

Facility Assessment Report

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

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

Campus Summary			
BuildingName	Year Constructed	Number of Floors	Building Area (Sq Ft)
Main	1894	3	47,449
Addition	1906	3	22,620
Annex	1905	1	750
Branch	1985		14,500
Field House	1924	1	1,670
Campus Total			86,989

Category : Exterior Building : Main

						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Entrance	9						
	Entrance Control - Audio and Video	#1 - E	1	EA	6	10+ years	
	Exterior Doors - Exterior FRP Door	#1 - E	3	EA	6	10+ years	
	Exterior Doors - Transom Lite	#1 - E	1	EA	6	10+ years	
	Exterior Doors - Exterior FRP Door	#10 Exit - E	1	EΑ	6	6-10 years	
	Exterior Doors - Side lite	#10 Exit - E	1	EΑ	6	6-10 years	
	Exterior Stairs - Stone	#10 Exit - E	6	LF	5	1-2 years	Cracked
	Exterior Doors - Exterior FRP Door	#2 - S	1	EΑ	6	6-10 years	
	Exterior Doors - Transom Lite	#2 - S	1	EA	6	6-10 years	
	Exterior Stairs - Stone	#2 - S	3	LF	6	10+ years	
	Exterior Doors - Exterior FRP Door	#3 Exit - S	1	EΑ	6	10+ years	
	Exterior Doors - Exterior FRP Door	#7 - N	1	EA	6	10+ years	
	Exterior Stairs - Concrete	#7 - N	3	LF	6	10+ years	
	Exterior Doors - Exterior FRP Door	#8 - N	1	EA	6	10+ years	
	Exterior Stairs - Concrete	#8 - N	3	LF	4	0-1 year	Crumbling
	Exterior Doors - Exterior FRP Door	#9 - N	1	EA	6	10+ years	•
	Exterior Stairs - Stone	#9 - N	3	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	Fire Escape	2	EA	6	10+ years	
	Exterior Doors - Side lite	Fire Escape	2	EA	6	10+ years	Not previously assessed
	Exterior Doors - Transom Lite	Fire Escape	2	EA	6	6-10 years	•
	Exterior Stairs - Concrete	Fire Escape	6	LF	6	10+ years	



Catego	ry : Exterior		В	uilding	: Main		
						Recommend	
roup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
e Esca	Exterior Doors - Exterior Steel Door	North Façade	2	EA	6	6-10 years	
	Fire Escape	North Façade	60	LF	7	10+ years	
	Paints	North Façade	60	LF	7	•	
	Fairits	Norm Façade	00	LF	,	6-10 years	
oundati	on						
	Foundation - Masonry	Entire Building	498	LF	7	10+ years	
	Superstructure - Steel with Clay Tile Arch	Entire Building	47,449	SF	7	10+ years	
ghting							
	Exterior Lighting - Parapet or Roof Mounted	Entire Building	9	EA	7	10+ years	
	Exterior Lighting - Wall Mounted	Entire Building	8	EA	6	10+ years	
Roof Sys	stem						
	Access Ladder - Metal	East Roof	1	EA	7	10+ years	
	Coping - Terra Cotta	East Roof	156	LF	7	10+ years	
	Downspouts - Exterior Downspouts	East Roof	120	LF	7	10+ years	
	Parapet - 16" - 30" Height	East Roof	156	LF	7	10+ years	
	Roof - Modified Bitumen	East Roof	2,695	SF	7	10+ years	
	Roof Hatch - Metal	East Roof	· 1	EA	7	10+ years	
	Roof Structure - Steel with Clay Tile Arch	East Roof	2,695	SF	7	10+ years	
	Access Ladder - Metal	Main Roof	3	ĒΑ	7	10+ years	
	Chimney - Brick Chimney- Concrete/ Mortar	Main Roof	70	LF	6	10+ years	
	Liner					, , , , , ,	
	Coping - Clay Tile	Main Roof	60	LF	6	10+ years	
	Coping - Terra Cotta	Main Roof	60	LF	6	10+ years	
	Downspouts - Exterior Downspouts	Main Roof	190	LF	7	10+ years	Corrected quantity
	Downspouts - Interior Downspouts	Main Roof	30	LF	7	10+ years	Not previously assessed
	Parapet - 16" - 30" Height	Main Roof	120	LF	6	10+ years	,,
	Roof - Modified Bitumen	Main Roof	4,892	SF	7	10+ years	
	Roof Structure - Heavy Timber	Main Roof	4,892	SF	7	10+ years	
	Chimney - Metal Flue	North Roof	5	LF	7	10+ years	Not previously assessed
	Coping - Clay Tile	North Roof	196	LF	6	10+ years	The provided by the control of the c
	Downspouts - Exterior Downspouts	North Roof	45	LF	6	10+ years	
	Parapet - 16" - 30" Height	North Roof	196	LF	7	10+ years	
	Roof - Modified Bitumen	North Roof	4,674	SF	7	10+ years	
	Roof Structure - Steel with Clay Tile Arch	North Roof	4,674	SF	7	10+ years	
	Coping - Clay Tile	West Roof	68	LF	7	10+ years	Corrected type and quantity
	Coping - Terra Cotta	West Roof	80	LF	7	10+ years	Corrected type and quantity
	Downspouts - Exterior Downspouts	West Roof	120	LF	6	10+ years	
	Parapet - 16" - 30" Height	West Roof	164	LF	7	10+ years	
	Roof - Modified Bitumen	West Roof	2,976	SF	7	10+ years	

Campus Name: Audubon Page : 2 of 48 Assessment Date: 11/15/2023



Catego	ry : Exterior		В	uilding	: Main		
						Recommend	
roup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
_	Roof Structure - Heavy Timber	West Roof	2,976	SF	7	10+ years	
	•					-	
/alls							
	Cornice - Metal Projecting	Entire Building	619	LF	6	10+ years	
	Exterior Walls - Brick	Entire Building	11,581	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	5,100	SF	5	6-10 years	
	Exterior Walls - Stone-Cast	Entire Building	1,368	SF	6	10+ years	
	Exterior Walls - Stone-Cast	Entire Building	720	SF	5	6-10 years	
	ZAMONON TRAILS CHOING COM	g	0	O.	Ū	o .o you.o	
/indow							
	Guard - Guards perforated	Entire Building	997	SF	6	10+ years	
	Lintels - Brick	Entire Building	21	LF	6	10+ years	
	Lintels - Steel	Entire Building	25	LF	6	10+ years	Not previously assessed
	Lintels - Stone	Entire Building	520	LF	6	10+ years	
	Windows - Casement Steel	Entire Building	350	SF	7	6-10 years	Separated out type
	Windows - Louver	Entire Building	25	SF	6	10+ years	Not previously assessed
	Windows - Sash Aluminum Double-pane	Entire Building	1,187	SF	6	10+ years	Steel frame with single pane wire glass
			0.044	SF	4	1 2 4000	Balance issues
	Windows - Sash Aluminum Double-pane	Entire Building	3,211	SI		1-2 years	Dalatice issues
Catego	·	Entire Building				1-2 years	balance issues
atego	ry : Electrical	Entire Building		uilding		Recommend	Datalice issues
Ţ	·	Location				·	Comments
roup	ry : Electrical Item - Type	ů	В	uilding	: Main	Recommend	
roup	ry : Electrical Item - Type ncy System	Location	B Quantity	uilding UOM	: Main Rank	Recommend Replacement	Comments
roup	ry : Electrical Item - Type ncy System Automatic Transfer Switch	Location Basement	Quantity	UOM EA	: Main Rank	Recommend Replacement 6-10 years	Comments
roup	ry : Electrical Item - Type ncy System Automatic Transfer Switch Security System - CCTV	Location Basement Entire Building	Quantity 2 47,449	UOM EA SF	Rank	Recommend Replacement 6-10 years 6-10 years	Comments
roup	ry: Electrical Item - Type ncy System Automatic Transfer Switch Security System - CCTV Security System - Intrusion Detection	Location Basement Entire Building Entire Building	Quantity 2 47,449 47,449	UOM EA SF SF	### Company of Company	Recommend Replacement 6-10 years 6-10 years 6-10 years	Comments
roup	ry: Electrical Item - Type ncy System Automatic Transfer Switch Security System - CCTV Security System - Intrusion Detection Emergency A/C Power - Corridors and	Location Basement Entire Building	Quantity 2 47,449	UOM EA SF	Rank	Recommend Replacement 6-10 years 6-10 years	Comments
roup	ry: Electrical Item - Type ncy System Automatic Transfer Switch Security System - CCTV Security System - Intrusion Detection Emergency A/C Power - Corridors and Stairs	Location Basement Entire Building Entire Building Entire Building	Quantity 2 47,449 47,449 5,888	UOM EA SF SF SF	6 6 5 6	Recommend Replacement 6-10 years 6-10 years 6-10 years 6-10 years	Comments
roup	ry: Electrical Item - Type ncy System Automatic Transfer Switch Security System - CCTV Security System - Intrusion Detection Emergency A/C Power - Corridors and Stairs Emergency A/C Power - Lunchrooms	Location Basement Entire Building Entire Building Entire Building Entire Building	Quantity 2 47,449 47,449 5,888 1,050	UOM EA SF SF SF SF	### Company of Company	Recommend Replacement 6-10 years 6-10 years 6-10 years 6-10 years 6-10 years	Comments Location changed for clarification.
iroup	ry: Electrical Item - Type ncy System Automatic Transfer Switch Security System - CCTV Security System - Intrusion Detection Emergency A/C Power - Corridors and Stairs Emergency A/C Power - Lunchrooms Emergency A/C Power - Multipurpose	Location Basement Entire Building Entire Building Entire Building	Quantity 2 47,449 47,449 5,888	UOM EA SF SF SF	6 6 5 6 6	Recommend Replacement 6-10 years 6-10 years 6-10 years 6-10 years	Comments
iroup	Item - Type ncy System Automatic Transfer Switch Security System - CCTV Security System - Intrusion Detection Emergency A/C Power - Corridors and Stairs Emergency A/C Power - Lunchrooms Emergency A/C Power - Multipurpose Room	Location Basement Entire Building Entire Building Entire Building Entire Building Entire Building	Quantity 2 47,449 47,449 5,888 1,050 4,708	UOM EA SF SF SF SF	6 6 5 6 6 6	Recommend Replacement 6-10 years 6-10 years 6-10 years 6-10 years 6-10 years	Comments Location changed for clarification.
roup	Item - Type Automatic Transfer Switch Security System - CCTV Security System - Intrusion Detection Emergency A/C Power - Corridors and Stairs Emergency A/C Power - Lunchrooms Emergency A/C Power - Multipurpose Room Emergency A/C Power - Students Toilets	Basement Entire Building	Quantity 2 47,449 47,449 5,888 1,050	UOM EA SF SF SF SF SF	6 6 5 6 6	Recommend Replacement 6-10 years 6-10 years 6-10 years 6-10 years 6-10 years 6-10 years	Comments Location changed for clarification. Gym/Auditorium
roup	Item - Type ncy System Automatic Transfer Switch Security System - CCTV Security System - Intrusion Detection Emergency A/C Power - Corridors and Stairs Emergency A/C Power - Lunchrooms Emergency A/C Power - Multipurpose Room	Location Basement Entire Building Entire Building Entire Building Entire Building Entire Building	Quantity 2 47,449 47,449 5,888 1,050 4,708 1,702	UOM EA SF SF SF SF SF SF SF	6 6 5 6 6 6	Recommend Replacement 6-10 years 6-10 years 6-10 years 6-10 years 6-10 years	Comments Location changed for clarification. Gym/Auditorium
roup	Item - Type ncy System Automatic Transfer Switch Security System - CCTV Security System - Intrusion Detection Emergency A/C Power - Corridors and Stairs Emergency A/C Power - Lunchrooms Emergency A/C Power - Multipurpose Room Emergency A/C Power - Students Toilets Emergency Battery Packs - Corridors and Stairs	Location Basement Entire Building	Quantity 2 47,449 47,449 5,888 1,050 4,708 1,702	UOM EA SF SF SF SF SF SF SF	6 6 5 6 6 6	Recommend Replacement 6-10 years	Comments Location changed for clarification. Gym/Auditorium Quantity changed to match curren observations.
roup	Item - Type ncy System Automatic Transfer Switch Security System - CCTV Security System - Intrusion Detection Emergency A/C Power - Corridors and Stairs Emergency A/C Power - Lunchrooms Emergency A/C Power - Multipurpose Room Emergency A/C Power - Students Toilets Emergency Battery Packs - Corridors and	Basement Entire Building	Quantity 2 47,449 47,449 5,888 1,050 4,708 1,702 8	UOM EA SF SF SF SF SF SF SF	6 6 6 6 6 6	Recommend Replacement 6-10 years 6-10 years 6-10 years 6-10 years 6-10 years 6-10 years	Comments Location changed for clarification. Gym/Auditorium Quantity changed to match current observations. Quantity changed to match current
roup	Item - Type ncy System Automatic Transfer Switch Security System - CCTV Security System - Intrusion Detection Emergency A/C Power - Corridors and Stairs Emergency A/C Power - Lunchrooms Emergency A/C Power - Multipurpose Room Emergency A/C Power - Students Toilets Emergency Battery Packs - Corridors and Stairs Emergency Battery Packs - Gym	Location Basement Entire Building	Quantity 2 47,449 47,449 5,888 1,050 4,708 1,702 8 4	UOM EA SF SF SF SF SF SF SF	6 6 6 6 6 6	Recommend Replacement 6-10 years	Comments Location changed for clarification. Gym/Auditorium Quantity changed to match current observations.
roup	Item - Type Automatic Transfer Switch Security System - CCTV Security System - Intrusion Detection Emergency A/C Power - Corridors and Stairs Emergency A/C Power - Lunchrooms Emergency A/C Power - Multipurpose Room Emergency A/C Power - Students Toilets Emergency Battery Packs - Corridors and Stairs Emergency Battery Packs - Gym Emergency Battery Packs - Students Toilets	Basement Entire Building	Quantity 2 47,449 47,449 5,888 1,050 4,708 1,702 8	UOM EA SF SF SF SF SF EA EA	6 6 6 6 6 6 6	Recommend Replacement 6-10 years	Comments Location changed for clarification. Gym/Auditorium Quantity changed to match currer observations. Quantity changed to match currer observations.
iroup	Item - Type ncy System Automatic Transfer Switch Security System - CCTV Security System - Intrusion Detection Emergency A/C Power - Corridors and Stairs Emergency A/C Power - Lunchrooms Emergency A/C Power - Multipurpose Room Emergency A/C Power - Students Toilets Emergency Battery Packs - Corridors and Stairs Emergency Battery Packs - Gym	Location Basement Entire Building	Quantity 2 47,449 47,449 5,888 1,050 4,708 1,702 8 4	UOM EA SF SF SF SF SF EA EA	6 6 6 6 6 6 6 6 6	Recommend Replacement 6-10 years	Comments Location changed for clarification. Gym/Auditorium Quantity changed to match currer observations. Quantity changed to match currer observations. Rank adjusted based on current
iroup	Item - Type Automatic Transfer Switch Security System - CCTV Security System - Intrusion Detection Emergency A/C Power - Corridors and Stairs Emergency A/C Power - Lunchrooms Emergency A/C Power - Multipurpose Room Emergency A/C Power - Students Toilets Emergency Battery Packs - Corridors and Stairs Emergency Battery Packs - Gym Emergency Battery Packs - Students Toilets Exit Signs - Corridors and Stairs	Entire Building	Quantity 2 47,449 47,449 5,888 1,050 4,708 1,702 8 4 6 40	UOM EA SF SF SF SF SF EA EA EA	6 6 6 6 6 6 5 5 6 6 6 5 5 6 6 6 6 6 6 6	Recommend Replacement 6-10 years 2-5 years	Comments Location changed for clarification. Gym/Auditorium Quantity changed to match current observations. Quantity changed to match current observations. Rank adjusted based on current observations.
roup	Item - Type Automatic Transfer Switch Security System - CCTV Security System - Intrusion Detection Emergency A/C Power - Corridors and Stairs Emergency A/C Power - Lunchrooms Emergency A/C Power - Multipurpose Room Emergency A/C Power - Students Toilets Emergency Battery Packs - Corridors and Stairs Emergency Battery Packs - Gym Emergency Battery Packs - Students Toilets	Basement Entire Building	Quantity 2 47,449 47,449 5,888 1,050 4,708 1,702 8 4	UOM EA SF SF SF SF SF EA EA	6 6 6 6 6 6 6 6 6	Recommend Replacement 6-10 years	Comments Location changed for clarification. Gym/Auditorium Quantity changed to match current observations. Quantity changed to match current observations. Rank adjusted based on current observations. Rank adjusted based on current observations. Rank adjusted based on current
Froup	Item - Type Automatic Transfer Switch Security System - CCTV Security System - Intrusion Detection Emergency A/C Power - Corridors and Stairs Emergency A/C Power - Lunchrooms Emergency A/C Power - Multipurpose Room Emergency A/C Power - Students Toilets Emergency Battery Packs - Corridors and Stairs Emergency Battery Packs - Gym Emergency Battery Packs - Students Toilets Exit Signs - Corridors and Stairs	Entire Building	Quantity 2 47,449 47,449 5,888 1,050 4,708 1,702 8 4 6 40	UOM EA SF SF SF SF SF EA EA EA	6 6 6 6 6 6 5 5 6 6 6 5 5 6 6 6 6 6 6 6	Recommend Replacement 6-10 years 2-5 years	Comments Location changed for clarification. Gym/Auditorium Quantity changed to match curren observations. Quantity changed to match curren observations. Rank adjusted based on current observations.



