

Facility Assessment Report

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

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

Campus Summary			
BuildingName	Year Constructed	Number of Floors	Building Area (Sq Ft)
Main	1913	3	32,562
Addition	1958	3	6,419
Campus Total			38,981

Category : Exterior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Entrance							
	Entrance Control - Audio and Video	#1 - Main - E	1	EA	7	10+ years	
	Exterior Doors - Exterior Steel Door	#1 - Main - E	4	EA	6	6-10 years	
	Exterior Doors - Transom Lite	#1 - Main - E	4	EA	6	6-10 years	
	Exterior Stairs - Concrete	#1 - Main - E	75	LF	5	2-5 years	Cracking throughout
	Exterior Doors - Exterior Steel Door	#2 - S	4	EA	5	2-5 years	Rusted frame at base
	Exterior Doors - Transom Lite	#2 - S	4	EA	6	6-10 years	
	Exterior Stairs - Concrete	#2 - S	20	LF	5	2-5 years	Chipped nosing
	Entrance Control - Audio and Video	#3 - SW	1	EA	7	10+ years	
	Exterior Doors - Exterior Wood Door	#3 - SW	2	EA	4	0-1 year	Doors delaminating and rusted frame
	Exterior Stairs - Concrete	#3 - SW	24	LF	5	2-5 years	Chipped stairs at edge
	Ramp Handrail - Steel_Ramp Handrail	#3 - SW	20	LF	5	2-5 years	Support posts loose
	Ramps - Concrete	#3 - SW	10	LF	6	10+ years	
	Stair Handrail - Steel_Stair Handrail	#3 - SW	16	LF	5	2-5 years	Support posts Loose
	Exterior Doors - Exterior Steel Door	#4 - W	1	EA	6	6-10 years	
	Exterior Doors - Transom Lite	#4 - W	2	EA	6	6-10 years	
Foundation							
	Foundation - Masonry	Entire Building	502	LF	6	10+ years	
	Superstructure - Steel	Entire Building	32,460	SF	7	10+ years	Corrected structure type
Lighting							
	Exterior Lighting - Wall Mounted	Entire Building	8	EA	6	6-10 years	

Category : Exterior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Roof System							
	Coping - Stone	Low S roof	45	LF	6	10+ years	
	Parapet - Parapet > 30"	Low S roof	45	LF	6	10+ years	
	Roof - Metal	Low S roof	208	SF	6	6-10 years	No access. Pictures taken from hallway.
	Roof Structure - Steel with Clay Tile Arch	Low S roof	208	SF	7	10+ years	
	Chimney - Brick Chimney- Concrete/ Mortar Liner	Low W roof	74	LF	5	10+ years	Open joints throughout entire chimney / and cracking
	Coping - Stone	Low W roof	189	LF	6	10+ years	
	Parapet - 16" - 30" Height	Low W roof	20	LF	6	10+ years	
	Parapet - Parapet < 16" Height	Low W roof	57	LF	6	10+ years	
	Parapet - Parapet > 30"	Low W roof	112	LF	6	10+ years	
	Roof - Asphalt Gravel Ballast	Low W roof	3,056	SF	5	2-5 years	
	Roof Structure - Steel with Clay Tile Arch	Low W roof	3,056	SF	7	10+ years	
	Access Ladder - Metal	Main Roof	1	EA	7	10+ years	
	Coping - Stone	Main Roof	415	LF	6	10+ years	
	Downspouts - Interior Downspouts	Main Roof	100	LF	5	2-5 years	
	Parapet - 16" - 30" Height	Main Roof	132	LF	6	10+ years	
	Parapet - Parapet < 16" Height	Main Roof	134	LF	6	10+ years	
	Parapet - Parapet > 30"	Main Roof	149	LF	6	10+ years	
	Roof - Asphalt Gravel Ballast	Main Roof	9,381	SF	5	2-5 years	
	Roof Hatch - Metal	Main Roof	1	EA	7	10+ years	
	Roof Structure - Steel with Clay Tile Arch	Main Roof	9,381	SF	7	10+ years	
	Coping - Stone	N - Elevator roof	55	LF	6	10+ years	
	Downspouts - Exterior Downspouts	N - Elevator roof	45	LF	6	6-10 years	
	Downspouts - Interior Downspouts	N - Elevator roof	45	LF	5	6-10 years	
	Parapet - 16" - 30" Height	N - Elevator roof	55	LF	6	10+ years	
	Roof - Modified Bitumen	N - Elevator roof	351	SF	5	2-5 years	
	Roof Structure - Steel / Metal Deck/ Concrete Topping	N - Elevator roof	351	SF	7	10+ years	
Walls							
	Cheek-Wall - Concrete	Entire Building	25	SF	6	10+ years	
	Cornice - Cast Stone	Entire Building	502	LF	6	10+ years	
	Cornice - Cast Stone	Entire Building	415	LF	6	10+ years	
	Cornice - Metal Projecting	Entire Building	415	LF	5	6-10 years	Rusted throughout
	Exterior Walls - Brick	Entire Building	21,490	SF	6	10+ years	Minor Open joints throughout. Per engineer leak on west side 2nd and 3rd floors ledge.
	Exterior Walls - Stone-Cast	Entire Building	1,004	SF	6	10+ years	
	Exterior Walls - Stone-Cast	Entire Building	6	SF	4	0-1 year	Cracking

Category : Exterior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Windows</u>							
	Curtain wall - Glazed Single Pane	Entire Building	64	SF	6	6-10 years	
	Curtain wall - Insulated Panel	Entire Building	7	SF	6	6-10 years	
	Guard - Guards perforated	Entire Building	850	SF	6	6-10 years	
	Guard - Guards wire guard	Entire Building	120	SF	6	6-10 years	
	Lintels - Steel	Entire Building	413	LF	6	10+ years	
	Skylite - Glass Single-Pane	Entire Building	64	SF	5	2-5 years	Rusted frames throughout
	Windows - Decorative	Entire Building	40	SF	6	6-10 years	
	Windows - Sash Aluminum Double-pane	Entire Building	3,808	SF	6	6-10 years	
	Windows - Sash Lexan	Entire Building	12	SF	6	6-10 years	

Category : Electrical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Emergency System</u>							
	Automatic Transfer Switch	Boiler Room	1	EA	6	10+ years	Serves Main and Addition
	Exit Signs - Corridors and Stairs	Entire Building	9	EA	6	6-10 years	
	Emergency Battery Packs - Corridors and Stairs	Entire Building	6	EA	6	6-10 years	
	Security System - CCTV	Entire Building	38,981	SF	5	0-1 year	Cameras are nonfunctional per review with Building Engineer.
	Security System - Intrusion Detection	Entire Building	38,981	SF	6	6-10 years	
	Emergency A/C Power - Corridors and Stairs	Entire Building	7,532	SF	7	10+ years	
	Emergency A/C Power - Students Toilets	Entire Building	2,258	SF	7	10+ years	
<u>Main Service</u>							
	Independent Electrical Service for emergency power	Electrical Room	1	EA	6	10+ years	Serves Main and Addition. Meter temporarily bypassed by utility company at the time of assessment.
	Main Electrical Service - 1200 A 120/208/3PH	Electrical Room	1	EA	6	2-5 years	Serves Main and Addition.
	PA System	Entire Building	38,981	SF	4	2-5 years	Serves Main and Addition. Not operational in all areas of the buildings per review with Building Engineer.
<u>Power Distribution</u>							
	Lighting and Power Panels - 100 A	Entire Building	3	EA	6	10+ years	Based on current observations and per review with Building Engineer, there are three 100 A panels in this building as documented; quantity changed accordingly.

