

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	1893	3	49,232
Campus Total			49,232

Category : Exterior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Entrance							
	Exterior Doors - Exterior Steel Door	#1 - main - S	1	EA	6	10+ years	
	Exterior Doors - Side lite	#1 - main - S	2	EA	6	6-10 years	
	Exterior Doors - Transom Lite	#1 - main - S	1	EA	6	6-10 years	
	Exterior Stairs - Concrete	#1 - main - S	4	LF	5	2-5 years	
	Exterior Doors - Exterior Steel Door	#1A S	2	EA	6	10+ years	Cracked/Cracking/Chipped edges Door and it's components not visible. Vestibule behind iron gate filled with site supplies and equipment.
	Exterior Doors - Side lite	#1A S	2	EA	6	10+ years	
	Exterior Doors - Transom Lite	#1A S	4	EA	6	10+ years	
	Exterior Stairs - Stone	#1A S	6	LF	5	2-5 years	
	Exterior Doors - Exterior Steel Door	#2 W	2	EA	6	10+ years	
	Exterior Doors - Side lite	#2 W	2	EA	6	10+ years	
	Exterior Doors - Transom Lite	#2 W	4	EA	6	10+ years	
	Exterior Stairs - Concrete	#2 W	8	LF	6	10+ years	
	Power Door Operator and Controls	#2 W	1	EA	7	10+ years	
	Exterior Doors - Exterior Steel Door	#3 - W	1	EA	6	10+ years	
	Exterior Doors - Transom Lite	#3 - W	1	EA	6	2-5 years	
	Exterior Doors - Exterior Steel Door	#4 - NW	1	EA	6	10+ years	
	Exterior Doors - Transom Lite	#4 - NW	1	EA	6	10+ years	
	Exterior Doors - Exterior Steel Door	#5 - N	1	EA	6	10+ years	
	Exterior Doors - Transom Lite	#5 - N	1	EA	6	10+ years	
	Entrance Control - Audio and Video	#6 - NE	1	EA	7	10+ years	
	Exterior Doors - Exterior Steel Door	#6 - NE	2	EA	6	10+ years	
	Exterior Doors - Side lite	#6 - NE	2	EA	6	10+ years	

Category : Exterior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Exterior Doors - Transom Lite	#6 - NE	2	EA	6	10+ years	
	Entrance Control - Audio and Video	#7 - E	1	EA	7	10+ years	
	Exterior Doors - Exterior Steel Door	#7 - E	2	EA	5	2-5 years	
	Exterior Doors - Side lite	#7 - E	2	EA	7	10+ years	
	Exterior Doors - Transom Lite	#7 - E	2	EA	6	10+ years	
	Power Door Operator and Controls	#7 - E	1	EA	7	10+ years	
	Exterior Doors - Exterior Steel Door	Fire escape doors	2	EA	6	10+ years	
	Exterior Stairs - Stone	Fire escape doors	3	LF	6	10+ years	
	Exterior Stairs - Stone	Fire escape doors	3	LF	6	10+ years	
Fire Escape							
	Fire Escape	Façade- NE	168	LF	4	1-2 years	Rust/Corrosion. Loose and bouncing treads. 9th tread from grade not secured, (collapses under body weight/Trip hazard).
Foundation							
	Foundation - Masonry	Entire Building	492	LF	7	10+ years	
	Superstructure - Heavy Timber	Entire Building	49,154	SF	7	10+ years	
Lighting							
	Exterior Lighting - Parapet or Roof Mounted	Entire Building	4	EA	6	6-10 years	Quantity Adjusted
	Exterior Lighting - Wall Mounted	Entire Building	5	EA	6	6-10 years	
	Exterior Lighting - Wall Mounted	Entire Building	1	EA	4	0-1 year	Broken/Missing
Roof System							
	Access Ladder - Wood	E roof	1	EA	5	2-5 years	Rungs are to close to wall. Obsolete Wood ladder.
	Access Ladder - Wood	E roof	1	EA	4	0-1 year	Moving ladder Unsecured, Unsafe,
	Coping - Metal	E roof	156	LF	6	10+ years	
	Downspouts - Exterior Downspouts	E roof	70	LF	6	10+ years	
	Downspouts - Interior Downspouts	E roof	40	LF	6	10+ years	
	Parapet - 16" - 30" Height	E roof	72	LF	6	10+ years	
	Parapet - Parapet < 16" Height	E roof	64	LF	7	10+ years	
	Parapet - Parapet > 30"	E roof	20	LF	6	10+ years	
	Roof - Modified Bitumen	E roof	2,655	SF	6	6-10 years	
	Roof Hatch - Wood	E roof	1	EA	5	2-5 years	Attic access hatch. Photos represented here but represented on Drawings as RAD: Roof Access Doors.
	Roof Structure - Heavy Timber	E roof	2,655	SF	7	10+ years	
	Coping - Stone	Low N roof	159	LF	6	10+ years	
	Downspouts - Exterior Downspouts	Low N roof	24	LF	6	6-10 years	

Category : Exterior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Parapet - 16" - 30" Height	Low N roof	35	LF	6	10+ years	
	Parapet - Parapet < 16" Height	Low N roof	124	LF	6	10+ years	
	Roof - Modified Bitumen	Low N roof	2,870	SF	6	6-10 years	
	Roof Structure - Steel with Clay Tile Arch	Low N roof	2,870	SF	7	10+ years	
	Downspouts - Exterior Downspouts	Lower entrance roofs S, E & W	80	LF	6	10+ years	
	Downspouts - Exterior Downspouts	Lower entrance roofs S, E & W	30	LF	4	0-1 year	Missing
	Downspouts - Interior Downspouts	Lower entrance roofs S, E & W	70	LF	6	10+ years	Does not exist.
	Roof - Metal	Lower entrance roofs S, E & W	297	SF	6	10+ years	
	Roof Structure - Heavy Timber	Lower entrance roofs S, E & W	297	SF	7	10+ years	Inaccessible
	Chimney - Brick Chimney- Concrete/ Mortar Liner	Main Roof	35	LF	7	10+ years	
	Chimney - Brick Chimney- Concrete/ Mortar Liner	Main Roof	57	LF	7	10+ years	
	Coping - Metal	Main Roof	309	LF	6	10+ years	
	Downspouts - Exterior Downspouts	Main Roof	110	LF	6	10+ years	
	Downspouts - Exterior Downspouts	Main Roof	10	LF	5	2-5 years	
	Roof - Metal	Main Roof	6,714	SF	6	6-10 years	
	Roof Structure - Heavy Timber	Main Roof	6,714	SF	7	10+ years	
	Coping - Metal	W roof	156	LF	6	10+ years	
	Downspouts - Exterior Downspouts	W roof	120	LF	6	10+ years	
	Parapet - 16" - 30" Height	W roof	107	LF	7	10+ years	
	Parapet - Parapet < 16" Height	W roof	32	LF	7	10+ years	
	Parapet - Parapet > 30"	W roof	20	LF	7	10+ years	
	Roof - Modified Bitumen	W roof	2,655	SF	6	6-10 years	
	Roof Hatch - Metal	W roof	1	EA	5	2-5 years	No roof hatch on roof. Represented on drawings as RAD - Roof Access Door. Added new Door at Entrances. Asset duplicated.
	Roof Structure - Heavy Timber	W roof	2,655	SF	7	10+ years	