Catego	ory : Electrical		В	uilding	: Main		
						Recommend	_
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Exit Signs - Lunchroom	Entire Building	1	EA	4	0-1 year	observations. Sign face is damaged and not legible.
	Exit digital Editorii dom	Zitino Banamg	· ·	_/\	•	o i you	eight tade to damaged and not togiste.
Main Se	ervice						
	Independent Electrical Service for	Basement	1	EA	6	10+ years	Serves Main and Addition.
	emergency power	E B	47.440	0=		0.40	0 14 1 14 1 150
	PA System	Entire Building	47,449	SF	6	6-10 years	Serves Main and Addition.
Power F	Distribution						
	Lighting and Power Panels - 100 A	Entire Building	7	EA	7	10+ years	
	Lighting and Power Panels - 100 A	Entire Building	1	EA	4	0-1 year	Open fuse receptacles expose live
							conductors presenting a live front
			_		_		condition.
	Lighting and Power Panels - Above 100 A	Entire Building	7	EΑ	7	10+ years	O
	Main Distribution Panels - 400 - 600 amp	Entire Building	1	EA	7	10+ years	Quantity changed as total has been divided/aggregated.
	Main Distribution Panels - Less than 400	Entire Building	1	EA	6	6-10 years	divided/aggregated.
	amp	3				,	
	Transformers - 120/240 - 120/208	Entire Building	1	EA	6	10+ years	
Catego	ory : Fire Protection		В	uilding	· Main		
	.,			ananig	· maiii		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
		Location	Quantity	UOM	Rank		Comments
Group		Location Entire Building	Quantity 1	EA	7		Comments Serves Main and Addition.
Group	rm Fire Alarm Panel Fire Alarm Strobe Lights	Entire Building Entire Building	1 47,449	EA SF	7 7	Replacement 10+ years 10+ years	
Group	rm Fire Alarm Panel Fire Alarm Strobe Lights Fire Alarm_System	Entire Building Entire Building Entire Building	1 47,449 47,449	EA SF SF	7 7 6	10+ years 10+ years 10+ years 10+ years	
Group	rm Fire Alarm Panel Fire Alarm Strobe Lights	Entire Building Entire Building	1 47,449	EA SF	7 7	Replacement 10+ years 10+ years	
Group Fire Ala	rm Fire Alarm Panel Fire Alarm Strobe Lights Fire Alarm_System Fire Pump Controller	Entire Building Entire Building Entire Building	1 47,449 47,449	EA SF SF	7 7 6	10+ years 10+ years 10+ years 10+ years	
Group Fire Ala	rm Fire Alarm Panel Fire Alarm Strobe Lights Fire Alarm_System Fire Pump Controller	Entire Building Entire Building Entire Building Entire Building	1 47,449 47,449 1	EA SF SF EA	7 7 6 5	10+ years 10+ years 10+ years 10+ years 2-5 years	Serves Main and Addition.
Group Fire Ala	rm Fire Alarm Panel Fire Alarm Strobe Lights Fire Alarm_System Fire Pump Controller	Entire Building Entire Building Entire Building	1 47,449 47,449	EA SF SF	7 7 6	10+ years 10+ years 10+ years 10+ years	
Group Fire Alan	Fire Alarm Panel Fire Alarm Strobe Lights Fire Alarm_System Fire Pump Controller Coom_Assembly Fire Pump - Less than 25hp	Entire Building Entire Building Entire Building Entire Building	1 47,449 47,449 1	EA SF SF EA	7 7 6 5	10+ years 10+ years 10+ years 10+ years 2-5 years	Serves Main and Addition. Serves Main and Addition. Location
Group Fire Alan	Fire Alarm Panel Fire Alarm Strobe Lights Fire Alarm_System Fire Pump Controller Coom Assembly Fire Pump - Less than 25hp	Entire Building Entire Building Entire Building Entire Building Sprinkler Room	1 47,449 47,449 1	EA SF SF EA	7 7 6 5	10+ years 10+ years 10+ years 2-5 years 2-5 years	Serves Main and Addition. Serves Main and Addition. Location changed for clarification.
Group Fire Alan	Fire Alarm Panel Fire Alarm Strobe Lights Fire Alarm_System Fire Pump Controller Coom_Assembly Fire Pump - Less than 25hp er_System Dry Sprinkler System	Entire Building Entire Building Entire Building Entire Building Sprinkler Room Entire Building	1 47,449 47,449 1	EA SF SF EA	7 7 6 5 5	Replacement 10+ years 10+ years 10+ years 2-5 years 2-5 years	Serves Main and Addition. Serves Main and Addition. Location changed for clarification. Location changed for clarification.
Group Fire Alan	Fire Alarm Panel Fire Alarm Strobe Lights Fire Alarm_System Fire Pump Controller Coom Assembly Fire Pump - Less than 25hp	Entire Building Entire Building Entire Building Entire Building Sprinkler Room	1 47,449 47,449 1	EA SF SF EA	7 7 6 5	10+ years 10+ years 10+ years 2-5 years 2-5 years	Serves Main and Addition. Serves Main and Addition. Location changed for clarification. Location changed for clarification. Rank, Reason and Priority Rep
Group Fire Alan	Fire Alarm Panel Fire Alarm Strobe Lights Fire Alarm_System Fire Pump Controller Coom_Assembly Fire Pump - Less than 25hp er_System Dry Sprinkler System	Entire Building Entire Building Entire Building Entire Building Sprinkler Room Entire Building	1 47,449 47,449 1	EA SF SF EA	7 7 6 5 5	Replacement 10+ years 10+ years 10+ years 2-5 years 2-5 years	Serves Main and Addition. Serves Main and Addition. Location changed for clarification. Location changed for clarification. Rank, Reason and Priority Rep changed as older sprinkler heads
Group Fire Alan	Fire Alarm Panel Fire Alarm Strobe Lights Fire Alarm_System Fire Pump Controller Coom_Assembly Fire Pump - Less than 25hp er_System Dry Sprinkler System	Entire Building Entire Building Entire Building Entire Building Sprinkler Room Entire Building	1 47,449 47,449 1	EA SF SF EA	7 7 6 5 5	Replacement 10+ years 10+ years 10+ years 2-5 years 2-5 years	Serves Main and Addition. Serves Main and Addition. Location changed for clarification. Location changed for clarification. Rank, Reason and Priority Rep changed as older sprinkler heads have been replaced since previous
Group Fire Alan	Fire Alarm Panel Fire Alarm Strobe Lights Fire Alarm_System Fire Pump Controller Coom Assembly Fire Pump - Less than 25hp Ex System Dry Sprinkler System Sprinkler Heads	Entire Building Entire Building Entire Building Entire Building Sprinkler Room Entire Building Entire Building	1 47,449 47,449 1 1 47,449 47,449	EA SF SF EA SF SF	7 7 6 5 5	Replacement 10+ years 10+ years 10+ years 2-5 years 2-5 years 6-10 years 6-10 years	Serves Main and Addition. Serves Main and Addition. Location changed for clarification. Location changed for clarification. Rank, Reason and Priority Rep changed as older sprinkler heads
Group Fire Alan	Fire Alarm Panel Fire Alarm Strobe Lights Fire Alarm_System Fire Pump Controller Coom_Assembly Fire Pump - Less than 25hp er_System Dry Sprinkler System	Entire Building Entire Building Entire Building Entire Building Sprinkler Room Entire Building	1 47,449 47,449 1	EA SF SF EA	7 7 6 5 5	Replacement 10+ years 10+ years 10+ years 2-5 years 2-5 years	Serves Main and Addition. Serves Main and Addition. Location changed for clarification. Location changed for clarification. Rank, Reason and Priority Rep changed as older sprinkler heads have been replaced since previous



Catego	ry : Mechanical		В	uilding	: Main		
_	_					Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Air Hand	ling Systems						
	Air Handling Unit- Built Up-Multi Zone- Double Delivery- Steam Coils - 30001 - 45000 cfm	Basement	1	EA	5	6-10 years	AHU-1. Serves Main and Addition.
	Air Intake	Basement	1	EA	5	6-10 years	
	Auxiliaries - 30001 - 45000 cfm	Basement	1	EA	5	6-10 years	Location changed for clarification.
	Return Duct Work - Indoor- Vertical Shaft and Ducts	Basement	100	LF	6	6-10 years	Location changed for clarification.
	Zone Dampers	Basement	51	EA	6	6-10 years	15 zone dampers serve spaces in Addition.
Boiler Sy							
	Boiler Auxiliary- Scotch Marine- Steam Low Pressure Boiler - 76 - 100 HP	Entire Building	2	EA	5	6-10 years	
	Chemical Feed System	Entire Building	1	EA	5	6-10 years	
	Combustion Dampers	Entire Building	2	EA	5	6-10 years	
	Condensate Pump	Entire Building	1	EA	5	6-10 years	
	Condensate Pump	Entire Building	1	EA	5	6-10 years	
	Condensate Pump	Entire Building	1	EΑ	5	6-10 years	
	Condensate Pump	Entire Building	1	EA	5	6-10 years	
	Feed Water Pumps and Tank	Entire Building	1	EA	6	6-10 years	
	Non Condensing- Fire Tube- Scotch Marine- Steam- Low Pressure Boiler - 76 - 100 HP	Entire Building	1	EA	5	6-10 years	B-2. Serves Main and Addition.
	Non Condensing- Fire Tube- Scotch Marine- Steam- Low Pressure Boiler - 76 - 100 HP	Entire Building	1	EA	5	6-10 years	B-1. Serves Main and Addition.
	Piping - Condensate Pipe- Steel	Entire Building	400	LF	6	6-10 years	
	Piping - Steam Pipe- Steel	Entire Building	400	LF	6	6-10 years	
	Steam Traps	Entire Building	31	EA	5	6-10 years	
Gas Boo	ster						
	Gas Booster	Basement	2	EA	6	6-10 years	
-leating	Devices						
	Unit Heater - Gas	Boiler Room	1	EA	6	10+ years	
	Wall Heater - Electric	Entire Building	9	EA	6	6-10 years	Quantity changed to match current observations. Priority Rep adjusted based on current observations and the age of the equipment.
	Wall Heater - Electric	Entire Building	3	EA	4	0-1 year	Reason and Priority Rep changed missing cover plate exposes live conductors presenting a live front condition.



Catego	ry : Mechanical		В	uilding	: Main		, , , , , , , , , , , , , , , , , , , ,
				_		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
_Tempera	ture Control						
	Electric Thermostat	Entire Building	1	EA	5	6-10 years	Quantity changed based on current observations that there is only one electric thermostat in the boiler room and there is no indoor exhaust fan besides in the gym in Main.
	Hybrid Pneumatic/DDC System	Entire Building	47,449	SF	5	6-10 years	DDC controls certain functionality for boiler and air handler. Pneumatic controls serve building spaces in Main and Addition.
	Thermostats - Pneumatic	Entire Building	36	EA	5	2-5 years	Quantity changed as total has been divided/aggregated. The thermostats have varying levels of pneumatic leakage and possible oil contamination. Rank, Reason and Priority Rep established based on current observations, discussion with Building Engineer, and age of the equipment.
Ventilatio	n						
	Exhaust Fans- Indoor - 1501 - 8000 CFM	Entire Building	2	EA	6	6-10 years	Quantity changed to match current observations; there are two indoor exhaust fans in Main.
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	Entire Building	1	EA	6	10+ years	
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Entire Building	2	EA	6	6-10 years	Location changed for clarification. Not directly accessible in a safe manner at the time of assessment due to unreliable climbing means.
Catego	y : Plumbing		R	uilding	· Main		
Outogo	y . r ramoning			ananig	· Wall	Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
_Hot Wate			•			•	
	Gas Heater - 150000 - 300000 BTU/HR	Boiler Room	1	EA	6	6-10 years	Serves Main and Addition.
_Piping							
1 -3 -	Domestic Piping-Hot Water Return Lines	Entire Building	47,449	SF	6	6-10 years	
	Domestic Piping-Hot Water Return Risers	Entire Building	47,449	SF	6	6-10 years	
	Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	47,449	SF	6	6-10 years	
	Domestic Piping-Hot/Cold Water Supply	Entire Building	47,449	SF	6	6-10 years	

Campus Name: Audubon Page : 6 of 48 Assessment Date: 11/15/2023



Catego	ory : Plumbing		В	uilding	: Main		
				Recommend			
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	(Horizontal Lines)						
	Domestic Piping-Hot/Cold Water Supply	Entire Building	47,449	SF	6	6-10 years	
	(Risers)						
	Domestic Piping-Hot/Cold Water Supply	Entire Building	47,449	SF	6	6-10 years	
	(from Risers to Fixtures)						
	Sanitary Piping	Entire Building	47,449	SF	5	6-10 years	
	Storm Piping	Entire Building	47,449	SF	5	6-10 years	
	Vent Piping	Entire Building	47,449	SF	5	6-10 years	
Pumps							
	Pumps - Domestic Booster Pump-Duplex	Basement	1	EA	6	6-10 years	
	Pumps - Sump-Simplex	Basement	1	EA	5	6-10 years	Installed in the bottom of the impeller chamber of AHU-1. Item Type changed to match current observations.

Category: Room **Building: Main**

calego	ry . Koom	0					
Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
•	rative Suites/Offices	Location	Quantity	OCIVI	Ivalik	Replacement	Comments
Aummsi		004	245	SF	6	10	
	Ceiling - Plaster/Drywall	004	345 20	SF SF	6	10+ years	Domogod poiling
	Ceiling - Plaster/Drywall Doors - Wood Doors inclu hw	004	20	EA	5 6	1-2 years	Damaged ceiling
	Floor - Tile	004	365	SF	6	10+ years	
		004		EA	7	10+ years	
	Lighting - Pendent/Surface Power Distribution	004	8	EA	7	6-10 years	
	Walls - Concrete Block	004	385	SF	6	10+ years	
	Walls - Plaster/Drywall	004	385	SF	6	10+ years 10+ years	
	Ceiling - Plaster/Drywall	005	276	SF	6	10+ years	
	Ceiling - Plaster/Drywall	005	30	SF	5	1-2 years	Chipped and peeling paint falling
	Doors - Wood Doors inclu hw	005	1	EA	6	10+ years	Cripped and peeling paint railing
	Floor - Tile	005	306	SF	6	10+ years	
	Lighting - Pendent/Surface	005	7	EA	7	6-10 years	
	Power Distribution	005		EA	7	10+ years	
	Walls - Concrete Block	005	370	SF	6	10+ years	
	Walls - Plaster/Drywall	005	370	SF	6	10+ years	
	Work Sink	005	1	EA	7	6-10 years	
	AC Unit	1st Floor	2	ΕA	7	6-10 years	
	Ceiling - Lay-in	1st Floor	776	SF	6	10+ years	
	Ceiling - Lay-in	1st Floor	8	SF	5	1-2 years	Tiles out of place
	Doors - Transom Window	1st Floor	9	SF	7	10+ years	r
	Doors - Wood Doors inclu hw	1st Floor	1	ĒΑ	6	10+ years	
	Floor - Carpet	1st Floor	469	SF	6	6-10 years	
	Floor - Tile	1st Floor	315	SF	7	10+ years	