Category : Electrical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Lighting and Power Panels - Above 100 A	Entire Building	7	EA	6	10+ years	Based on current observations and per review with Building Engineer, there are seven panels above 100 A in this building as documented; quantity changed accordingly. Item Type changed to match current observations. Panel is functional but corroded and missing breakers with exposed live conductors.
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	4	1-2 years	
	Transformers - 120/240 - 120/208	Entire Building	1	EA	6	6-10 years	

Category : Fire Protection
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Fire Alarm</u>							
	Fire Alarm Panel	Entire Building	1	EA	6	10+ years	Serves Main and Addition
	Fire Alarm Strobe Lights	Entire Building	32,562	SF	6	10+ years	
	Fire Alarm_System	Entire Building	32,562	SF	6	10+ years	

Category : Mechanical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Air Handling Systems</u>							
	Air Handling Unit- Built Up-Multi Zone- Steam Coils - 15001 - 25000 cfm	Mechanical Room	1	EA	5	6-10 years	
	Air Intake	Mechanical Room	1	EA	7	6-10 years	Dampers and actuators upgraded in 2021. Rank and Priority Rep adjusted accordingly.
	Auxiliaries - 15001 - 25000 cfm	Mechanical Room	1	EA	5	2-5 years	Dampers show signs of minor corrosion.
	Zone Dampers	Mechanical Room	19	EA	7	6-10 years	Quantity adjusted based on current observations and per review with Building Engineer. Dampers are fully operational with new actuators installed in 2021. Rank and Priority Rep adjusted accordingly.
<u>Boiler Systems</u>							
	Boiler Auxiliary- Scotch Marine- Steam Low Pressure Boiler - 76 - 100 HP	Boiler Room	2	EA	5	6-10 years	
	Chemical Feed System	Boiler Room	1	EA	6	6-10 years	
	Chemical Feeder	Boiler Room	1	EA	6	6-10 years	
	Combustion Dampers	Boiler Room	2	EA	7	10+ years	Combustion dampers and actuators

Category : Mechanical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Condensate Pump	Boiler Room	1	EA	5	6-10 years	replaced in 2021. Rank, Reason and Priority Rep adjusted accordingly.
	Feed Water Pumps and Tank	Boiler Room	1	EA	6	6-10 years	All pumps are operational and the system is leak-free. Rank, Reason and Priority Rep adjusted based on current observations and per review with Building Engineer.
	Non Condensing- Fire Tube- Scotch Marine- Steam- Low Pressure Boiler - 76 - 100 HP	Boiler Room	1	EA	5	6-10 years	Serves Main and Addition. Quantity changed to match current observations.
	Non Condensing- Fire Tube- Scotch Marine- Steam- Low Pressure Boiler - 76 - 100 HP	Boiler Room	1	EA	5	1-2 years	Serves Main and Addition. Unit is generally operational but in need of repairs at the time of assessment with parts approved and forthcoming. Rank, Reason and Priority Rep adjusted based on current observations and per review with Building Engineer.
	Piping - Condensate Pipe- Steel	Boiler Room	200	LF	5	6-10 years	
	Piping - Steam Pipe- Steel	Boiler Room	200	LF	5	6-10 years	
	Steam Traps	Boiler Room	14	EA	5	6-10 years	Steam traps upgraded since last assessment per review with Building Engineer. No leaks observed. Reason and Priority Rep adjusted accordingly.
Heating Devices							
	Unit Heater - Gas	Boiler Room	1	EA	6	6-10 years	
	Wall Heater - Electric	Entire Building	12	EA	5	2-5 years	Quantity changed to match current observations.
	Wall Heater - Electric	Entire Building	1	EA	4	1-2 years	Out of service. Cover missing.
	Fin Tube - Steam	Entire Building	9	LF	5	6-10 years	Some cabinets have minor dents, corrosion, and/or paint scratches.
Temperature Control							
	Electric Thermostat	Entire Building	1	EA	6	6-10 years	Controls the unit heater.
	Pneumatic System	Entire Building	32,562	SF	6	6-10 years	Pneumatic compressor also serves Addition. System is operational and was refurbished in 2021 per review with Building Engineer. Rank, Reason and Priority Rep adjusted accordingly.
	Thermostats - Pneumatic	Entire Building	19	EA	6	6-10 years	Quantity adjusted based on current

Category : Mechanical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
							observations and per review with Building Engineer.
Ventilation							
	Exhaust Fans- Indoor - 500 - 1500 CFM	Entire Building	1	EA	6	6-10 years	
	Exhaust Fans- Indoor - Less than 500 CFM	Entire Building	1	EA	6	6-10 years	
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	Entire Building	2	EA	7	10+ years	Item Type changed to match current observations. Installed in 2021. Rank and Priority Rep adjusted based on current observations.

Category : Plumbing
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Hot Water							
	Gas Heater - 150000 - 300000 BTU/HR	Boiler Room	1	EA	6	6-10 years	Installed in 2013
Piping							
	Domestic Piping-Hot Water Return Lines	Entire Building	32,562	SF	6	6-10 years	Domestic water pressure is adequate throughout the school per review with Building Engineer. Rank, Reason and Priority Rep adjusted accordingly.
	Domestic Piping-Hot Water Return Risers	Entire Building	32,562	SF	6	6-10 years	Domestic water pressure is adequate throughout the school per review with Building Engineer. Rank, Reason and Priority Rep adjusted accordingly.
	Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	32,562	SF	6	6-10 years	Domestic water pressure is adequate throughout the school per review with Building Engineer. Rank, Reason and Priority Rep adjusted accordingly.
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	32,562	SF	6	6-10 years	Domestic water pressure is adequate throughout the school per review with Building Engineer. Rank, Reason and Priority Rep adjusted accordingly.
	Domestic Piping-Hot/Cold Water Supply (Risers)	Entire Building	32,562	SF	6	6-10 years	Domestic water pressure is adequate throughout the school per review with Building Engineer. Rank, Reason and Priority Rep adjusted accordingly.