Walls

	Cornice - Cast Stone	Entire Building	846	LF	6	10+ years	
	Cornice - Cast Stone	Entire Building	20	LF	6	10+ years	
	Cornice - Metal Projecting	Entire Building	433	LF	6	10+ years	
	Exterior Walls - Brick	Entire Building	21,613	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	500	SF	5	6-10 years	
	Exterior Walls - Brick	Entire Building	5	SF	4	1-2 years	Broken brick, Cracked, cracking, open joints.
	Exterior Walls - Prefabricated Metal Panel Wall	Entire Building	123	SF	7	10+ years	
	Exterior Walls - Prefabricated Metal Panel Wall	Entire Building	2	SF	7	10+ years	Non found
	Exterior Walls - Prefabricated Metal Panel Wall	Entire Building	520	SF	7	10+ years	

Category : Exterior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Exterior Walls - Stone-Cut	Entire Building	3,082	SF	6	10+ years	
	Exterior Walls - Stone-Cut	Entire Building	40	SF	5	10+ years	
	Exterior Walls - Stone-Cut	Entire Building	866	SF	5	10+ years	
	Exterior Walls - Stone-Cut	Entire Building	5	SF	5	2-5 years	

Windows

	Curtain wall - Louver	Entire Building	150	SF	6	6-10 years	
	Guard - Guards perforated	Entire Building	1,161	SF	6	10+ years	
	Lintels - Brick	Entire Building	330	LF	6	10+ years	
	Lintels - Steel	Entire Building	3	LF	7	10+ years	
	Lintels - Steel	Entire Building	16	LF	7	10+ years	
	Lintels - Stone	Entire Building	375	LF	6	10+ years	
	Windows - Sash Aluminum	Entire Building	688	SF	6	10+ years	
	Windows - Sash Aluminum Double-pane	Entire Building	3,698	SF	6	10+ years	

Category : Electrical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Emergency System</u>							
	Automatic Transfer Switch	Electrical Room	1	EA	4	2-5 years	Older, deteriorated, not reliable, serves independent service
	Security System - CCTV	Entire Building	49,232	SF	5	6-10 years	
	Security System - Intrusion Detection	Entire Building	49,232	SF	6	6-10 years	
	Exit Signs - Corridors and Stairs	Entire Building	18	EA	5	6-10 years	Glare from light fixture causes iPad camera to show distortion. With battery, functional
	Exit Signs - Corridors and Stairs	Entire Building	5	EA	2	0-1 year	Glare from fixture light causes iPad camera to show distortion. No battery pack, no AC generator
	Exit Signs - Gym	Entire Building	5	EA	5	6-10 years	Glare from fixture light causes iPad camera to show not readable letters. Functional. With batteries
	Exit Signs - Lunchroom	Entire Building	2	EA	5	6-10 years	Glare from fixture light causes iPad camera to show distortion. Functional
	Emergency Battery Packs - Corridors and Stairs	Entire Building	4	EA	6	6-10 years	Batteries recently replaced
	Emergency Battery Packs - Gym	Entire Building	3	EA	6	6-10 years	
	Emergency Battery Packs - Lunchrooms	Entire Building	2	EA	6	6-10 years	Previously not assessed
	Emergency Battery Packs - Students Toilets	Entire Building	6	EA	6	6-10 years	

Main Service

	Independent Electrical Service for emergency power	Electrical Room	1	EA	6	6-10 years	ATS and additional meter, functional
--	--	-----------------	---	----	---	------------	--------------------------------------

Category : Electrical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Main Electrical Service - 800 A and Less than 120/208/3PH	Electrical Room	1	EA	6	10+ years	Functional
	PA System	Entire Building	49,232	SF	5	6-10 years	A few speakers were recently replaced
<u>Power Distribution</u>							
	Lighting and Power Panels - 100 A	Entire Building	2	EA	7	10+ years	Functional panels are rated 7
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	7	10+ years	
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	7	10+ years	Functional panels rated 7 Worn, deteriorated, not reliable
	Lighting and Power Panels - Above 100 A	Entire Building	8	EA	7	10+ years	
	Lighting and Power Panels - Above 100 A	Entire Building	4	EA	4	2-5 years	
	Main Distribution Panels - 400 - 600 amp	Entire Building	1	EA	7	10+ years	
	Main Distribution Panels - 400 - 600 amp	Entire Building	1	EA	7	10+ years	
	Main Distribution Panels - Greater than 600 amp	Entire Building	2	EA	7	10+ years	
	Main Distribution Panels - Less than 400 amp	Entire Building	1	EA	7	10+ years	

Category : Fire Protection
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Fire Alarm</u>							
	Fire Alarm Panel	Electrical Room	1	EA	6	6-10 years	
	Fire Alarm_System	Electrical Room	49,232	SF	5	6-10 years	Passes fire marshal inspection
	Fire Pump Controller	Electrical Room	1	EA	5	6-10 years	Older, functional
<u>Pump Room Assembly</u>							
	Fire Pump - 25-50 hp	Basement	1	EA	5	6-10 years	Passed fire marshal inspection, older, functional, seal recently repacked
<u>Sprinkler System</u>							
	Dry Sprinkler System	Entire Building	49,232	SF	6	6-10 years	Dry, per sprinkler system inspection label
	Sprinkler Heads	Entire Building	49,232	SF	7	10+ years	
	Sprinkler Piping	Entire Building	49,232	SF	6	10+ years	No leaks

Category : Mechanical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Air Conditioning</u>							
	Condensing Unit- Roof Mounted - Less than 5 tons	Roof	1	EA	5	6-10 years	Serves fan coil unit in MDF room, mini split system. Not a heat pump