Campus Name: Audubon Page : 7 of 48 Assessment Date: 11/15/2023



Catego	ategory : Room		В	uilding	: Main				
_				_		Recommend			
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments		
	Lighting - Pendent/Surface	1st Floor	10	EA	7	6-10 years			
	Power Distribution	1st Floor	22	EA	7	10+ years			
	Storage/ Closet	1st Floor	80	SF	7	10+ years			
	Walls - Plaster/Drywall	1st Floor	1,342	SF	7	10+ years			
	Work SInk	1st Floor	1	EA	7	6-10 years			
	AC Unit	1st Floor	1	EA	7	6-10 years			
	Ceiling - Plaster/Drywall	1st Floor	499	SF	7	10+ years			
	Doors - Transom Window	1st Floor	9	SF	7	10+ years			
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years			
	Floor - Wood	1st Floor	499	SF	7	10+ years			
	Lighting - Pendent/Surface	1st Floor	9	EA	7	6-10 years			
	Power Distribution	1st Floor	12	EA	7	10+ years			
	Walls - Plaster/Drywall	1st Floor	1,188	SF	7	10+ years			
	Work Sink	1st Floor	. 1	EA	7	6-10 years			
	AC Unit	2nd Floor - Teachers Room	1	EA	7	6-10 years			
	Ceiling - Plaster/Drywall	2nd Floor - Teachers Room	311	SF	6	10+ years			
	Doors - Transom Window	2nd Floor - Teachers Room	9	SF	7	10+ years			
	Doors - Wood Doors inclu hw	2nd Floor - Teachers Room	1	EA	6	10+ years			
	Floor - Wood	2nd Floor - Teachers Room	311	SF	7	10+ years			
	Lighting - Pendent/Surface	2nd Floor - Teachers Room	9	ĒΑ	7	6-10 years			
	Power Distribution	2nd Floor - Teachers Room	10	EA	7	10+ years			
	Walls - Plaster/Drywall	2nd Floor - Teachers Room	1,170	SF	6	10+ years			
	Work Sink	2nd Floor - Teachers Room	, 1	ĒΑ	7	6-10 years			
	AC Unit	Basement	1	EA	7	6-10 years			
	Ceiling - Exposed	Basement	566	SF	6	10+ years			
	Doors - Steel Doors incl hw	Basement	1	EA	6	10+ years			
	Floor - Tile	Basement	566	SF	6	10+ years			
	Lighting - Pendent/Surface	Basement	2	ĒΑ	6	6-10 years			
	Power Distribution	Basement	6	EA	6	10+ years			
	Walls - Masonry	Basement	400	SF	6	10+ years			
	Walls - Plaster/Drywall	Basement	410	SF	6	10+ years			
	Ceiling - Plaster/Drywall	Copy & Supply Room	358	SF	7	10+ years			
	Doors - Wood Doors inclu hw	Copy & Supply Room	2	EA	7	10+ years			
	Floor - Carpet	Copy & Supply Room	358	SF	6	6-10 years			
	Lighting - Pendent/Surface	Copy & Supply Room	3	EA	7	6-10 years			
	Power Distribution	Copy & Supply Room	10	EΑ	7	10+ years			
	Walls - Masonry	Copy & Supply Room	320	SF	7	10+ years			
	Walls - Masonry	Copy & Supply Room	10	SF	5	1-2 years	Effervescence on exterior wall		
	Walls - Vinyl Coated Gypsum Panel	Copy & Supply Room	503	SF	7	10+ years	znervessense en exterior wan		
_Gvmnas	ia								
	Ceiling - Plaster/Drywall	3rd Floor	4,708	SF	7	10+ years			
	Doors - Side-lite	3rd Floor	24	SF	7	10+ years			
	Doors - Transom Window	3rd Floor	26	SF	7	10+ years			
	200.0 Harloom William	3.3 1 1001	20	0.	•	ioi youio			



Catego	Category : Room		В	uilding	: Main		
				_		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Doors - Wood Doors inclu hw	3rd Floor	4	EA	7	10+ years	
	Floor - Sport Flooring	3rd Floor	4,708	SF	7	10+ years	
	Lighting - Pendent/Surface	3rd Floor	25	EA	7	6-10 years	
	Scoreboards	3rd Floor	1	EA	7	6-10 years	
	Sound System	3rd Floor	1	EA	7	6-10 years	
	Stage	3rd Floor	818	SF	7	10+ years	
	Stage Curtain	3rd Floor	4	EA	7	10+ years	
	Stage Lighting System	3rd Floor	1	EA	7	6-10 years	
	Stage-Stairs - Wood	3rd Floor	40	LF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	4,888	SF	7	10+ years	
Library							
•	AC Unit	206A	1	EA	7	6-10 years	
	Casework	206A	36	LF	6	6-10 years	
	Ceiling - Lay-in	206A	744	SF	7	10+ years	
	Doors - Transom Window	206A	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	206A	1	EA	6	10+ years	
	Floor - Carpet	206A	594	SF	7	6-10 years	
	Floor - Tile/Sheet	206A	150	SF	7	10+ years	
	Lighting - Lay-in	206A	12	ĒΑ	7	6-10 years	
	Walls - Plaster/Drywall	206A	1,517	SF	6	10+ years	
Lunch &	Multipurpose Room						
	Ceiling - Lay-in	Basement	986	SF	6	10+ years	
	Ceiling - Lay-in	Basement	64	SF	5	1-2 years	Various spots with damage
	Doors - Steel Doors incl hw	Basement	1	ĒΑ	6	10+ years	ramage
	Floor - Tile	Basement	1,050	SF	6	10+ years	
	Lighting - Lay-in	Basement	14	EA	7	6-10 years	
	Walls - Concrete Block	Basement	1,115	SF	6	6-10 years	
	Walls - Vinyl Coated Gypsum Panel	Basement	1,170	SF	6	10+ years	
MDF ID	F						
	Doors - Steel Doors incl hw	2nd Floor	1	EA	6	10+ years	
	Finishes	2nd Floor	140	SF	7	10+ years	
	Window AC Unit	2nd Floor	1	EA	7	6-10 years	
Mechani	cal/ Service Rooms						
	Janitor's Closet	1st Floor	12	SF	5	6-10 years	
	Janitor's Closet	2nd Floor	40	SF	7	10+ years	
	Janitor's Closet	3rd Floor	18	SF	7	10+ years	
	Air Intake Plenums	Basement	938	SF	7	10+ years	
	Air Tunnel	Basement	930	SF	7	10+ years	
	Boiler Room	Basement	1,493	SF	7	10+ years	
	Bollot Room	Dascinont	1,435	Oi.	,	ioi yeais	



Catego	ry : Room		В	uilding	: Main				
						Recommend			
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments		
	Coal Room	Basement	780	SF	7	10+ years			
	Mechanical/ Service Rooms	Basement	79	SF	7	10+ years			
	Mechanical/ Service Rooms	Basement	1,839	SF	7	10+ years			
	Storage Room	Basement	117	SF	7	10+ years			
Restrooi	m								
	Accessories	009	70	SF	7	6-10 years			
	Ceiling - Plaster/Drywall	009	70	SF	6	10+ years			
	Doors - Wood Doors inclu hw	009	1	EA	6	10+ years			
	Floor - Concrete Epoxy/ Painted	009	70	SF	7	10+ years			
	Lavatory	009	1	EΑ	6	6-10 years			
	Lighting - Pendent/Surface	009	1	EA	6	6-10 years			
	Walls - Plaster/Drywall	009	203	SF	6	10+ years			
	Walls - Vinyl Coated Gypsum Panel	009	121	SF	6	10+ years			
	Water Closet	009	1	EΑ	7	10+ years			
	Accessories	109	44	SF	7	6-10 years			
	Ceiling - Plaster/Drywall	109	44	SF	7	10+ years			
	Doors - Wood Doors inclu hw	109	1	EA	6	10+ years			
	Floor - Tile Ceramic/ Porcelain	109	44	SF	7	10+ years			
	Lavatory	109	1	EA	6	6-10 years			
	Lighting - Pendent/Surface	109	1	EA	7	6-10 years			
	Walls - Plaster/Drywall	109	225	SF	7	10+ years			
	Walls - Haster/Drywall Walls - Structural Glazed Tile	109	30	SF	7	10+ years			
	Water Closet	109	1	EA	7	6-10 years			
	Accessories	205A	362	SF	7				
	Ceiling - Plaster/Drywall	205A 205A	362	SF	7	6-10 years			
				SF SF		10+ years			
	Doors - Transom Window	205A	9		7	10+ years			
	Doors - Wood Doors inclu hw	205A	•	EA	7	10+ years			
	Floor - Tile Ceramic/ Porcelain	205A	362	SF	6	10+ years			
	Floor Drain	205A	1	EΑ	7	10+ years			
	Hand Dryer	205A	1	EΑ	7	6-10 years			
	Lavatory	205A	2	EΑ	6	6-10 years			
	Lighting - Pendent/Surface	205A	4	EA	7	6-10 years			
	Partitions	205A	6	EA	7	6-10 years			
	Walls - Plaster/Drywall	205A	272	SF	6	10+ years			
	Walls - Structural Glazed Tile	205A	543	SF	6	10+ years			
	Water Closet	205A	6	EA	6	6-10 years			
	Accessories	205B	362	SF	7	6-10 years			
	Ceiling - Plaster/Drywall	205B	362	SF	6	10+ years			
	Doors - Transom Window	205B	9	SF	7	10+ years			
	Doors - Wood Doors inclu hw	205B	1	EA	6	10+ years			
	Floor - Tile Ceramic/ Porcelain	205B	362	SF	6	10+ years			
	Floor Drain	205B	1	EA	7	10+ years			
	Hand Dryer	205B	1	EA	7	6-10 years			

Campus Name: Audubon Page : 10 of 48 Assessment Date: 11/15/2023



Catego	ry : Room		В	uilding	: Main		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Lavatory	205B	2	EA	6	6-10 years	
	Lighting - Pendent/Surface	205B	4	EA	7	6-10 years	
	Partitions	205B	2	EA	7	6-10 years	
	Urinals	205B	3	EA	6	6-10 years	
	Walls - Plaster/Drywall	205B	272	SF	6	10+ years	
	Walls - Structural Glazed Tile	205B	543	SF	6	10+ years	
	Water Closet	205B	2	EA	6	6-10 years	
	Accessories	205C	47	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	205C	47	SF	7	10+ years	
	Doors - Wood Doors inclu hw	205C	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	205C	47	SF	6	10+ years	
	Floor Drain	205C	1	ĒΑ	7	10+ years	
	Lavatory	205C	1	EA	6	10+ years	
	Lighting - Pendent/Surface	205C	1	EA	7	6-10 years	
	Walls - Plaster/Drywall	205C	95	SF	6	10+ years	
	Walls - Tile Ceramic/ Porcelain	205C	189	SF	6	10+ years	
	Water Closet	205C	103	EA	6	10+ years	
	Accessories	2nd Floor - Teachers Room	58	SF	7	6-10 years	
	Ceiling - Lay-in	2nd Floor - Teachers Room	58	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor - Teachers Room	1	EA	6	•	
			-	SF	_	10+ years	
	Floor - Tile Ceramic/ Porcelain	2nd Floor - Teachers Room	58		6	10+ years	
	Lavatory	2nd Floor - Teachers Room	1	EA	6	6-10 years	
	Lighting - Pendent/Surface	2nd Floor - Teachers Room	1	EΑ	7	6-10 years	
	Partitions	2nd Floor - Teachers Room	2	EA	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor - Teachers Room	208	SF	6	10+ years	
	Walls - Structural Glazed Tile	2nd Floor - Teachers Room	208	SF	6	10+ years	
	Water Closet	2nd Floor - Teachers Room	2	EA	6	6-10 years	
	Accessories	Basement - Lunchroom	28	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Basement - Lunchroom	28	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Basement - Lunchroom	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	Basement - Lunchroom	28	SF	6	10+ years	
	Lavatory	Basement - Lunchroom	1	EA	6	6-10 years	
	Lighting - Pendent/Surface	Basement - Lunchroom	1	EA	6	6-10 years	
	Walls - Structural Glazed Tile	Basement - Lunchroom	219	SF	6	10+ years	
	Water Closet	Basement - Lunchroom	1	EA	6	6-10 years	
	Accessories	Basement - Tank Room	29	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Basement - Tank Room	29	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Basement - Tank Room	1	EA	7	10+ years	
	Floor - Concrete Epoxy/ Painted	Basement - Tank Room	29	SF	7	10+ years	
	Lighting - Wall Mounted	Basement - Tank Room	1	EA	7	10+ years	
	Walls - Masonry	Basement - Tank Room	160	SF	6	10+ years	
	Walls - Metal Panel	Basement - Tank Room	120	SF	7	10+ years	Wood panel
	Water Closet	Basement - Tank Room	1	EΑ	6	10+ years	F
	Accessories	Lunchroom	216	SF	7	6-10 years	
				٥.	•	- 1- ,00.0	

Campus Name: Audubon Page : 11 of 48 Assessment Date: 11/15/2023



atego	ry : Room		В	uilding	: Main		
						Recommend	
roup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Ceiling - Plaster/Drywall	Lunchroom	216	SF	6	10+ years	
	Doors - Steel Doors incl hw	Lunchroom	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	Lunchroom	216	SF	6	10+ years	
	Floor Drain	Lunchroom	1	EA	7	10+ years	
	Hand Dryer	Lunchroom	2	EA	7	6-10 years	
	Lavatory	Lunchroom	2	EA	6	6-10 years	
	Lighting - Pendent/Surface	Lunchroom	4	EΑ	7	6-10 years	
	Partitions	Lunchroom	3	EA	7	6-10 years	
	Urinals	Lunchroom	10	EA	6	6-10 years	
	Walls - Concrete Block	Lunchroom	90	SF	6	10+ years	
	Walls - Structural Glazed Tile	Lunchroom	363	SF	6	10+ years	
	Walls - Vinyl Coated Gypsum Panel	Lunchroom	72	SF	6	10+ years	
	Water Closet	Lunchroom	3	EA	6	6-10 years	
	Accessories	Lunchroom	260	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Lunchroom	255	SF	6	10+ years	
	Ceiling - Plaster/Drywall	Lunchroom	5	SF	5	1-2 years	Stained ceiling
	Doors - Steel Doors incl hw	Lunchroom	1	EA	6	10+ years	S .
	Floor - Tile Ceramic/ Porcelain	Lunchroom	260	SF	6	10+ years	
	Floor Drain	Lunchroom	1	ĒΑ	7	10+ years	
	Hand Dryer	Lunchroom	2	ĒΑ	7	6-10 years	
	Lavatory	Lunchroom	2	EA	6	6-10 years	
	Lighting - Pendent/Surface	Lunchroom	2	EA	7	6-10 years	
	Partitions	Lunchroom	5	EA	7	6-10 years	
	Student Lockers - Two Tiers	Lunchroom	1	ĒΑ	7	6-10 years	
	Walls - Concrete Block	Lunchroom	75	SF	6	10+ years	
	Walls - Structural Glazed Tile	Lunchroom	565	SF	6	10+ years	
	Walls - Vinyl Coated Gypsum Panel	Lunchroom	68	SF	6	10+ years	
	Water Closet	Lunchroom	5	ĒΑ	6	6-10 years	
	Accessories	Next to Copy & Supply Room	577	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Next to Copy & Supply Room	577	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Next to Copy & Supply Room	2	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	Next to Copy & Supply Room	577	SF	7	10+ years	
	Floor Drain	Next to Copy & Supply Room	2	EA	7	10+ years	
	Lavatory	Next to Copy & Supply Room	3	EA	7	6-10 years	
	Lighting - Pendent/Surface	Next to Copy & Supply Room	9	EΑ	7	6-10 years	
	Partitions	Next to Copy & Supply Room	16	EA	7	10+ years	
	Walls - Structural Glazed Tile	Next to Copy & Supply Room	1,389	SF	7	10+ years	
	Water Closet	Next to Copy & Supply Room	16	EA	7	10+ years	
	w. Classes		D		. Main	, , , , , ,	
ego	ry : Classroom		В	uilding	. wain	Recommend	
up	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
ssroc	m #006 (Special Education)						
	AC Units	Basement	1	EA	7	6-10 years	