Category : Plumbing
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building	32,562	SF	6	6-10 years	Domestic water pressure is adequate throughout the school per review with Building Engineer. Rank, Reason and Priority Rep adjusted accordingly.
	Sanitary Piping	Entire Building	32,562	SF	6	10+ years	
	Storm Piping	Entire Building	32,562	SF	6	10+ years	
	Vent Piping	Entire Building	32,562	SF	6	10+ years	

Pumps

	Pumps - Domestic Booster Pump-Simplex	Entire Building	1	EA	5	0-1 year	Originally intended to serve both Main and Addition but the pump has been out of service for many years, and it is not needed since there is sufficient city water pressure throughout the school per review with Building Engineer. Rank, Reason and Priority Rep adjusted based on current observations.
	Pumps - Sump-Simplex	Entire Building	1	EA	6	6-10 years	Located at the bottom of the elevator pit. Fully operational per review with Building Engineer.

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Administrative Suites/Offices							
	AC Unit	1st floor assistant principal north end of corridor	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	1st floor assistant principal north end of corridor	168	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st floor assistant principal north end of corridor	1	EA	5	10+ years	
	Floor - Tile	1st floor assistant principal north end of corridor	168	SF	6	10+ years	
	Lighting - Pendent/Surface	1st floor assistant principal north end of corridor	2	EA	6	6-10 years	
	Power Distribution	1st floor assistant principal north end of corridor	6	EA	6	6-10 years	
	Walls - Plaster/Drywall	1st floor assistant principal north end of corridor	467	SF	6	10+ years	
	AC Unit	Main Office	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	Main Office	585	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Main Office	1	EA	6	10+ years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Floor - Tile	Main Office	585	SF	6	10+ years	
	Lighting - Pendent/Surface	Main Office	6	EA	7	6-10 years	
	Power Distribution	Main Office	8	EA	6	6-10 years	
	Storage/ Closet	Main Office	35	SF	7	10+ years	
	Walls - Plaster/Drywall	Main Office	659	SF	6	10+ years	
	Ceiling - Lay-in	Office in Teacher's Lounge	93	SF	5	10+ years	
	Doors - Wood Doors inclu hw	Office in Teacher's Lounge	1	EA	6	10+ years	
	Floor - Tile	Office in Teacher's Lounge	93	SF	5	10+ years	
	Lighting - Lay-in	Office in Teacher's Lounge	1	EA	7	6-10 years	
	Power Distribution	Office in Teacher's Lounge	4	EA	6	10+ years	
	Walls - Concrete Block	Office in Teacher's Lounge	342	SF	5	10+ years	
	AC Unit	Principal's Office 1st floor	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	Principal's Office 1st floor	175	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Principal's Office 1st floor	2	EA	6	10+ years	
	Floor - Tile	Principal's Office 1st floor	175	SF	6	10+ years	
	Lighting - Pendent/Surface	Principal's Office 1st floor	2	EA	7	6-10 years	
	Power Distribution	Principal's Office 1st floor	6	EA	6	10+ years	
	Storage/ Closet	Principal's Office 1st floor	6	SF	7	10+ years	
	Walls - Plaster/Drywall	Principal's Office 1st floor	322	SF	6	10+ years	
	AC Unit	Room 104, Adjustment Ofc	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	Room 104, Adjustment Ofc	294	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Room 104, Adjustment Ofc	1	EA	6	10+ years	
	Floor - Tile	Room 104, Adjustment Ofc	294	SF	6	10+ years	
	Lighting - Pendent/Surface	Room 104, Adjustment Ofc	4	EA	7	6-10 years	
	Power Distribution	Room 104, Adjustment Ofc	8	EA	6	10+ years	
	Walls - Plaster/Drywall	Room 104, Adjustment Ofc	424	SF	6	10+ years	
	Ceiling - Plaster/Drywall	Teacher's Lounge	502	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Teacher's Lounge	1	EA	6	10+ years	
	Floor - Tile	Teacher's Lounge	502	SF	6	10+ years	
	Lighting - Pendent/Surface	Teacher's Lounge	5	EA	7	6-10 years	
	Power Distribution	Teacher's Lounge	6	EA	6	10+ years	
	Walls - Concrete Block	Teacher's Lounge	874	SF	6	10+ years	
	Work Slnk	Teacher's Lounge	1	EA	7	10+ years	

