

Facility Assessment Report

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

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

Campus Summary			
BuildingName	Year Constructed	Number of Floors	Building Area (Sq Ft)
Leased-Annex	1915	2	22,580
Leased-Main	1960	1	14,318
Campus Total			36,898

Category: Exterior Building: Leased-Annex

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						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Entrance							
	Exterior Doors - Exterior FRP Door	10	4	EA	6	10+ years	
	Exterior Stairs - Concrete	10	105	LF	6	6-10 years	
	Exterior Stairs - Concrete	10	20	LF	5	1-2 years	Broken and cracked sections of stair and landing
	Stair Handrail - Steel_Stair Handrail	10	20	LF	6	10+ years	-
	Exterior Doors - Exterior FRP Door	11	1	EA	6	10+ years	
	Exterior Doors - Transom Lite	11	1	EΑ	6	10+ years	
	Exterior Stairs - Concrete	11	25	LF	6	10+ years	
	Exterior Stairs - Concrete	11	10	LF	5	1-2 years	There is some damage to the foundation, but the stairs have a few chips and small broken pieces
	Stair Handrail - Steel_Stair Handrail	11	20	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	12	1	EΑ	6	10+ years	
	Exterior Doors - Transom Lite	12	1	EΑ	6	10+ years	
	Exterior Stairs - Concrete	12	6	LF	7	10+ years	
	Exterior Doors - Exterior Steel Door	13 W fire escape	1	EΑ	7	10+ years	
	Exterior Doors - Exterior Steel Door	14 NW	1	EΑ	7	10+ years	
	Exterior Doors - Transom Lite	14 NW	1	EA	7	10+ years	
	Exterior Stairs - Concrete	14 NW	3	LF	7	10+ years	
	Entrance Control - Audio and Video	5	1	EΑ	6	6-10 years	
	Exterior Doors - Store Front	5	2	EA	6	10+ years	
	Exterior Doors - Transom Lite	5	1	EA	6	10+ years	
	Exterior Stairs - Concrete	5	6	LF	6	10+ years	

Campus Name: Talman Page : 1 of 26 Assessment Date: 02/23/2022





Catego	ry : Exterior		В	uilding	: Lease	d-Annex	
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Exterior Doors - Exterior Steel Door	5.1 NE	1	EΑ	6	10+ years	
	Exterior Doors - Transom Lite	5.1 NE	1	EA	6	10+ years	
	Exterior Doors - Exterior Steel Door	5.2	1	EA	6	10+ years	
	Exterior Doors - Transom Lite	5.2	1	EA	7	10+ years	
	Exterior Doors - Exterior Steel Door	5.3 fire escape E	1	EΑ	6	6-10 years	
	Exterior Doors - Exterior Steel Door	6	2	EA	6	10+ years	
	Exterior Doors - Transom Lite	6	1	EA	7	10+ years	
	Exterior Stairs - Concrete	6	24	LF	3	0-1 year	Broken and cracked sections of stair and landing
	Stair Handrail - Steel_Stair Handrail	6	20	LF	5	10+ years	•
	Exterior Doors - Exterior Steel Door	7	1	EA	6	10+ years	
	Exterior Stairs - Steel or Aluminum	7	32	LF	6	10+ years	
	Stair Handrail - Steel_Stair Handrail	7	15	LF	6	10+ years	
	Exterior Doors - Exterior FRP Door	8	2	EA	6	10+ years	
	Exterior Doors - Transom Lite	8	1	EA	6	10+ years	
	Exterior Stairs - Concrete	8	18	LF	6	10+ years	
	Exterior Stairs - Concrete	8	10	LF	4	1-2 years	Broken and cracked sections of stair and landing
	Stair Handrail - Steel_Stair Handrail	8	15	LF	6	10+ years	and landing
	Exterior Doors - Exterior Steel Door	9	13	EA	6	10+ years	
	Exterior Stairs - Concrete	9	24	LF	6	10+ years	
	Stair Handrail - Steel_Stair Handrail	9	20	LF	6	10+ years	
	Exterior Doors - Exterior FRP Door	9.1	1	EA	6	10+ years	
Fire Esca	ape						
	Fire Escape	E and W Elevation	52	LF	6	10+ years	
	Fire Escape	E and W Elevation	3	LF	5	0-1 year	Open masonry at fire escape supports
Foundati	ion						
	Foundation - Concrete	Entire Building	27	LF	7	10+ years	
	Foundation - Concrete	Entire Building	3	LF	6	10+ years	Spalled concrete at basement entrance
	Foundation - Masonry	Entire Building	466	LF	7	10+ years	- · · · · · · · · · ·
	Superstructure - Heavy Timber	Entire Building	22,580	SF	7	10+ years	
Lighting							
- •	Exterior Lighting - Parapet or Roof Mounted	Entire Building	2	EA	6	10+ years	
	Exterior Lighting - Wall Mounted	Entire Building	4	EA	5	2-5 years	
Roof Sys	stem						
_	Coping - Stone	1	32	LF	6	10+ years	
	Downspouts - Exterior Downspouts	1	13	LF	6	10+ years	

Campus Name: Talman Page : 2 of 26 Assessment Date: 02/23/2022





Catego	ry : Exterior		В	uilding	: Lease	d-Annex	
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Parapet - 16" - 30" Height	1	5	LF	6	10+ years	
	Parapet - Parapet < 16" Height	1	27	LF	6	10+ years	
	Roof - Modified Bitumen	1	125	SF	6	6-10 years	No leaks were reported
	Roof Structure - Heavy Timber	1	125	SF	7	10+ years	·
	Chimney - Metal Flue	2	15	LF	6	10+ years	
	Chimney - Metal Flue	2	35	LF	6	10+ years	
	Coping - Stone	2	300	LF	7	10+ years	Repaired
	Downspouts - Exterior Downspouts	2	75	LF	6	10+ years	•
	Parapet - 16" - 30" Height	2	275	LF	6	10+ years	
	Parapet - Parapet < 16" Height	2	20	LF	6	10+ years	
	Roof - Modified Bitumen	2	5,210	SF	6	6-10 years	No leaks were reported
	Roof Structure - Heavy Timber	2	5,210	SF	7	10+ years	rto round rere repented
	Chimney - Brick Chimney- Concrete/ Mortar	3	5	LF	6	10+ years	Repaired
	Liner	· ·	o .		· ·	ioi youio	Nopuliou
	Chimney - Brick Chimney- Concrete/ Mortar	3	30	LF	6	10+ years	
	Liner	3	30	Li	U	10+ years	
	Coping - Stone	3	55	LF	7	10+ years	Repaired
	Coping - Stone	3	185	LF	6	10+ years	Repaired
	Downspouts - Exterior Downspouts	3	50	LF	6	10+ years	
	Parapet - 16" - 30" Height	3		LF	6	10+ years 10+ years	
			50	LF			
	Parapet - Parapet > 30"	3	190		6	10+ years	No looks assessed to be to be a
	Roof - Modified Bitumen	3	3,590	SF	6	6-10 years	No leaks reported, looks in good shape
	Roof Hatch - Wood	3	1	EA	3	0-1 year	No access ladder had to use an
							extension ladder to get up there,
							hatch is old and very difficult to open
	Roof Structure - Heavy Timber	3	3,590	SF	7	10+ years	
	Coping - Stone	4	72	LF	6	10+ years	
	Downspouts - Exterior Downspouts	4	20	LF	6	10+ years	
	Parapet - Parapet < 16" Height	4	72	LF	6	10+ years	
	Roof - Modified Bitumen	4	300	SF	6	10+ years	No leaks reported
	Roof Structure - Heavy Timber	4	300	SF	7	10+ years	
	Coping - Stone	5	50	LF	6	10+ years	
	Parapet - Parapet < 16" Height	5	50	LF	6	10+ years	
	Roof - Modified Bitumen	5	116	SF	6	10+ years	No leaks reported
	Roof Structure - Heavy Timber	5	116	SF	7	10+ years	. 15 .5ano reportos
	11001 Ottubiate Tieavy Timber	3	110	O.	,	101 yours	
Walls							
	Cheek-Wall - Stone	Entire Building	175	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	8,455	SF	5	10+ years	
	Exterior Walls - Brick	Entire Building	500	SF	4	1-2 years	Open joints deteriorated mortar
Windows							
v v II IUUVV:	Lintels - Steel	Entire Building	267	LF	6	10+ years	
	LIIIGIS - SIECI	Little building	207	ᄕ	O	IUT years	





atego	ry : Exterior		В	uilding	: Lease	d-Annex	
						Recommend	
roup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Lintels - Steel	Entire Building	33	LF	4	1-2 years	Corroded lintels
	Windows - Decorative	Entire Building	12	SF	4	2-5 years	These windows were not seen
	Windows - Sash Aluminum	Entire Building	396	SF	7	6-10 years	
	Windows - Sash Aluminum Double-pane	Entire Building	1,973	SF	7	10+ years	
atego	ry : Electrical		В	uilding	: Lease	d-Annex	
			0	11014	ъ	Recommend	•
roup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
nerger	cy System						
	Automatic Transfer Switch	Electrical Room	1	EA	4	0-1 year	Abandoned
	Emergency A/C Power - Corridors and Stairs	Entire Building	2,776	SF	2	0-1 year	No EM generator or battery backu
	Emergency A/C Power - Lunchrooms	Entire Building	2,321	SF	6	6-10 years	
	Exit Signs - Corridors and Stairs	Entire Building	2	EA	7	6-10 years	
	Exit Signs - Corridors and Stairs	Entire Building	10	ΕA	7	6-10 years	
	Exit Signs - Corridors and Stairs	Entire Building	2	EΑ	7	6-10 years	
	Exit Signs - Gym	Entire Building	5	EA	7	6-10 years	
	Exit Signs - Gym	Entire Building	1	EA	4	0-10 years 0-1 year	
			•				
	Exit Signs - Lunchroom	Entire Building	4	EA	6	6-10 years	
	Emergency Battery Packs - Lunchrooms	Entire Building	2	EA	6	6-10 years	
lain Ser							
	Main Electrical Service - 800 A and Less than 120/208/3PH	Electrical Room	1	EA	6	10+ years	
	PA System	Entire Building	22,580	SF	7	6-10 years	
ower D	istribution						
	Lighting and Power Panels - 100 A	Entire Building	1	EA	6	10+ years	
	Lighting and Power Panels - 100 A	Entire Building	1	EA	4	0-1 year	
	Lighting and Power Panels - 100 A	Entire Building	1	EA	4	0-1 year	Breaker missing
	Lighting and Power Panels - Above 100 A	Entire Building	2	ĒΑ	7	10+ years	
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	7	10+ years	New item added per current observation Kitchen
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	6	10+ years	observation interior
	Main Distribution Panels - 400 - 600 amp	Entire Building	1	EA	7	10+ years	
atego	ry : Fire Protection		В	uilding	: Lease	d-Annex	
						Recommend	
roup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
re Alar							
	Fire Alarm Panel	Entire Building	1	EA	3	0-1 year	Older system and can't be replace
	Fire Alarm_System	Entire Building	22,580	SF	4	0-1 year	Older system
	Fire Alarm_System	Entire Building	22,580	SF	4	0-1 year	Older system
		-				- -	