Campus Name: Audubon Page : 12 of 48 Assessment Date: 11/15/2023



Catego	ry : Classroom		В	uilding	: Main		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Casework	Basement	4	LF	7	10+ years	
	Ceiling - Plaster/Drywall	Basement	577	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Basement	1	EA	7	6-10 years	
	Floor - Tile	Basement	577	SF	6	6-10 years	
	Lighting - Pendent/Surface	Basement	15	EA	7	6-10 years	
	Marker Board	Basement	12	LF	7	6-10 years	
	Walls - Plaster/Drywall	Basement	900	SF	7	10+ years	
	Work Sink	Basement	1	EA	7	10+ years	
Classroo	om #009 (Pre School)						
	AC Units	Basement	1	EA	7	6-10 years	
	Casework	Basement	20	LF	7	10+ years	
	Ceiling - Plaster/Drywall	Basement	858	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Basement	3	EA	7	10+ years	
	Floor - Wood	Basement	858	SF	7	10+ years	
	Lighting - Pendent/Surface	Basement	20	EA	7	6-10 years	
	Marker Board	Basement	12	LF	7	6-10 years	
	Storage/ Closet	Basement	5	SF	7	10+ years	
	Walls - Plaster/Drywall	Basement	974	SF	7	10+ years	
	Work Sink	Basement	1	EA	7	10+ years	
Classroo	om #104 (Regular Classroom)						
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	8	LF	6	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	1,116	SF	7	10+ years	
	Chalk Board	1st Floor	8	LF	4	2-5 years	
	Doors - Transom Window	1st Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	6	10+ years	
	Floor - Wood	1st Floor	1,116	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	18	EA	7	6-10 years	
	Marker Board	1st Floor	16	LF	7	6-10 years	
	Storage/ Closet	1st Floor	100	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	2,518	SF	7	10+ years	
Classroo	om #105 (Regular Classroom)						
21000100	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	8	LF	6	6-10 years	
	Ceiling - Lay-in	1st Floor	1,116	SF	7	10+ years	Repaired
	Doors - Transom Window	1st Floor	9	SF	7	10+ years	Nopalieu
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Wood Books including	1st Floor	1,116	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	1,110	EA	7	6-10 years	
	Marker Board	1st Floor	8	LF	7	6-10 years	



Category : Classroom			В	uilding	: Main		
				_		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Storage/ Closet	1st Floor	100	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	2,518	SF	7	10+ years	
_Classro	om #106 (Regular Classroom)						
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	8	LF	6	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	1,237	SF	7	10+ years	
	Doors - Transom Window	1st Floor	9	SF	7	6-10 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Wood	1st Floor	1,237	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	14	EΑ	7	6-10 years	
	Marker Board	1st Floor	18	LF	7	6-10 years	
	Storage/ Closet	1st Floor	100	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	2,659	SF	7	10+ years	
Classro	om #107 (Regular Classroom)						
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	8	LF	6	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	983	SF	7	10+ years	
	Doors - Transom Window	1st Floor	9	SF	7	6-10 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Wood	1st Floor	983	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	14	EA	7	6-10 years	
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Storage/ Closet	1st Floor	100	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,793	SF	7	10+ years	
Classro	om #108 (Regular Classroom)						
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	8	LF	6	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	1,110	SF	7	10+ years	
	Doors - Transom Window	1st Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Wood	1st Floor	1,110	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	14	EA	7	6-10 years	
	Marker Board	1st Floor	18	LF	7	6-10 years	
	Storage/ Closet	1st Floor	100	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	2,217	SF	7	10+ years	
Classro	om #109 (Kindergarten)						
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	22	LF	6	6-10 years	
	Casework Ceiling - Plaster/Drywall	1st Floor	1,070	SF	7	10+ years	
	Jenning - Flaster/Drywan	13(1100)	1,070	Oi	,	10+ years	



Catego	Category : Classroom		В	uilding	: Main		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Wood	1st Floor	1,070	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	14	EA	7	6-10 years	
	Marker Board	1st Floor	8	LF	7	6-10 years	
	Storage/ Closet	1st Floor	100	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	2,408	SF	7	10+ years	
	Work Sink	1st Floor	1	EA	7	6-10 years	
Classroc	om #204 (Regular Classroom)						
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	8	LF	6	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	963	SF	6	10+ years	
	Chalk Board	2nd Floor	8	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	6	10+ years	
	Floor - Wood Bools inclu hw	2nd Floor	983	SF	5	2-5 years	
	Lighting - Pendent/Surface	2nd Floor	15	EA	7	6-10 years	
	Marker Board	2nd Floor	16	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	96	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,347	SF	6	10+ years 10+ years	
Classror	om #206 (Regular Classroom)						
Oldooroc	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	8	LF	6	6-10 years	
	Casework Ceiling - Lay-in	2nd Floor	1,237	SF	7	10+ years	
	Doors - Transom Window			SF	7	-	
		2nd Floor	9	EA		10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	=	SF	6	10+ years	
	Floor - Tile	2nd Floor	1,237		6	10+ years	
	Lighting - Lay-in	2nd Floor	14	EA	7	6-10 years	
	Marker Board	2nd Floor	24	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	180	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	2,564	SF	6	10+ years	
Classroc	om #207 (Regular Classroom)						
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	8	LF	6	6-10 years	
	Ceiling - Lay-in	2nd Floor	983	SF	7	10+ years	
	Doors - Transom Window	2nd Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Wood	2nd Floor	983	SF	6	10+ years	
	Lighting - Lay-in	2nd Floor	14	EA	7	6-10 years	
	Marker Board	2nd Floor	16	LF	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	1,698	SF	6	10+ years	

Campus Name: Audubon Page : 15 of 48 Assessment Date: 11/15/2023



Catego	ry : Classroom		В	uilding	: Main		
Cuarra	Itam Tuna	Logotion	O. antito	LICA	Donla	Recommend	Comments
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Classroo	m #208 (Regular Classroom)						
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	8	LF	6	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	983	SF	6	10+ years	
	Doors - Transom Window	2nd Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Wood	2nd Floor	983	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	7	6-10 years	
	Marker Board	2nd Floor	36	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	108	SF	7	-	
		2nd Floor		SF	6	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,622	SF	О	10+ years	
Classroo	m #209 (Regular Classroom)						
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	8	LF	6	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	1,070	SF	7	10+ years	
	Doors - Transom Window	2nd Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Wood	2nd Floor	1,070	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	7	6-10 years	
	Marker Board	2nd Floor	16	LF	7	•	
	Storage/ Closet	2nd Floor 2nd Floor	108	SF	7	6-10 years 10+ years	
	Walls - Plaster/Drywall	2nd Floor		SF	6	•	
	waiis - Plaster/Drywaii	2nd Floor	2,408	SF	О	10+ years	
Classroo	m #304 (Computer Lab)						
	AC Units	3rd Floor	1	EA	7	6-10 years	
	Casework	3rd Floor	5	LF	7	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	978	SF	7	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	5	SF	5	1-2 years	Peeling paint on ceiling
	Doors - Transom Window	3rd Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	2	EA	7	10+ years	
	Floor - Wood	3rd Floor	983	SF	7	10+ years	
	Lighting - Pendent/Surface	3rd Floor	18	EA	7	6-10 years	
	Marker Board	3rd Floor	16	LF	7	6-10 years	
	Storage/ Closet	3rd Floor	102	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	_	SF	7	,	
		3rd Floor	2,217 1	SF EA	7 7	10+ years	
	Wireless System	3rd Floor	1	EA	,	6-10 years	
Classroo	m #305 (Regular Classroom)						
	AC Units	3rd Floor	1	EA	7	6-10 years	
	Casework	3rd Floor	12	LF	7	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	983	SF	7	10+ years	



Catego	ry : Classroom		В	uilding	: Main		
						Recommend	
roup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
•	Doors - Transom Window	3rd Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	7	10+ years	
	Floor - Wood	3rd Floor	983	SF	7	10+ years	
	Lighting - Pendent/Surface	3rd Floor	14	ĒΑ	7	6-10 years	
	Marker Board	3rd Floor	26	LF	7	6-10 years	
	Storage/ Closet	3rd Floor	124	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	1,844	SF	7	10+ years	
lassroo	om #308 (Regular Classroom)						
	AC Units	3rd Floor	1	EA	7	6-10 years	
	Casework	3rd Floor	8	LF	7	10+ years	
	Ceiling - Lay-in	3rd Floor	983	SF	7	10+ years	
	Doors - Transom Window	3rd Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	7	10+ years	
	Floor - Wood	3rd Floor	983	SF	7	10+ years	
	Lighting - Pendent/Surface	3rd Floor	14	EA	7	•	
	Marker Board	3rd Floor	33	LF		6-10 years	
	Storage/ Closet	3rd Floor	94	SF	7	6-10 years	
				SF SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	1,772	SF	7	10+ years	
lassroo	nm #309 (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	983	SF	7	10+ years	
	Doors - Transom Window	3rd Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	7	10+ years	
	Floor - Wood	3rd Floor	983	SF	7	6-10 years	
	Lighting - Pendent/Surface	3rd Floor	14	EA	7	6-10 years	
	Marker Board	3rd Floor	33	LF	7	6-10 years	
	Storage/ Closet	3rd Floor	94	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	2,092	SF	7	10+ years	
atego	ry : Interior		В	uilding	: Main		
						Recommend	
Froup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
orridor							
	Ceiling - Plaster/Drywall	1st Floor	1,895	SF	7	10+ years	
	Drinking Fountains - Single Fountain	1st Floor	. 2	EA	7	6-10 years	
	Floor - Wood	1st Floor	1,895	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	17	ĒΑ	6	6-10 years	
	Walls - Plaster/Drywall	1st Floor	3,256	SF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	2,011	SF	6	10+ years	
	Drinking Fountains - Single Water Cooler	2nd Floor	2,011	EA	7	6-10 years	



Catego	Category : Interior		В	uilding	: Main		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Floor - Wood	2nd Floor	1,847	SF	5	10+ years	
	Lighting - Pendent/Surface	2nd Floor	20	EA	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	3,256	SF	6	10+ years	
	Ceiling - Lay-in	3rd Floor	355	SF	7	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	457	SF	7	10+ years	
	Drinking Fountains - Single Fountain	3rd Floor	3	EA	7	6-10 years	
	Floor - Asphalt Floor	3rd Floor	116	SF	6	10+ years	
	Floor - Wood	3rd Floor	696	SF	7	10+ years	
	Lighting - Pendent/Surface	3rd Floor	13	EA	7	6-10 years	
	Walls - Plaster/Drywall	3rd Floor	1,835	SF	7	10+ years	
	Ceiling - Exposed	Basement	328	SF	6	10+ years	
	Ceiling - Plaster/Drywall	Basement	1,461	SF	6	10+ years	
	Doors - Side-lite	Basement	8	SF	7	10+ years	
	Doors - Steel Doors incl hw	Basement	1	EΑ	7	10+ years	
	Doors - Transom Window	Basement	5	SF	6	10+ years	
	Doors - Wood Doors include hw	Basement	6	EA	7	10+ years	
	Drinking Fountains - Single Fountain	Basement	8	EA	7	10+ years	
	Floor - Concrete	Basement	108	SF	7	10+ years	
	Floor - Concrete Epoxy/ Painted	Basement	1,764	SF	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	Basement	425	SF	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	Basement	10	SF	4	1-2 years	Missing tile
	Lighting - Pendent/Surface	Basement	25	EA	7	6-10 years	
	Stairs - Concrete Stairs	Basement	36	LF	6	10+ years	
	Walls - Concrete Block	Basement	300	SF	7	10+ years	
	Walls - Masonry	Basement	2,089	SF	7	10+ years	
	Walls - Metal Panel	Basement	200	SF	7	10+ years	
	Walls - Plaster/Drywall	Basement	500	SF	7	10+ years	
	Walls - Structural Glazed Tile	Basement	492	SF	7	10+ years	
Safety	One and Minister Otali	Father Bull P			-	0.40	
	Camera Viewing Station	Entire Building	2	EA	7	6-10 years	
	Security Cameras	Entire Building	15	EA	7	6-10 years	
	Security Cameras	Entire Building	2	EA	7	2-5 years	
Stairs							
<u> </u>	Ceiling - Lay-in	East	610	SF	7	10+ years	
	Ceiling - Lay-in	East	5	SF	4	0-1 year	Water damaged ceiling
	Floor - Asphalt	East	284	SF	7	6-10 years	5 5
	Handrails	East	158	LF	7	10+ years	
	Lighting - Pendent/Surface	East	4	ĒΑ	7	6-10 years	
	Stairs - Asphalt	East	490	LF	7	10+ years	
	Walls - Plaster/Drywall	East	3,657	SF	7	10+ years	
	•		-,			,	

Page: 18 of 48 Campus Name: Audubon Assessment Date: 11/15/2023



Category : Exterior			В				
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
_Entrance							
	Exterior Doors - Exterior FRP Door	#4 - S	3	EA	6	10+ years	
	Exterior Doors - Transom Lite	#4 - S	1	EA	6	10+ years	
	Exterior Stairs - Concrete	#4 - S	18	LF	7	10+ years	Divided out damaged areas
	Exterior Stairs - Concrete	#4 - S	2	LF	5	1-2 years	Cracked
	Exterior Doors - Exterior FRP Door	#5 - W	3	EA	6	10+ years	
	Exterior Doors - Transom Lite	#5 - W	1	EΑ	6	10+ years	
	Exterior Stairs - Concrete	#5 - W	20	LF	6	10+ years	
	Exterior Doors - Exterior FRP Door	#6 - N	2	EA	6	10+ years	
Foundati	on						
	Foundation - Masonry	Entire Building	315	LF	7	10+ years	
	Superstructure - Steel with Clay Tile Arch	Entire Building	22,620	SF	7	10+ years	
Lighting							
_Lighting	Exterior Lighting - Parapet or Roof Mounted	Entire Building	6	EA	7	10+ years	
	Exterior Lighting - Wall Mounted	Entire Building	3	EA	6	10+ years	
Roof Sys	etem.						
_1tool Oyt	Coping - Stone	Low South	26	LF	7	10+ years	Not previously assessed
	Downspouts - Interior Downspouts	Low South	15	LF	6	10+ years	Not previously assessed
	Parapet - 16" - 30" Height	Low South	26	LF	6	6-10 years	Not previously assessed
	Roof - Modified Bitumen	Low South	125	SF	7	10+ years	Not previously assessed
	Roof Structure - Steel with Clay Tile Arch	Low South	125	SF	7	10+ years	Not previously assessed
	Coping - Stone	Low West	25	LF	7	10+ years	Not previously assessed
	Downspouts - Interior Downspouts	Low West	15	LF	6	10+ years	Not previously assessed
	Parapet - 16" - 30" Height	Low West	25	LF	6	6-10 years	Not previously assessed
	Roof - Modified Bitumen	Low West	85	SF	7	10+ years	Not previously assessed
	Roof Structure - Steel with Clay Tile Arch	Low West	85	SF	7	10+ years	Not previously assessed
	Access Ladder - Metal	Main Roof	1	EA	7	10+ years	,
	Coping - Terra Cotta	Main Roof	245	LF	7	10+ years	
	Downspouts - Interior Downspouts	Main Roof	180	LF	7	10+ years	
	Parapet - Parapet > 30"	Main Roof	245	LF	7	10+ years	
	Roof - Modified Bitumen	Main Roof	5,413	SF	7	10+ years	
	Roof Hatch - Metal	Main Roof	1	EΑ	7	10+ years	
	Roof Structure - Steel with Clay Tile Arch	Main Roof	5,413	SF	7	10+ years	
Walls							
vvalio	Cornice - Masonry Projecting Limestone	Entire Building	73	LF	6	10+ years	
	Cornice - Metal Projecting	Entire Building	478	LF	6	10+ years	
	Exterior Walls - Brick	Entire Building	5,631	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	3,300	SF	5	10+ years	

Campus Name: Audubon Page : 19 of 48 Assessment Date: 11/15/2023



Category : Exterior			В	uilding	: Addition	on	
_				_		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
-	Exterior Walls - Stone-Cast	Entire Building	850	SF	6	10+ years	
	Exterior Walls - Stone-Cast	Entire Building	411	SF	5	6-10 years	
Nindows							
VIIIGOWS	Guard - Guards perforated	Entire Building	402	SF	6	10+ years	
	Lintels - Steel	Entire Building	53	LF	6	10+ years	
	Lintels - Stone	Entire Building	255	LF	6	10+ years	
	Skylite - Glass Double-Pane	Entire Building	15	SF	7	10+ years	
	Windows - Sash Aluminum Double-pane	Entire Building	610	SF	6	10+ years	
	Windows - Sash Aluminum Double-pane	Entire Building	1,829	SF	5	2-5 years	
Catego	ry : Electrical		В	uilding	: Additio	on	
		I a said a s	0	11014	D	Recommend	•
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
-merger	ncy System Exit Signs - Corridors and Stairs	Entire Building	9	EA	5	6-10 years	Quantity and Rank changed to match
	Exit digits Comadis and Stairs	Littire Ballating	3	L/\	9	o io years	current observations.
	Exit Signs - Lunchroom	Entire Building	5	EA	6	6-10 years	Quantity and Rank changed to mate current observations.
	Emergency Battery Packs - Corridors and	Entire Building	6	EA	6	6-10 years	Quantity changed based on current
	Stairs	•				-	observations.
	Emergency A/C Power - Corridors and Stairs	Entire Building	4,566	SF	6	6-10 years	
	Emergency A/C Power - Lunchrooms	Entire Building	1,460	SF	6	6-10 years	
	Security System - CCTV	Entire Building	22,620	SF	6	6-10 years	
	Security System - Intrusion Detection	Entire Building	22,620	SF	5	2-5 years	
∕lain Sei	rvice						
	Main Electrical Service - 1600 A	Electrical Room	1	EA	6	10+ years	Serves Addition, Main, Annex and
	120/208/3PH						Field House.
	PA System	Entire Building	22,620	SF	6	6-10 years	Served by Main.
Power D	istribution						
	Lighting and Power Panels - 100 A	Entire Building	1	EA	6	6-10 years	Rank, Reason and Priority Rep
							adjusted as the panel is dated but fully operational with no damage an
							no risk of shock or fire.
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	6	10+ years	
	Main Distribution Panels - 400 - 600 amp	Entire Building	1	EA	7	10+ years	Quantity changed to match current observations.
- atomo	ry : Fire Protection		В	uildina	: Additio	on	
Caleun			_				

Campus Name: Audubon Page : 20 of 48 Assessment Date: 11/15/2023



					Replacement	
Fire Alarm						
Fire Alarm Strobe Lights	Entire Building	22,620	SF	6	10+ years	
Fire Alarm_System	Entire Building	22,620	SF	6	10+ years	
Category : Mechanical		Вι	ıilding :	Additi	on	
					Recommend	

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Air Hand	lling Systems						
	Return Duct Work - Sheet Metal- Exterior Vertical Shaft and Ducts	Entire Building	100	LF	5	10+ years	
_Tempera	ature Control						
	Thermostats - Pneumatic	Entire Building	15	EA	5	2-5 years	The thermostats have varying levels of pneumatic leakage and possible oil contamination. Rank, Reason and Priority Rep established based on current observations, discussion with Building Engineer, and age of the equipment.
<u>Ventilati</u>	on						
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	1st Floor	1	EA	5	6-10 years	Roof-type exhaust fan mounted on the exterior wall of Addition; serves kitchen.

