

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)
Leased-Annex	1915	2	22,580
Leased-Main	1960	1	14,318
Campus Total			36,898

Category : Exterior

Building : Leased-Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend 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	EA	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	EA	6	10+ years	
	Exterior Doors - Transom Lite	12	1	EA	6	10+ years	
	Exterior Stairs - Concrete	12	6	LF	7	10+ years	
	Exterior Doors - Exterior Steel Door	13 W fire escape	1	EA	7	10+ years	
	Exterior Doors - Exterior Steel Door	14 NW	1	EA	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	EA	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	

Category : Exterior

Building : Leased-Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Exterior Doors - Exterior Steel Door	5.1 NE	1	EA	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	EA	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	
	Exterior Doors - Exterior Steel Door	9	1	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 Escape

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

Foundation

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 System

Coping - Stone	1	32	LF	6	10+ years	
Downspouts - Exterior Downspouts	1	13	LF	6	10+ years	

Category : Exterior

Building : Leased-Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend 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	
	Chimney - Brick Chimney- Concrete/ Mortar Liner	3	5	LF	6	10+ years	Repaired
	Chimney - Brick Chimney- Concrete/ Mortar Liner	3	30	LF	6	10+ years	
	Coping - Stone	3	55	LF	7	10+ years	Repaired
	Coping - Stone	3	185	LF	6	10+ years	
	Downspouts - Exterior Downspouts	3	50	LF	6	10+ years	
	Parapet - 16" - 30" Height	3	50	LF	6	10+ years	
	Parapet - Parapet > 30"	3	190	LF	6	10+ years	
	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	

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

Lintels - Steel	Entire Building	267	LF	6	10+ years	
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Category : Exterior

Building : Leased-Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend 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	

Category : Electrical

Building : Leased-Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Emergency System</u>							
	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 backup
	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	EA	7	6-10 years	
	Exit Signs - Corridors and Stairs	Entire Building	2	EA	7	6-10 years	
	Exit Signs - Gym	Entire Building	5	EA	7	6-10 years	
	Exit Signs - Gym	Entire Building	1	EA	4	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	

Main Service

	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	

Power Distribution

	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	EA	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	
	Main Distribution Panels - 400 - 600 amp	Entire Building	1	EA	7	10+ years	

Category : Fire Protection

Building : Leased-Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Fire Alarm</u>							
	Fire Alarm Panel	Entire Building	1	EA	3	0-1 year	Older system and can't be replaced
	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

Category : Fire Protection

Building : Leased-Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Sprinkler System</u>							
	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	

Category : Mechanical

Building : Leased-Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Boiler Systems</u>							
	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- Steam- Low Pressure Boiler - 50 - 75 HP	Boiler Room	1	EA	6	6-10 years	
	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	
	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	

Mechanical 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

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Electric Thermostat	2nd Floor	3	EA	7	10+ years	New item added per current observation Student toilets
Ventilation							
	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	

Category : Plumbing

Building : Leased-Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Hot Water							
	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 Fixtures	Entire Building	22,580	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	22,580	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (Risers)	Entire Building	22,580	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building	22,580	SF	6	10+ years	
	Sanitary Piping	Entire Building	22,580	SF	6	10+ years	
	Storm Piping	Entire Building	22,580	SF	6	10+ years	
	Vent Piping	Entire Building	22,580	SF	6	10+ years	
Pumps							
	Pumps - Sump-Simplex	Basement	1	EA	6	6-10 years	