Library

	AC Unit	2nd flr Rm #200	1	EA	7	6-10 years	
	Casework	2nd flr Rm #200	46	LF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd flr Rm #200	879	SF	7	10+ years	
	Doors - Steel Doors incl hw	2nd flr Rm #200	1	EA	7	10+ years	
	Floor - Tile	2nd flr Rm #200	879	SF	7	10+ years	
	Lighting - Pendent/Surface	2nd flr Rm #200	16	EA	7	6-10 years	
	Storage/ Closet	2nd flr Rm #200	40	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd flr Rm #200	1,685	SF	7	10+ years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>MDF_IDF</u>							
	Doors - Wood Doors inclu hw	3rd flr north end of corridor	1	EA	7	6-10 years	
	Finishes	3rd flr north end of corridor	118	SF	7	10+ years	
	Other Cooling Unit	3rd flr north end of corridor	1	EA	5	6-10 years	Ductless split system
<u>Mechanical/ Service Rooms</u>							
	Air Intake Plenums	1st Floor	663	SF	7	10+ years	
	Boiler Room	1st Floor	1,209	SF	7	10+ years	
	Coal Room	1st Floor	491	SF	7	10+ years	
	Janitor's Closet	1st Floor	195	SF	7	10+ years	
	Mechanical/ Service Rooms	1st Floor	1,040	SF	7	10+ years	
	Storage Room	1st Floor	136	SF	7	10+ years	
	Janitor's Closet	2nd Floor	30	SF	7	10+ years	
	Storage Room	2nd Floor	172	SF	7	10+ years	
	Janitor's Closet	3rd Floor	8	SF	7	10+ years	
	Storage Room	3rd Floor	47	SF	7	10+ years	
	Crawl Space - Unfinished	Basement	30,500	SF	7	10+ years	
<u>Restroom</u>							
	Accessories	1st Floor Girls	475	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor Girls	475	SF	5	10+ years	
	Doors - Wood Doors inclu hw	1st Floor Girls	2	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor Girls	475	SF	5	10+ years	
	Floor Drain	1st Floor Girls	1	EA	7	10+ years	
	Hand Dryer	1st Floor Girls	1	EA	7	6-10 years	
	Lavatory	1st Floor Girls	2	EA	6	10+ years	
	Lighting - Pendent/Surface	1st Floor Girls	6	EA	7	6-10 years	
	Partitions	1st Floor Girls	4	EA	7	10+ years	
	Walls - Plaster/Drywall	1st Floor Girls	293	SF	6	10+ years	
	Walls - Structural Glazed Tile	1st Floor Girls	293	SF	6	10+ years	
	Water Closet	1st Floor Girls	4	EA	6	10+ years	
	Accessories	1st flr inside assistant principal's office	34	SF	7	6-10 years	
	Ceiling - Lay-in	1st flr inside assistant principal's office	34	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st flr inside assistant principal's office	1	EA	6	10+ years	
	Floor - Tile	1st flr inside assistant principal's office	34	SF	6	10+ years	
	Lavatory	1st flr inside assistant principal's office	1	EA	6	10+ years	
	Lighting - Lay-in	1st flr inside assistant principal's office	1	EA	6	6-10 years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Walls - Concrete Block	1st flr inside assistant principal's office	216	SF	6	10+ years	
	Water Closet	1st flr inside assistant principal's office	1	EA	6	10+ years	
	Accessories	1st flr north end of corridor	277	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st flr north end of corridor	277	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st flr north end of corridor	2	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st flr north end of corridor	277	SF	6	10+ years	
	Floor Drain	1st flr north end of corridor	1	EA	7	10+ years	
	Hand Dryer	1st flr north end of corridor	2	EA	7	6-10 years	
	Lavatory	1st flr north end of corridor	2	EA	6	10+ years	
	Lighting - Pendent/Surface	1st flr north end of corridor	5	EA	6	6-10 years	
	Partitions	1st flr north end of corridor	2	EA	7	10+ years	
	Urinals	1st flr north end of corridor	3	EA	6	10+ years	
	Walls - Plaster/Drywall	1st flr north end of corridor	444	SF	6	10+ years	
	Walls - Structural Glazed Tile	1st flr north end of corridor	444	SF	6	10+ years	
	Water Closet	1st flr north end of corridor	2	EA	6	10+ years	
	Accessories	2nd Floor Girls	475	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor Girls	475	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor Girls	2	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	2nd Floor Girls	475	SF	6	10+ years	
	Floor Drain	2nd Floor Girls	1	EA	7	10+ years	
	Hand Dryer	2nd Floor Girls	1	EA	7	6-10 years	
	Lavatory	2nd Floor Girls	2	EA	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor Girls	6	EA	7	6-10 years	
	Partitions	2nd Floor Girls	4	EA	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor Girls	293	SF	7	10+ years	
	Walls - Structural Glazed Tile	2nd Floor Girls	293	SF	7	10+ years	
	Water Closet	2nd Floor Girls	4	EA	7	10+ years	
	Accessories	2nd Floor Unisex	53	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor Unisex	53	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor Unisex	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	2nd Floor Unisex	53	SF	7	10+ years	
	Lavatory	2nd Floor Unisex	1	EA	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor Unisex	1	EA	7	6-10 years	
	Partitions	2nd Floor Unisex	1	EA	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor Unisex	208	SF	7	10+ years	
	Water Closet	2nd Floor Unisex	1	EA	7	10+ years	
	Accessories	2nd floor north end of corridor	278	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd floor north end of corridor	278	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd floor north end of corridor	2	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	2nd floor north end of corridor	278	SF	7	10+ years	
	Floor Drain	2nd floor north end of corridor	1	EA	7	10+ years	
	Hand Dryer	2nd floor north end of corridor	1	EA	7	6-10 years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Lavatory	2nd floor north end of corridor	2	EA	7	10+ years	
	Lighting - Pendent/Surface	2nd floor north end of corridor	5	EA	7	6-10 years	
	Partitions	2nd floor north end of corridor	1	EA	7	10+ years	
	Urinals	2nd floor north end of corridor	3	EA	7	10+ years	
	Walls - Plaster/Drywall	2nd floor north end of corridor	444	SF	7	10+ years	
	Walls - Structural Glazed Tile	2nd floor north end of corridor	444	SF	7	10+ years	
	Water Closet	2nd floor north end of corridor	1	EA	7	10+ years	
	Accessories	3rd Floor Girls	475	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	3rd Floor Girls	475	SF	7	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor Girls	2	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	3rd Floor Girls	475	SF	7	10+ years	
	Floor Drain	3rd Floor Girls	1	EA	7	10+ years	
	Hand Dryer	3rd Floor Girls	1	EA	7	6-10 years	
	Lavatory	3rd Floor Girls	2	EA	7	10+ years	
	Lighting - Pendent/Surface	3rd Floor Girls	6	EA	7	6-10 years	
	Partitions	3rd Floor Girls	4	EA	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor Girls	293	SF	6	10+ years	
	Walls - Structural Glazed Tile	3rd Floor Girls	293	SF	6	10+ years	
	Water Closet	3rd Floor Girls	4	EA	6	10+ years	
	Accessories	3rd Floor Unisex	53	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	3rd Floor Unisex	53	SF	7	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor Unisex	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	3rd Floor Unisex	53	SF	7	10+ years	
	Lavatory	3rd Floor Unisex	1	EA	6	6-10 years	No damage observed
	Lighting - Pendent/Surface	3rd Floor Unisex	1	EA	7	6-10 years	
	Partitions	3rd Floor Unisex	1	EA	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor Unisex	208	SF	7	10+ years	
	Water Closet	3rd Floor Unisex	1	EA	7	10+ years	
	Accessories	3rd flr north end	278	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	3rd flr north end	278	SF	7	10+ years	
	Doors - Wood Doors inclu hw	3rd flr north end	2	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	3rd flr north end	278	SF	7	10+ years	
	Floor Drain	3rd flr north end	1	EA	7	10+ years	
	Hand Dryer	3rd flr north end	1	EA	7	6-10 years	
	Lavatory	3rd flr north end	2	EA	7	10+ years	
	Lighting - Pendent/Surface	3rd flr north end	5	EA	7	6-10 years	
	Partitions	3rd flr north end	1	EA	7	10+ years	
	Urinals	3rd flr north end	4	EA	7	10+ years	
	Walls - Masonry	3rd flr north end	444	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd flr north end	444	SF	7	10+ years	
	Water Closet	3rd flr north end	1	EA	7	10+ years	
	Accessories	In Room 105	89	SF	7	6-10 years	
	Ceiling - Lay-in	In Room 105	64	SF	5	10+ years	
	Ceiling - Lay-in	In Room 105	25	SF	4	1-2 years	Water damage