Campus Name: Talman Page : 4 of 26 Assessment Date: 02/23/2022





Category : Fire Protection

Suilding : Leased-Annex

Building : Leased-Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
•	,		,			,	
_Sprinkle	r System						
	Dry Sprinkler System	Entire Building	22,580	SF	6	10+ years	
	Sprinkler Heads	Entire Building	22,580	SF	7	10+ years	
	Sprinkler Piping	Entire Building	22,580	SF	6	10+ years	
Catego	ry : Mechanical		В	uilding	: Lease	d-Annex	
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Boiler Sy	ystems						
	Boiler Auxiliary- Scotch Marine- Steam Low Pressure Boiler - 50 - 75 HP	Boiler Room	1	EA	5	6-10 years	
	Chemical Feed System	Boiler Room	1	EA	6	6-10 years	
	Combustion Dampers	Boiler Room	1	EA	6	6-10 years	
	Feed Water Pumps and Tank	Boiler Room	1	EA	6	6-10 years	
	Non Condensing- Fire Tube- Scotch Marine-	Boiler Room	1	EA	6	6-10 years	
	Steam- Low Pressure Boiler - 50 - 75 HP						
	Steam Traps	Boiler Room	32	EA	5	6-10 years	
	Boiler Auxiliary- Scotch Marine- Steam Low Pressure Boiler - Less than 50 HP	Boiler Room	1	EA	5	6-10 years	
	Condensate Pump	Boiler Room	1	EA	6	6-10 years	
	Feed Water Pumps and Tank	Boiler Room	1	EA	6	6-10 years	
	Non Condensing- Fire Tube- Scotch Marine- Steam- Low Pressure Boiler - Less than 50 HP	Boiler Room	1	EA	5	6-10 years	
	Steam Traps	Boiler Room	1	EA	6	6-10 years	
	Steam Traps	Boiler Room	1	EA	6	10+ years	
_Heating	Devices						
•	Unit Heater - Steam	Boiler Room	1	EA	2	0-1 year	Not working
	Radiators - Steam	Entire Building	30	EA	6	10+ years	Ç
	Radiators - Steam	Entire Building	1	EA	3	0-1 year	Move one unit from original Leaking pipes
	Unit Heater - Steam	Gym	2	EA	5	2-5 years	Old and difficult to maintain
	Unit Heater - Electric	Kitchen	1	EA	7	6-10 years	
Mechani	cal Plumbing						
	Condensate-Steel or Galvanized	Entire Building	40	LF	6	10+ years	
	Condensate-Steel or Galvanized	Entire Building	400	LF	6	10+ years	
	Condensate-Steel or Galvanized	Entire Building	400	LF	6	10+ years	
	Condensate-Steel or Galvanized	Entire Building	40	LF	6	10+ years	

Temperature Control





Category : Mechanical

Building: Leased-Annex

Recommend

Craun	Ham Tune	Leastion	Ougatitus	LIOM	Donk	Recommend	Comments
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Electric Thermostat	2nd Floor	3	EA	7	10+ years	New item added per current observation Student toilets
_Ventilation	on						
	Exhaust Fans- Indoor - 500 - 1500 CFM	1st Floor	1	EA	7	10+ years	New item added per current observation Installed new in 2021 summer Served gyy
	Exhaust Fans- Indoor - 500 - 1500 CFM	1st Floor	1	EA	7	10+ years	New item added per current observation Installed new in 2021 summer Served toilet
	Exhaust Fans- Indoor - 500 - 1500 CFM	1st Floor	1	EA	3	0-1 year	Not working per current observation
	Exhaust Fans- Indoor - Less than 500 CFM	1st Floor	2	EA	7	10+ years	Installed new in 2021 summer Served toilet
	Exhaust Fans- Indoor - Less than 500 CFM	1st Floor	1	EA	7	10+ years	New item added per current observation Installed new in 2021 summer Served toilet
	Exhaust Fans- Indoor - Less than 500 CFM	1st Floor	1	EA	6	6-10 years	
Catego	ry : Plumbing		В	uilding	: Lease	d-Annex	
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Hot Wate	er						
	Gas Heater - Less than 150000 BTU/HR	Off Boiler Room	1	EA	5	2-5 years	
Piping							
	Domestic Piping-Hot Water Return Lines	Entire Building	22,580	SF	6	10+ years	
	Domestic Piping-Hot Water Return Risers	Entire Building	22,580	SF	6	10+ years	
	Domestic Piping-Hot Water from Risers to	Entire Building					
	. •	Entire Building	22,580	SF	6	10+ years	
	Fixtures Domestic Piping-Hot/Cold Water Supply	Entire Building					
	Fixtures Domestic Piping-Hot/Cold Water Supply (Horizontal Lines) Domestic Piping-Hot/Cold Water Supply	S .	22,580	SF	6	10+ years	
	Fixtures Domestic Piping-Hot/Cold Water Supply (Horizontal Lines) Domestic Piping-Hot/Cold Water Supply (Risers) Domestic Piping-Hot/Cold Water Supply	Entire Building	22,580 22,580	SF SF	6 6	10+ years 10+ years	
	Fixtures Domestic Piping-Hot/Cold Water Supply (Horizontal Lines) Domestic Piping-Hot/Cold Water Supply (Risers) Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building Entire Building Entire Building	22,580 22,580 22,580 22,580	SF SF SF	6 6 6	10+ years 10+ years 10+ years 10+ years	
	Fixtures Domestic Piping-Hot/Cold Water Supply (Horizontal Lines) Domestic Piping-Hot/Cold Water Supply (Risers) Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures) Sanitary Piping	Entire Building Entire Building Entire Building Entire Building	22,580 22,580 22,580 22,580 22,580	SF SF SF SF	6 6 6 6	10+ years 10+ years 10+ years 10+ years 10+ years	
	Fixtures Domestic Piping-Hot/Cold Water Supply (Horizontal Lines) Domestic Piping-Hot/Cold Water Supply (Risers) Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures) Sanitary Piping Storm Piping	Entire Building Entire Building Entire Building Entire Building Entire Building	22,580 22,580 22,580 22,580 22,580 22,580	SF SF SF SF SF SF	6 6 6 6 6	10+ years 10+ years 10+ years 10+ years 10+ years 10+ years	
	Fixtures Domestic Piping-Hot/Cold Water Supply (Horizontal Lines) Domestic Piping-Hot/Cold Water Supply (Risers) Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures) Sanitary Piping	Entire Building Entire Building Entire Building Entire Building	22,580 22,580 22,580 22,580 22,580	SF SF SF SF	6 6 6 6	10+ years 10+ years 10+ years 10+ years 10+ years	
Pumps	Fixtures Domestic Piping-Hot/Cold Water Supply (Horizontal Lines) Domestic Piping-Hot/Cold Water Supply (Risers) Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures) Sanitary Piping Storm Piping	Entire Building Entire Building Entire Building Entire Building Entire Building	22,580 22,580 22,580 22,580 22,580 22,580	SF SF SF SF SF SF	6 6 6 6 6	10+ years 10+ years 10+ years 10+ years 10+ years 10+ years	
Pumps	Fixtures Domestic Piping-Hot/Cold Water Supply (Horizontal Lines) Domestic Piping-Hot/Cold Water Supply (Risers) Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures) Sanitary Piping Storm Piping	Entire Building Entire Building Entire Building Entire Building Entire Building	22,580 22,580 22,580 22,580 22,580 22,580	SF SF SF SF SF SF	6 6 6 6 6	10+ years 10+ years 10+ years 10+ years 10+ years 10+ years	