Category : Plumbing **Building: Addition**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
_Piping							
	Domestic Piping-Hot Water Return Lines	Entire Building	22,620	SF	6	6-10 years	Domestic hot and cold water is piped in from Main.
	Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	22,620	SF	6	6-10 years	Domestic hot and cold water is piped in from Main.
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	22,620	SF	6	6-10 years	Domestic hot and cold water is piped in from Main.
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building	22,620	SF	6	6-10 years	Domestic hot and cold water is piped in from Main.
	Sanitary Piping	Entire Building	22,620	SF	5	6-10 years	
	Storm Piping	Entire Building	22,620	SF	5	6-10 years	
	Vent Piping	Entire Building	22,620	SF	5	6-10 years	



Catego	ry : Classroom		В	uilding	: Additi	on	
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Classroc	om #001 (Other Instructional Use)						
	AC Units	Basement	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	Basement	1,059	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Basement	1	EA	6	10+ years	
	Floor - Carpet	Basement	1,059	SF	6	6-10 years	
	Lighting - Pendent/Surface	Basement	25	EA	7	6-10 years	
	Marker Board	Basement	12	LF	6	6-10 years	
	Walls - Masonry	Basement	1,199	SF	6	10+ years	
Classroo	om #101 (Regular Classroom)						
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	8	LF	6	10+ years	
	Ceiling - Lay-in	1st Floor	1,008	SF	7	10+ years	
	Ceiling - Lay-in	1st Floor	4	SF	5	1-2 years	Damage tile
	Doors - Transom Window	1st Floor	9	SF	7	10+ years	zamago mo
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Wood	1st Floor	1,012	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	14	EA	7	6-10 years	
	Marker Board	1st Floor	24	LF	7	6-10 years	
	Storage/ Closet	1st Floor	100	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	2,034	SF	7	10+ years	
			_,00	О.	•	. o · y ca. c	
Classroc	om #102 (Art Room)						
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	8	LF	6	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	1,012	SF	7	10+ years	
	Chalk Board	1st Floor	40	LF	4	2-5 years	
	Doors - Transom Window	1st Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Wood	1st Floor	1,012	SF	6	2-5 years	
	Lighting - Pendent/Surface	1st Floor	14	EA	7	6-10 years	
	Marker Board	1st Floor	8	LF	7	6-10 years	
	Storage/ Closet	1st Floor	100	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	2,276	SF	7	10+ years	
	Work Sink	1st Floor	1	EA	7	6-10 years	
Classroc	om #103 (Regular Classroom)						
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	8	LF	6	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	1,012	SF	7	10+ years	
			•				
	Doors - Wood Doors inclu hw		1	EA			
			1.007			•	
	Doors - Transom Window	1st Floor 1st Floor 1st Floor 1st Floor	9	SF	7 7 6 7	10+ years 10+ years 10+ years 10+ years	



	ry : Classroom		ь	unumg	: Additi	on	
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Floor - Wood	1st Floor	5	SF	5	1-2 years	Voids in flooring
	Lighting - Pendent/Surface	1st Floor	14	EA	7	6-10 years	
	Marker Board	1st Floor	24	LF	7	6-10 years	
	Storage/ Closet	1st Floor	100	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	2,276	SF	7	10+ years	
Classroo	m #201 (Regular Classroom)						
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	8	LF	7	10+ years	
	Ceiling - Lay-in	2nd Floor	983	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Wood	2nd Floor	983	SF	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor 2nd Floor	14	EA	7	-	
	Marker Board	2nd Floor 2nd Floor	33	LF	7	6-10 years	
						6-10 years	
	Storage/ Closet	2nd Floor	165	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,793	SF	7	10+ years	
Classroo	m #202 (Science Classroom)						
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	8	LF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	983	SF	7	10+ years	
	Chalk Board	2nd Floor	10	ĹF	4	2-5 years	
	Doors - Transom Window	2nd Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	ĒA	7	10+ years	
	Floor - Wood	2nd Floor	983	SF	6	2-5 years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	7	6-10 years	
	Marker Board	2nd Floor	24	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	172	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	2,123	SF	6	10+ years	
	Work Sink	2nd Floor	2,123	EA	7	10+ years	
	WOLK SILIK	2110 F1001		LA	,	10+ years	
Classroo	m #203 (Regular Classroom)						
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	983	SF	7	10+ years	
	Doors - Transom Window	2nd Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Tile	2nd Floor	983	SF	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	7	6-10 years	
	Marker Board	2nd Floor	33	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	165	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	2,187	SF	7	10+ years	
Classroo	m #301 (Regular Classroom)						

Campus Name: Audubon Page : 23 of 48 Assessment Date: 11/15/2023



Catego	ry : Classroom		В	uilding	: Additi	on	
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	AC Units	3rd Floor	1	EA	7	6-10 years	
	Casework	3rd Floor	6	LF	7	10+ years	
	Ceiling - Lay-in	3rd Floor	983	SF	7	10+ years	
	Doors - Transom Window	3rd Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	7	10+ years	
	Floor - Wood	3rd Floor	983	SF	7	10+ years	
	Lighting - Pendent/Surface	3rd Floor	14	EA	7	6-10 years	
	Marker Board	3rd Floor	36	LF	7	6-10 years	
	Storage/ Closet	3rd Floor	173	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	2,151	SF	7	10+ years	
Classroo	m #302 (Regular Classroom)						
	AC Units	3rd Floor	1	EA	7	6-10 years	
	Casework	3rd Floor	6	LF	7	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	983	SF	7	10+ years	
	Chalk Board	3rd Floor	4	LF	4	2-5 years	
	Doors - Transom Window	3rd Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	7	10+ years	
	Floor - Wood	3rd Floor	983	SF	7	10+ years	
	Lighting - Pendent/Surface	3rd Floor	14	EA	7	6-10 years	
	Marker Board	3rd Floor	24	LF	7	6-10 years	
	Storage/ Closet	3rd Floor	172	SF	7	-	
	Walls - Plaster/Drywall	3rd Floor	2,123	SF	7	10+ years 10+ years	
	Work Sink	3rd Floor	2,123	EA	7	10+ years	
						•	
_Classroo	m #303 (Regular Classroom)						
	AC Units	3rd Floor	1	EA	7	6-10 years	
	Casework	3rd Floor	6	LF	7	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	984	SF	7	10+ years	
	Doors - Transom Window	3rd Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	7	10+ years	
	Floor - Wood	3rd Floor	983	SF	7	10+ years	
	Lighting - Pendent/Surface	3rd Floor	14	EA	7	6-10 years	
	Marker Board	3rd Floor	50	LF	7	6-10 years	
	Storage/ Closet	3rd Floor	173	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	2,198	SF	7	10+ years	
Catego	ry : Room		В	uildina	: Additi	on	
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Kitchen							
	Ceiling - Plaster/Drywall	Basement	579	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Basement	1	EA	6	10+ years	
	Doors - Wood Doors Hick HW	Dasement	'		U	TOT years	

Page : 24 of 48 Campus Name: Audubon Assessment Date: 11/15/2023



Catego	ry : Room	В					
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Floor - Tile Quarry	Basement	574	SF	6	10+ years	
	Floor - Tile Quarry	Basement	5	SF	4	1-2 years	Cracking tile on grout line
	Lighting - Pendent/Surface	Basement	13	EA	7	6-10 years	
	Serving Line	Basement	5	LF	6	10+ years	
	Walls - Concrete Block	Basement	994	SF	6	10+ years	
Lunch &	Multipurpose Room						
	Ceiling - Lay-in	Basement	1,452	SF	6	10+ years	
	Ceiling - Lay-in	Basement	8	SF	4	0-1 year	Water damaged tile
	Floor - Tile	Basement	1,460	SF	6	10+ years	•
	Lighting - Lay-in	Basement	25	EΑ	7	6-10 years	
	Walls - Masonry	Basement	1,815	SF	6	10+ years	
	Walls - Vinyl Coated Gypsum Panel	Basement	454	SF	6	10+ years	
Mechani	cal/ Service Rooms						
	Vaults	Basement	100	SF	7	10+ years	

Category: Interior Building: Addition

atogo	y . Interior			unung		~	
						Recommend	
oup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
rridor							
	Ceiling - Plaster/Drywall	1st Floor	911	SF	7	10+ years	
	Doors - Steel Doors incl hw	1st Floor	8	EA	6	10+ years	
	Floor - Tile/Sheet	1st Floor	911	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	9	EΑ	6	6-10 years	
	Walls - Plaster/Drywall	1st Floor	1,617	SF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	911	SF	6	10+ years	
	Doors - Steel Doors incl hw	2nd Floor	8	EΑ	6	10+ years	
	Floor - Concrete Epoxy/ Painted	2nd Floor	901	SF	7	10+ years	
	Floor - Concrete Epoxy/ Painted	2nd Floor	10	SF	5	1-2 years	Finish worn from floor
	Lighting - Pendent/Surface	2nd Floor	9	EA	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	1,716	SF	6	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	855	SF	7	10+ years	
	Doors - Steel Doors incl hw	3rd Floor	8	EΑ	7	10+ years	
	Floor - Concrete Epoxy/ Painted	3rd Floor	855	SF	7	10+ years	
	Lighting - Pendent/Surface	3rd Floor	9	EA	7	6-10 years	
	Walls - Plaster/Drywall	3rd Floor	1,716	SF	7	10+ years	
	Ceiling - Plaster/Drywall	Basement	1,845	SF	6	10+ years	
	Doors - Steel Doors incl hw	Basement	4	EA	6	10+ years	
	Doors - Wood Doors include hw	Basement	7	EA	6	10+ years	
	Floor - Concrete Epoxy/ Painted	Basement	1,835	SF	7	10+ years	
	Floor - Concrete Epoxy/ Painted	Basement	10	SF	5	1-2 years	Damaged concrete flooring
	Lighting - Pendent/Surface	Basement	19	EA	7	6-10 years	-

Campus Name: Audubon Page : 25 of 48 Assessment Date: 11/15/2023



Catego	ry : Interior		В	uilding	: Addition	on	
_				_		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Walls - Masonry	Basement	1,278	SF	6	10+ years	
	Walls - Metal Panel	Basement	800	SF	6	10+ years	Wood panel
Safetv							
	Security Cameras	Entire Building	9	EA	7	6-10 years	
Stairs							
	Ceiling - Plaster/Drywall	South	813	SF	7	10+ years	
	Floor - Asphalt	South	350	SF	7	10+ years	
	Handrails .	South	158	LF	5	10+ years	
	Lighting - Pendent/Surface	South	8	EA	7	6-10 years	
	Stairs - Asphalt	South	616	LF	7	10+ years	
	Walls - Plaster/Drywall	South	3,751	SF	7	10+ years	
	Ceiling - Plaster/Drywall	West	585	SF	7	10+ years	
	Floor - Asphalt	West	394	SF	7	10+ years	
	Handrails	West	158	LF	5	10+ years	
	Lighting - Pendent/Surface	West	6	EA	7	6-10 years	
	Stairs - Asphalt	West	354	LF	6	10+ years	
	Walls - Plaster/Drywall	West	3,657	SF	7	10+ years	





y : Exterior		В	uilding	: Annex	(
					Recommend	
· ·	Location	Quantity	UOM	Rank	Replacement	Comments
	444 N	4			C 40	
				_		
Exterior Boors - Transom Lite	π 1 1 - 1 \mathbf{V}	· ·	LA	O	0-10 years	
	Entire Building	108	LF	7	10+ years	
		2				Cracked corner
Superstructure - Slab on Grade	Entire Building	750	SF	7	10+ years	
tem						
Chimney - Brick Chimney- Concrete/ Mortar	Main Roof	25	LF	6	10+ years	
Liner						
						Rusted throughout
Roof Structure - Heavy Timber	Main Roof	1,483	SF	7	10+ years	
Exterior Walls - Brick	Entire Building	1,088	SF	6	10+ years	
Exterior Walls - Brick	Entire Building	4	SF	4	1-2 years	Spalling
Exterior Walls - Wood Siding	Entire Building	108	SF	6	2-5 years	Separated out material
Guard - Guards perforated	Entire Building	96	SF	6	6-10 years	Not previously assessed
Lintels - Steel	Entire Building	24		6	6-10 years	
Windows - Sash Aluminum Double-pane	Entire Building	96	SF	6	6-10 years	
v : Electrical		В	uildina	: Annex		
,					Recommend	
	Location	Quantity	UOM	Rank	Replacement	Comments
, ,						
Security System - CCTV	Entire Building	750	SF	6	6-10 years	
stribution						
Lighting and Power Panels - 100 A	Entire Building	1	EA	7	10+ years	
	-	_		_	-	
y : Fire Protection		В	uilding	: Annex		
Item - Type	Location	Quantity	UOM	Rank		Comments
n Type		- Quantity		- Karin	. topicoomont	
Fire Alarm Panel	1st Floor	1	EA	6	10+ years	
	Exterior Doors - Exterior Wood Door Exterior Doors - Transom Lite On Foundation - Concrete Foundation - Concrete Superstructure - Slab on Grade tem Chimney - Brick Chimney- Concrete/ Mortar Liner Roof - Metal Roof Structure - Heavy Timber Exterior Walls - Brick Exterior Walls - Brick Exterior Walls - Wood Siding Guard - Guards perforated Lintels - Steel Windows - Sash Aluminum Double-pane ry: Electrical Item - Type cy System Security System - CCTV	Exterior Doors - Exterior Wood Door Exterior Doors - Transom Lite #11 - N Foundation - Concrete Entire Building Foundation - Concrete Entire Building Superstructure - Slab on Grade Entire Building tem Chimney - Brick Chimney- Concrete/ Mortar Liner Roof - Metal Main Roof Roof Structure - Heavy Timber Main Roof Exterior Walls - Brick Entire Building Exterior Building Exterior Walls - Brick Entire Building Exterior Walls - Steel Entire Building Entire Building Extribution Exterior System Security System - CCTV Entire Building Extribution Lighting and Power Panels - 100 A Entire Building Extribution Exterior Protection	Exterior Doors - Exterior Wood Door #11 - N 1 Exterior Doors - Transom Lite #11 - N 1 Foundation - Concrete Entire Building 108 Foundation - Concrete Entire Building 2 Superstructure - Slab on Grade Entire Building 750 tem Chimney - Brick Chimney- Concrete/ Mortar Liner Roof - Metal Main Roof 1,483 Roof Structure - Heavy Timber Main Roof 1,483 Exterior Walls - Brick Entire Building 108 Exterior Walls - Brick Entire Building 108 Exterior Walls - Wood Siding Entire Building 108 Guard - Guards perforated Entire Building 96 Lintels - Steel Entire Building 96 Windows - Sash Aluminum Double-pane Entire Building 96 ty: Electrical Bleen-Type Location Quantity cy System Security System - CCTV Entire Building 1 Lighting and Power Panels - 100 A Entire Building 1 Ty: Fire Protection B	Exterior Doors - Exterior Wood Door #11 - N 1 EA Exterior Doors - Transom Lite #11 - N 1 EA DO Foundation - Concrete Entire Building 2 LF Foundation - Concrete Entire Building 2 LF Superstructure - Slab on Grade Entire Building 750 SF tem Chimney - Brick Chimney- Concrete/ Mortar Liner Roof - Metal Nain Roof 1,483 SF Roof Structure - Heavy Timber Main Roof 1,483 SF Roof Structure - Heavy Timber Main Roof 1,483 SF Exterior Walls - Brick Entire Building 1,088 SF Exterior Walls - Brick Entire Building 1,088 SF Exterior Walls - Brick Entire Building 1,088 SF Exterior Walls - Wood Siding Entire Building 1,088 SF Exterior Walls - Wood Siding Entire Building 1,088 SF Exterior Walls - Wood Siding Entire Building 1,088 SF Exterior Walls - Wood Siding Entire Building 1,088 SF Exterior Walls - Wood Siding Entire Building 1,088 SF Exterior Walls - Wood Siding Entire Building 1,088 SF Exterior Walls - Wood Siding Entire Building 1,088 SF Exterior Walls - Wood Siding Entire Building 1,088 SF Exterior Walls - Wood Siding Entire Building 1,088 SF Exterior Walls - Wood Siding Entire Building 1,088 SF Exterior Walls - Wood Siding 1	Exterior Doors - Exterior Wood Door #11 - N	Exterior Doors - Exterior Wood Door