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Doors - Wood Doors inclu hw	In Room 105	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	In Room 105	89	SF	6	10+ years	
	Lavatory	In Room 105	1	EA	6	10+ years	
	Lighting - Lay-in	In Room 105	2	EA	7	6-10 years	
	Partitions	In Room 105	1	EA	7	10+ years	
	Walls - Metal Panel	In Room 105	28	SF	7	10+ years	
	Walls - Plaster/Drywall	In Room 105	290	SF	5	10+ years	
	Water Closet	In Room 105	1	EA	7	10+ years	
	Accessories	In Teacher's lounge	79	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	In Teacher's lounge	79	SF	6	10+ years	
	Doors - Wood Doors inclu hw	In Teacher's lounge	1	EA	5	10+ years	
	Floor - Tile	In Teacher's lounge	79	SF	5	10+ years	
	Hand Dryer	In Teacher's lounge	1	EA	7	6-10 years	
	Lavatory	In Teacher's lounge	1	EA	6	10+ years	
	Lighting - Pendent/Surface	In Teacher's lounge	1	EA	6	6-10 years	
	Lighting - Wall Mounted	In Teacher's lounge	1	EA	6	6-10 years	
	Walls - Concrete Block	In Teacher's lounge	350	SF	6	10+ years	
	Water Closet	In Teacher's lounge	1	EA	6	10+ years	
	Accessories	In the Main Office	42	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	In the Main Office	42	SF	6	10+ years	
	Doors - Wood Doors inclu hw	In the Main Office	1	EA	6	10+ years	
	Floor - Tile	In the Main Office	42	SF	6	10+ years	
	Lavatory	In the Main Office	1	EA	6	10+ years	
	Lighting - Pendent/Surface	In the Main Office	1	EA	7	6-10 years	
	Lighting - Wall Mounted	In the Main Office	1	EA	7	6-10 years	
	Partitions	In the Main Office	1	EA	7	10+ years	
	Walls - Plaster/Drywall	In the Main Office	176	SF	6	10+ years	
	Water Closet	In the Main Office	1	EA	6	10+ years	
	Accessories	Women's Room, 1st Floor	53	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Women's Room, 1st Floor	53	SF	5	10+ years	
	Doors - Wood Doors inclu hw	Women's Room, 1st Floor	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	Women's Room, 1st Floor	53	SF	5	10+ years	
	Lavatory	Women's Room, 1st Floor	1	EA	6	10+ years	
	Lighting - Pendent/Surface	Women's Room, 1st Floor	1	EA	7	6-10 years	
	Partitions	Women's Room, 1st Floor	1	EA	7	10+ years	
	Walls - Plaster/Drywall	Women's Room, 1st Floor	208	SF	6	10+ years	
	Water Closet	Women's Room, 1st Floor	1	EA	6	10+ years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Classroom #102 (Regular Classroom)							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	4	LF	6	10+ years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Ceiling - Plaster/Drywall	1st Floor	879	SF	6	10+ years	
	Chalk Board	1st Floor	18	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	5	10+ years	
	Floor - Wood	1st Floor	879	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	14	EA	6	6-10 years	
	Storage/ Closet	1st Floor	40	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,447	SF	6	10+ years	
<hr/>							
Classroom #103 (Regular Classroom)							
	AC Units	1st Floor	2	EA	7	6-10 years	
	Casework	1st Floor	10	LF	6	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	838	SF	7	10+ years	
	Chalk Board	1st Floor	12	LF	4	2-5 years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	838	SF	5	2-5 years	
	Lighting - Pendent/Surface	1st Floor	14	EA	6	6-10 years	
	Marker Board	1st Floor	12	LF	7	6-10 years	
	Storage/ Closet	1st Floor	12	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,542	SF	6	10+ years	
	Wireless System	1st Floor	1	EA	7	10+ years	
<hr/>							
Classroom #105 (Kindergarten)							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	14	LF	6	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	1,108	SF	6	10+ years	
	Chalk Board	1st Floor	18	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	5	10+ years	
	Floor - Tile	1st Floor	1,108	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	14	EA	7	6-10 years	
	Storage/ Closet	1st Floor	80	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,614	SF	5	10+ years	
<hr/>							
Classroom #201 (Regular Classroom)							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	10	LF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	838	SF	7	10+ years	
	Chalk Board	2nd Floor	12	LF	4	2-5 years	
	Doors - Steel Doors incl hw	2nd Floor	1	EA	7	10+ years	
	Floor - Wood	2nd Floor	838	SF	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	16	EA	7	6-10 years	
	Marker Board	2nd Floor	12	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	55	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,542	SF	7	10+ years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Classroom #202 (Regular Classroom)							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	7	LF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	887	SF	7	10+ years	
	Chalk Board	2nd Floor	24	LF	4	2-5 years	
	Doors - Steel Doors incl hw	2nd Floor	1	EA	7	10+ years	
	Floor - Wood	2nd Floor	887	SF	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	16	EA	7	6-10 years	
	Marker Board	2nd Floor	24	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	40	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,445	SF	7	10+ years	
Classroom #203 (Regular Classroom)							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	10	LF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	838	SF	7	10+ years	
	Chalk Board	2nd Floor	12	LF	4	2-5 years	
	Doors - Steel Doors incl hw	2nd Floor	1	EA	7	10+ years	
	Floor - Wood	2nd Floor	838	SF	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	16	EA	7	6-10 years	
	Marker Board	2nd Floor	12	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	55	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,542	SF	7	10+ years	
Classroom #205 (Regular Classroom)							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	10	LF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	838	SF	7	10+ years	
	Chalk Board	2nd Floor	12	LF	4	2-5 years	
	Doors - Steel Doors incl hw	2nd Floor	1	EA	7	10+ years	
	Floor - Wood	2nd Floor	838	SF	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	16	EA	7	6-10 years	
	Marker Board	2nd Floor	12	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	55	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,542	SF	7	10+ years	
Classroom #300 (Regular Classroom)							
	AC Units	3rd Floor	1	EA	7	6-10 years	
	Casework	3rd Floor	8	LF	7	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	879	SF	6	6-10 years	
	Chalk Board	3rd Floor	28	LF	4	2-5 years	
	Doors - Steel Doors incl hw	3rd Floor	1	EA	7	10+ years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Floor - Tile	3rd Floor	879	SF	6	10+ years	
	Lighting - Pendent/Surface	3rd Floor	16	EA	7	6-10 years	
	Marker Board	3rd Floor	24	LF	7	6-10 years	
	Storage/ Closet	3rd Floor	40	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	1,414	SF	7	10+ years	
Classroom #301 (Regular Classroom)							
	AC Units	3rd Floor	1	EA	7	6-10 years	
	Casework	3rd Floor	10	LF	7	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	838	SF	5	10+ years	
	Chalk Board	3rd Floor	12	LF	4	2-5 years	
	Doors - Steel Doors incl hw	3rd Floor	1	EA	7	10+ years	
	Floor - Wood	3rd Floor	838	SF	7	10+ years	
	Lighting - Pendent/Surface	3rd Floor	16	EA	7	6-10 years	
	Marker Board	3rd Floor	12	LF	7	6-10 years	
	Storage/ Closet	3rd Floor	55	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	1,542	SF	7	10+ years	
Classroom #302 (Regular Classroom)							
	AC Units	3rd Floor	1	EA	7	6-10 years	
	Casework	3rd Floor	8	LF	7	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	879	SF	7	10+ years	
	Chalk Board	3rd Floor	18	LF	4	2-5 years	
	Doors - Steel Doors incl hw	3rd Floor	1	EA	7	10+ years	
	Floor - Wood	3rd Floor	879	SF	7	10+ years	
	Lighting - Pendent/Surface	3rd Floor	16	EA	7	6-10 years	
	Marker Board	3rd Floor	18	LF	7	6-10 years	
	Storage/ Closet	3rd Floor	40	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	1,414	SF	7	10+ years	
Classroom #303 (Regular Classroom)							
	AC Units	3rd Floor	1	EA	7	6-10 years	
	Casework	3rd Floor	10	LF	7	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	838	SF	7	10+ years	
	Chalk Board	3rd Floor	12	LF	4	2-5 years	
	Doors - Steel Doors incl hw	3rd Floor	1	EA	7	10+ years	
	Floor - Wood	3rd Floor	838	SF	7	10+ years	
	Lighting - Pendent/Surface	3rd Floor	16	EA	7	6-10 years	
	Marker Board	3rd Floor	12	LF	7	6-10 years	
	Storage/ Closet	3rd Floor	55	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	1,542	SF	7	10+ years	
Classroom #305 (Regular Classroom)							