Category : Mechanical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Condensing Unit- Roof Mounted - Less than 5 tons	Roof	3	EA	5	6-10 years	Serve third floor, serve 3 ceiling mounted fan coil units, 3 mini split systems
<u>Air Handling Systems</u>							
	Fan Coil Unit- Ceiling Mounted - Electric	3rd Floor	3	EA	5	6-10 years	Serve 3rd floor rooms, 3 mini split systems
	Air Handling Unit- Built Up-Multi Zone- Steam Coils - Greater than 35000 cfm	Boiler Room	1	EA	5	6-10 years	Serves main building
	Air Intake	Boiler Room	1	EA	5	6-10 years	Above attic
	Auxiliaries - Greater than 35000 cfm	Boiler Room	1	EA	5	6-10 years	
	Return Duct Work - Masonry and Ducts- Missing or Existing Shaft	Boiler Room	1	LF	5	6-10 years	Painted ducts
	Zone Dampers	Boiler Room	22	EA	5	6-10 years	Serve classrooms
	Zone Dampers	Boiler Room	3	EA	4	2-5 years	Deteriorated, corroded
<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	10+ years	
	Combustion Dampers	Boiler Room	2	EA	5	6-10 years	
	Condensate Pump	Boiler Room	1	EA	5	6-10 years	
	Feed Water Pumps and Tank	Boiler Room	1	EA	5	6-10 years	
	Non Condensing- Fire Tube- Scotch Marine- Steam- Low Pressure Boiler - 76 - 100 HP	Boiler Room	2	EA	5	6-10 years	Recently retubed
	Piping - Condensate Pipe- Steel	Boiler Room	500	LF	5	6-10 years	Minor leaks are occasionally replaced, mostly 1893 installation.
	Piping - Steam Pipe- Steel	Boiler Room	500	LF	5	6-10 years	There are a few pipe clamps, mostly 1893 installation
	Steam Traps	Boiler Room	18	EA	5	6-10 years	
	Steam Traps	Boiler Room	5	EA	4	2-5 years	With internal leaks
<u>Heating Devices</u>							
	Radiators - Steam	At stair landings	4	EA	5	6-10 years	Difficult to control temperature, functional
	Unit Heater - Gas	Basement	1	EA	5	6-10 years	Recently serviced, functional
	Unit Heater - Steam	Basement	1	EA	5	6-10 years	Recently serviced, functional
	Wall Heater - Electric	Entire Building	2	EA	5	6-10 years	
	Wall Heater - Electric	Entire Building	1	EA	4	2-5 years	Old,deteriorated, not reliable
	Fin Tube - Electric	Entire Building & Basement	40	LF	5	6-10 years	
	Fin Tube - Steam	Entire Building & Basement	550	LF	6	10+ years	

Temperature Control

Category : Mechanical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Electric Thermostat	Entire Building	6	EA	5	6-10 years	Serve 4 split HVAC systems and 2 unit heaters
	Pneumatic System	Entire Building	49,232	SF	5	6-10 years	Recent serviced. Operational, per engineer. A few dampers are manually operated. There are a few minor air leaks
	Thermostats - Pneumatic	Entire Building	20	EA	5	6-10 years	
	Thermostats - Pneumatic	Entire Building	5	EA	4	2-5 years	Leak, manually controlled dampers

Ventilation

	Exhaust Fans- Indoor - 500 - 1500 CFM	Entire Building	1	EA	5	6-10 years	
	Exhaust Fans- Indoor - Less than 500 CFM	Entire Building	3	EA	5	6-10 years	Through wall
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	Entire Building	1	EA	5	6-10 years	
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Entire Building	2	EA	6	6-10 years	
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Entire Building	2	EA	6	10+ years	
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Entire Building	2	EA	6	10+ years	In cage
	Exhaust Fans- Roof Mounted - Less than 500 CFM	Entire Building	1	EA	7	6-10 years	Recently installed, centrifugal fan
	Roof Mounted Duct Work	Entire Building	20	LF	6	10+ years	Serves centrifugal fan
	Type II Exhaust Hood- Warming Kitchen	Entire Building	1	EA	6	10+ years	

Category : Plumbing
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Gas Heater - Less than 150000 BTU/HR	Boiler Room	1	EA	6	6-10 years	2019 installation

Piping

	Domestic Piping-Hot Water Return Lines	Entire Building	49,232	SF	4	2-5 years	Pipes have internal corrosion
	Domestic Piping-Hot Water Return Risers	Entire Building	49,232	SF	4	2-5 years	Leaks are occasionally repaired
	Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	49,232	SF	4	2-5 years	Hot water Pressure at top floor is sometimes low, functional
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	49,232	SF	4	2-5 years	Mostly 1893 installation
	Domestic Piping-Hot/Cold Water Supply (Risers)	Entire Building	49,232	SF	4	2-5 years	Mostly 1893 installation
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building	49,232	SF	4	2-5 years	There are pipe clamps
	Sanitary Piping	Entire Building	49,232	SF	6	10+ years	Recently jet water cleaned

Category : Plumbing
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Storm Piping	Entire Building	49,232	SF	6	10+ years	Functional, drains well
	Vent Piping	Entire Building	49,232	SF	6	10+ years	Functional

Pumps

Pumps - Domestic Booster Pump-Simplex	Basement	1	EA	4	2-5 years	Noisy, corroded
---------------------------------------	----------	---	----	---	-----------	-----------------