Page : 27 of 48 Campus Name: Audubon Assessment Date: 11/15/2023



	schools						3500 N Hoyne AVENUE, Chicago, IL 60618
Catego	ry : Fire Protection		В	uilding	: Annex		
Craun	Itam Tura	Lagation	Ougatitu	LIOM	Donk	Recommend	Comments
Group	Item - Type Fire Alarm_System	Location 1st Floor	Quantity 750	UOM SF	Rank 6	Replacement 10+ years	Comments
	The Alami_System	131 1 1001	730	Si	U	10+ years	
Catego	ry : Mechanical		В	uildina	: Annex		
carego			_		. ,	Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Boiler Sy	ystems						
Í	Boiler Auxiliary- Non Condensing Hot Water Boiler - Less than 500 MBH	Boiler Room	1	EA	6	6-10 years	
	Non Condensing- Cast Iron- Force Draft- Hot Water Boiler - Less than 500 MBH	Boiler Room	1	EA	6	6-10 years	
	Water Fill System	Boiler Room	1	EA	6	6-10 years	
Heating	Devices						
J	Radiators - Hot Water	Entire Building	5	EA	6	6-10 years	
Mechani	cal Plumbing						
	Hot Water Pump - Less than 10	Boiler Room	1	EA	6	6-10 years	Fractional HP motor.
	Hydronic Supply and Return - Steel	Entire Building	70	LF	6	6-10 years	
Tempera	ature Control						
	Electric Controls	Entire Building	750	SF	6	6-10 years	
	Electric Thermostat	Entire Building	1	EA	6	6-10 years	
Catego	ry : Plumbing		В	uilding	: Annex		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Piping							
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	750	SF	6	6-10 years	
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building	750	SF	6	6-10 years	
	Sanitary Piping	Entire Building	750	SF	6	6-10 years	
	Vent Piping	Entire Building	750	SF	5	6-10 years	
Catego	ry : Room		В	uilding	: Annex		
CHOLLE	Ham Tune	Location	Quantity	LIOM	Donle	Recommend	Comments
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Administ	rative Suites/Offices Ceiling - Plaster/Drywall	Coupodor		- CF	7	101.1/2272	
	Ceiling - Plaster/Drywall Ceiling - Plaster/Drywall	Counselor Counselor	99 6	SF SF	7 4	10+ years 0-1 year	Board on ceiling may be sagging and
	Gennig - Flasiei/Drywall	Couriseioi	0	ЗF	4	u-i yeai	potentially at risk to fall
	Floor - Carpet	Counselor	105	SF	7	6-10 years	potentially at not to fall
_		Pogo : 2	-				Accessment Date: 44/45/2022
	Nama: Auduban						

Assessment Date: 11/15/2023 Campus Name: Audubon Page : 28 of 48



atego	ry : Room	_	B	uildina	: Annex		
						Recommend	
roup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Lighting - Pendent/Surface	Counselor	1	EA	7	6-10 years	
	Power Distribution	Counselor	10	EA	7	10+ years	
	Walls - Plaster/Drywall	Counselor	326	SF	7	10+ years	
	Ceiling - Plaster/Drywall	Nurse	105	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Nurse	1	EA	6	10+ years	
	Floor - Carpet	Nurse	105	SF	7	6-10 years	
	Lighting - Pendent/Surface	Nurse	1	EA	7	6-10 years	
	Power Distribution	Nurse	10	EA	7	10+ years	
	Walls - Plaster/Drywall	Nurse	326	SF	7	10+ years	
	Ceiling - Plaster/Drywall	Psychologist	131	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Psychologist	1	EA	7	10+ years	
	Floor - Carpet	Psychologist	131	SF	6	6-10 years	
	Lighting - Pendent/Surface	Psychologist	1	ĒΑ	7	6-10 years	
	Power Distribution	Psychologist	12	EA	7	10+ years	
	Storage/ Closet	Psychologist	3	SF	7	10+ years	
	Walls - Metal Panel	Psychologist	120	SF	7	10+ years	
	Walls - Plaster/Drywall	Psychologist	326	SF	7	10+ years	
ochoni	cal/ Service Rooms						
зспаш	Mechanical/ Service Rooms	1st Floor	102	SF	7	101 2000	
	Mechanical/ Service Rooms	151 11001	102	SF	,	10+ years	
estroor	n						
	Accessories	Psychologist Office	73	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Psychologist Office	68	SF	7	10+ years	
	Ceiling - Plaster/Drywall	Psychologist Office	5	SF	5	1-2 years	Minor ceiling damaged
	Doors - Wood Doors inclu hw	Psychologist Office	1	EA	7	10+ years	
	Floor - Concrete Epoxy/ Painted	Psychologist Office	73	SF	7	10+ years	
	Floor Drain	Psychologist Office	1	EA	7	6-10 years	
	Lavatory	Psychologist Office	1	EA	7	6-10 years	
	Lighting - Pendent/Surface	Psychologist Office	1	EA	7	6-10 years	
	Walls - Plaster/Drywall	Psychologist Office	323	SF	7	10+ years	
	Water Closet	Psychologist Office	1	ΕA	7	6-10 years	
atego	ry : Interior		В	uildina	: Annex		
					X	Recommend	
roup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
orridor							
	Ceiling - Plaster/Drywall	Lobby	147	SF	7	10+ years	
	Floor - Carpet	Lobby	147	SF	7	6-10 years	
	Lighting - Pendent/Surface	Lobby	1	ĒΑ	7	6-10 years	
	Walls - Plaster/Drywall	Lobby	460	SF	7	10+ years	
	Walls - Plaster/Drywall	Lobby	15	SF	5	1-2 years	Deteriorated base
		,					

Campus Name: Audubon Page : 29 of 48 Assessment Date: 11/15/2023



Catego	ry : Interior		В	uilding	: Annex		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Safety							
-	Security Cameras	1st Floor	1	EA	7	6-10 years	

Page : 30 of 48 Campus Name: Audubon Assessment Date: 11/15/2023



Category : Exterior Building : Branch

	y . Exterior			unung	. Diano	Recommend	
Group	Itam Tuna	Location	Quantity	HOM	Donk		Comments
Group	Item - Type	LUCATION	Quantity	UOM	Rank	Replacement	Comments
Entrance							
	Entrance Control - Audio and Video	#1 Main - N	1	EA	7	10+ years	
	Exterior Doors - Side lite	#1 Main - N	4	EA	7	10+ years	
	Exterior Doors - Store Front	#1 Main - N	2	EA	7	10+ years	
	Exterior Doors - Transom Lite	#1 Main - N	3	EA	7	10+ years	
	Power Door Operator and Controls	#1 Main - N	1	EA	7	10+ years	
	Exterior Doors - Exterior Steel Door	#2 - E	1	EA	7	10+ years	
	Exterior Doors - Exterior Steel Door	#3 - E	1	EA	7	10+ years	
	Exterior Doors - Exterior Steel Door	#4 - E	1	EA	7	10+ years	
	Exterior Doors - Exterior Steel Door	#5 - SW	1	EA	7	10+ years	
	Ramp Handrail - Steel_Ramp Handrail	#5 - SW	15	LF	7	10+ years	
	Ramps - Concrete	#5 - SW	15	LF	7	10+ years	
	Exterior Doors - Exterior Steel Door	#6 - S	1	EA	7	10+ years	
	Entrance Control - Audio	#6.1 - S	1	EA	7	6-10 years	
	Exterior Doors - Side lite	#6.1 - S	1	EA	7	10+ years	
	Exterior Doors - Store Front	#6.1 - S	1	EA	6	10+ years	
	Exterior Doors - Store Front	#7 - W	1	EA	6	10+ years	
	Exterior Doors - Store Front	#7 - W	1	EA	5	10+ years	Cracked pane
						•	·
Foundati	on						
	Foundation - Concrete	Entire Building	420	LF	7	10+ years	
	Superstructure - Steel	Entire Building	14,500	SF	7	10+ years	No exposed superstructure
Lighting							
	Exterior Lighting - Lighting	Entire Building	1	EA	4	0-1 year	No cover, exposed fluorescent tubes
	Exterior Lighting - Wall Mounted	Entire Building	4	EA	7	10+ years	
Roof Sys	tom						
Koor Sys	Access Ladder - Metal	Roof 1	1	EA	7	10+ years	
	Chimney - Metal Flue	Roof 1	15	LF	7	10+ years	
	Coping - Metal	Roof 1	328	LF	7	10+ years	
	Downspouts - Exterior Downspouts	Roof 1	21	LF	6	6-10 years	
			21	LF	6		
	Downspouts - Interior Downspouts	Roof 1		LF LF	7	6-10 years	
	Parapet - Parapet < 16" Height	Roof 1	20			10+ years	
	Roof - Modified Bitumen	Roof 1	6,232	SF	6	6-10 years	
	Roof Hatch - Metal	Roof 1	1	EA	7	10+ years	
	Roof Structure - Steel / Metal Deck/	Roof 1	6,232	SF	7	10+ years	
	Concrete Topping	5 (0			_	4.0	
	Access Ladder - Metal	Roof 2	1	EA	7	10+ years	
	Chimney - Metal Flue	Roof 2	4	LF	7	10+ years	
	Coping - Metal	Roof 2	143	LF	7	10+ years	
	Coping motal	Roof 2	15	LF	6	6-10 years	

Campus Name: Audubon Page : 31 of 48 Assessment Date: 11/15/2023



Category : Exterior		Building : Branch						
						Recommend		
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments	
	Downspouts - Interior Downspouts	Roof 2	15	LF	6	6-10 years		
	Roof - Modified Bitumen	Roof 2	2,300	SF	6	6-10 years		
	Roof Structure - Steel / Metal Deck/	Roof 2	2,300	SF	7	10+ years		
	Concrete Topping							
_Walls								
	Canopy - Fabric	Entire Building	50	SF	6	6-10 years	Structure only, canopy removed	
	Exterior Walls - Brick	Entire Building	3,900	SF	7	10+ years		
	Exterior Walls - Stucco	Entire Building	2,438	SF	7	10+ years		
_Windows								
	Curtain wall - Glazed Double Pane	Entire Building	898	SF	7	10+ years		
	Lintels - Steel	Entire Building	170	LF	7	10+ years		
	Storefront Windows	Entire Building	155	SF	7	10+ years		
	Windows - Casement Aluminum Double-	Entire Building	402	SF	7	10+ years		
	pane							
Catego	Category : Electrical		В	uilding	: Brancl			
	•					Recommend		
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments	
_Emerger	ncy System							
	Security System - CCTV	Entire Building	14,500	SF	7	6-10 years		
	Security System - Intrusion Detection	Entire Building	14,500	SF	7	6-10 years		
	Exit Signs - Corridors and Stairs	Entire Building	15	EA	7	6-10 years		
	Exit Signs - Multipurpose Room	Entire Building	2	EA	7	6-10 years		
	Emergency Battery Packs - Corridors and Stairs	Entire Building	17	EA	7	6-10 years		
	Emergency Battery Packs - Multipurpose	Entire Building	2	EA	7	6-10 years		
	Room		_		-	,		
_Main Sei								
_ivialii Sel	Main Electrical Service - 1200 A	Electrical Room	1	EA	7	10± vears		
	120/208/3PH	Electrical Room	Į.	EA	,	10+ years		
	PA System	Entire Building	14,500	SF	7	10+ years		
	•	Ç	•			•		
Power D	istribution							
	Lighting and Power Panels - 100 A	Entire Building	2	EA	7	10+ years		
	Lighting and Power Panels - Above 100 A	Entire Building	3	EA	7	10+ years		
	Main Distribution Panels - 400 - 600 amp	Entire Building	4	EA	7	10+ years		
Catego	ry : Fire Protection		В	uildina	: Brancl	า		
	Item - Type	Location	Quantity	UOM	Rank		Comments	



						Replacement	· · · · · · · · · · · · · · · · · · ·
Fire Aları	m					<u> </u>	
	Fire Alarm Panel	Entire Building	1	EA	7	10+ years	
	Fire Alarm Strobe Lights	Entire Building	14,500	SF	7	10+ years	
	Fire Alarm_System	Entire Building	14,500	SF	7	10+ years	
Sprinkler	System						
_ 	Sprinkler Heads	Entire Building	14,500	SF	7	10+ years	
	Sprinkler Piping	Entire Building	14,500	SF	7	10+ years	
	Wet Sprinkler System	Entire Building	14,500	SF	7	10+ years	
Catego	ry : Mechanical		B	uildina	: Branc	h	
Jaiogo	y : meonamou			ananig	. Drano	Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Air Cond	tioning						
	Condensing Unit- Roof Mounted - Less than 5 tons	Main Roof	1	EA	6	10+ years	Component of a ductless split system serving the fan coil unit in MDF Room 202.
Air Hand	ing Systems						
	VAV Box	Entire Building	6	EA	6	10+ years	
	VAV Box	Entire Building	10	EΑ	6	10+ years	
	Roof Top Unit-Single Zone-Roof Mounted- Gas Heating and DX Cooling Coil - 5 - 10 tons	Roof	1	EA	6	10+ years	
	Roof Top Unit-Single Zone-Roof Mounted- Gas Heating and DX Cooling Coil - 5 - 10 tons	Roof	1	EA	6	10+ years	
	Roof Top Unit-Single Zone-Roof Mounted- Gas Heating and DX Cooling Coil - 5 - 10 tons	Roof	1	EA	6	10+ years	
	Roof Top Unit-Single Zone-Roof Mounted- Gas Heating and DX Cooling Coil - 5 - 10 tons	Roof	1	EA	6	10+ years	
Heating I	Devices						
	Cabinet Heaters - With Electric Coil	1st Floor	1	EA	6	10+ years	
	Unit Heater - Electric	1st Floor	1	EA	6	10+ years	
	Unit Heater - Electric	1st Floor	1	EA	6	10+ years	
	Wall Heater - Electric	Entire Building	6	EA	6	10+ years	
Tempera	ture Control						
_тотпрога	DDC System	Entire Building	14,500	SF	6	6-10 years	
	Electric Thermostat	Entire Building	4	EA	7	10+ years	
	Thermostats - DDC	Entire Building	20	EA	7	6-10 years	