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	AC Units	3rd Floor	1	EA	7	6-10 years	
	Casework	3rd Floor	40	LF	7	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	900	SF	7	10+ years	
	Chalk Board	3rd Floor	18	LF	4	2-5 years	
	Doors - Steel Doors incl hw	3rd Floor	1	EA	7	10+ years	
	Floor - Tile	3rd Floor	900	SF	7	10+ years	
	Lighting - Pendent/Surface	3rd Floor	16	EA	7	6-10 years	
	Marker Board	3rd Floor	6	LF	7	6-10 years	
	Storage/ Closet	3rd Floor	6	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	1,632	SF	7	10+ years	
	Work Sink	3rd Floor	2	EA	7	10+ years	

Category : Interior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Corridor</u>							
	Ceiling - Lay-in	1st Floor	3	SF	6	10+ years	
	Ceiling - Lay-in	1st Floor	2,345	SF	6	10+ years	
	Doors - Wood Doors include hw	1st Floor	10	EA	6	10+ years	
	Drinking Fountains - Double Fountain	1st Floor	1	EA	7	10+ years	
	Drinking Fountains - Single Water Cooler	1st Floor	1	EA	7	10+ years	
	Floor - Tile/Sheet	1st Floor	2,298	SF	5	2-5 years	
	Floor - Tile/Sheet	1st Floor	50	SF	4	1-2 years	Chipped
	Lighting - Lay-in	1st Floor	22	EA	6	6-10 years	
	Lighting - Pendent/Surface	1st Floor	2	EA	6	6-10 years	
	Walls - Plaster/Drywall	1st Floor	3,494	SF	6	10+ years	
	Ceiling - Lay-in	2nd Floor	2,072	SF	7	10+ years	
	Drinking Fountains - Double Fountain	2nd Floor	1	EA	7	6-10 years	
	Drinking Fountains - Double Water Cooler	2nd Floor	1	EA	7	10+ years	
	Floor - Tile/Sheet	2nd Floor	2,002	SF	7	10+ years	
	Floor - Tile/Sheet	2nd Floor	70	SF	4	1-2 years	Cracks and chipped tiles
	Lighting - Lay-in	2nd Floor	25	EA	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	3,819	SF	7	10+ years	
	Ceiling - Lay-in	3rd Floor	2,072	SF	7	10+ years	
	Drinking Fountains - Double Fountain	3rd Floor	1	EA	7	6-10 years	
	Drinking Fountains - Double Water Cooler	3rd Floor	1	EA	7	6-10 years	
	Floor - Tile/Sheet	3rd Floor	2,072	SF	7	10+ years	
	Floor - Tile/Sheet	3rd Floor	10	SF	4	1-2 years	Chipped tiles
	Lighting - Lay-in	3rd Floor	25	EA	7	6-10 years	
	Walls - Plaster/Drywall	3rd Floor	3,819	SF	7	10+ years	

Safety

Security Cameras	Corridors	6	EA	5	0-1 year	Not working
------------------	-----------	---	----	---	----------	-------------

Category : Interior

Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Stairs							
	Ceiling - Plaster/Drywall	North	539	SF	7	10+ years	
	Floor - Tile	North	520	SF	6	10+ years	
	Handrails	North	128	LF	7	10+ years	
	Lighting - Pendent/Surface	North	8	EA	7	6-10 years	
	Stairs - Asphalt	North	60	LF	6	10+ years	
	Walls - Plaster/Drywall	North	2,480	SF	7	10+ years	
	Ceiling - Plaster/Drywall	South West	539	SF	7	10+ years	
	Floor - Tile	South West	520	SF	7	10+ years	
	Handrails	South West	128	LF	7	10+ years	
	Lighting - Pendent/Surface	South West	8	EA	7	6-10 years	
	Stairs - Asphalt	South West	60	LF	7	10+ years	
	Walls - Plaster/Drywall	South West	2,480	SF	7	10+ years	