Campus Name: Talman Page : 6 of 26 Assessment Date: 02/23/2022



Building: Leased-Annex Category: Room Recommend Replacement Comments Group Item - Type Location Quantity UOM Rank Administrative Suites/Offices Ceiling - Plaster/Drywall 1st Floor-Gym Office 202 SF 6 10+ years Tin ceiling Doors - Wood Doors inclu hw 1st Floor-Gym Office 1 EΑ 6 10+ years Floor - Tile 1st Floor-Gym Office 202 SF 6 10+ years Lighting - Pendent/Surface 1st Floor-Gym Office EΑ 6 6-10 years 1 1st Floor-Gym Office Power Distribution 4 FΑ 6 10+ years Walls - Masonry 1st Floor-Gvm Office 435 SF 6 10+ years SF Walls - Plaster/Drywall 1st Floor-Gym Office 435 6 10+ years EΑ 7 AC Unit 205 6-10 years 1 Ceiling - Plaster/Drywall 205 110 SF 7 10+ years Doors - Wood Doors inclu hw 205 EΑ 7 10+ years 1 Floor - Tile 205 110 SF 6 6-10 years 205 EΑ 7 6-10 years Lighting - Lay-in 1 Walls - Masonry 205 266 SF 7 10+ years EΑ 7 AC Unit 2nd Floor-Speech Office 6-10 years 1 Ceiling - Plaster/Drywall 2nd Floor-Speech Office SF 6 10+ years 62 Doors - Wood Doors inclu hw 2nd Floor-Speech Office 1 FΑ 6 10+ vears Floor - Tile 2nd Floor-Speech Office 62 SF 6 10+ years Lighting - Pendent/Surface 2nd Floor-Speech Office 1 EΑ 6 6-10 years Power Distribution 2nd Floor-Speech Office EΑ 6 4 10+ years SF Walls - Masonry 2nd Floor-Speech Office 68 6 10+ years Walls - Plaster/Drywall 2nd Floor-Speech Office 250 SF 6 10+ years Ceiling - Plaster/Drywall SF Basement-Kitchen Manager Office 65 6 10+ years Doors - Steel Doors incl hw Basement-Kitchen Manager Office EΑ 6 1 10+ years Floor - Tile Basement-Kitchen Manager Office 65 SF 6 10+ years Lighting - Pendent/Surface Basement-Kitchen Manager Office 1 EΑ 6 6-10 years Power Distribution Basement-Kitchen Manager Office 4 EΑ 6 10+ years Walls - Plaster/Drywall SF Basement-Kitchen Manager Office 265 6 10+ years Gvmnasia AC Unit 6 EΑ 7 1st Floor 6-10 years SF Ceiling - Lay-in 1st Floor 3,576 6 6-10 years Floor - Tile SF 6 1st Floor 350 10+ years Floor - Wood 1st Floor 3,226 SF 6 10+ years Lighting - Metal Halide/Sodium Vapor 1st Floor 6 EΑ 6 6-10 years Lighting - Pendent/Surface 3 EΑ 6 6-10 years 1st Floor Scoreboards EΑ 7 1st Floor 6-10 years Stage 1st Floor 1.150 SF 6 10+ years EΑ 7 6-10 years Stage Curtain 1st Floor 7 Stage Lighting System 1st Floor 1 EΑ 6-10 years Stage-Stairs - Wood LF 1st Floor 12 6 10+ years Storage/ Closet 1st Floor SF 7 10+ years 158 SF Walls - Masonry 1st Floor 3.210 6 6-10 years Water leaking threw bricks Walls - Plaster/Drywall 1st Floor 1,045 SF 6 10+ years





3450 S Talman AVENUE, Chicago, IL 606

Catego	ry : Room		В	uilding	: Lease	d-Annex	
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Kitchen							
Kilchen	Ceiling - Lay-in	1st Floor	190	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	190	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	18	EA	6	6-10 years	
	Walls - Concrete Block	1st Floor	2,825	SF	6	10+ years	
	Ceiling - Plaster/Drywall	Basement	235	SF	6	10+ years	
	Doors - Steel Doors incl hw	Basement	1	EA	6	10+ years	
	Doors - Wood Doors inclu hw	Basement	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	Basement	235	SF	6	10+ years	
	Lighting - Pendent/Surface	Basement	6	EA	6	6-10 years	
	Storage/ Closet	Basement	40	SF	7	10+ years	
	Walls - Plaster/Drywall	Basement	525	SF	6	10+ years	
	vvalie i laston bry vvali	Bassinsin	020	O.	J	101 youro	
Lunch &	Multipurpose Room						
	AC Unit	Basement	2	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	Basement	1,030	SF	6	10+ years	
	Floor - Tile	Basement	1,030	SF	6	10+ years	
	Lighting - Pendent/Surface	Basement	20	EA	6	6-10 years	
	Market Board	Basement	10	LF	7	6-10 years	
	Serving Line	Basement	18	LF	6	10+ years	
	Storage/ Closet	Basement	80	SF	7	10+ years	
	Storage/ Closet	Basement	110	SF	5	10+ years	
	Walls - Plaster/Drywall	Basement	2,010	SF	6	10+ years	
Mechani	cal/ Service Rooms						
	Boiler Room	Basement	780	SF	7	10+ years	
	Mechanical/ Service Rooms	Basement	120	SF	7	10+ years	
	Storage Room	Basement	190	SF	7	10+ years	
Daataaa	_						
Restroor	n Accessories	1st Floor-E Ladies Restroom in Gym	20	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor-E Ladies Restroom in Gym	20	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor-E Ladies Restroom in Gym	1	EA	6	10+ years	
	Floor - Tile	1st Floor-E Ladies Restroom in Gym	20	SF	6	10+ years	
	Lavatory	1st Floor-E Ladies Restroom in Gym	1	EA	6	10+ years	
	Lighting - Pendent/Surface	1st Floor-E Ladies Restroom in Gym	1	EA	6	6-10 years	
	Walls - Masonry	1st Floor-E Ladies Restroom in Gym	30	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor-E Ladies Restroom in Gym	100	SF	6	10+ years	
	Water Closet	1st Floor-E Ladies Restroom in Gym	1	EA	6	10+ years	
	Accessories	1st Floor-Men's Gym Restroom	48	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor-Men's Gym Restroom	48	SF	6	10+ years	
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Category : Room Building : Leased-Annex

Catego	ry : Room		В	uilding	: Lease	d-Annex	
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Doors - Wood Doors inclu hw	1st Floor-Men's Gym Restroom	1	EA	6	10+ years	
	Floor - Tile	1st Floor-Men's Gym Restroom	48	SF	6	10+ years	
	Lavatory	1st Floor-Men's Gym Restroom	1	EA	6	10+ years	
	Lighting - Pendent/Surface	1st Floor-Men's Gym Restroom	1	EA	6	6-10 years	
	Partitions	1st Floor-Men's Gym Restroom	1	EA	7	10+ years	
	Urinals	1st Floor-Men's Gym Restroom	1	EΑ	6	10+ years	
	Walls - Masonry	1st Floor-Men's Gym Restroom	80	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor-Men's Gym Restroom	150	SF	6	10+ years	
	Water Closet	1st Floor-Men's Gym Restroom	1	EA	6	10+ years	
	Accessories	1st Floor-Staff Restroom	64	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor-Staff Restroom	64	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor-Staff Restroom	1	EA	6	10+ years	
	Floor - Tile	1st Floor-Staff Restroom	64	SF	6	10+ years	
	Lavatory	1st Floor-Staff Restroom	2	EA	6	10+ years	
	Lighting - Wall Mounted	1st Floor-Staff Restroom	1	EA	6	6-10 years	
	Walls - Masonry	1st Floor-Staff Restroom	58	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor-Staff Restroom	158	SF	5	10+ years	
	Water Closet	1st Floor-Staff Restroom	1	EA	6	10+ years	
	Accessories	1st Floor-W Ladies Restroom in	20	SF	7	6-10 years	
		Gym					
	Ceiling - Plaster/Drywall	1st Floor-W Ladies Restroom in	20	SF	6	10+ years	
		Gym					
	Doors - Wood Doors inclu hw	1st Floor-W Ladies Restroom in	1	EA	6	10+ years	
		Gym					
	Floor - Tile	1st Floor-W Ladies Restroom in	20	SF	6	10+ years	
		Gym					
	Lavatory	1st Floor-W Ladies Restroom in	1	EA	6	10+ years	
		Gym					
	Lighting - Pendent/Surface	1st Floor-W Ladies Restroom in	1	EA	6	6-10 years	
		Gym					
	Walls - Masonry	1st Floor-W Ladies Restroom in	30	SF	6	10+ years	
		Gym					
	Walls - Plaster/Drywall	1st Floor-W Ladies Restroom in	100	SF	6	10+ years	
		Gym					
	Water Closet	1st Floor-W Ladies Restroom in	1	EA	6	10+ years	
		Gym					
	Accessories	Basement-Men's Restroom	202	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Basement-Men's Restroom	202	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Basement-Men's Restroom	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	Basement-Men's Restroom	202	SF	6	10+ years	
	Floor Drain	Basement-Men's Restroom	1	EA	7	10+ years	
	Lavatory	Basement-Men's Restroom	5	EA	6	10+ years	
	Lighting - Pendent/Surface	Basement-Men's Restroom	3	EA	6	6-10 years	
	Partitions	Basement-Men's Restroom	3	EA	7	10+ years	

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Category: Room **Building: Leased-Annex** Recommend Item - Type Location Quantity Replacement Comments Group UOM Rank Basement-Men's Restroom EΑ Urinals 6 10+ years Walls - Tile Ceramic/ Porcelain Basement-Men's Restroom 596 SF 6 10+ years Water Closet Basement-Men's Restroom 3 EΑ 6 10+ years Accessories Basement-Women's Restroom 240 SF 7 6-10 years Ceiling - Plaster/Drywall SF Basement-Women's Restroom 240 6 10+ years Doors - Wood Doors inclu hw Basement-Women's Restroom EΑ 1 6 10+ years Floor - Tile Ceramic/ Porcelain Basement-Women's Restroom 240 SF 6 10+ years Floor Drain Basement-Women's Restroom 1 EΑ 10+ years Lavatory Basement-Women's Restroom 4 EΑ 6 10+ years Lighting - Pendent/Surface 3 EΑ Basement-Women's Restroom 6 6-10 years Lighting - Wall Mounted Basement-Women's Restroom 1 EΑ 6 6-10 years Partitions Basement-Women's Restroom 6 EΑ 7 10+ years Walls - Plaster/Drywall Basement-Women's Restroom 632 SF 6 10+ years Water Closet EΑ Basement-Women's Restroom 6 10+ years

Category: Classroom Building: Leased-Annex

						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
_Classroo	m #201 (Pre School)						
	AC Units	1st Floor	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	690	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	690	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	12	EΑ	6	6-10 years	
	Marker Board	1st Floor	18	LF	7	6-10 years	
	Storage/ Closet	1st Floor	92	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,265	SF	6	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	
_Classroo	m #202 (Regular Classroom)						
	AC Units	1st Floor	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	690	SF	6	10+ years	
	Chalk Board	1st Floor	18	LF	4	2-5 years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	6	10+ years	
	Floor - Wood	1st Floor	690	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	12	EA	6	6-10 years	
	Walls - Plaster/Drywall	1st Floor	1,265	SF	7	10+ years	
Classroo	m #203 (Pre School)						
	AC Units	1st Floor	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	690	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	2	ĒΑ	6	10+ years	
	Floor - Tile	1st Floor	690	SF	6	10+ years	
						•	