Campus Name: Audubon Page : 33 of 48 Assessment Date: 11/15/2023



Category : Mechanical			В	uilding			
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
/entilation							
	Exhaust Fans- Indoor - Less than 500 CFM	Entire Building	12	EA	6	10+ years	
	Exhaust Fans- Roof Mounted - 1501 - 8000	Entire Building	1	EA	6	10+ years	
	CFM						
	Exhaust Fans- Roof Mounted - 500 - 1500	Entire Building	4	EA	6	10+ years	
	CFM						
	Type II Exhaust Hood- Warming Kitchen	Entire Building	1	EA	7	10+ years	
Catego	ry : Plumbing		В	uildina	: Brancl	h	
	.,		_			Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
ot Wat			•			•	
	Gas Heater - Less than 150000 BTU/HR	Water Service Room	2	EA	7	10+ years	
						,	
Piping							
	Domestic Piping-Hot Water Return Lines	Entire Building	14,500	SF	7	10+ years	
	Domestic Piping-Hot Water Return Risers	Entire Building	14,500	SF	7	10+ years	
	Domestic Piping-Hot Water from Risers to	Entire Building	14,500	SF	7	10+ years	
	Fixtures						
	Domestic Piping-Hot/Cold Water Supply	Entire Building	14,500	SF	7	10+ years	
	(Horizontal Lines)	F (44.500	05	-	40	
	Domestic Piping-Hot/Cold Water Supply	Entire Building	14,500	SF	7	10+ years	
	(Risers)	Entire Duilding	14 500	C.E.	7	10	
	Domestic Piping-Hot/Cold Water Supply	Entire Building	14,500	SF	7	10+ years	
	(from Risers to Fixtures) Sanitary Piping	Entire Building	14,500	SF	7	10 Lyone	
	Storm Piping	Entire Building	14,500	SF	7 7	10+ years 10+ years	
	Vent Piping		14,500	SF	7		
	vent riping	Entire Building	14,500	SF	,	10+ years	
Catego	ry : Room		В	Building : Branch			
	_					Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Administ	trative Suites/Offices	1011					
	Ceiling - Plaster/Drywall	101A	156	SF	7	10+ years	
	Doors - Wood Doors inclu hw	101A	1	EA	7	10+ years	
	Floor - Carpet	101A	156	SF	7	10+ years	
	Lighting - Lay-in	101A	2	EΑ	7	10+ years	
	Power Distribution	101A	12	EA	7	10+ years	
	Walls - Plaster/Drywall	101A	408	SF	7	10+ years	
	Ceiling - Plaster/Drywall	102	197	SF	7	10+ years	
	Doors - Wood Doors inclu hw	102	1	EA	7	10+ years	
	Floor - Carpet	102	197	SF	7	10+ years	
	Noma: Auduhan		24 of 49				Assessment Date: 11/1E/

Assessment Date: 11/15/2023 Campus Name: Audubon Page : 34 of 48



Category : Room			Building : Branch						
						Recommend			
roup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments		
	Lighting - Lay-in	102	2	EA	7	10+ years			
	Power Distribution	102	10	EA	7	10+ years			
	Walls - Plaster/Drywall	102	668	SF	7	10+ years			
	Ceiling - Plaster/Drywall	103 - Clinician	77	SF	7	10+ years			
	Doors - Wood Doors inclu hw	103 - Clinician	2	EA	7	10+ years			
	Floor - Carpet	103 - Clinician	77	SF	7	10+ years			
	Lighting - Lay-in	103 - Clinician	2	EΑ	7	10+ years			
	Power Distribution	103 - Clinician	8	EA	7	10+ years			
	Walls - Plaster/Drywall	103 - Clinician	490	SF	7	10+ years			
	Ceiling - Lay-in	120	197	SF	7	10+ years			
	Doors - Wood Doors inclu hw	120	1	EA	7	10+ years			
	Floor - Carpet	120	197	SF	7	10+ years			
	Lighting - Lay-in	120	2	EΑ	7	10+ years			
	Power Distribution	120	8	ΕA	7	10+ years			
	Walls - Plaster/Drywall	120	290	SF	7	10+ years			
	Ceiling - Plaster/Drywall	1st Floor	156	SF	7	10+ years			
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years			
	Floor - Carpet	1st Floor	156	SF	7	10+ years			
	Lighting - Lay-in	1st Floor	2	EA	7	10+ years			
	Power Distribution	1st Floor	10	EA	7	10+ years			
	Walls - Plaster/Drywall	1st Floor	390	SF	7	10+ years			
	Walls Tlaster/Drywall	13(1100)	000	O.	•	101 years			
tchen									
	Ceiling - Lay-in	105	419	SF	7	10+ years			
	Doors - Wood Doors inclu hw	105	1	EΑ	7	10+ years			
	Floor - Tile Quarry	105	419	SF	7	10+ years			
	Lighting - Lay-in	105	7	EA	7	10+ years			
	Walls - Metal Panel	105	640	SF	7	10+ years			
nch &	Multipurpose Room								
IIVII CX	Ceiling - Plaster/Drywall	121	1,153	SF	7	10+ years			
	Doors - Steel Doors incl hw	121		SF EA					
			2		7	10+ years			
	Doors - Wood Doors inclu hw	121	1	EA	7	10+ years			
	Floor - Tile	121	1,153	SF	7	10+ years			
	Lighting - Pendent/Surface	121	24	EA	7	10+ years			
	Walls - Plaster/Drywall	121	2,742	SF	7	10+ years			
DF_ID	F								
	Doors - Wood Doors inclu hw	202	1	EA	7	10+ years			
	Finishes	202	120	SF	7	10+ years			
	Other Cooling Unit	202	1	ĒΑ	7	10+ years	Split system fan coil unit		
	Ü					,	•		
ahani	cal/ Service Rooms								



Category : Room			Building : Branch						
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments		
	Janitor's Closet	1st Floor	27	SF	7	10+ years			
	Mechanical/ Service Rooms	1st Floor	79	SF	7	10+ years			
	Mechanical/ Service Rooms	1st Floor	118	SF	7	10+ years			
	Mechanical/ Service Rooms	1st Floor	56	SF	7	10+ years			
	Storage Room	1st Floor	27	SF	7	10+ years			
	Storage Room	1st Floor	20	SF	7	10+ years			
	Mechanical/ Service Rooms	2nd Floor	45	SF	7	10+ years			
	Storage Room	2nd Floor	56	SF	7	10+ years			
Restroor	m								
	Accessories	107	54	SF	7	6-10 years			
	Ceiling - Plaster/Drywall	107	54	SF	7	10+ years			
	Doors - Wood Doors inclu hw	107	1	EA	7	10+ years			
	Floor - Tile Ceramic/ Porcelain	107	54	SF	7	10+ years			
	Floor Drain	107	1	EA	7	10+ years			
	Hand Dryer	107	1	EA	7	10+ years			
	Lavatory	107	1	EA	7	10+ years			
	Lavatory Lighting - Lay-in	107	1	EA	7	10+ years			
	Walls - Plaster/Drywall	107	84	SF					
				SF SF	7	10+ years			
	Walls - Tile Ceramic/ Porcelain	107	410		7	10+ years			
	Water Closet	107	1	EA	7	10+ years			
	Accessories	112	54	SF	7	6-10 years			
	Ceiling - Plaster/Drywall	112	54	SF	7	10+ years			
	Doors - Wood Doors inclu hw	112	1	EA	7	10+ years			
	Floor - Tile Ceramic/ Porcelain	112	54	SF	7	10+ years			
	Floor Drain	112	1	EA	7	10+ years			
	Hand Dryer	112	1	EA	7	10+ years			
	Lavatory	112	1	EA	7	10+ years			
	Lighting - Lay-in	112	1	EA	7	10+ years			
	Walls - Plaster/Drywall	112	84	SF	7	10+ years			
	Walls - Tile Ceramic/ Porcelain	112	410	SF	7	10+ years			
	Water Closet	112	1	EA	7	10+ years			
	Accessories	116	54	SF	7	6-10 years			
	Ceiling - Plaster/Drywall	116	54	SF	7	10+ years			
	Doors - Wood Doors inclu hw	116	1	EA	7	10+ years			
	Floor - Tile Ceramic/ Porcelain	116	54	SF	7	10+ years			
	Floor Drain	116	1	ĒΑ	7	10+ years			
	Hand Dryer	116	1	EA	7	10+ years			
	Lavatory	116	1	EA	7	10+ years			
	Lighting - Lay-in	116	1	EΑ	7	10+ years			
	Walls - Plaster/Drywall	116	84	SF	7	10+ years			
	Walls - Structural Glazed Tile	116	410	SF	7	10+ years			
	Water Closet	116	1	EA	7	10+ years			
	Accessories	201	54	SF	7	6-10 years			
	7.0000301103	201	54	Oi.	,	o-10 years			