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Administrative Suites/Offices							
	Ceiling - Exposed	001 Office	201	SF	7	10+ years	
	Doors - Wood Doors inclu hw	001 Office	1	EA	7	10+ years	
	Floor - Tile/Sheet	001 Office	201	SF	7	10+ years	Rank changed to match current observation
	Lighting - Pendent/Surface	001 Office	3	EA	6	6-10 years	
	Power Distribution	001 Office	4	EA	7	10+ years	
	Walls - Masonry	001 Office	395	SF	7	10+ years	
	Walls - Plaster/Drywall	001 Office	241	SF	7	10+ years	
	Ceiling - Exposed	013 Teacher's Lounge	323	SF	4	0-1 year	Peeling paint falling to the floor
	Doors - Steel Doors incl hw	013 Teacher's Lounge	4	EA	7	10+ years	
	Floor - Concrete Epoxy/ Painted	013 Teacher's Lounge	323	SF	4	1-2 years	Deteriorating epoxy condition
	Lighting - Pendent/Surface	013 Teacher's Lounge	5	EA	7	6-10 years	
	Power Distribution	013 Teacher's Lounge	4	EA	7	10+ years	
	Walls - Concrete Block	013 Teacher's Lounge	154	SF	7	10+ years	
	Walls - Masonry	013 Teacher's Lounge	347	SF	7	10+ years	
	Walls - Plaster/Drywall	013 Teacher's Lounge	192	SF	7	10+ years	
	Ceiling - Exposed	015 Workroom	200	SF	4	0-1 year	Peeling paint falling to the floor
	Doors - Steel Doors incl hw	015 Workroom	1	EA	7	10+ years	
	Floor - Concrete Epoxy/ Painted	015 Workroom	200	SF	7	10+ years	Rank changed to match current observation
	Lighting - Pendent/Surface	015 Workroom	5	EA	7	6-10 years	
	Power Distribution	015 Workroom	4	EA	7	10+ years	
	Walls - Masonry	015 Workroom	295	SF	7	10+ years	
	Walls - Plaster/Drywall	015 Workroom	125	SF	7	10+ years	
	Ceiling - Exposed	016 Case Managers Office	185	SF	7	10+ years	
	Doors - Steel Doors incl hw	016 Case Managers Office	1	EA	7	10+ years	
	Floor - Tile	016 Case Managers Office	185	SF	7	10+ years	
	Lighting - Pendent/Surface	016 Case Managers Office	6	EA	7	6-10 years	
	Power Distribution	016 Case Managers Office	4	EA	7	10+ years	
	Walls - Concrete Block	016 Case Managers Office	106	SF	7	10+ years	
	Walls - Masonry	016 Case Managers Office	429	SF	7	10+ years	
	Ceiling - Plaster/Drywall	020 Parent Room	357	SF	7	10+ years	
	Doors - Wood Doors inclu hw	020 Parent Room	1	EA	7	10+ years	
	Floor - Tile	020 Parent Room	357	SF	7	10+ years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Lighting - Pendent/Surface	020 Parent Room	4	EA	7	10+ years	
	Power Distribution	020 Parent Room	4	EA	7	10+ years	
	Walls - Plaster/Drywall	020 Parent Room	740	SF	7	10+ years	
	Walls - Plaster/Drywall	020 Parent Room	20	SF	5	1-2 years	Damaged plaster walls
	Work Slnk	020 Parent Room	1	EA	7	10+ years	
	AC Unit	206A	1	EA	5	1-2 years	Missing cover
	Ceiling - Lay-in	206A	250	SF	7	10+ years	
	Doors - Wood Doors inclu hw	206A	2	EA	7	10+ years	
	Floor - Tile	206A	250	SF	7	10+ years	
	Lighting - Lay-in	206A	4	EA	7	6-10 years	
	Power Distribution	206A	6	EA	7	10+ years	
	Walls - Plaster/Drywall	206A	692	SF	7	10+ years	
	AC Unit	Assistant Principals Office in main office used as storage	1	EA	7	6-10 years	
	Ceiling - Lay-in	Assistant Principals Office in main office used as storage	124	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Assistant Principals Office in main office used as storage	1	EA	6	10+ years	Door is missing
	Floor - Wood	Assistant Principals Office in main office used as storage	124	SF	7	10+ years	
	Lighting - Lay-in	Assistant Principals Office in main office used as storage	3	EA	7	6-10 years	
	Power Distribution	Assistant Principals Office in main office used as storage	6	EA	7	10+ years	
	Walls - Plaster/Drywall	Assistant Principals Office in main office used as storage	508	SF	7	10+ years	
	Ceiling - Exposed	Engineers Office	237	SF	7	10+ years	
	Floor - Concrete Epoxy/ Painted	Engineers Office	237	SF	7	10+ years	Rank changed to match current observation
	Lighting - Pendent/Surface	Engineers Office	3	EA	7	6-10 years	
	Power Distribution	Engineers Office	4	EA	7	10+ years	
	Walls - Masonry	Engineers Office	420	SF	7	10+ years	
	Ceiling - Lay-in	Main Office 1st floor	339	SF	7	10+ years	
	Doors - Side-lite	Main Office 1st floor	48	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Main Office 1st floor	1	EA	7	10+ years	
	Floor - Wood	Main Office 1st floor	339	SF	7	10+ years	
	Lighting - Lay-in	Main Office 1st floor	6	EA	7	6-10 years	
	Power Distribution	Main Office 1st floor	12	EA	7	10+ years	
	Walls - Plaster/Drywall	Main Office 1st floor	782	SF	7	10+ years	
	Work Slnk	Main Office 1st floor	1	EA	7	10+ years	
	AC Unit	Principal's Office	1	EA	7	6-10 years	
	Ceiling - Lay-in	Principal's Office	196	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Principal's Office	2	EA	7	10+ years	
	Floor - Wood	Principal's Office	196	SF	7	10+ years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Lighting - Lay-in	Principal's Office	3	EA	7	6-10 years	
	Power Distribution	Principal's Office	4	EA	7	10+ years	
	Walls - Plaster/Drywall	Principal's Office	564	SF	7	10+ years	
Gymnasia							
	Ceiling - Lay-in	3rd Floor	1,716	SF	5	1-2 years	Water damaged and missing throughout
	Doors - Wood Doors inclu hw	3rd Floor	4	EA	7	10+ years	
	Floor - Tile/Sheet	3rd Floor	1,716	SF	7	10+ years	
	Lighting - Lay-in	3rd Floor	45	EA	6	6-10 years	
	Lighting - Lay-in	3rd Floor	3	EA	5	1-2 years	Broken cover
	Sound System	3rd Floor	1	EA	7	6-10 years	
	Stage	3rd Floor	852	SF	5	10+ years	
	Stage-Stairs - Tile	3rd Floor	24	LF	6	10+ years	
	Walls - Plaster/Drywall	3rd Floor	2,658	SF	6	10+ years	
	Walls - Plaster/Drywall	3rd Floor	50	SF	4	0-1 year	Chipped/large cracking
Kitchen							
	Ceiling - Exposed	Basement	569	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Basement	1	EA	7	10+ years	
	Floor - Tile/Sheet	Basement	569	SF	7	10+ years	
	Lighting - Pendant/Surface	Basement	10	EA	7	6-10 years	
	Serving Line	Basement	6	LF	7	10+ years	
	Walls - Metal Panel	Basement	922	SF	7	10+ years	
Lunch & Multipurpose Room							
	Ceiling - Exposed	# 2 in Basement	846	SF	7	10+ years	
	Floor - Tile/Sheet	# 2 in Basement	846	SF	7	6-10 years	Rank changed to match current observation
	Lighting - Pendant/Surface	# 2 in Basement	12	EA	7	6-10 years	
	Walls - Plaster/Drywall	# 2 in Basement	1,154	SF	7	10+ years	
	Ceiling - Exposed	Basement #017	898	SF	7	10+ years	
	Floor - Tile/Sheet	Basement #017	898	SF	7	10+ years	
	Lighting - Pendant/Surface	Basement #017	14	EA	7	6-10 years	
	Walls - Masonry	Basement #017	1,179	SF	7	10+ years	
	Walls - Masonry	Basement #017	20	SF	6	10+ years	
MDF_IDF							
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Finishes	1st Floor	82	SF	7	6-10 years	Rank changed to match current observation
	Other Cooling Unit	1st Floor	1	EA	7	6-10 years	Ceiling mounted AC unit