Category : Room

Building : Leased-Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Administrative Suites/Offices</u>							
	Ceiling - Plaster/Drywall	1st Floor-Gym Office	202	SF	6	10+ years	Tin ceiling
	Doors - Wood Doors inclu hw	1st Floor-Gym Office	1	EA	6	10+ years	
	Floor - Tile	1st Floor-Gym Office	202	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor-Gym Office	1	EA	6	6-10 years	
	Power Distribution	1st Floor-Gym Office	4	EA	6	10+ years	
	Walls - Masonry	1st Floor-Gym Office	435	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor-Gym Office	435	SF	6	10+ years	
	AC Unit	205	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	205	110	SF	7	10+ years	
	Doors - Wood Doors inclu hw	205	1	EA	7	10+ years	
	Floor - Tile	205	110	SF	6	6-10 years	
	Lighting - Lay-in	205	1	EA	7	6-10 years	
	Walls - Masonry	205	266	SF	7	10+ years	
	AC Unit	2nd Floor-Speech Office	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor-Speech Office	62	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor-Speech Office	1	EA	6	10+ years	
	Floor - Tile	2nd Floor-Speech Office	62	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor-Speech Office	1	EA	6	6-10 years	
	Power Distribution	2nd Floor-Speech Office	4	EA	6	10+ years	
	Walls - Masonry	2nd Floor-Speech Office	68	SF	6	10+ years	
	Walls - Plaster/Drywall	2nd Floor-Speech Office	250	SF	6	10+ years	
	Ceiling - Plaster/Drywall	Basement-Kitchen Manager Office	65	SF	6	10+ years	
	Doors - Steel Doors incl hw	Basement-Kitchen Manager Office	1	EA	6	10+ years	
	Floor - Tile	Basement-Kitchen Manager Office	65	SF	6	10+ years	
	Lighting - Pendent/Surface	Basement-Kitchen Manager Office	1	EA	6	6-10 years	
	Power Distribution	Basement-Kitchen Manager Office	4	EA	6	10+ years	
	Walls - Plaster/Drywall	Basement-Kitchen Manager Office	265	SF	6	10+ years	
<u>Gymnasia</u>							
	AC Unit	1st Floor	6	EA	7	6-10 years	
	Ceiling - Lay-in	1st Floor	3,576	SF	6	6-10 years	
	Floor - Tile	1st Floor	350	SF	6	10+ years	
	Floor - Wood	1st Floor	3,226	SF	6	10+ years	
	Lighting - Metal Halide/Sodium Vapor	1st Floor	6	EA	6	6-10 years	
	Lighting - Pendent/Surface	1st Floor	3	EA	6	6-10 years	
	Scoreboards	1st Floor	1	EA	7	6-10 years	
	Stage	1st Floor	1,150	SF	6	10+ years	
	Stage Curtain	1st Floor	2	EA	7	6-10 years	
	Stage Lighting System	1st Floor	1	EA	7	6-10 years	
	Stage-Stairs - Wood	1st Floor	12	LF	6	10+ years	
	Storage/ Closet	1st Floor	158	SF	7	10+ years	
	Walls - Masonry	1st Floor	3,210	SF	6	6-10 years	Water leaking threw bricks
	Walls - Plaster/Drywall	1st Floor	1,045	SF	6	10+ years	

Category : Room

Building : Leased-Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Kitchen							
	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	
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	
Mechanical/ 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	
Restroom							
	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	

Category : Room

Building : Leased-Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend 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	EA	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 Gym	20	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor-W Ladies Restroom in Gym	20	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor-W Ladies Restroom in Gym	1	EA	6	10+ years	
	Floor - Tile	1st Floor-W Ladies Restroom in Gym	20	SF	6	10+ years	
	Lavatory	1st Floor-W Ladies Restroom in Gym	1	EA	6	10+ years	
	Lighting - Pendent/Surface	1st Floor-W Ladies Restroom in Gym	1	EA	6	6-10 years	
	Walls - Masonry	1st Floor-W Ladies Restroom in Gym	30	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor-W Ladies Restroom in Gym	100	SF	6	10+ years	
	Water Closet	1st Floor-W Ladies Restroom in Gym	1	EA	6	10+ years	
	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	

Category : Room

Building : Leased-Annex

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

Category : Classroom

Building : Leased-Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Classroom #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	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	
	Work Sink	1st Floor	1	EA	7	10+ years	
Classroom #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	
Classroom #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	EA	6	10+ years	
	Floor - Tile	1st Floor	690	SF	6	10+ years	

Category : Classroom

Building : Leased-Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend 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	
Classroom #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	EA	6	6-10 years	
	Marker Board	1st Floor	18	LF	6	6-10 years	
	Walls - Plaster/Drywall	1st Floor	1,265	SF	6	10+ years	
Classroom #301 (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	
	Walls - Plaster/Drywall	2nd Floor	1,265	SF	6	10+ years	
Classroom #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	
Classroom #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	

Category : Classroom

Building : Leased-Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Classroom #303B (Regular Classroom)</u>							
	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	

Classroom #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	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	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+ years	