Campus Name: Talman Page : 10 of 26 Assessment Date: 02/23/2022





tegory : Classroom

Building : Leased-Annex

Catego	ry : Classroom		В	uilding	: Lease	d-Annex	
_				_		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Lighting - Pendent/Surface	1st Floor	12	EA	6	6-10 years	
	Marker Board	1st Floor	18	LF	7	6-10 years	
	Storage/ Closet	1st Floor	92	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,265	SF	6	10+ years	
_Classroo	om #204 (Regular Classroom)						
	AC Units	1st Floor	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	690	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	6	10+ years	
	Floor - Tile	1st Floor	650	SF	6	6-10 years	
	Floor - Tile	1st Floor	40	SF	4	0-1 year	Cracked damaged tile
	Lighting - Pendent/Surface	1st Floor	12	ĒΑ	6	6-10 years	e raisine a damining e a mie
	Marker Board	1st Floor	18	LF	6	6-10 years	
	Walls - Plaster/Drywall	1st Floor	1,265	SF	6	10+ years	
Classroo	om #301 (Regular Classroom)						
Classice	AC Units	2nd Floor	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	690	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Tile	2nd Floor	690	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	4	EA	6	6-10 years	
	Marker Board	2nd Floor	20	LF	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	1,265	SF	6	10+ years	
	·		,			, , , , ,	
_Classroo	om #302 (Regular Classroom)						
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	690	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Tile	2nd Floor	690	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	4	EA	6	6-10 years	
	Marker Board	2nd Floor	20	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	92	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,265	SF	6	10+ years	
_Classroo	om #303A (Regular Classroom)						
	AC Units	2nd Floor	2	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	325	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Tile	2nd Floor	325	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	2	EA	6	6-10 years	
	Marker Board	2nd Floor	10	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	92	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	850	SF	6	10+ years	
	Tallo Tidotol/Drywall	2110 1 1001	350	0.	O	ioi youis	

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Jaicgo	ry : Classroom		В	uilding	: Lease	d-Annex	
						Recommend	
roup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
assroc	om #303B (Regular Classroom)						
	AC Units	2nd Floor	2	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	560	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	3	EA	6	10+ years	
	Floor - Tile	2nd Floor	565	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	3	EA	6	6-10 years	
	Marker Board	2nd Floor	16	LF	7	6-10 years	
	Walls - Masonry	2nd Floor	95	SF	6	10+ years	
	Walls - Plaster/Drywall	2nd Floor	930	SF	6	10+ years	
assroc	om #304 (Regular Classroom)						
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	10	SF	7	6-10 years	Repaired
	Ceiling - Plaster/Drywall	2nd Floor	680	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	2	EΑ	6	10+ years	
	Floor - Tile	2nd Floor	690	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	4	EA	6	6-10 years	
	Marker Board	2nd Floor	10	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	92	SF	7	10+ years	
						- ,	
	Walls - Plaster/Drywall	2nd Floor	1.265	SF	6	10+ vears	
	Walls - Plaster/Drywall	2nd Floor	1,265	SF	6	10+ years	
atego	Walls - Plaster/Drywall ry : Interior	2nd Floor				10+ years d-Annex	
	ry : Interior		В	uilding	: Lease	d-Annex Recommend	
_	·	2nd Floor Location				d-Annex	Comments
oup	ry : Interior Item - Type	Location	B Quantity	uilding UOM	: Lease	d-Annex Recommend Replacement	Comments
oup	ry : Interior Item - Type Ceiling - Plaster/Drywall	Location 1st Floor	Quantity 570	UOM SF	: Leased	d-Annex Recommend Replacement	Comments
oup	ry : Interior Item - Type	Location	B Quantity	UOM SF EA	Rank	d-Annex Recommend Replacement 10+ years 10+ years	Comments
oup	ry: Interior Item - Type Ceiling - Plaster/Drywall Doors - Wood Doors include hw Floor - Tile/Sheet	Location 1st Floor	Quantity 570	UOM SF	: Leased	d-Annex Recommend Replacement 10+ years 10+ years 10+ years	Comments
oup	ry: Interior Item - Type Ceiling - Plaster/Drywall Doors - Wood Doors include hw Floor - Tile/Sheet Lighting - Pendent/Surface	Location 1st Floor 1st Floor 1st Floor 1st Floor 1st Floor	9	UOM SF EA SF EA	Rank 6 6 7 6	d-Annex Recommend Replacement 10+ years 10+ years 10+ years 6-10 years	Comments
oup	ry: Interior Item - Type Ceiling - Plaster/Drywall Doors - Wood Doors include hw Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall	Location 1st Floor 1st Floor 1st Floor	9	UOM SF EA SF EA SF EA SF	6 6 7 6 6 6	d-Annex Recommend Replacement 10+ years 10+ years 10+ years	Comments
oup	ry: Interior Item - Type Ceiling - Plaster/Drywall Doors - Wood Doors include hw Floor - Tile/Sheet Lighting - Pendent/Surface	Location 1st Floor 1st Floor 1st Floor 1st Floor 1st Floor	9	UOM SF EA SF EA	Rank 6 6 7 6	d-Annex Recommend Replacement 10+ years 10+ years 10+ years 6-10 years	Comments
oup	ry: Interior Item - Type Ceiling - Plaster/Drywall Doors - Wood Doors include hw Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall	Location 1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 1st Floor	9	UOM SF EA SF EA SF EA SF EA	6 6 7 6 6 6	d-Annex Recommend Replacement 10+ years 10+ years 10+ years 6-10 years 10+ years	Comments
oup	ry: Interior Item - Type Ceiling - Plaster/Drywall Doors - Wood Doors include hw Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall Drinking Fountains - Single Fountain Floor - Tile/Sheet	Location 1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 2nd Floor	570 2 570 5 1,650 450	UOM SF EA SF EA SF SF SF SF	6 6 7 6 6 6 6	d-Annex Recommend Replacement 10+ years 10+ years 10+ years 6-10 years 10+ years 10+ years 6-10 years 10+ years 10+ years	Comments
oup	ry: Interior Item - Type Ceiling - Plaster/Drywall Doors - Wood Doors include hw Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall Drinking Fountains - Single Fountain Floor - Tile/Sheet Lighting - Pendent/Surface	Location 1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 2nd Floor 2nd Floor	570 2 570 5 1,650 450	UOM SF EA SF EA SF EA SF EA SF EA	6 6 7 6 6 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	d-Annex Recommend Replacement 10+ years 10+ years 10+ years 6-10 years 10+ years 10+ years 6-10 years 6-10 years	Comments
oup	ry: Interior Item - Type Ceiling - Plaster/Drywall Doors - Wood Doors include hw Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall Drinking Fountains - Single Fountain Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall	Location 1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor	570 2 570 5 1,650 450 1	UOM SF EA SF EA SF EA SF EA SF EA SF EA SF	6 6 6 6 6 6 7	d-Annex Recommend Replacement 10+ years 10+ years 10+ years 6-10 years 10+ years 10+ years 6-10 years 10+ years 10+ years	Comments
roup	ry: Interior Item - Type Ceiling - Plaster/Drywall Doors - Wood Doors include hw Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall Drinking Fountains - Single Fountain Floor - Tile/Sheet Lighting - Pendent/Surface	Location 1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor	Squantity 570 2 570 5 1,650 450 1 450 3	UOM SF EA SF EA SF EA SF EA SF EA	6 6 6 7 7 6 6 6 6 7 7 6 6 6 6 7 7 6 6 6 6 7 7 6 6 6 6 7 7 6 6 6 6 7 7 6 6 6 6 7 7 6 6 6 6 7 7 6 6 6 6 7 7 6 6 6 6 7 7 6 6 6 6 7 7 7 6 6 6 6 7 7 7 6 6 6 6 7 7 7 6 6 6 6 7 7 7 6 6 6 6 7 7 7 6 7 6 7 6 7 7 6 7 7 6 7 7 6 7 7 6 7 7 7 6 7	d-Annex Recommend Replacement 10+ years 10+ years 10+ years 6-10 years 10+ years 6-10 years 10+ years 6-10 years 10+ years	Comments
roup	ry: Interior Item - Type Ceiling - Plaster/Drywall Doors - Wood Doors include hw Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall Drinking Fountains - Single Fountain Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall	Location 1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 2nd Floor	570 2 570 5 1,650 450 1 450 3 1,615	UOM SF EA SF EA SF EA SF EA SF EA SF EA SF	6 6 6 6 6 7 6 6 7 7 6 6	d-Annex Recommend Replacement 10+ years 10+ years 10+ years 6-10 years 10+ years 6-10 years 10+ years 6-10 years 10+ years 10+ years 10+ years 10+ years	Comments
roup	ry: Interior Item - Type Ceiling - Plaster/Drywall Doors - Wood Doors include hw Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall Drinking Fountains - Single Fountain Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall Ceiling - Plaster/Drywall Doors - Steel Doors incl hw	Location 1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 2nd Floor	570 2 570 5 1,650 450 1 450 3 1,615	UOM SF EA	6 6 6 6 6 7 6 6 6 6 7	d-Annex Recommend Replacement 10+ years 10+ years 10+ years 6-10 years 10+ years 6-10 years 10+ years 6-10 years 10+ years 10+ years 10+ years 10+ years 10+ years 10+ years	Comments
roup	ry: Interior Item - Type Ceiling - Plaster/Drywall Doors - Wood Doors include hw Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall Drinking Fountains - Single Fountain Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall Ceiling - Plaster/Drywall	Location 1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 2nd Floor Basement Corridor Basement Corridor	Squantity 570 2 570 5 1,650 450 1 450 3 1,615 150 1	UOM SF EA SF EA SF EA SF EA SF EA SF EA	6 6 6 6 6 7 6 6 6 6 6 6 6	d-Annex Recommend Replacement 10+ years 10+ years 10+ years 6-10 years 10+ years 6-10 years 10+ years 6-10 years 10+ years	Comments
roup	ry: Interior Item - Type Ceiling - Plaster/Drywall Doors - Wood Doors include hw Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall Drinking Fountains - Single Fountain Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall Ceiling - Plaster/Drywall Doors - Steel Doors incl hw Drinking Fountains - Single Fountain	Location 1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 2nd Floor Basement Corridor Basement Corridor Basement Corridor	Squantity 570 2 570 5 1,650 450 1 450 3 1,615 150 1	UOM SF EA	6 6 6 6 6 7 6 6 6 6 6 7	d-Annex Recommend Replacement 10+ years 10+ years 10+ years 6-10 years 10+ years 6-10 years 10+ years 6-10 years 10+ years	Comments
roup corridor	ry: Interior Item - Type Ceiling - Plaster/Drywall Doors - Wood Doors include hw Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall Drinking Fountains - Single Fountain Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall Ceiling - Plaster/Drywall Doors - Steel Doors incl hw Drinking Fountains - Single Fountain Floor - Tile/Sheet	Location 1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 2nd Floor Basement Corridor Basement Corridor Basement Corridor Basement Corridor	SQuantity 570 2 570 5 1,650 450 1 450 3 1,615 150 1 1 150	UOM SF EA SF	6 6 6 6 6 6 7 7 6 6 6 6 7 7	d-Annex Recommend Replacement 10+ years 10+ years 10+ years 6-10 years 10+ years 6-10 years 10+ years 6-10 years 10+ years	Comments