Category : Exterior
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Entrance							
	Exterior Doors - Exterior Steel Door	#5 - SW	1	EA	6	6-10 years	
	Exterior Doors - Exterior Steel Door	#6 - NW	1	EA	6	6-10 years	
	Ramp Handrail - Steel_Ramp Handrail	#6 - NW	45	LF	6	6-10 years	
	Ramp Handrail - Steel_Ramp Handrail	#6 - NW	5	LF	5	2-5 years	Bent handrail
	Ramps - Concrete	#6 - NW	20	LF	6	10+ years	
	Ramps - Concrete	#6 - NW	5	LF	5	2-5 years	Cracking
	Exterior Doors - Exterior FRP Door	#7 - NE	3	EA	7	10+ years	
	Exterior Doors - Transom Lite	#7 - NE	3	EA	7	10+ years	
	Exterior Stairs - Concrete	#7 - NE	149	LF	6	10+ years	
	Exterior Stairs - Concrete	#7 - NE	5	LF	4	0-1 year	Cracking
	Exterior Doors - Exterior Wood Door	#8 - Lower Roof	1	EA	5	2-5 years	Peeling paint
Foundation							
	Foundation - Concrete	Entire Building	284	LF	7	10+ years	
	Superstructure - Concrete	Entire Building	5,797	SF	7	10+ years	
Lighting							
	Exterior Lighting - Wall Mounted	Entire Building	4	EA	6	6-10 years	
Roof System							
	Access Ladder - Metal	Low roof	1	EA	5	10+ years	Rusted
	Coping - Clay Tile	Low roof	101	LF	6	10+ years	
	Downspouts - Interior Downspouts	Low roof	30	LF	6	6-10 years	
	Parapet - Parapet < 16" Height	Low roof	101	LF	6	10+ years	
	Roof - Asphalt Gravel Ballast	Low roof	1,702	SF	5	2-5 years	
	Roof Structure - Concrete	Low roof	1,702	SF	7	10+ years	
	Access Ladder - Metal	Main Roof	1	EA	7	10+ years	
	Coping - Clay Tile	Main Roof	83	LF	6	10+ years	
	Coping - Stone	Main Roof	197	LF	6	10+ years	
	Downspouts - Interior Downspouts	Main Roof	50	LF	5	2-5 years	
	Parapet - 16" - 30" Height	Main Roof	280	LF	6	10+ years	
	Roof - Asphalt Gravel Ballast	Main Roof	4,095	SF	5	6-10 years	
	Roof Structure - Concrete	Main Roof	4,095	SF	7	10+ years	
Walls							
	Cheek-Wall - Concrete	Entire Building	10	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	6,728	SF	6	10+ years	
	Exterior Walls - Stone-Cast	Entire Building	287	SF	6	10+ years	
Windows							

Category : Exterior
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Guard - Guards perforated	Entire Building	31	SF	6	6-10 years	
	Lintels - Steel	Entire Building	75	LF	6	10+ years	
	Windows - Casement Aluminum Double-pane	Entire Building	268	SF	6	6-10 years	
	Windows - Casement Aluminum Double-pane	Entire Building	18	SF	5	2-5 years	

Category : Electrical
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Emergency System</u>							
	Emergency A/C Power - Corridors and Stairs	1st Floor	223	SF	7	10+ years	Served by Main
	Emergency A/C Power - Gym	1st Floor	2,401	SF	7	10+ years	Served by Main
	Exit Signs - Corridors and Stairs	1st Floor	3	EA	6	6-10 years	Quantity changed to match current observations. EM power served by Main.
	Exit Signs - Gym	1st Floor	3	EA	6	6-10 years	Quantity changed to match current observations. EM power served by Main.
	Security System - CCTV	Entire Building	6,419	SF	5	0-1 year	Cameras are nonfunctional per review with Building Engineer.
	Security System - Intrusion Detection	Entire Building	6,419	SF	6	6-10 years	
<u>Main Service</u>							
	PA System	Entire Building	6,419	SF	4	2-5 years	Served by Main. Not operational in all areas of the buildings per review with Building Engineer.
<u>Power Distribution</u>							
	Lighting and Power Panels - 100 A	Gym	1	EA	6	6-10 years	
	Lighting and Power Panels - Above 100 A	Gym	1	EA	6	6-10 years	

Category : Fire Protection
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Fire Alarm</u>							
	Fire Alarm Strobe Lights	Entire Building	6,419	SF	6	10+ years	
	Fire Alarm_System	Entire Building	6,419	SF	6	10+ years	FACP is in Main

Category : Mechanical
Building : Addition

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

Replacement

Air Handling Systems

Air Handling Unit- Package Single Zone- Indoor- Steam Coils - 4000-8000 cfm Air Intake	Gym Mezzanine	1	EA	5	2-5 years
Indoor Return Fans- Centrifugal Squirrel Cage - 5000 - 10000 CFM	Gym Mezzanine	1	EA	6	6-10 years
	Gym Mezzanine	1	EA	6	6-10 years

Boiler Systems

Condensate Pump	Entire Building	1	EA	5	2-5 years	Crawl Space is accessible from boiler room area in Main. Steam traps upgraded since last assessment per review with Building Engineer. No leaks observed. Reason and Priority Rep adjusted accordingly.
Piping - Condensate Pipe- Steel	Entire Building	100	LF	5	6-10 years	
Piping - Steam Pipe- Steel	Entire Building	100	LF	5	6-10 years	
Steam Traps	Entire Building	10	EA	5	6-10 years	

Heating Devices

Cabinet Heaters - With Steam Coil	1st Floor	9	EA	5	6-10 years	Some cabinets have minor dents, corrosion, and/or paint scratches.
Wall Heater - Electric	Entire Building	4	EA	5	2-5 years	At the time of assessment the cover had been removed for cleaning the interior of the unit.
Wall Heater - Electric	Entire Building	1	EA	5	2-5 years	

Temperature Control

Pneumatic System	Entire Building	6,419	SF	6	6-10 years	Pneumatic compressor is in Main. System is operational and was refurbished in 2021 per review with Building Engineer. Rank, Reason and Priority Rep adjusted accordingly.
Thermostats - Pneumatic	Entire Building	1	EA	6	6-10 years	

Ventilation

Exhaust Fans- Indoor - Less than 500 CFM	Entire Building	1	EA	6	6-10 years	Installed in 2021. Rank and Priority Rep adjusted based on current observations. Installed in 2021. Rank and Priority Rep adjusted based on current observations.
Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	Entire Building	1	EA	7	10+ years	
Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Entire Building	1	EA	7	10+ years	

Category : Plumbing
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Hot Water</u>							
	Electric Heater - Less than 20 KW	Entire Building	1	EA	7	10+ years	Installed in 2018
<u>Piping</u>							
	Domestic Piping-Hot Water Return Lines	Entire Building	6,419	SF	6	6-10 years	Domestic water pressure is adequate throughout the school per review with Building Engineer. Rank, Reason and Priority Rep adjusted accordingly.
	Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	6,419	SF	6	6-10 years	Domestic water pressure is adequate throughout the school per review with Building Engineer. Rank, Reason and Priority Rep adjusted accordingly.
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	6,419	SF	6	6-10 years	Domestic water pressure is adequate throughout the school per review with Building Engineer. Rank, Reason and Priority Rep adjusted accordingly.
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building	6,419	SF	6	6-10 years	Domestic water pressure is adequate throughout the school per review with Building Engineer. Rank, Reason and Priority Rep adjusted accordingly.
	Sanitary Piping	Entire Building	6,419	SF	6	6-10 years	
	Storm Piping	Entire Building	6,419	SF	6	6-10 years	
	Vent Piping	Entire Building	6,419	SF	6	6-10 years	