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Mechanical/ Service Rooms</u>							
	Janitor's Closet	1st Floor	36	SF	7	10+ years	Rank changed to match current observation
	Janitor's Closet	2nd Floor	34	SF	7	10+ years	
	Janitor's Closet	3rd Floor	29	SF	7	10+ years	
	Air Tunnel	Basement	1,301	SF	7	10+ years	Rank changed to match current observation
	Boiler Room	Basement	1,110	SF	7	10+ years	Rank changed to match current observation
	Coal Room	Basement	527	SF	7	10+ years	Rank changed to match current observation
	Mechanical/ Service Rooms	Basement	1,000	SF	7	10+ years	Quantity and Rank changed to match current observation
	Storage Room	Basement	1,255	SF	7	10+ years	Quantity and Rank changed to match current observation
	Storage Room	Basement	125	SF	5	0-1 year	Ceiling plaster falling to the floor
<u>Restroom</u>							
	Accessories	1st Floor	333	SF	7	6-10 years	
	Ceiling - Lay-in	1st Floor	333	SF	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	333	SF	7	10+ years	
	Floor Drain	1st Floor	1	EA	7	10+ years	
	Hand Dryer	1st Floor	2	EA	7	6-10 years	
	Lavatory	1st Floor	1	EA	7	10+ years	
	Lighting - Lay-in	1st Floor	5	EA	7	6-10 years	
	Partitions	1st Floor	3	EA	7	10+ years	Rank changed to match current observation
	Urinals	1st Floor	3	EA	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	455	SF	7	10+ years	
	Walls - Tile Ceramic/ Porcelain	1st Floor	455	SF	7	10+ years	
	Water Closet	1st Floor	3	EA	7	10+ years	
	Accessories	1st Floor	332	SF	7	6-10 years	
	Ceiling - Lay-in	1st Floor	332	SF	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	332	SF	7	10+ years	
	Floor Drain	1st Floor	1	EA	7	10+ years	
	Hand Dryer	1st Floor	2	EA	7	6-10 years	
	Lavatory	1st Floor	1	EA	7	10+ years	
	Lighting - Lay-in	1st Floor	5	EA	7	6-10 years	
	Partitions	1st Floor	7	EA	7	10+ years	Rank changed to match current observation
	Walls - Plaster/Drywall	1st Floor	455	SF	7	10+ years	
	Walls - Tile Ceramic/ Porcelain	1st Floor	455	SF	7	10+ years	
	Water Closet	1st Floor	7	EA	7	10+ years	
	Accessories	1st flr inside Pre-School Room #108	45	SF	7	6-10 years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Ceiling - Lay-in	1st flr inside Pre-School Room #108	45	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st flr inside Pre-School Room #108	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st flr inside Pre-School Room #108	45	SF	5	1-2 years	Floor is sinking
	Lavatory	1st flr inside Pre-School Room #108	1	EA	7	10+ years	
	Lighting - Lay-in	1st flr inside Pre-School Room #108	1	EA	7	6-10 years	
	Walls - Plaster/Drywall	1st flr inside Pre-School Room #108	140	SF	7	10+ years	
	Walls - Tile Ceramic/ Porcelain	1st flr inside Pre-School Room #108	140	SF	7	10+ years	
	Water Closet	1st flr inside Pre-School Room #108	1	EA	7	10+ years	
	Accessories	2nd Floor	186	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	186	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	2nd Floor	186	SF	6	10+ years	
	Floor Drain	2nd Floor	1	EA	7	10+ years	
	Hand Dryer	2nd Floor	2	EA	7	6-10 years	
	Lavatory	2nd Floor	2	EA	7	10+ years	
	Lighting - Lay-in	2nd Floor	3	EA	7	6-10 years	
	Partitions	2nd Floor	2	EA	7	10+ years	
	Urinals	2nd Floor	3	EA	7	10+ years	
	Urinals	2nd Floor	1	EA	5	1-2 years	Covered, not currently in use
	Walls - Plaster/Drywall	2nd Floor	324	SF	6	10+ years	
	Walls - Tile Ceramic/ Porcelain	2nd Floor	319	SF	7	10+ years	
	Walls - Tile Ceramic/ Porcelain	2nd Floor	5	SF	4	0-1 year	Missing
	Water Closet	2nd Floor	2	EA	7	10+ years	
	Accessories	2nd Floor	211	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	211	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	2nd Floor	211	SF	6	10+ years	
	Floor Drain	2nd Floor	1	EA	7	10+ years	
	Hand Dryer	2nd Floor	2	EA	7	6-10 years	
	Lavatory	2nd Floor	2	EA	7	10+ years	
	Lighting - Lay-in	2nd Floor	3	EA	7	6-10 years	
	Partitions	2nd Floor	6	EA	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	333	SF	7	10+ years	
	Walls - Tile Ceramic/ Porcelain	2nd Floor	333	SF	7	10+ years	
	Water Closet	2nd Floor	6	EA	7	10+ years	
	Accessories	2nd Floor	51	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	51	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	2nd Floor	51	SF	7	10+ years	
	Floor Drain	2nd Floor	1	EA	7	10+ years	
	Hand Dryer	2nd Floor	1	EA	5	6-10 years	
	Lavatory	2nd Floor	1	EA	7	10+ years	
	Lighting - Lay-in	2nd Floor	1	EA	5	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	77	SF	7	10+ years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Walls - Tile Ceramic/ Porcelain	2nd Floor	231	SF	7	10+ years	
	Water Closet	2nd Floor	1	EA	7	10+ years	
	Accessories	In Kindergarten Room 107	45	SF	7	6-10 years	
	Ceiling - Lay-in	In Kindergarten Room 107	45	SF	7	10+ years	
	Doors - Wood Doors inclu hw	In Kindergarten Room 107	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	In Kindergarten Room 107	45	SF	7	10+ years	
	Lavatory	In Kindergarten Room 107	1	EA	7	10+ years	
	Lighting - Lay-in	In Kindergarten Room 107	1	EA	7	6-10 years	
	Walls - Metal Panel	In Kindergarten Room 107	158	SF	7	10+ years	
	Walls - Plaster/Drywall	In Kindergarten Room 107	158	SF	7	10+ years	
	Water Closet	In Kindergarten Room 107	1	EA	7	10+ years	
	Accessories	Near the Lunchroom in the basement	103	SF	7	6-10 years	
	Ceiling - Exposed	Near the Lunchroom in the basement	103	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Near the Lunchroom in the basement	1	EA	7	10+ years	
	Floor - Tile/Sheet	Near the Lunchroom in the basement	103	SF	7	10+ years	
	Floor Drain	Near the Lunchroom in the basement	1	EA	7	10+ years	
	Lavatory	Near the Lunchroom in the basement	1	EA	7	10+ years	
	Lighting - Pendent/Surface	Near the Lunchroom in the basement	2	EA	7	6-10 years	
	Student Lockers - Two Tiers	Near the Lunchroom in the basement	8	EA	7	10+ years	
	Walls - Plaster/Drywall	Near the Lunchroom in the basement	212	SF	7	10+ years	
	Walls - Tile Ceramic/ Porcelain	Near the Lunchroom in the basement	212	SF	7	10+ years	
	Water Closet	Near the Lunchroom in the basement	1	EA	7	10+ years	
	Accessories	Unisex restroom in 015	52	SF	7	6-10 years	
	Ceiling - Exposed	Unisex restroom in 015	52	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Unisex restroom in 015	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	Unisex restroom in 015	52	SF	7	10+ years	
	Lavatory	Unisex restroom in 015	1	EA	7	10+ years	
	Lighting - Pendent/Surface	Unisex restroom in 015	1	EA	7	6-10 years	
	Showers	Unisex restroom in 015	1	EA	7	10+ years	Rank changed to match current observation
	Walls - Plaster/Drywall	Unisex restroom in 015	144	SF	7	10+ years	
	Walls - Tile Ceramic/ Porcelain	Unisex restroom in 015	85	SF	7	10+ years	
	Water Closet	Unisex restroom in 015	1	EA	7	10+ years	

Category : Room
Building : Main

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

Category : Classroom
Building : Main

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

Classroom #002 (Store Room)

	AC Units	Basement	1	EA	7	6-10 years	
	Ceiling - Exposed	Basement	632	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Basement	1	EA	7	10+ years	
	Floor - Concrete Epoxy/ Painted	Basement	632	SF	5	1-2 years	Deteriorating epoxy
	Lighting - Pendent/Surface	Basement	8	EA	7	6-10 years	
	Walls - Masonry	Basement	965	SF	7	10+ years	

Classroom #027 (Art Room)

	AC Units	Basement	1	EA	7	6-10 years	
	Casework	Basement	30	LF	6	10+ years	
	Ceiling - Exposed	Basement	820	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Basement	2	EA	7	10+ years	
	Floor - Tile/Sheet	Basement	820	SF	7	10+ years	Rank changed to match current observation
	Lighting - Pendent/Surface	Basement	10	EA	7	6-10 years	
	Marker Board	Basement	8	LF	7	6-10 years	
	Walls - Plaster/Drywall	Basement	84	SF	7	10+ years	Rank changed to match current observation
	Walls - Plaster/Drywall	Basement	1,100	SF	6	10+ years	
	Work Sink	Basement	3	EA	7	10+ years	