Catego	Category : Interior			Building : Leased-Annex					
						Recommend			
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments		
	Doors - Steel Doors incl hw	Stage Corridor	2	EA	6	10+ years			
	Floor - Tile/Sheet	Stage Corridor	62	SF	7	10+ years			
	Lighting - Wall Mounted	Stage Corridor	1	EA	6	6-10 years			
	Walls - Masonry	Stage Corridor	295	SF	6	10+ years			
	Walls - Plaster/Drywall	Stage Corridor	378	SF	6	10+ years			
Stairs									
<u> </u>	Ceiling - Plaster/Drywall	Central Stairs	135	SF	6	6-10 years			
	Floor - Tile/Sheet	Central Stairs	50	SF	7	6-10 years			
	Handrails	Central Stairs	56	LF	7	10+ years			
	Lighting - Wall Mounted	Central Stairs	2	EA	6	6-10 years			
	Stairs - Tile	Central Stairs	26	LF	6	10+ years			
	Walls - Plaster/Drywall	Central Stairs	1,235	SF	6	6-10 years			
	Walls - Plaster/Drywall	Central Stairs	100	SF	5	0-1 year	Cracks and bubbling on wall		
	Ceiling - Lay-in	E Gym Balcony Stair	75	SF	6	10+ years	Cracks and bubbling on wall		
	Floor - Wood	E Gym Balcony Stair	15	SF	6	10+ years			
	Handrails	E Gym Balcony Stair	28	LF	7	10+ years			
	Stairs - Wood	E Gym Balcony Stair	16	LF	6	10+ years			
	Walls - Masonry	E Gym Balcony Stair	312	SF	6	10+ years			
	Ceiling - Plaster/Drywall	Lunchroom Stairs to Exterior	77	SF	5	2-5 years			
	Ceiling - Plaster/Drywall	Lunchroom Stairs to Exterior	15	SF	4		Diagtor folling from soiling		
		Lunchroom Stairs to Exterior	26	SF SF		0-1 year	Plaster falling from ceiling		
	Floor - Tile			LF	6	10+ years			
	Handrails	Lunchroom Stairs to Exterior	16		7	10+ years			
	Lighting - Pendent/Surface	Lunchroom Stairs to Exterior	1	EA	6	6-10 years			
	Lighting - Wall Mounted	Lunchroom Stairs to Exterior	1	EA	6	6-10 years			
	Stairs - Concrete	Lunchroom Stairs to Exterior	8	LF	6	10+ years			
	Walls - Masonry	Lunchroom Stairs to Exterior	565	SF	5	2-5 years			
	Ceiling - Plaster/Drywall	N Stairs	110	SF	6	10+ years			
	Floor - Wood	N Stairs	30	SF	6	6-10 years			
	Handrails	N Stairs	18	LF	7	10+ years			
	Lighting - Pendent/Surface	N Stairs	1	EA	6	6-10 years	No access. Repairs being made in the area		
	Stairs - Wood	N Stairs	18	LF	6	10+ years	No access. Repairs being made in the area		
	Walls - Masonry	N Stairs	318	SF	6	6-10 years			
	Walls - Plaster/Drywall	N Stairs	130	SF	6	6-10 years	No access. Repairs being made in the area		
	Walls - Plaster/Drywall	N Stairs	65	SF	5	6-10 years	-		
	Ceiling - Lay-in	W Gym Balcony Stair	75	SF	6	10+ years			
	Floor - Wood	W Gym Balcony Stair	15	SF	6	10+ years			
	Handrails	W Gym Balcony Stair	28	LF	7	10+ years			
	Stairs - Wood	W Gym Balcony Stair	16	LF	6	10+ years			
	Walls - Masonry	W Gym Balcony Stair	312	SF	6	10+ years			
	vvalis - iviasority	W Gyni balcony Stall	312	SF	O	10+ years			

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Category : Exterior Building : Leased-Main

	y . Exterior			unung		Recommend	
roup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
•	• •	Location	Quantity	COM	Italik	Replacement	Comments
ntrance		4.84 *				0.40	
	Entrance Control - Audio and Video	1-Main	1	EA	6	6-10 years	
	Exterior Doors - Side lite	1-Main	3	EA	6	10+ years	
	Exterior Doors - Store Front	1-Main	2	EA	6	10+ years	
	Exterior Doors - Transom Lite	1-Main	1	EA	6	10+ years	
	Exterior Stairs - Concrete	1-Main	30	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	2	2	EΑ	6	10+ years	
	Exterior Doors - Side lite	2	2	EA	6	10+ years	
	Exterior Doors - Transom Lite	2	1	EA	6	10+ years	
	Exterior Doors - Exterior Steel Door	2.1	1	EA	6	10+ years	
	Entrance Control - Audio and Video	3	1	EA	6	6-10 years	
	Exterior Doors - Side lite	3	2	EΑ	6	10+ years	
	Exterior Doors - Store Front	3	2	EA	6	10+ years	
	Exterior Doors - Transom Lite	3	1	EΑ	6	10+ years	
	Exterior Doors - Exterior Steel Door	4	2	EΑ	6	10+ years	
	Exterior Doors - Side lite	4	2	EA	4	1-2 years	Corroded side lights
	Exterior Doors - Transom Lite	4	1	EΑ	6	10+ years	Corroded side lights
	Exterior Boord Transom End	•	•		Ü	101 youro	
oundati	on						
	Foundation - Concrete	Entire Building	558	LF	7	10+ years	
	Superstructure - Steel	Entire Building	14,318	SF	7	10+ years	
		3	,			,	
ghting							
	Exterior Lighting - Wall Mounted	Entire Building	11	EA	6	6-10 years	
oof Sys	stem						
,	Coping - Stone	1	260	LF	6	10+ years	
	Downspouts - Interior Downspouts	1	56	LF	6	10+ years	
	Parapet - Parapet < 16" Height	1	150	LF	6	10+ years	
	Roof - Modified Bitumen	1	4,150	SF	6	6-10 years	
	Roof Structure - Heavy Timber	1	4,150	SF	7	10+ years	
	Coping - Stone	2	4,130	LF	6	10+ years	
	Downspouts - Interior Downspouts	2	70	LF	7	10+ years	
	Parapet - 16" - 30" Height	2	8	LF	6	10+ years	
	Parapet - 16 - 30 Height Parapet - Parapet < 16" Height	2	150	LF LF	6	10+ years 10+ years	
	Roof - Modified Bitumen			SF			
		2	9,725		6	6-10 years	Onen seems
	Roof - Modified Bitumen	2	20	SF	3	0-1 year	Open seams
	Roof Structure - Heavy Timber	2	9,745	SF	7	10+ years	
/alls							
	Canopy - Concrete/ Stucco	Entire Building	656	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	608	SF	6	10+ years	

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Catego	ry : Exterior		В	Building : Leased-Main					
_				_		Recommend			
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments		
-	Exterior Walls - Brick	Entire Building	1,532	SF	6	10+ years			
	Exterior Walls - Brick	Entire Building	30	SF	3	1-2 years	Cracks in Piers and walls, open joint		
	Exterior Walls - Stone-Cast	Entire Building	688	SF	7	10+ years	, ,		
	Exterior Walls - Stone-Cast	Entire Building	50	SF	5	10+ years			
	Exterior Walls - Stone-Cut	Entire Building	490	SF	6	10+ years			
		3			_	, , , , , ,			
Vindow	3								
· · · · · · · · · · · · · · · · · · ·	Windows - Sash Aluminum Double-pane	Entire Building	1,318	SF	7	6-10 years			
`atama	my . Electrical		ь	مناطنهم		d Main			
Jalego	ry : Electrical		<u>D</u>	unung	: Lease	Recommend			
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments		
merge	ncy System					-			
0	Security System - CCTV	1st Floor	14,318	SF	7	10+ years	New item added per current observation Al system		
	Exit Signs - Corridors and Stairs	Entire Building	4	EA	6	6-10 years			
	Exit Signs - Corridors and Stairs	Entire Building	2	ΕA	2	0-1 year	No EM generator or battery backup		
	Emergency A/C Power - Corridors and	Entire Building	2,662	SF	2	0-1 year	No battery backup or generator		
	Stairs	g	_,55_	•	_	o . you.	the samety sacrasp of generate.		
	Emergency A/C Power - Students Toilets	Entire Building	486	SF	2	0-1 year	No battery backup or generator		
Main Se	rvice								
	PA System	1st Floor	14,318	SF	6	6-10 years			
Power D	vistribution								
	Lighting and Power Panels - 100 A	Entire Building	1	EA	7	10+ years			
	Lighting and Power Panels - 100 A	Entire Building	1	EA	6	10+ years			
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	7	10+ years	New item added per current		
	3 3	S .				,	observation		
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	6	10+ years			
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	6	10+ years			
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	4	0-1 year	Door and breaker missing		
	Main Distribution Panels - 400 - 600 amp	Entire Building	1	EA	6	10+ years	3		
atego	ry : Fire Protection		В	uilding	: Lease	d-Main			
						Recommend			
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments		
ire Alaı	m								
	Fire Alarm Panel	Entire Building	1	EA	3	0-1 year	System is working properly but outdated		
	Fire Alarm_System	Entire Building	14,318	SF	4	2-5 years	System is outdated		