Category : Interior

Building : Leased-Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Corridor</u>							
	Ceiling - Plaster/Drywall	1st Floor	570	SF	6	10+ years	
	Doors - Wood Doors include hw	1st Floor	2	EA	6	10+ years	
	Floor - Tile/Sheet	1st Floor	570	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	5	EA	6	6-10 years	
	Walls - Plaster/Drywall	1st Floor	1,650	SF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	450	SF	6	10+ years	
	Drinking Fountains - Single Fountain	2nd Floor	1	EA	7	6-10 years	
	Floor - Tile/Sheet	2nd Floor	450	SF	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	3	EA	6	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	1,615	SF	6	10+ years	
	Ceiling - Plaster/Drywall	Basement Corridor	150	SF	6	10+ years	
	Doors - Steel Doors incl hw	Basement Corridor	1	EA	6	10+ years	
	Drinking Fountains - Single Fountain	Basement Corridor	1	EA	7	10+ years	
	Floor - Tile/Sheet	Basement Corridor	150	SF	7	10+ years	
	Lighting - Pendent/Surface	Basement Corridor	2	EA	6	6-10 years	
	Walls - Plaster/Drywall	Basement Corridor	670	SF	6	10+ years	
	Ceiling - Lay-in	Stage Corridor	62	SF	6	10+ years	

Category : Interior

Building : Leased-Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend 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							
	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	
	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	0-1 year	Plaster falling from ceiling
	Floor - Tile	Lunchroom Stairs to Exterior	26	SF	6	10+ years	
	Handrails	Lunchroom Stairs to Exterior	16	LF	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	

Category : Exterior

Building : Leased-Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Entrance							
	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	EA	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	EA	6	10+ years	
	Exterior Doors - Store Front	3	2	EA	6	10+ years	
	Exterior Doors - Transom Lite	3	1	EA	6	10+ years	
	Exterior Doors - Exterior Steel Door	4	2	EA	6	10+ years	
	Exterior Doors - Side lite	4	2	EA	4	1-2 years	Corroded side lights
	Exterior Doors - Transom Lite	4	1	EA	6	10+ years	
Foundation							
	Foundation - Concrete Superstructure - Steel	Entire Building	558	LF	7	10+ years	
		Entire Building	14,318	SF	7	10+ years	
Lighting							
	Exterior Lighting - Wall Mounted	Entire Building	11	EA	6	6-10 years	
Roof System							
	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	405	LF	6	10+ years	
	Downspouts - Interior Downspouts	2	70	LF	7	10+ years	
	Parapet - 16" - 30" Height	2	8	LF	6	10+ years	
	Parapet - Parapet < 16" Height	2	150	LF	6	10+ years	
	Roof - Modified Bitumen	2	9,725	SF	6	6-10 years	
	Roof - Modified Bitumen	2	20	SF	3	0-1 year	Open seams
	Roof Structure - Heavy Timber	2	9,745	SF	7	10+ years	
Walls							
	Canopy - Concrete/ Stucco	Entire Building	656	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	608	SF	6	10+ years	

Category : Exterior

Building : Leased-Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend 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 joints
	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	

Windows

Windows - Sash Aluminum Double-pane	Entire Building	1,318	SF	7	6-10 years	
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Category : Electrical

Building : Leased-Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Emergency System</u>							
	Security System - CCTV	1st Floor	14,318	SF	7	10+ years	New item added per current observation AI system
	Exit Signs - Corridors and Stairs	Entire Building	4	EA	6	6-10 years	
	Exit Signs - Corridors and Stairs	Entire Building	2	EA	2	0-1 year	No EM generator or battery backup
	Emergency A/C Power - Corridors and Stairs	Entire Building	2,662	SF	2	0-1 year	No battery backup or generator
	Emergency A/C Power - Students Toilets	Entire Building	486	SF	2	0-1 year	No battery backup or generator

Main Service

PA System	1st Floor	14,318	SF	6	6-10 years	
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Power Distribution

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 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	

Category : Fire Protection

Building : Leased-Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Fire Alarm</u>							
	Fire Alarm Panel	Entire Building	1	EA	3	0-1 year	System is working properly but outdated
	Fire Alarm_System	Entire Building	14,318	SF	4	2-5 years	System is outdated