Classroom #101 (Regular Classroom)

	AC Units	1st Floor	1	EA	7	6-10 years	
	Ceiling - Lay-in	1st Floor	890	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Wood	1st Floor	890	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	7	6-10 years	
	Marker Board	1st Floor	30	LF	7	6-10 years	
	Storage/ Closet	1st Floor	110	SF	7	10+ years	Rank changed to match current observation
	Walls - Plaster/Drywall	1st Floor	1,190	SF	7	10+ years	

Classroom #102 (Regular Classroom)

	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	27	LF	6	10+ years	
	Ceiling - Lay-in	1st Floor	1,100	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	3	EA	7	10+ years	
	Floor - Tile	1st Floor	1,075	SF	7	10+ years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Floor - Tile	1st Floor	25	SF	4	0-1 year	Broken tiles
	Lighting - Lay-in	1st Floor	15	EA	7	6-10 years	
	Marker Board	1st Floor	40	LF	7	6-10 years	
	Storage/ Closet	1st Floor	115	SF	7	10+ years	Rank changed to match current observation
	Walls - Plaster/Drywall	1st Floor	2,086	SF	7	10+ years	
Classroom #103 (Regular Classroom)							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Ceiling - Lay-in	1st Floor	890	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Wood	1st Floor	890	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	13	EA	7	6-10 years	
	Marker Board	1st Floor	24	LF	7	6-10 years	
	Storage/ Closet	1st Floor	110	SF	7	10+ years	Rank changed to match current observation
	Walls - Plaster/Drywall	1st Floor	1,240	SF	7	10+ years	
Classroom #106 (Kindergarten)							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	24	LF	6	10+ years	
	Ceiling - Lay-in	1st Floor	1,107	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	3	EA	7	10+ years	
	Floor - Tile	1st Floor	1,097	SF	7	10+ years	
	Floor - Tile	1st Floor	10	SF	4	0-1 year	Broken tiles
	Lighting - Lay-in	1st Floor	14	EA	7	6-10 years	
	Lighting - Lay-in	1st Floor	1	EA	6	6-10 years	
	Marker Board	1st Floor	12	LF	6	6-10 years	
	Storage/ Closet	1st Floor	180	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,847	SF	7	10+ years	Rank changed to match current observation
	Walls - Plaster/Drywall	1st Floor	25	SF	5	0-1 year	Damaged plaster walls
Classroom #107 (Kindergarten)							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Ceiling - Lay-in	1st Floor	890	SF	7	10+ years	
	Chalk Board	1st Floor	12	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	840	SF	7	10+ years	
	Floor - Tile	1st Floor	50	SF	4	0-1 year	Broken tiles
	Lighting - Lay-in	1st Floor	12	EA	7	6-10 years	
	Storage/ Closet	1st Floor	110	SF	7	10+ years	Rank changed to match current observation

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Walls - Plaster/Drywall	1st Floor	1,240	SF	7	10+ years	
Classroom #108 (Pre School)							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	8	LF	6	10+ years	
	Ceiling - Lay-in	1st Floor	1,050	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	3	EA	7	10+ years	
	Floor - Wood	1st Floor	1,050	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	15	EA	7	6-10 years	
	Storage/ Closet	1st Floor	54	SF	7	10+ years	Rank changed to match current observation
	Walls - Plaster/Drywall	1st Floor	2,085	SF	7	10+ years	
	Work Sink	1st Floor	1	EA	7	6-10 years	
Classroom #201 (Regular Classroom)							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Ceiling - Lay-in	2nd Floor	890	SF	6	10+ years	
	Chalk Board	2nd Floor	6	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Wood	2nd Floor	890	SF	7	10+ years	
	Lighting - Lay-in	2nd Floor	12	EA	7	6-10 years	
	Marker Board	2nd Floor	18	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	100	SF	7	10+ years	
	Storage/ Closet	2nd Floor	10	SF	4	0-1 year	Water damage and missing ceiling tiles
	Walls - Plaster/Drywall	2nd Floor	1,140	SF	6	10+ years	
Classroom #202 (Library)							
	AC Units	2nd Floor	2	EA	7	6-10 years	
	Casework	2nd Floor	27	LF	6	10+ years	
	Ceiling - Lay-in	2nd Floor	1,100	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Tile	2nd Floor	1,100	SF	7	10+ years	
	Lighting - Lay-in	2nd Floor	15	EA	7	6-10 years	
	Marker Board	2nd Floor	8	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	115	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	2,086	SF	7	10+ years	
Classroom #203 (Regular Classroom)							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Ceiling - Lay-in	2nd Floor	1,140	SF	6	10+ years	
	Chalk Board	2nd Floor	12	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Floor - Wood	2nd Floor	1,140	SF	7	10+ years	
	Lighting - Lay-in	2nd Floor	12	EA	6	6-10 years	
	Marker Board	2nd Floor	18	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	110	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,763	SF	6	10+ years	
Classroom #205 (Other Instructional Use)							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Ceiling - Lay-in	2nd Floor	770	SF	6	10+ years	
	Doors - Side-lite	2nd Floor	98	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Tile	2nd Floor	760	SF	6	10+ years	
	Floor - Tile	2nd Floor	10	SF	4	0-1 year	Chipped
	Lighting - Lay-in	2nd Floor	8	EA	7	6-10 years	
	Marker Board	2nd Floor	24	LF	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	1,120	SF	6	10+ years	
Classroom #206 (Regular Classroom)							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	8	LF	6	10+ years	
	Ceiling - Lay-in	2nd Floor	1,040	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Wood	2nd Floor	1,040	SF	6	10+ years	
	Lighting - Lay-in	2nd Floor	14	EA	7	6-10 years	
	Marker Board	2nd Floor	10	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	89	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,599	SF	6	10+ years	
Classroom #207 (Regular Classroom)							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Ceiling - Lay-in	2nd Floor	890	SF	6	10+ years	
	Chalk Board	2nd Floor	12	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Wood	2nd Floor	890	SF	7	10+ years	
	Lighting - Lay-in	2nd Floor	12	EA	7	6-10 years	
	Marker Board	2nd Floor	8	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	110	SF	5	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,140	SF	6	10+ years	
Classroom #208 (Regular Classroom)							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	8	LF	6	10+ years	
	Ceiling - Lay-in	2nd Floor	1,105	SF	6	10+ years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Chalk Board	2nd Floor	4	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Tile	2nd Floor	1,015	SF	6	10+ years	
	Floor - Tile	2nd Floor	90	SF	4	0-1 year	Broken and missing tiles
	Lighting - Lay-in	2nd Floor	15	EA	6	6-10 years	
	Marker Board	2nd Floor	22	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	115	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	2,086	SF	6	10+ years	
<hr/>							
Classroom #301 (Regular Classroom)							
	AC Units	3rd Floor	1	EA	7	6-10 years	
	Ceiling - Lay-in	3rd Floor	890	SF	6	10+ years	
	Chalk Board	3rd Floor	12	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	7	10+ years	
	Floor - Wood	3rd Floor	890	SF	7	10+ years	
	Lighting - Lay-in	3rd Floor	12	EA	6	6-10 years	
	Marker Board	3rd Floor	12	LF	7	6-10 years	
	Storage/ Closet	3rd Floor	110	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	1,240	SF	6	10+ years	
<hr/>							
Classroom #302 (Regular Classroom)							
	AC Units	3rd Floor	1	EA	7	6-10 years	
	Ceiling - Lay-in	3rd Floor	885	SF	6	10+ years	
	Ceiling - Lay-in	3rd Floor	5	SF	4	0-1 year	Water damage
	Chalk Board	3rd Floor	12	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	7	10+ years	
	Floor - Wood	3rd Floor	890	SF	7	10+ years	
	Lighting - Lay-in	3rd Floor	12	EA	7	6-10 years	
	Marker Board	3rd Floor	12	LF	7	6-10 years	
	Storage/ Closet	3rd Floor	110	SF	5	10+ years	
	Walls - Plaster/Drywall	3rd Floor	1,140	SF	6	10+ years	
<hr/>							
Classroom #303 (Office)							
	AC Units	3rd Floor	2	EA	7	6-10 years	
	Ceiling - Lay-in	3rd Floor	763	SF	6	10+ years	
	Chalk Board	3rd Floor	12	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	3rd Floor	2	EA	7	10+ years	
	Floor - Wood	3rd Floor	763	SF	7	10+ years	
	Lighting - Lay-in	3rd Floor	15	EA	7	6-10 years	
	Marker Board	3rd Floor	8	LF	7	6-10 years	
	Walls - Plaster/Drywall	3rd Floor	1,190	SF	6	10+ years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Classroom #305 (Computer Lab)							
	Ceiling - Lay-in	3rd Floor	890	SF	6	10+ years	
	Chalk Board	3rd Floor	12	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Wood	3rd Floor	890	SF	6	10+ years	
	Lighting - Lay-in	3rd Floor	15	EA	7	6-10 years	
	Marker Board	3rd Floor	8	LF	7	6-10 years	
	Walls - Plaster/Drywall	3rd Floor	1,240	SF	6	10+ years	
	Wireless System	3rd Floor	1	EA	7	10+ years	
Classroom #307 (Regular Classroom)							
	AC Units	3rd Floor	1	EA	7	6-10 years	
	Ceiling - Lay-in	3rd Floor	890	SF	6	6-10 years	
	Chalk Board	3rd Floor	12	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	7	10+ years	
	Floor - Wood	3rd Floor	890	SF	6	10+ years	
	Lighting - Lay-in	3rd Floor	12	EA	7	6-10 years	
	Marker Board	3rd Floor	14	LF	7	6-10 years	
	Storage/ Closet	3rd Floor	110	SF	5	10+ years	
	Walls - Plaster/Drywall	3rd Floor	1,240	SF	6	10+ years	
Classroom #308 (Regular Classroom)							
	AC Units	3rd Floor	1	EA	7	6-10 years	
	Ceiling - Lay-in	3rd Floor	890	SF	6	6-10 years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	7	10+ years	
	Floor - Wood	3rd Floor	890	SF	6	10+ years	
	Lighting - Lay-in	3rd Floor	12	EA	7	6-10 years	
	Marker Board	3rd Floor	14	LF	7	6-10 years	
	Storage/ Closet	3rd Floor	90	SF	7	10+ years	
	Storage/ Closet	3rd Floor	20	SF	4	0-1 year	Missing ceiling tiles
	Walls - Plaster/Drywall	3rd Floor	1,140	SF	6	10+ years	