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Catego	ry : Mechanical		Building : Leased-Main						
						Recommend			
•	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments		
Air Cond	itioning								
	Condensing Unit- Ground Mounted - Less than 5 tons	1st Floor	1	EA	6	6-10 years	New item added per current observation		
	Heat Pump- Ceiling Mounted- Electric Heating & DX Cooling- Remote Mounted Compressor - Less than 3 tons	Site West	1	EA	7	10+ years			
Boiler Sy	estems								
•	Steam Traps	Mechanical Room	2	EA	6	10+ years			
leat Exc	changers								
	Heat Exchanger - Steam to Hot Water Shell Type	Mechanical Room	1	EA	6	10+ years			
leating l	Devices								
	Wall Heater - Electric	1st Floor	1	EA	7	10+ years			
	Fin Tube - Hot Water	Entire Building	120	LF	6	10+ years			
	Radiators - Hot Water	Entire Building	5	EA	6	10+ years			
	Cabinet Heaters - With Steam Coil	Entire Building	8	EA	6	10+ years			
/lechani	cal Plumbing								
	Hot Water Pump - Less than 10	Mechanical Room	1	EA	6	10+ years			
	Condensate-Steel or Galvanized	Mechanical Room	40	LF	6	10+ years			
	Condensate-Steel or Galvanized	Mechanical Room	40	LF	6	10+ years			
	Hydronic Supply and Return - Steel	Mechanical Room	318	LF	6	10+ years			
Tempera	ture Control								
•	Pneumatic System	Entire Building	14,318	SF	6	6-10 years	New item added per current observation		
	Thermostats - Pneumatic	Entire Building	8	EA	6	6-10 years	observation.		
/entilatio	on								
	Exhaust Fans- Indoor - Less than 500 CFM	Entire Building	1	EA	3	0-1 year	Not accessible in the ceiling above Not working and abandoned		
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	Entire Building	1	EA	7	10+ years	Not working and abandoned Installed in 2019		
Catego	ry : Plumbing		В	uilding	: Lease	d-Main			
	_					Recommend			
∃roup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments		
ot Wate	er								
	Electric Heater - Less than 20 KW	Mechanical Room	1	EA	4	2-5 years	Leaking and corroded		

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Catego	Category : Plumbing			Building : Leased-Main					
Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments		
_Piping									
. •	Domestic Piping-Hot Water Return Lines	Entire Building	14,318	SF	6	10+ years			
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	14,318	SF	6	10+ years			
	Sanitary Piping	Entire Building	14,318	SF	6	10+ years			
	Storm Piping	Entire Building	14,318	SF	6	10+ years			
	Vent Piping	Entire Building	14,318	SF	6	10+ years			

Category: Room **Building: Leased-Main**

w	19.1100111			aa9	. Louse	a mam	
						Recommend	
roup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
dminist	trative Suites/Offices						
	AC Unit	1st Floor-100A	1	EA	7	6-10 years	
	Ceiling - Splined	1st Floor-100A	267	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor-100A	1	EA	6	10+ years	
	Floor - Tile	1st Floor-100A	267	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor-100A	4	EA	6	6-10 years	
	Power Distribution	1st Floor-100A	6	EA	7	10+ years	
	Walls - Plaster/Drywall	1st Floor-100A	400	SF	6	10+ years	
	AC Unit	1st Floor-100B principals office	1	EA	7	6-10 years	
	Ceiling - Splined	1st Floor-100B principals office	110	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor-100B principals office	1	EA	6	10+ years	
	Floor - Tile	1st Floor-100B principals office	110	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor-100B principals office	4	EA	7	6-10 years	
	Power Distribution	1st Floor-100B principals office	6	EA	7	10+ years	
	Walls - Plaster/Drywall	1st Floor-100B principals office	360	SF	6	10+ years	
	AC Unit	1st Floor-100D	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor-100D	2	SF	6	0-1 year	Loose wiring on alarm system
	Ceiling - Splined	1st Floor-100D	110	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor-100D	1	EA	6	10+ years	
	Floor - Tile	1st Floor-100D	110	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor-100D	2	EA	7	6-10 years	
	Power Distribution	1st Floor-100D	6	EA	7	10+ years	
	Walls - Plaster/Drywall	1st Floor-100D	360	SF	6	10+ years	
	AC Unit	1st Floor-100E	1	EA	7	6-10 years	
	Ceiling - Splined	1st Floor-100E	110	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor-100E	1	EA	6	10+ years	
	Floor - Tile	1st Floor-100E	110	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor-100E	2	EA	7	6-10 years	
	Power Distribution	1st Floor-100E	6	EA	7	10+ years	
	Walls - Plaster/Drywall	1st Floor-100E	360	SF	6	10+ years	
	AC Unit	1st Floor-100F	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor-100F	207	SF	6	10+ years	

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Catego	ry : Room		Building : Leased-Main					
_				_		Recommend		
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments	
	Doors - Wood Doors inclu hw	1st Floor-100F	1	EA	6	10+ years		
	Floor - Tile	1st Floor-100F	207	SF	6	10+ years		
	Lighting - Pendent/Surface	1st Floor-100F	2	EA	7	6-10 years		
	Power Distribution	1st Floor-100F	6	EA	7	10+ years		
	Walls - Concrete Block	1st Floor-100F	380	SF	6	10+ years		
	AC Unit	1st floor-100C teachers lounge	1	EA	7	6-10 years		
	Ceiling - Plaster/Drywall	1st floor-100C teachers lounge	183	SF	6	10+ years		
	Doors - Wood Doors inclu hw	1st floor-100C teachers lounge	1	EA	6	10+ years		
	Floor - Tile	1st floor-100C teachers lounge	183	SF	6	10+ years		
	Lighting - Pendent/Surface	1st floor-100C teachers lounge	5	EA	6	6-10 years		
	Power Distribution	1st floor-100C teachers lounge	6	EA	7	10+ years		
	Storage/ Closet	1st floor-100C teachers lounge	8	SF	7	10+ years		
	Walls - Plaster/Drywall	1st floor-100C teachers lounge	520	SF	6	10+ years		
	Work SInk	1st floor-100C teachers lounge	1	ĒΑ	7	10+ years		
	Work Chink	Tet lives Tools touchers fourings	•	_, .	•	io. you.o		
Library								
	AC Unit	1st Floor-110 temporary classroom	1	EA	7	6-10 years		
	Ceiling - Splined	1st Floor-110 temporary classroom	970	SF	6	10+ years		
	Doors - Wood Doors inclu hw	1st Floor-110 temporary classroom	3	EA	6	10+ years		
	Floor - Tile	1st Floor-110 temporary classroom	970	SF	6	10+ years		
	Lighting - Pendent/Surface	1st Floor-110 temporary classroom	19	EA	7	6-10 years		
	Storage/ Closet	1st Floor-110 temporary classroom	8	SF	7	10+ years		
	Walls - Plaster/Drywall	1st Floor-110 temporary classroom	275	SF	6	10+ years		
	Walls - Structural Glazed Tile	1st Floor-110 temporary classroom	800	SF	6	10+ years		
_MDF_ID	F							
	Doors - Steel Doors incl hw	1st Floor	1	EA	6	10+ years		
	Finishes	1st Floor	48	SF	7	10+ years		
	Window AC Unit	1st Floor	1	EA	7	6-10 years		
_Mechan	ical/ Service Rooms	5						
	Janitor's Closet	1st Floor	40	SF	7	10+ years	Updated to match current observations	
	Mechanical/ Service Rooms	1st Floor	255	SF	5	10+ years		
Restroo	m							
	Accessories	1st Floor inside 100B	19	SF	7	6-10 years		
	Ceiling - Plaster/Drywall	1st Floor inside 100B	19	SF	6	10+ years		
	Doors - Wood Doors inclu hw	1st Floor inside 100B	1	EA	7	10+ years		
	Floor - Tile	1st Floor inside 100B	19	SF	7	10+ years		
	Lavatory	1st Floor inside 100B	1	EA	7	10+ years		
	Lighting - Wall Mounted	1st Floor inside 100B	1	EA	7	6-10 years		
	Walls - Tile Ceramic/ Porcelain	1st Floor inside 100B	136	SF	7	10+ years		
						·		