Category : Mechanical

Building : Leased-Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Air Conditioning</u>							
	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	
<u>Boiler Systems</u>							
	Steam Traps	Mechanical Room	2	EA	6	10+ years	
<u>Heat Exchangers</u>							
	Heat Exchanger - Steam to Hot Water Shell Type	Mechanical Room	1	EA	6	10+ years	
<u>Heating Devices</u>							
	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	
<u>Mechanical Plumbing</u>							
	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	
<u>Temperature Control</u>							
	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	
<u>Ventilation</u>							
	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 Installed in 2019
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	Entire Building	1	EA	7	10+ years	

Category : Plumbing

Building : Leased-Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Hot Water</u>							
	Electric Heater - Less than 20 KW	Mechanical Room	1	EA	4	2-5 years	Leaking and corroded

Category : Plumbing

Building : Leased-Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Piping</u>							
	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

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

Category : Room

Building : Leased-Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend 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 Slnk	1st floor-100C teachers lounge	1	EA	7	10+ years	
<hr/>							
<u>Library</u>							
	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	
<hr/>							
<u>MDF_IDF</u>							
	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	
<hr/>							
<u>Mechanical/ Service Rooms</u>							
	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	
<hr/>							
<u>Restroom</u>							
	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	

Category : Room

Building : Leased-Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	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	
	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	
	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	
	Accessories	1st floor-100C restroom	19	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st floor-100C restroom	19	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st floor-100C restroom	1	EA	6	10+ years	
	Floor - Terrazzo	1st floor-100C restroom	19	SF	6	10+ years	
	Lavatory	1st floor-100C restroom	1	EA	6	10+ years	
	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	EA	4	1-2 years	Blocked up
	Hand Dryer	1st floor-Girl's room	2	EA	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	

Category : Classroom

Building : Leased-Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Classroom #101 (Regular Classroom)</u>							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	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	

Category : Classroom

Building : Leased-Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	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	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	
<hr/>							
<u>Classroom #102 (Regular Classroom)</u>							
	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 observations
	Lighting - Pendent/Surface	1st Floor	18	EA	6	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	290	SF	6	10+ years	
<hr/>							
<u>Classroom #103 (Regular Classroom)</u>							
	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 - Structural Glazed Tile	1st Floor	690	SF	6	10+ years	
<hr/>							
<u>Classroom #104 (Regular Classroom)</u>							
	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	

Category : Classroom

Building : Leased-Main

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

	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	29	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	
	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

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	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	898	SF	6	10+ years	
	Floor - Tile	1st Floor	2	SF	5	1-2 years	Chipped/cracked
	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	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 #108 (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	38	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	960	SF	6	10+ years	

Category : Interior

Building : Leased-Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Corridor</u>							
	Ceiling - Splined	1st Floor	2,624	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	8	EA	6	10+ years	
	Drinking Fountains - Single Water Cooler	1st Floor	1	EA	7	10+ years	
	Floor - Tile/Sheet	1st Floor	2,625	SF	5	10+ years	
	Lighting - Pendent/Surface	1st Floor	22	EA	6	6-10 years	
	Student Lockers - One Tier	1st Floor	96	EA	6	10+ years	
	Walls - Masonry	1st Floor	85	SF	6	10+ years	
	Walls - Structural Glazed Tile	1st Floor	4,170	SF	6	10+ years	

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	

Category : Site

Building : Site

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Civil/Drainage</u>							
	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	
<u>Fencing</u>							
	Fencing - New Standard Ornamental	Entire Site	300	LF	7	10+ years	
	Fencing - Old Standard Ornamental	Entire Site	230	LF	6	10+ years	
<u>Landscape</u>							
	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	
	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	
<u>Parking Lot</u>							
	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
<u>Playground</u>							
	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	
<u>Sidewalks</u>							
	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	
<u>Signage</u>							

Category : Site

Building : Site

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend 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	

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 : 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	Y	Y
Regular Classroom	Regular Classroom	1st Floor	202	202	690	120	49		
Regular Classroom	Regular Classroom	1st Floor	204	204	690	150	75	Y	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	Y	Y
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	Y	N

Building : Leased-Main									
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	Y
Regular Classroom	Regular Classroom	1st Floor	104	104	900	108	36	Y	N
Regular Classroom	Regular Classroom	1st Floor	105	105	900	108	36	Y	Y
Regular Classroom	Regular Classroom	1st Floor	106	106	900	108	36	Y	N
Regular Classroom	Regular Classroom	1st Floor	107	107	900	108	36	Y	N
Regular Classroom	Regular Classroom	1st Floor	108	108	900	108	36	Y	N