Category : Interior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Corridor							
	Ceiling - Lay-in	1st Floor	864	SF	7	10+ years	
	Drinking Fountains - Double Fountain	1st Floor	1	EA	7	6-10 years	
	Floor - Tile/Sheet	1st Floor	864	SF	7	10+ years	Rank changed to match current observation
	Lighting - Lay-in	1st Floor	7	EA	7	6-10 years	
	Student Lockers - Two Tiers	1st Floor	26	EA	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,518	SF	7	10+ years	

Category : Interior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Ceiling - Lay-in	2nd Floor	854	SF	6	6-10 years	
	Ceiling - Lay-in	2nd Floor	10	SF	4	0-1 year	Water damage
	Drinking Fountains - Single Fountain	2nd Floor	3	EA	7	10+ years	
	Floor - Tile/Sheet	2nd Floor	833	SF	7	10+ years	
	Floor - Tile/Sheet	2nd Floor	30	SF	5	1-2 years	Cracking
	Lighting - Lay-in	2nd Floor	7	EA	7	6-10 years	
	Student Lockers - Two Tiers	2nd Floor	72	EA	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,518	SF	6	10+ years	
	Ceiling - Lay-in	3rd Floor	394	SF	6	10+ years	
	Doors - Wood Doors include hw	3rd Floor	2	EA	7	10+ years	
	Drinking Fountains - Single Water Cooler	3rd Floor	2	EA	7	10+ years	
	Floor - Tile/Sheet	3rd Floor	389	SF	7	10+ years	
	Floor - Tile/Sheet	3rd Floor	5	SF	5	1-2 years	Cracking
	Lighting - Lay-in	3rd Floor	8	EA	6	6-10 years	
	Walls - Plaster/Drywall	3rd Floor	1,528	SF	6	10+ years	
	Ceiling - Exposed	Basement	929	SF	7	10+ years	
	Doors - Wood Doors include hw	Basement	10	EA	7	10+ years	
	Drinking Fountains - Double Fountain	Basement	1	EA	7	6-10 years	
	Drinking Fountains - Single Water Cooler	Basement	1	EA	7	10+ years	
	Floor - Tile/Sheet	Basement	929	SF	7	10+ years	
	Lighting - Pendent/Surface	Basement	13	EA	7	6-10 years	
	Student Lockers - Two Tiers	Basement	74	EA	7	10+ years	
	Walls - Plaster/Drywall	Basement	1,764	SF	7	10+ years	

Safety

	Camera Viewing Station	Entire building	1	EA	7	10+ years	
	Security Cameras	Entire building	15	EA	7	6-10 years	

Stairs

	Ceiling - Lay-in	East	276	SF	6	10+ years	
	Floor - Asphalt	East	264	SF	5	10+ years	
	Floor - Tile	East	200	SF	7	10+ years	
	Handrails	East	192	LF	7	10+ years	
	Lighting - Lay-in	East	2	EA	7	6-10 years	
	Lighting - Pendent/Surface	East	2	EA	7	6-10 years	
	Stairs - Asphalt	East	450	LF	5	10+ years	
	Walls - Plaster/Drywall	East	3,190	SF	6	10+ years	
	Ceiling - Lay-in	South	142	SF	7	10+ years	
	Floor - Tile	South	95	SF	6	10+ years	
	Handrails	South	64	LF	7	10+ years	
	Lighting - Lay-in	South	3	EA	7	6-10 years	
	Stairs - Rubber	South	120	LF	6	10+ years	
	Walls - Plaster/Drywall	South	1,092	SF	6	10+ years	
	Ceiling - Lay-in	West	276	SF	6	6-10 years	