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atego	ry : Room		В	Building : Leased-Main					
	.,			Recommend					
oup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments		
Сир	Walls - Tile Ceramic/ Porcelain	1st Floor inside 100B	4	SF	6	1-2 years	Mortar missing		
	Water Closet	1st Floor inside 100B	1	EA	7	10+ years	mertal meenig		
	Accessories	1st Floor- Boy's Room	243	SF	7	6-10 years			
	Ceiling - Plaster/Drywall	1st Floor- Boy's Room	243	SF	6	10+ years			
	Doors - Wood Doors inclu hw	1st Floor- Boy's Room	1	EA	6	10+ years			
	Floor - Tile	1st Floor- Boy's Room	243	SF	6	10+ years			
	Hand Dryer	1st Floor- Boy's Room	2	EA	7	6-10 years			
	Lavatory	1st Floor- Boy's Room	2	EA	6	10+ years			
	Lighting - Pendent/Surface	1st Floor- Boy's Room	3	EA	7	6-10 years			
	Partitions	1st Floor- Boy's Room	3	EA	7	10+ years			
	Urinals	1st Floor- Boy's Room	2	EA	6	10+ years	Quantity changed		
	Walls - Structural Glazed Tile	1st Floor- Boy's Room	570	SF	6	10+ years	Quantity changed		
	Walls - Structural Glazed Tile	1st Floor- Boy's Room	15	SF	5	1-2 years	Holes through tile		
	Water Closet	1st Floor- Boy's Room	3	EA	6	10+ years	noies unough tile		
	Accessories	1st floor-100C restroom	19	SF	7	6-10 years			
	Ceiling - Plaster/Drywall	1st floor-100C restroom	19	SF SF	6	10+ years			
	Doors - Wood Doors inclu hw		19	EA	6	•			
	Floor - Terrazzo	1st floor-100C restroom 1st floor-100C restroom		SF	6	10+ years			
			19			10+ years			
	Lavatory	1st floor-100C restroom	1	EΑ	6	10+ years	Undeted to meetals accorded		
	Lighting - Wall Mounted	1st floor-100C restroom	1	EA	6	2-5 years	Updated to match current observations, light dim		
	Walls - Structural Glazed Tile	1st floor-100C restroom	140	SF	6	10+ years			
	Water Closet	1st floor-100C restroom	1	EA	6	10+ years			
	Accessories	1st floor-Girl's room	243	SF	7	6-10 years			
	Ceiling - Plaster/Drywall	1st floor-Girl's room	243	SF	6	10+ years			
	Doors - Wood Doors inclu hw	1st floor-Girl's room	1	EA	6	10+ years			
	Floor - Tile	1st floor-Girl's room	243	SF	6	10+ years			
	Floor Drain	1st floor-Girl's room	1	EΑ	4	1-2 years	Blocked up		
	Hand Dryer	1st floor-Girl's room	2	EΑ	7	6-10 years	•		
	Lavatory	1st floor-Girl's room	2	EA	6	10+ years			
	Lighting - Pendent/Surface	1st floor-Girl's room	3	EA	7	6-10 years			
	Partitions	1st floor-Girl's room	7	EA	7	10+ years			
	Walls - Structural Glazed Tile	1st floor-Girl's room	585	SF	6	10+ years			
	Water Closet	1st floor-Girl's room	7	EA	6	10+ years			
ego	ry : Classroom		В	uilding	: Lease	d-Main			
	Itam Type	Location	Quantity	UOM	Rank	Recommend	Commonto		
up	Item - Type	Location	Quantity	OOM	Kalik	Replacement	Comments		
ssroc	om #101 (Regular Classroom)								
	AC Units	1st Floor	1	EA	7	6-10 years			
	Casework	1st Floor	30	LF	6	10+ years			
	Ceiling - Splined	1st Floor	900	SF	6	10+ years			
	Chalk Board	1st Floor	8	LF	4	2-5 years			
	Doors - Side-lite	1st Floor	20	SF	6	10+ years			

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Catego	Category : Classroom		В	Building : Leased-Main					
				Ĭ		Recommend			
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments		
	Doors - Wood Doors inclu hw	1st Floor	1	EΑ	6	10+ years			
	Floor - Tile	1st Floor	900	SF	6	10+ years			
	Lighting - Pendent/Surface	1st Floor	18	EA	7	6-10 years			
	Marker Board	1st Floor	10	LF	6	6-10 years			
	Storage/ Closet	1st Floor	15	SF	5	10+ years			
	Walls - Metal Panel	1st Floor	140	SF	6	10+ years			
	Walls - Plaster/Drywall	1st Floor	270	SF	6	10+ years			
	Walls - Structural Glazed Tile	1st Floor	390	SF	6	10+ years			
_Classroo	om #102 (Regular Classroom)								
	AC Units	1st Floor	1	EA	7	6-10 years			
	Casework	1st Floor	30	LF	6	10+ years			
	Ceiling - Splined	1st Floor	900	SF	6	10+ years			
	Doors - Side-lite	1st Floor	20	SF	6	10+ years			
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years			
	Floor - Tile	1st Floor	900	SF	6	10+ years	Updated to match current		
	Tiodi Tiic	13(1100)	300	O.	O	101 years	observations		
	Lighting - Pendent/Surface	1st Floor	18	EA	6	6-10 years	observations		
	Marker Board	1st Floor	10	LF	7	6-10 years			
	Storage/ Closet	1st Floor	15	SF	5	10+ years			
	Walls - Metal Panel	1st Floor	140	SF	6	10+ years			
	Walls - Plaster/Drywall	1st Floor	270	SF	6	10+ years			
	Walls - Structural Glazed Tile	1st Floor	290	SF	6	10+ years			
Classro	om #103 (Regular Classroom)								
	AC Units	1st Floor	1	EA	7	6-10 years			
	Casework	1st Floor	30	LF	6	10+ years			
	Ceiling - Splined	1st Floor	900	SF	6	10+ years			
	Chalk Board	1st Floor	8	LF	4	2-5 years			
	Doors - Side-lite	1st Floor	20	SF	6	10+ years			
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years			
	Floor - Tile	1st Floor	900	SF	6	10+ years			
	Lighting - Pendent/Surface	1st Floor	18	EA	7	6-10 years			
	Marker Board	1st Floor	16	LF	7	6-10 years			
	Storage/ Closet	1st Floor	15	SF	5	10+ years			
	Walls - Metal Panel	1st Floor	140	SF	6	10+ years			
	Walls - Plaster/Drywall	1st Floor	405	SF	6	10+ years			
	Walls - Flaster/Drywall Walls - Structural Glazed Tile	1st Floor	690	SF	6	-			
	vvaiis - Structural Glazeu Tile	151 11001	690	SF	Ū	10+ years			
_Classroo	om #104 (Regular Classroom)								
	AC Units	1st Floor	1	EA	7	6-10 years			
	Casework	1st Floor	30	LF	6	10+ years			
	Ceiling - Splined	1st Floor	900	SF	6	10+ years			

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Croup Item - Type	
Chalk Board 1st Floor 18 LF 4 2-5 years Doors - Side-lite 1st Floor 20 SF 6 10+ years Doors - Wood Doors inclu hw 1st Floor 1 EA 6 10+ years Floor - Tile 1st Floor 900 SF 6 10+ years Lighting - Pendent/Surface 1st Floor 18 EA 7 6-10 years Marker Board 1st Floor 10 LF 7 6-10 years Storage/ Closet 1st Floor 15 SF 5 10+ years Walls - Metal Panel 1st Floor 140 SF 6 10+ years Walls - Plaster/Drywall 1st Floor 270 SF 6 10+ years Walls - Structural Glazed Tile 1st Floor 690 SF 6 10+ years Classroom #105 (Regular Classroom) 1 EA 7 6-10 years Casework 1st Floor 30 LF 6 10+ years Ceiling - S	
Doors - Side-lite	ents
Doors - Wood Doors inclu hw	
Floor - Tile	
Lighting - Pendent/Surface 1st Floor 18 EA 7 6-10 years Marker Board 1st Floor 10 LF 7 6-10 years Storage/ Closet 1st Floor 15 SF 5 10+ years Walls - Metal Panel 1st Floor 140 SF 6 10+ years Walls - Plaster/Drywall 1st Floor 270 SF 6 10+ years Walls - Structural Glazed Tile 1st Floor 690 SF 6 10+ years Classroom #105 (Regular Classroom) 1 EA 7 6-10 years Casework 1st Floor 30 LF 6 10+ years Ceiling - Splined 1st Floor 900 SF 6 10+ years Chalk Board 1st Floor 8 LF 4 2-5 years	
Marker Board 1st Floor 10 LF 7 6-10 years Storage/ Closet 1st Floor 15 SF 5 10+ years Walls - Metal Panel 1st Floor 140 SF 6 10+ years Walls - Plaster/Drywall 1st Floor 270 SF 6 10+ years Walls - Structural Glazed Tile 1st Floor 690 SF 6 10+ years Classroom #105 (Regular Classroom) AC Units 1st Floor 1 EA 7 6-10 years Casework 1st Floor 30 LF 6 10+ years Ceiling - Splined 1st Floor 900 SF 6 10+ years Chalk Board 1st Floor 8 LF 4 2-5 years	
Storage/ Closet 1st Floor 15 SF 5 10+ years Walls - Metal Panel 1st Floor 140 SF 6 10+ years Walls - Plaster/Drywall 1st Floor 270 SF 6 10+ years Walls - Structural Glazed Tile 1st Floor 690 SF 6 10+ years Classroom #105 (Regular Classroom) 1 EA 7 6-10 years Casework 1st Floor 30 LF 6 10+ years Ceiling - Splined 1st Floor 900 SF 6 10+ years Chalk Board 1st Floor 8 LF 4 2-5 years	
Walls - Metal Panel 1st Floor 140 SF 6 10+ years Walls - Plaster/Drywall 1st Floor 270 SF 6 10+ years Walls - Structural Glazed Tile 1st Floor 690 SF 6 10+ years Classroom #105 (Regular Classroom) AC Units 1st Floor 1 EA 7 6-10 years Casework 1st Floor 30 LF 6 10+ years Ceiling - Splined 1st Floor 900 SF 6 10+ years Chalk Board 1st Floor 8 LF 4 2-5 years	
Walls - Plaster/Drywall 1st Floor 270 SF 6 10+ years Walls - Structural Glazed Tile 1st Floor 690 SF 6 10+ years Classroom #105 (Regular Classroom) AC Units 1st Floor 1 EA 7 6-10 years Casework 1st Floor 30 LF 6 10+ years Ceiling - Splined 1st Floor 900 SF 6 10+ years Chalk Board 1st Floor 8 LF 4 2-5 years	
Walls - Structural Glazed Tile 1st Floor 690 SF 6 10+ years Classroom #105 (Regular Classroom) 1st Floor 1 EA 7 6-10 years Casework 1st Floor 30 LF 6 10+ years Ceiling - Splined 1st Floor 900 SF 6 10+ years Chalk Board 1st Floor 8 LF 4 2-5 years	
Classroom #105 (Regular Classroom) AC Units 1st Floor 1 EA 7 6-10 years Casework 1st Floor 30 LF 6 10+ years Ceiling - Splined 1st Floor 900 SF 6 10+ years Chalk Board 1st Floor 8 LF 4 2-5 years	
AC Units 1st Floor 1 EA 7 6-10 years Casework 1st Floor 30 LF 6 10+ years Ceiling - Splined 1st Floor 900 SF 6 10+ years Chalk Board 1st Floor 8 LF 4 2-5 years	
Casework1st Floor30LF610+ yearsCeiling - Splined1st Floor900SF610+ yearsChalk Board1st Floor8LF42-5 years	
Casework1st Floor30LF610+ yearsCeiling - Splined1st Floor900SF610+ yearsChalk Board1st Floor8LF42-5 years	
Ceiling - Splined1st Floor900 SF610+ yearsChalk Board1st Floor8 LF42-5 years	
Chalk Board 1st Floor 8 LF 4 2-5 years	
,	
D001S - S10e-11le	
Doors - Wood Doors inclu hw 1st Floor 1 EA 6 10+ years	
Floor - Tile 1st Floor 900 SF 6 10+ years	
Lighting - Pendent/Surface 1st Floor 18 EA 7 6-10 years	
Marker Board 1st Floor 10 LF 7 6-10 years	
Storage/ Closet 1st Floor 15 SF 5 10+ years	
Walls - Metal Panel 1st Floor 140 SF 6 10+ years	
Walls - Plaster/Drywall 1st Floor 270 SF 6 10+ years	
Walls - Structural Glazed Tile 1st Floor 690 SF 6 10+ years	
Work Sink 1st Floor 1 EA 7 10+ years	
_Classroom #106 (Regular Classroom)	
AC Units 1st Floor 1 EA 7 6-10 years	
Casework 1st Floor 30 LF 6 10+ years	
Ceiling - Splined 1st Floor 900 SF 6 10+ years	
Chalk Board 1st Floor 8 LF 4 2-5 years	
Doors - Side-lite 1st Floor 20 SF 6 10+ years	
Doors - Wood Doors inclu hw 1st Floor 1 EA 6 10+ years	
Floor - Tile 1st Floor 900 SF 6 10+ years	
Lighting - Pendent/Surface 1st Floor 18 EA 7 6-10 years	
Marker Board 1st Floor 10 LF 7 6-10 years	
Storage/ Closet 1st Floor 15 SF 5 10+ years	
Walls - Metal Panel 1st Floor 140 SF 6 10+ years	
Walls - Plaster/Drywall 1st Floor 270 SF 6 10+ years	
Walls - Structural Glazed Tile 1st Floor 690 SF 6 10+ years	
_Classroom #107 (Regular Classroom)	





