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	1st Floor	1,005	SF	6	6-10 years	
	Sanitary Piping	1st Floor	1,005	SF	6	6-10 years	
	Storm Piping	1st Floor	1,005	SF	6	6-10 years	
	Vent Piping	1st Floor	1,005	SF	6	6-10 years	

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

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Administrative Suites/Offices</u>							
	Ceiling - Plaster/Drywall	1st Floor	876	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	2	EA	6	10+ years	
	Floor - Tile	1st Floor	816	SF	6	10+ years	
	Floor - Tile	1st Floor	60	SF	4	0-1 year	Cracked/broken tile
	Lighting - Pendent/Surface	1st Floor	14	EA	6	6-10 years	
	Power Distribution	1st Floor	12	EA	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,101	SF	6	10+ years	
<u>Mechanical/ Service Rooms</u>							
	Mechanical/ Service Rooms	1st Floor	20	SF	7	10+ years	
<u>Restroom</u>							
	Accessories	1st Floor	82	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	82	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	82	SF	6	10+ years	
	Floor Drain	1st Floor	1	EA	7	10+ years	
	Lavatory	1st Floor	1	EA	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	1	EA	6	6-10 years	
	Walls - Plaster/Drywall	1st Floor	324	SF	6	10+ years	
	Water Closet	1st Floor	1	EA	6	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	3	EA	6	10+ years	
<u>Fencing</u>							
	Fencing - Chain Link	Entire Site	709	LF	6	6-10 years	
	Fencing - Chain Link	Entire Site	60	LF	5	1-2 years	Detached chain link at fence post, bent fence
<u>Landscape</u>							
	Benches	Entire Site	2	EA	6	6-10 years	
	Landscape - Grass	Entire Site	11,800	SF	6	10+ years	
	Landscape - Hardscape- Concrete	Entire Site	1,145	SF	6	10+ years	
	Parkway trees	Entire Site	18	EA	6	10+ years	
	Planting Beds/ Area	Entire Site	60	SF	6	6-10 years	
	Planting Beds/ Area	Entire Site	530	SF	6	6-10 years	
	Play Area - Hardscape- Asphalt	Entire Site	5,000	SF	6	6-10 years	
	Play Area - Hardscape- Asphalt	Entire Site	1,429	SF	4	2-5 years	Cracking
	Retaining Wall - Concrete	Entire Site	44	SF	7	10+ years	
	Trash Receptacles	Entire Site	1	EA	4	2-5 years	Rusted, damaged receptacles
<u>Parking Lot</u>							
	Surface - Asphalt	West	8,000	SF	6	6-10 years	
	Surface - Asphalt	West	10,383	SF	4	2-5 years	Large area so badly damaged asphalt. Alligatored surface, potholes, large cracks
	Surface - Concrete	West	400	SF	6	10+ years	Broken concrete, sunken
	Trash Enclosure - Chain Links	West	5	SF	6	6-10 years	
<u>Playground</u>							
	Equipment - Pre K 3-5	Entire Site	1	EA	6	6-10 years	
	Equipment - School Age 5-12	Entire Site	1	EA	6	6-10 years	
	Equipment - Swingset	Entire Site	1	EA	6	6-10 years	
	Surface - Poured Surface	Entire Site	2,214	SF	7	10+ years	
	Surface - Poured Surface	Entire Site	2,083	SF	7	10+ years	
<u>Sidewalks</u>							
	Sidewalks - Internal Walks	North, East and West	209	LF	6	10+ years	
	Sidewalks - Perimeter Sidewalks	North, East and West	5,806	SF	6	10+ years	
	Sidewalks - Perimeter Sidewalks	North, East and West	50	SF	5	1-2 years	Broken concrete, sinking
<u>Signage</u>							

Category : Site
Building : Site

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Flag Pole - Flag Pole	Northwest and North	1	EA	7	10+ years	
	Monument - Building Mounted Cut Letter Sign	Northwest and North	1	EA	7	10+ years	
	Monument - Sign	Northwest and North	1	EA	6	6-10 years	

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

Definitions

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

Classroom Summary

Current Usage	Intended Usage	Room Location	Room Number	Floor Plan Room Number	Area (SF)	Glazed Window Area	Operable Window Area	Window Stop	Smart-Board
Building : Main									
Pre School	Pre School	1st Floor	102	102	998	180	48	Y	N
Pre School	Pre School	1st Floor	103	103	927	240	84	Y	N
Pre School	Pre School	1st Floor	104	104	998	180	48	Y	N
Pre School	Pre School	1st Floor	105	105	927	240	84	Y	N
Pre School	Pre School	1st Floor	106	106	998	180	48	Y	N
Pre School	Pre School	1st Floor	108	108	927	120	32	Y	Y
Pre School	Pre School	1st Floor	109	109	927	240	84	Y	N
Pre School	Pre School	1st Floor	111	112	927	180	48	Y	N