Category : Interior

Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Floor - Asphalt	West	264	SF	5	10+ years	
	Floor - Tile	West	200	SF	7	10+ years	
	Handrails	West	192	LF	7	10+ years	
	Lighting - Lay-in	West	2	EA	7	6-10 years	
	Lighting - Pendent/Surface	West	2	EA	7	6-10 years	
	Stairs - Asphalt	West	450	LF	5	10+ years	
	Walls - Plaster/Drywall	West	3,190	SF	6	10+ years	

Category : Site
Building : Site

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Athletic</u>							
	Lighting	West	5	EA	7	10+ years	
	Lighting	West	13	EA	7	6-10 years	
	Surface - Asphalt	West	8,772	SF	4	0-1 year	Cracked and Cracking throughout/Broken/Gaps - ankle twisting circumstance.
<u>Civil/Drainage</u>							
	Civil/ Drainage - Catch Basin	Entire Site	3	EA	6	10+ years	
	Civil/ Drainage - Catch Basin	Entire Site	1	EA	5	2-5 years	Deteriorating concrete/Sinking manhole
	Civil/ Drainage - Site Manhole	Entire Site	6	EA	6	10+ years	
<u>Fencing</u>							
	Fencing - Chain Link	Entire Site	232	LF	6	10+ years	
	Fencing - Chain Link	Entire Site	40	LF	6	10+ years	
	Fencing - Chain Link	Entire Site	20	LF	4	0-1 year	Shadow fence, bent leaning on and away from wood fence.
	Fencing - Iron and Concrete Post	Entire Site	249	LF	6	10+ years	
	Fencing - New Standard Ornamental	Entire Site	3	LF	7	10+ years	
	Fencing - New Standard Ornamental	Entire Site	305	LF	6	10+ years	
	Fencing - Wood Fencing w/ Steel Frame	Entire Site	101	LF	6	10+ years	
	Fencing - Wood Fencing w/ Steel Frame	Entire Site	328	LF	6	10+ years	
	Fencing - Wood Fencing w/ Steel Frame	Entire Site	16	LF	4	0-1 year	Broken/Missing slats, Minor tilt/lean in fence panels
<u>Landscape</u>							
	Benches	Entire Site	2	EA	7	10+ years	
	Benches	Entire Site	3	EA	4	1-2 years	Decaying wood, nail pops, outdated w/Deflection in seat.
	Landscape - Grass	Entire Site	640	SF	6	10+ years	
	Landscape - Hardscape- Concrete	Entire Site	518	SF	6	10+ years	
	Landscape - Hardscape- Pavers	Entire Site	5,306	SF	6	10+ years	
	Lighting - Pole Mounted	Entire Site	8	EA	6	10+ years	
	Parkway trees	Entire Site	18	EA	6	10+ years	Quantity Adjusted
	Planting Beds/ Area	Entire Site	1,860	SF	6	10+ years	
	Play Area - Hardscape- Asphalt	Entire Site	1,000	SF	4	0-1 year	Uneven/Broken/Cracked and Cracking - Material Deteriorating.
	Play Area - Synthetic Turf	Entire Site	5,225	SF	7	10+ years	
	Retaining Wall - Concrete	Entire Site	135	SF	6	10+ years	
	Trash Receptacles	Entire Site	1	EA	6	10+ years	

Category : Site
Building : Site

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Parking Lot							
	Lighting - Pole Mounted	Parking Lot- West	5	EA	6	10+ years	Quantity Adjusted: Pole lighting is to be ranked "6". 2 fixtures are separated as their bases are deteriorating.
	Lighting - Pole Mounted	Parking Lot- West	2	EA	5	2-5 years	Deterioration of Concrete Base securing Lighting Pole
	Surface - Asphalt	Parking Lot- West	4,000	SF	6	10+ years	Quantity Adjusted: uneven/broken/sinking/holes/gaps and potholes
	Surface - Asphalt	Parking Lot- West	10,389	SF	4	0-1 year	
	Surface - Concrete	Parking Lot- West	150	SF	4	0-1 year	Broken/Cracked/attachment to surrounding asphalt deterioration
	Trash Enclosure - Chain Links	Parking Lot- West	701	SF	5	2-5 years	Screening slats bent/missing. Top rail at east fence detached and laying on ground.
Playground							
	Equipment - Pre K 3-5	East	1	EA	6	6-10 years	Bouncy, minor tears, dirty.
	Surface - Poured Surface	East	900	SF	5	6-10 years	
	Equipment - Pre K 3-5	West	2	EA	6	10+ years	
	Surface - Poured Surface	West	2,704	SF	6	6-10 years	
Sidewalks							
	Sidewalks - Internal Walks	Entire Site	43	LF	6	10+ years	Broken/Heaving/sinking - Dis-Shelved, misalignment, tree roots impacted.
	Sidewalks - Perimeter Sidewalks	Entire Site	6,877	SF	6	10+ years	
	Sidewalks - Perimeter Sidewalks	Entire Site	50	SF	6	10+ years	
	Sidewalks - Perimeter Sidewalks	Entire Site	300	SF	4	0-1 year	
Signage							
	Flag Pole - Building Mounted Flag Pole	Entire Site	1	EA	7	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									
Art Room	Play Room	Basement	027	N/A	820	20	6	N	N
Computer Lab	Regular Classroom	3rd Floor	305	305	890	61	33	N	N
Kindergarten	Kindergarten	1st Floor	107	107	890	99	48	N	N
Kindergarten	Regular Classroom	1st Floor	106	106	1,107	200	100	N	N
Library	Regular Classroom	2nd Floor	202	202	1,100	240	120	N	N
Office	Regular Classroom	3rd Floor	303	303	763	81	35	N	N
Other Instructional Use	Regular Classroom	2nd Floor	205	205	770	25	30	N	N
Pre School	Regular Classroom	1st Floor	108	108	1,050	240	120	N	N
Regular Classroom	Lunch Room	2nd Floor	206	206	1,040	160	80	N	N
Regular Classroom	Regular Classroom	1st Floor	101	101	890	88	36	N	N
Regular Classroom	Regular Classroom	1st Floor	102	102	1,100	240	120	N	N
Regular Classroom	Regular Classroom	1st Floor	103	103	890	88	36	N	N
Regular Classroom	Regular Classroom	2nd Floor	201	201	890	88	36	N	N
Regular Classroom	Regular Classroom	2nd Floor	203	203	1,140	88	36	N	N
Regular Classroom	Regular Classroom	2nd Floor	207	207	890	99	48	N	N
Regular Classroom	Regular Classroom	2nd Floor	208	208	1,105	240	120	N	N
Regular Classroom	Regular Classroom	3rd Floor	301	301	890	88	36	N	N
Regular Classroom	Regular Classroom	3rd Floor	302	302	890	99	48	N	N
Regular Classroom	Regular Classroom	3rd Floor	307	307	890	99	48	N	N
Regular Classroom	Regular Classroom	3rd Floor	308	308	890	99	48	N	N
Store Room	Play Room	Basement	002		632	24	24		