Category: Classroom **Building: Leased-Main** Recommend Group Item - Type Location Quantity UOM Rank Replacement Comments AC Units 1st Floor EΑ 6-10 years 7 1st Floor 30 LF 6 Casework 10+ years Ceiling - Splined 1st Floor 900 SF 6 10+ years 8 LF Chalk Board 1st Floor 4 2-5 years SF Doors - Side-lite 1st Floor 20 6 10+ years Doors - Wood Doors inclu hw 1st Floor 1 EΑ 6 10+ years Floor - Tile 1st Floor 898 SF 6 10+ years SF Floor - Tile 1st Floor 2 5 1-2 years Chipped/cracked Lighting - Pendent/Surface 1st Floor 18 EΑ 7 6-10 years LF Marker Board 1st Floor 16 7 6-10 years SF Storage/ Closet 1st Floor 15 5 10+ years Walls - Metal Panel 1st Floor 140 SF 6 10+ years Walls - Plaster/Drywall 270 SF 6 10+ years 1st Floor Walls - Structural Glazed Tile SF 6 1st Floor 690 10+ years Work Sink 1st Floor 1 EΑ 7 10+ years Classroom #108 (Regular Classroom) AC Units 1st Floor 1 EΑ 7 6-10 years LF 30 Casework 1st Floor 6 10+ years Ceiling - Splined 1st Floor 900 SF 6 10+ years LF Chalk Board 1st Floor 8 4 2-5 years SF Doors - Side-lite 1st Floor 20 6 10+ years Doors - Wood Doors inclu hw 1st Floor EΑ 6 10+ years 1 1st Floor SF 6 10+ vears Floor - Tile 900 Lighting - Pendent/Surface 1st Floor 18 EΑ 7 6-10 years Marker Board 38 LF 7 6-10 years 1st Floor SF Storage/ Closet 1st Floor 15 5 10+ years Walls - Metal Panel SF 1st Floor 140 6 10+ years SF 6 10+ years Walls - Plaster/Drywall 1st Floor 960 Category: Interior **Building: Leased-Main** Recommend Location **UOM** Replacement Group Item - Type Quantity Rank Comments Corridor Ceiling - Splined 1st Floor 2.624 SF 6 10+ years Doors - Steel Doors incl hw 1st Floor 8 EΑ 6 10+ years Drinking Fountains - Single Water Cooler 7 1st Floor 1 EΑ 10+ years 2,625 Floor - Tile/Sheet 1st Floor SF 5 10+ years Lighting - Pendent/Surface EΑ 6 1st Floor 22 6-10 years Student Lockers - One Tier 1st Floor 96 EΑ 6 10+ years SF Walls - Masonry 1st Floor 85 6 10+ years SF Walls - Structural Glazed Tile 1st Floor 4.170 6 10+ years





Catego	Category : Interior			Building : Leased-Main					
Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments		
Safety									
	Metal Dedector	1st Floor	2	EA	7	6-10 years			

Campus Name: Talman Page : 23 of 26 Assessment Date: 02/23/2022



Category : Site Building : Site

Jatego	ry : Site		Building : Site						
	Itama Tama	Lagation	0	LIOM	Dank	Recommend	Commonto		
roup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments		
ivil/Dra									
	Civil/ Drainage - Catch Basin	Entire Site	4	EA	6	10+ years			
	Civil/ Drainage - Site Drain	Entire Site	3	EA	6	10+ years			
	Civil/ Drainage - Site Manhole	Entire Site	3	EA	6	10+ years			
encing									
	Fencing - New Standard Ornamental	Entire Site	300	LF	7	10+ years			
	Fencing - Old Standard Ornamental	Entire Site	230	LF	6	10+ years			
andsca	pe								
	Benches	Entire Site	2	EA	7	10+ years			
	Landscape - Grass	Entire Site	20,400	SF	6	10+ years			
	Landscape - Grass	Entire Site	1,000	SF	4	1-2 years	Bare soil		
	Landscape - Hardscape- Asphalt	Entire Site	1,000	SF	5	2-5 years	Areas of collapsed surface, large cracks, alligatored surface		
	Landscape - Hardscape- Pavers	Entire Site	890	SF	7	10+ years	3		
	Parkway trees	Entire Site	21	EA	6	10+ years			
	Planting Beds/ Area	Entire Site	810	SF	7	10+ years			
	Play Area - Hardscape- Asphalt	Entire Site	13,020	SF	5	2-5 years			
	Retaining Wall - Concrete	Entire Site	220	SF	6	10+ years			
	Retaining Wall - Concrete	Entire Site	40	SF	5	1-2 years	Areas of cracked and displaced retaining wall		
	Trash Receptacles	Entire Site	1	EA	7	10+ years	rotaling wall		
Parking I	ot								
- 5	Lighting - Pole Mounted	N Parking Lot	7	EA	6	6-10 years			
	Surface - Asphalt	N Parking Lot	20,434	SF	6	6-10 years			
	Surface - Asphalt	N Parking Lot	30,000	SF	4	2-5 years	Potholes, alligatored surface, Large cracks		
Playgrou	ind								
	Equipment - Pre K 3-5	NE Playground	1	EA	7	10+ years			
	Equipment - School Age 5-12	NE Playground	1	EA	7	10+ years			
	Surface - Poured Surface	NE Playground	115	SF	7	6-10 years			
Sidewalk	KS.								
	Sidewalks - Internal Walks	Entire Site	117	LF	6	6-10 years			
	Sidewalks - Internal Walks	Entire Site	187	LF	6	6-10 years			
	Sidewalks - Perimeter Sidewalks	Entire Site	7,574	SF	6	10+ years			
Signogo									
ignage									

Campus Name: Talman Page : 24 of 26 Assessment Date: 02/23/2022



Category : Site

Talman Elementary School 5450 S Talman AVENUE, Chicago, IL 60632

Catego	iy. Oile		Building . Oile					
						Recommend		
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments	
	Marquee - Building Mounted Back Lighted	Entire Site	1	EA	6	6-10 years		
	Marquee - Building Mounted Back Lighted	Entire Site	1	EA	6	6-10 years		

Building . Site

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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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.



Classroom Summary

·			Room	Floor Plan Room	Area	Glazed Window	Operable Window	Window	Smart-
Current Usage	Intended Usage	Room Location	Number	Number	(SF)	Area	Area	Stop	Board
Building : Leased-Annex						•			
Pre School	Regular Classroom	1st Floor	201	203	690	120	40	Y	N
Pre School	Regular Classroom	1st Floor	203	201	690	150	75	Υ	Υ
Regular Classroom	Regular Classroom	1st Floor	202	202	690	120	49		
Regular Classroom	Regular Classroom	1st Floor	204	204	690	150	75	Υ	Y
Regular Classroom	Regular Classroom	2nd Floor	301	301	690	120	60	N	N
Regular Classroom	Regular Classroom	2nd Floor	302	302	690	120	60	Υ	Υ
Regular Classroom	Regular Classroom	2nd Floor	303A	303A	325	90	45	N	N
Regular Classroom	Regular Classroom	2nd Floor	303B	303B	565	90	45	Y	N
Regular Classroom	Regular Classroom	2nd Floor	304	304	690	150	75	Y	Y
Regular Classroom	Store Room	1st Floor	205	N/A	110	36	12	Υ	N
Building : Leased-Main		T e.	101	104	000	1 400 1			
Regular Classroom	Regular Classroom	1st Floor	101	101	900	108	36	Y	N
Regular Classroom	Regular Classroom	1st Floor	102	102	900	108	36	Y	N
Regular Classroom	Regular Classroom	1st Floor	103	103	900	108	36	Y	Υ
Regular Classroom	Regular Classroom	1st Floor	104	104	900	108	36	Υ	N
Regular Classroom	Regular Classroom	1st Floor	105	105	900	108	36	Υ	Υ
Regular Classroom	Regular Classroom	1st Floor	106	106	900	108	36	Υ	N
Regular Classroom	Regular Classroom	1st Floor	107	107	900	108	36	Υ	N
Regular Classroom	Regular Classroom	1st Floor	108	108	900	108	36	Υ	N

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