Category : Room
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Administrative Suites/Offices</u>							
	Ceiling - Plaster/Drywall	Formerly Men's restroom off gym	131	SF	6	10+ years	
	Doors - Steel Doors incl hw	Formerly Men's restroom off gym	1	EA	6	10+ years	
	Floor - Tile	Formerly Men's restroom off gym	131	SF	6	10+ years	
	Lighting - Pendent/Surface	Formerly Men's restroom off gym	1	EA	7	6-10 years	
	Power Distribution	Formerly Men's restroom off gym	2	EA	6	10+ years	
	Walls - Concrete Block	Formerly Men's restroom off gym	94	SF	6	10+ years	
	Walls - Structural Glazed Tile	Formerly Men's restroom off gym	142	SF	6	10+ years	
	Ceiling - Plaster/Drywall	Gym office	160	SF	6	10+ years	
	Doors - Steel Doors incl hw	Gym office	1	EA	6	10+ years	
	Floor - Tile	Gym office	160	SF	6	10+ years	
	Lighting - Pendent/Surface	Gym office	1	EA	7	6-10 years	

Category : Room
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Power Distribution	Gym office	4	EA	6	10+ years	
	Walls - Concrete Block	Gym office	104	SF	6	10+ years	
	Walls - Structural Glazed Tile	Gym office	262	SF	6	10+ years	

Gymnasia

	Ceiling - Splined	1st Floor	2,401	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	6	10+ years	
	Floor - Wood	1st Floor	2,401	SF	6	10+ years	
	Lighting - Metal Halide/Sodium Vapor	1st Floor	12	EA	7	6-10 years	
	Sound System	1st Floor	1	EA	7	10+ years	
	Stage	1st Floor	430	SF	6	10+ years	
	Stage Curtain	1st Floor	4	EA	7	10+ years	
	Stage Lift	1st Floor	1	EA	7	10+ years	
	Stage Lighting System	1st Floor	1	EA	7	10+ years	
	Walls - Concrete Block	1st Floor	1,884	SF	6	10+ years	
	Walls - Structural Glazed Tile	1st Floor	1,884	SF	6	10+ years	

Kitchen

	Ceiling - Lay-in	Next to the Gym	235	SF	6	10+ years	
	Doors - Steel Doors incl hw	Next to the Gym	1	EA	6	10+ years	
	Floor - Tile Quarry	Next to the Gym	235	SF	6	10+ years	
	Lighting - Lay-in	Next to the Gym	4	EA	7	6-10 years	
	Serving Line	Next to the Gym	6	LF	7	10+ years	
	Walls - Concrete Block	Next to the Gym	364	SF	6	10+ years	

Mechanical/ Service Rooms

	Storage Room	1st floor	66	SF	7	10+ years	
	Crawl Space - Unfinished	Basement	5,150	SF	7	10+ years	

Category : Interior
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Ceiling - Plaster/Drywall	1st Floor	223	SF	6	10+ years	
	Floor - Tile/Sheet	1st Floor	223	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	2	EA	6	6-10 years	
	Walls - Plaster/Drywall	1st Floor	660	SF	6	10+ years	

Vertical Conveyance

	Elevator - Hydraulic Elevator	North	1	EA	6	10+ years	
--	-------------------------------	-------	---	----	---	-----------	--

Category : Site
Building : Site

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Civil/Drainage</u>							
	Civil/ Drainage - Catch Basin	Entire Site	2	EA	6	10+ years	
	Civil/ Drainage - Site Drain	Entire Site	1	EA	6	10+ years	
	Civil/ Drainage - Site Manhole	Entire Site	2	EA	6	10+ years	
<u>Fencing</u>							
	Fencing - Chain Link	Entire Site	806	LF	5	2-5 years	Rusted and bent
<u>Landscape</u>							
	Landscape - Grass	Entire Site	13,665	SF	6	10+ years	
	Landscape - Hardscape- Concrete	Entire Site	514	SF	6	10+ years	
	Parkway trees	Entire Site	23	EA	7	10+ years	
	Planting Beds/ Area	Entire Site	1,585	SF	6	6-10 years	
	Play Area - Hardscape- Asphalt	Entire Site	10,042	SF	5	6-10 years	
	Play Area - Hardscape- Asphalt	Entire Site	11,384	SF	4	0-1 year	Significant cracking, potholes throughout
	Play Area - Hardscape- Asphalt	Entire Site	300	SF	4	0-1 year	Potholes
	Retaining Wall - Concrete	Entire Site	847	SF	6	10+ years	
	Retaining Wall - Concrete	Entire Site	5	SF	5	2-5 years	
<u>Parking Lot</u>							
	Surface - Asphalt	Parking Lot- West	11,241	SF	5	6-10 years	Alligator cracking
	Surface - Asphalt	Parking Lot- West	300	SF	4	0-1 year	Potholes
	Surface - Concrete	Parking Lot- West	411	SF	6	10+ years	
	Trash Enclosure - Chain Links	Parking Lot- West	512	SF	5	2-5 years	Slightly bent
<u>Playground</u>							
	Equipment - School Age 5-12	South	1	EA	6	6-10 years	
	Surface - Poured Surface	South	2,623	SF	6	6-10 years	
<u>Sidewalks</u>							
	Sidewalks - Internal Walks	Entire Site	276	LF	6	10+ years	
	Sidewalks - Internal Walks	Entire Site	100	LF	4	0-1 year	Severe Cracks
	Sidewalks - Perimeter Sidewalks	Entire Site	10,366	SF	6	10+ years	
<u>Signage</u>							
	Flag Pole - Flag Pole	Entire Site	1	EA	6	6-10 years	
	Marquee - Building Mounted Back Lighted	Entire Site	1	EA	6	6-10 years	
	Monument - Building Mounted Cut Letter Sign	Entire Site	1	EA	7	10+ years	

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

Definitions

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

Classroom Summary

Current Usage	Intended Usage	Room Location	Room Number	Floor Plan Room Number	Area (SF)	Glazed Window Area	Operable Window Area	Window Stop	Smart-Board
Building : Main									
Kindergarten	Kindergarten	1st Floor	105	105	1,108	70	28	N	Y
Regular Classroom	Regular Classroom	1st Floor	102	104	879	240	120	N	Y
Regular Classroom	Regular Classroom	1st Floor	103	103	838	28	14	N	Y
Regular Classroom	Regular Classroom	2nd Floor	201	201	838	168	84	N	Y
Regular Classroom	Regular Classroom	2nd Floor	202	202	887	240	120	N	Y
Regular Classroom	Regular Classroom	2nd Floor	203	203	838	168	84	N	Y
Regular Classroom	Regular Classroom	2nd Floor	205	205	838	168	84	N	Y
Regular Classroom	Regular Classroom	3rd Floor	300	300	879	240	120	N	N
Regular Classroom	Regular Classroom	3rd Floor	301	301	838	154	70	N	N
Regular Classroom	Regular Classroom	3rd Floor	302	302	879	240	120	N	N
Regular Classroom	Regular Classroom	3rd Floor	303	303	838	154	70	N	N
Regular Classroom	Special Program	3rd Floor	305	305	900	154	70	N	N