Page : 36 of 48 Campus Name: Audubon Assessment Date: 11/15/2023



Ceiling - Plaster/Dywall 201 54 5F 7 10+ years	Catego	Category : Room		В	uilding	: Branc	h	, , , , , , , , , , , , , , , , , , , ,
Ceiling - Plaster/Drywall	_				_		Recommend	
Doors - Wood Doors inclu hw	Group		Location	Quantity		Rank		Comments
Floor - Tile Ceramic/ Porcelain 201 54				54				
Floor Drain		Doors - Wood Doors inclu hw		· · · · · · · · · · · · · · · · · · ·				
Hand Dryer		Floor - Tile Ceramic/ Porcelain		54		7		
Lavatory			201	1	EA	7	10+ years	
Lighting - Lay-in 201		Hand Dryer		1		7	10+ years	
Walls - Flaster/Drywall 201 84 SF 7 10+ years Walls - Tile Ceramic/ Porcelain 201 410 SF 7 10+ years Water Closet 201 1 EA 7 10+ years Accessories 207 50 SF 7 6-10 years Ceiling - Plaster/Drywall 207 1 EA 7 10+ years Doors - Wood Doors inclu hw 207 1 EA 7 10+ years Floor - Tile Ceramic/ Porcelain 207 1 EA 7 10+ years Floor Drain 207 1 EA 7 10+ years Hand Dryer 207 1 EA 7 10+ years Layatory 207 1 EA 7 10+ years Lighting - Lay-in 207 1 EA 7 10+ years Walls - Plaster/Drywall 207 317 SF 7 10+ years Walls - Plaster/Drywall 207 317		Lavatory		1		7	10+ years	
Walls - Tile Ceramic/ Porcelain 201 410 SF 7 10+ years Water Closet 201 1 EA 7 10+ years Accessories 207 50 SF 7 6-10 years Ceiling - Plaster/Drywall 207 50 SF 7 10+ years Floor Secondary 207 50 SF 7 10+ years Floor Taile Ceramic/ Porcelain 207 1 EA 7 10+ years Floor Drain 207 1 EA 7 10+ years Hand Dryer 207 1 EA 7 10+ years Lavatory 207 1 EA 7 10+ years Walls - Plaster/Drywall 207 33 SF 7 10+ years Walls - Tile Ceramic/ Porcelain 207 317 SF 7 10+ years Accessories 209 72 SF 7 10+ years Accessories 209 72 SF		Lighting - Lay-in	201			7	10+ years	
Water Closet 201 1 EA 7 10+ years Accessories 207 50 SF 7 6-10 years Ceiling - Plaster/Drywall 207 50 SF 7 10+ years Doors - Wood Doors inclu hw 207 50 SF 7 10+ years Floor - Tile Ceramic/ Porcelain 207 1 EA 7 10+ years Floor Drain 207 1 EA 7 10+ years Hand Dryer 207 1 EA 7 10+ years Layatory 207 1 EA 7 10+ years Lighting - Lay-in 207 1 EA 7 10+ years Walls - Plaster/Drywall 207 317 SF 7 10+ years Water Closet 207 1 EA 7 10+ years Ceiling - Plaster/Drywall 209 72 SF 7 10+ years Ceilorg - Plaster/Drywall 209 1 EA <td></td> <td>Walls - Plaster/Drywall</td> <td>201</td> <td>84</td> <td></td> <td>7</td> <td>10+ years</td> <td></td>		Walls - Plaster/Drywall	201	84		7	10+ years	
Accessories 207 50 SF 7 6-10 'years Ceiling - Plaster/Drywall 207 50 SF 7 10+ years Floor - Tile Ceramic/ Porcelain 207 50 SF 7 10+ years Floor Drain 207 1 EA 7 10+ years Hand Dryer 207 1 EA 7 10+ years Lavatory 207 1 EA 7 10+ years Lavatory 207 1 EA 7 10+ years Walls - Plaster/Drywall 207 93 SF 7 10+ years Walls - Plaster/Drywall 207 317 SF 7 10+ years Water Closet 207 317 SF 7 10+ years Water Closet 207 1 EA 7 10+ years Ceiling - Plaster/Drywall 209 72 SF 7 6-10 years Ceiling - Plaster/Drywall 209 72 SF		Walls - Tile Ceramic/ Porcelain	201	410	SF	7	10+ years	
Ceiling - Plaster/Drywall 207 50 SF 7 10+ years Doors - Wood Doors inclu hw 207 1 EA 7 10+ years Floor - Tile Ceramic/ Porcelain 207 1 EA 7 10+ years Floor Drain 207 1 EA 7 10+ years Lavatory 207 1 EA 7 10+ years Layatory 207 1 EA 7 10+ years Lighting - Lay-in 207 1 EA 7 10+ years Walls - Plaster/Drywall 207 93 SF 7 10+ years Walls - Tile Ceramic/ Porcelain 207 317 SF 7 10+ years Water Closet 207 1 EA 7 10+ years Water Closet 207 1 EA 7 10+ years Ceiling - Plaster/Drywall 209 72 SF 7 10+ years Ceiling - Plaster/Drywall 209 1		Water Closet	201	1	EA	7	10+ years	
Ceiling - Plaster/Drywall 207 50 SF 7 10+ years Doors - Wood Doors inclu hw 207 1 EA 7 10+ years Floor - Tile Ceramic/ Porcelain 207 1 EA 7 10+ years Floor Drain 207 1 EA 7 10+ years Lavatory 207 1 EA 7 10+ years Layatory 207 1 EA 7 10+ years Lighting - Lay-in 207 1 EA 7 10+ years Walls - Plaster/Drywall 207 317 SF 7 10+ years Walls - Tile Ceramic/ Porcelain 207 317 SF 7 10+ years Water Closet 207 1 EA 7 10+ years Water Closet 207 1 EA 7 10+ years Ceiling - Plaster/Drywall 209 72 SF 7 10+ years Ceiling - Plaster/Drywall 209 1		Accessories	207	50	SF	7	6-10 years	
Doors - Wood Doors inclu hw		Ceiling - Plaster/Drywall	207	50	SF			
Floor - Tile Ceramic/ Porcelain 207 50 SF 7 10+ years Floor Drain 207 1 EA 7 10+ years Floor Drain 207			207	1	EA	7	•	
Floor Drain				50			,	
Hand Dryer							,	
Lavatory 207 1 EA 7 10+ years Lighting - Lay-in 207 93 SF 7 10+ years Walls - Plaster/Drywall 207 91 SF 7 10+ years Walls - Tile Ceramic/ Porcelain 207 1 EA 7 10+ years Water Closet 207 1 EA 7 10+ years Accessories 209 72 SF 7 6-10 years Ceiling - Plaster/Drywall 209 72 SF 7 10+ years Doors - Wood Doors inclu hw 209 1 EA 7 10+ years Floor - Tile Ceramic/ Porcelain 209 72 SF 7 10+ years Floor Drain 209 1 EA 7 10+ years Hand Dryer 209 1 EA 7 10+ years Lavatory 209 1 EA 7 10+ years Walls - Plaster/Drywall 209 84 SF 7 10+ years Walls - Tile Ceramic/ Porcelain 209 41				<u>-</u>			,	
Lighting - Lay-in 207 1 EA 7 10+ years Walls - Plaster/Drywall 207 93 SF 7 10+ years Walls - Tile Ceramic/ Porcelain 207 1 EA 7 10+ years Water Closet 207 1 EA 7 10+ years Accessories 209 72 SF 7 6-10 years Ceiling - Plaster/Drywall 209 72 SF 7 10+ years Doors - Wood Doors inclu hw 209 1 EA 7 10+ years Floor - Tile Ceramic/ Porcelain 209 1 EA 7 10+ years Floor Drain 209 1 EA 7 10+ years Hand Dryer 209 1 EA 7 10+ years Lavatory 209 1 EA 7 10+ years Lighting - Lay-in 209 84 SF 7 10+ years Walls - Tile Ceramic/ Porcelain 209 84 SF 7 10+ years Water Closet 209 1 <td></td> <td></td> <td></td> <td>1</td> <td></td> <td></td> <td>,</td> <td></td>				1			,	
Walls - Plaster/Drywall 207 93 SF 7 10+ years Walls - Tile Ceramic/ Porcelain 207 317 SF 7 10+ years Water Closet 207 1 EA 7 10+ years Accessories 209 72 SF 7 6-10 years Ceiling - Plaster/Drywall 209 72 SF 7 10+ years Doors - Wood Doors inclu hw 209 1 EA 7 10+ years Floor - Tile Ceramic/ Porcelain 209 72 SF 7 10+ years Floor Drain 209 1 EA 7 10+ years Hand Dryer 209 1 EA 7 10+ years Layatory 209 1 EA 7 10+ years Lighting - Lay-in 209 1 EA 7 10+ years Walls - Plaster/Drywall 209 84 SF 7 10+ years Walls - Tile Ceramic/ Porcelain 209 410 SF 7 10+ years Water Closet 209			_	1			,	
Walls - Tile Ceramic/ Porcelain 207 317 SF 7 10+ years Water Closet 207 1 EA 7 10+ years Accessories 209 72 SF 7 6-10 years Ceiling - Plaster/Drywall 209 72 SF 7 10+ years Doors - Wood Doors inclu hw 209 1 EA 7 10+ years Floor - Tile Ceramic/ Porcelain 209 1 EA 7 10+ years Floor Drain 209 1 EA 7 10+ years Hand Dryer 209 1 EA 7 10+ years Lavatory 209 1 EA 7 10+ years Lighting - Lay-in 209 1 EA 7 10+ years Walls - Plaster/Drywall 209 84 SF 7 10+ years Walls - Tile Ceramic/ Porcelain 209 410 SF 7 10+ years Water Closet 209 1 EA 7 10+ years Accessories 210 54				· ·				
Water Closet 207 1 EA 7 10+ years Accessories 209 72 SF 7 6-10 years Ceiling - Plaster/Drywall 209 72 SF 7 10+ years Doors - Wood Doors inclu hw 209 1 EA 7 10+ years Floor - Tile Ceramic/ Porcelain 209 1 EA 7 10+ years Floor Drain 209 1 EA 7 10+ years Hand Dryer 209 1 EA 7 10+ years Lavatory 209 1 EA 7 10+ years Walls - Plaster/Drywall 209 1 EA 7 10+ years Walls - Plaster/Drywall 209 410 SF 7 10+ years Water Closet 209 1 EA 7 10+ years Water Closet 209 1 EA 7 10+ years Accessories 210 54 SF 7 6-10 years Ceiling - Plaster/Drywall 210 54 SF		Walls - Tile Ceramic/ Porcelain					•	
Accessories 209 72 SF 7 6-10 years Ceiling - Plaster/Drywall 209 72 SF 7 10+ years Doors - Wood Doors inclu hw 209 1 EA 7 10+ years Floor - Tile Ceramic/ Porcelain 209 1 EA 7 10+ years Floor Drain 209 1 EA 7 10+ years Hand Dryer 209 1 EA 7 10+ years Lavatory 209 1 EA 7 10+ years Lighting - Lay-in 209 1 EA 7 10+ years Walls - Plaster/Drywall 209 84 SF 7 10+ years Walls - Tile Ceramic/ Porcelain 209 410 SF 7 10+ years Water Closet 209 1 EA 7 10+ years Accessories 210 54 SF 7 6-10 years Ceiling - Plaster/Drywall 210 54 SF 7 10+ years Place - Commondal Porcelain 210 <td< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td>,</td><td></td></td<>							,	
Ceiling - Plaster/Drywall 209 72 SF 7 10+ years Doors - Wood Doors inclu hw 209 1 EA 7 10+ years Floor - Tile Ceramic/ Porcelain 209 72 SF 7 10+ years Floor Drain 209 1 EA 7 10+ years Hand Dryer 209 1 EA 7 10+ years Lavatory 209 1 EA 7 10+ years Lighting - Lay-in 209 1 EA 7 10+ years Walls - Plaster/Drywall 209 84 SF 7 10+ years Walls - Tile Ceramic/ Porcelain 209 410 SF 7 10+ years Water Closet 209 1 EA 7 10+ years Accessories 210 54 SF 7 6-10 years Ceiling - Plaster/Drywall 210 54 SF 7 10+ years Doors - Wood Doors inclu hw 210 1 EA 7 10+ years Floor - Tile Ceramic/ Porcelain <td< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>								
Doors - Wood Doors inclu hw 209 1 EA 7 10+ years Floor - Tile Ceramic/ Porcelain 209 72 SF 7 10+ years Floor Drain 209 1 EA 7 10+ years Hand Dryer 209 1 EA 7 10+ years Lavatory 209 1 EA 7 10+ years Lighting - Lay-in 209 1 EA 7 10+ years Walls - Plaster/Drywall 209 84 SF 7 10+ years Walls - Tile Ceramic/ Porcelain 209 410 SF 7 10+ years Water Closet 209 1 EA 7 10+ years Accessories 210 54 SF 7 6-10 years Ceiling - Plaster/Drywall 210 54 SF 7 10+ years Doors - Wood Doors inclu hw 210 1 EA 7 10+ years Floor - Tile Ceramic/ Porcelain 210 54 SF 7 10+ years							•	
Floor - Tile Ceramic/ Porcelain 209 72 SF 7 10+ years							,	
Floor Drain 209 1 EA 7 10+ years Hand Dryer 209 1 EA 7 10+ years Lavatory 209 1 EA 7 10+ years Lighting - Lay-in 209 1 EA 7 10+ years Walls - Plaster/Drywall 209 84 SF 7 10+ years Water Closet 209 410 SF 7 10+ years Accessories 210 54 SF 7 6-10 years Ceiling - Plaster/Drywall 210 54 SF 7 10+ years Doors - Wood Doors inclu hw 210 1 EA 7 10+ years Floor - Tile Ceramic/ Porcelain 210 54 SF 7 10+ years								
Hand Dryer 209 1 EA 7 10+ years Lavatory 209 1 EA 7 10+ years Lighting - Lay-in 209 1 EA 7 10+ years Walls - Plaster/Drywall 209 84 SF 7 10+ years Water Closet 209 1 EA 7 10+ years Accessories 210 54 SF 7 6-10 years Ceiling - Plaster/Drywall 210 54 SF 7 10+ years Doors - Wood Doors inclu hw 210 1 EA 7 10+ years Floor - Tile Ceramic/ Porcelain 210 54 SF 7 10+ years								
Lavatory 209 1 EA 7 10+ years Lighting - Lay-in 209 1 EA 7 10+ years Walls - Plaster/Drywall 209 84 SF 7 10+ years Walls - Tile Ceramic/ Porcelain 209 410 SF 7 10+ years Water Closet 209 1 EA 7 10+ years Accessories 210 54 SF 7 6-10 years Ceiling - Plaster/Drywall 210 54 SF 7 10+ years Doors - Wood Doors inclu hw 210 1 EA 7 10+ years Floor - Tile Ceramic/ Porcelain 210 54 SF 7 10+ years				•			•	
Lighting - Lay-in 209 1 EA 7 10+ years Walls - Plaster/Drywall 209 84 SF 7 10+ years Water Closet 209 1 EA 7 10+ years Accessories 210 54 SF 7 6-10 years Ceiling - Plaster/Drywall 210 54 SF 7 10+ years Doors - Wood Doors inclu hw 210 1 EA 7 10+ years Floor - Tile Ceramic/ Porcelain 210 54 SF 7 10+ years				1			,	
Walls - Plaster/Drywall 209 84 SF 7 10+ years Walls - Tile Ceramic/ Porcelain 209 410 SF 7 10+ years Water Closet 209 1 EA 7 10+ years Accessories 210 54 SF 7 6-10 years Ceiling - Plaster/Drywall 210 54 SF 7 10+ years Doors - Wood Doors inclu hw 210 1 EA 7 10+ years Floor - Tile Ceramic/ Porcelain 210 54 SF 7 10+ years				1			,	
Walls - Tile Ceramic/ Porcelain 209 410 SF 7 10+ years Water Closet 209 1 EA 7 10+ years Accessories 210 54 SF 7 6-10 years Ceiling - Plaster/Drywall 210 54 SF 7 10+ years Doors - Wood Doors inclu hw 210 1 EA 7 10+ years Floor - Tile Ceramic/ Porcelain 210 54 SF 7 10+ years		Lighting - Lay-in		•			,	
Water Closet 209 1 EA 7 10+ years Accessories 210 54 SF 7 6-10 years Ceiling - Plaster/Drywall 210 54 SF 7 10+ years Doors - Wood Doors inclu hw 210 1 EA 7 10+ years Floor - Tile Ceramic/ Porcelain 210 54 SF 7 10+ years		Walls - Plaster/Drywall					•	
Accessories 210 54 SF 7 6-10 years Ceiling - Plaster/Drywall 210 54 SF 7 10+ years Doors - Wood Doors inclu hw 210 1 EA 7 10+ years Floor - Tile Ceramic/ Porcelain 210 54 SF 7 10+ years							,	
Ceiling - Plaster/Drywall21054SF710+ yearsDoors - Wood Doors inclu hw2101EA710+ yearsFloor - Tile Ceramic/ Porcelain21054SF710+ years				<u>-</u>			,	
Doors - Wood Doors inclu hw 210 1 EA 7 10+ years Floor - Tile Ceramic/ Porcelain 210 54 SF 7 10+ years			-					
Floor - Tile Ceramic/ Porcelain 210 54 SF 7 10+ years								
·				· ·			,	
		Floor - Tile Ceramic/ Porcelain					,	
•		Floor Drain	210	1	EA	7	10+ years	
Hand Dryer 210 1 EA 7 10+ years				1				
Lavatory 210 1 EA 7 10+ years				1			-	
Lighting - Lay-in 210 1 EA 7 10+ years				<u>=</u>			•	
Walls - Plaster/Drywall 210 84 SF 7 10+ years								
Walls - Tile Ceramic/ Porcelain 210 410 SF 7 10+ years				410			10+ years	
Water Closet 210 1 EA 7 10+ years		Water Closet	210	· ·			10+ years	
Accessories 2nd Floor - Unisex 99 SF 7 6-10 years		Accessories	2nd Floor - Unisex	99	SF	7	6-10 years	



Catego	ry : Room		В	uilding	: Branc	h	•
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Ceiling - Plaster/Drywall	2nd Floor - Unisex	99	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor - Unisex	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	2nd Floor - Unisex	99	SF	7	10+ years	
	Floor Drain	2nd Floor - Unisex	1	EA	7	10+ years	
	Hand Dryer	2nd Floor - Unisex	1	EA	7	10+ years	
	Lavatory	2nd Floor - Unisex	1	EA	7	10+ years	
	Lighting - Lay-in	2nd Floor - Unisex	1	EA	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor - Unisex	60	SF	7	10+ years	
	Walls - Structural Glazed Tile	2nd Floor - Unisex	360	SF	7	10+ years	
	Water Closet	2nd Floor - Unisex	1	EA	7	10+ years	
	Accessories	Near 112	48	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Near 112	48	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Near 112	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	Near 112	48	SF	7	10+ years	
	Floor Drain	Near 112	1	ĒΑ	7	10+ years	
	Hand Dryer	Near 112	1	ΕA	7	10+ years	
	Lavatory	Near 112	1	EA	7	10+ years	
	Lighting - Pendent/Surface	Near 112	1	EA	7	10+ years	
	Walls - Plaster/Drywall	Near 112	83	SF	7	10+ years	
	Walls - Tile Ceramic/ Porcelain	Near 112	327	SF	7	10+ years	
	Water Closet	Near 112	1	EA	7	10+ years	
	Accessories	Near 115	48	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Near 115	48	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Near 115	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	Near 115	48	SF	7	10+ years	
	Floor Drain	Near 115	1	EA	7	10+ years	
	Hand Dryer	Near 115	1	EA	7	10+ years	
	Lavatory	Near 115	1	EA	7	10+ years	
	Lighting - Lay-in	Near 115	1	EA	7	•	
	Walls - Plaster/Drywall	Near 115	93	SF	7	10+ years	
	Walls - Tile Ceramic/ Porcelain	Near 115 Near 115	317	SF	7	10+ years	
	Water Closet	Near 115 Near 115	1	EA	7	10+ years	
				SF	7	10+ years	
	Accessories	Near 206	98	SF SF		6-10 years	
	Ceiling - Plaster/Drywall	Near 206	98		7	10+ years	
	Doors - Wood Doors inclu hw	Near 206	1	EA SF	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	Near 206	98		7	10+ years	
	Floor Drain	Near 206	1	EΑ	7	10+ years	
	Hand Dryer	Near 206	1	EΑ	7	10+ years	
	Lavatory	Near 206	1	EΑ	7	10+ years	
	Lighting - Lay-in	Near 206	1	EA	7	10+ years	
	Walls - Plaster/Drywall	Near 206	50	SF	7	10+ years	
	Walls - Tile Ceramic/ Porcelain	Near 206	360	SF	7	10+ years	
	Water Closet	Near 206	1	EA	7	10+ years	

Page : 38 of 48 Campus Name: Audubon Assessment Date: 11/15/2023



Catego	ry : Classroom		В	uilding	: Branc	h	,
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Classroo	om #107 (Kindergarten)						
	Casework	1st Floor	8	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	620	SF	7	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	100	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	720	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	8	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	5	EA	7	10+ years	
	Marker Board	1st Floor	10	LF	7	6-10 years	
	Storage/ Closet	1st Floor	63	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,192	SF	7	10+ years	
	Work Sink	1st Floor	2	EA	7	10+ years	
	WORK OFFICE	1301 1001	2		,	TOT years	
Classroo	om #112 (Kindergarten)						
	Casework	1st Floor	8	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	200	SF	7	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	597	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	ĒΑ	7	10+ years	
	Floor - Tile	1st Floor	797	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	7	EΑ	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	6	EΑ	7	10+ years	
	Marker Board	1st Floor	10	LF	7	6-10 years	
	Storage/ Closet	1st Floor	69	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,192	SF	7	10+ years	
	Work Sink	1st Floor	2	EA	7	10+ years	
	Work office	13(1100)	2		,	101 years	
Classroo	om #116 (Kindergarten)						
	Casework	1st Floor	8	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	653	SF	7	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	93	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	743	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	8	ĒΑ	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	5	EA	7	10+ years	
	Marker Board	1st Floor	10	LF	7	6-10 years	
	Storage/ Closet	1st Floor	82	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,084	SF	7	10+ years	
	Work Sink	1st Floor	2	EA	7	10+ years	
	WOIR GITTE	1301	2	LA	,	10+ years	
Classroo	om #201 (Kindergarten)						
	Casework	2nd Floor	8	LF	7	10+ years	
	Ceiling - Lay-in	2nd Floor	615	SF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	93	SF	7	10+ years	
	- ·					-	



Catego	ry : Classroom		В	uilding	: Brancl	h	
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Doors - Wood Doors inclu hw	2nd Floor	1	EΑ	7	10+ years	
	Floor - Tile	2nd Floor	708	SF	7	10+ years	
	Lighting - Lay-in	2nd Floor	8	EA	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	2	EA	7	10+ years	
	Marker Board	2nd Floor	10	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	72	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,235	SF	7	10+ years	
	Work Sink	2nd Floor	2	EA	7	10+ years	
Classroc	om #207 (Kindergarten)						
	Casework	2nd Floor	8	LF	7	10+ years	
	Ceiling - Lay-in	2nd Floor	761	SF	7	10+ years	
	Ceiling - Lay-iii Ceiling - Plaster/Drywall	2nd Floor	100	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	100	EA	7	10+ years	
	Floor - Tile	2nd Floor	861	SF	7	10+ years	
	Lighting - Lay-in	2nd Floor 2nd Floor	14	EA	7	•	
	Lighting - Lay-III Lighting - Pendent/Surface	2nd Floor 2nd Floor				10+ years	
	Marker Board	2nd Floor 2nd Floor	3 10	EA LF	7 7	10+ years	
						6-10 years	
	Storage/ Closet	2nd Floor	97	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,210	SF	7	10+ years	
	Work Sink	2nd Floor	2	EA	7	10+ years	
Classroc	om #209 (Kindergarten)						
	Casework	2nd Floor	8	LF	7	10+ years	
	Ceiling - Lay-in	2nd Floor	722	SF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	93	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Tile	2nd Floor	815	SF	7	10+ years	
	Lighting - Lay-in	2nd Floor	10	EA	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	4	EA	7	10+ years	
	Marker Board	2nd Floor	8	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	72	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,342	SF	7	10+ years	
	Work Sink	2nd Floor	2	EA	7	10+ years	
Classroo	om #210 (Kindergarten)						
	Casework	2nd Floor	8	LF	7	10+ years	
	Ceiling - Lay-in	2nd Floor	743	SF	7	10+ years	
	Ceiling - Lay-iii Ceiling - Plaster/Drywall	2nd Floor	93	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Tile	2nd Floor 2nd Floor	836	SF	7 7		
						10+ years	
	Lighting - Lay-in	2nd Floor	9	EΑ	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	5	EA	7	10+ years	



Category : Classroom

John J Audubon Elementary School 3500 N Hoyne AVENUE, Chicago, IL 60618

roup	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Marker Board	2nd Floor	8	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	72	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,343	SF	7	10+ years	
	Work Sink	2nd Floor	2	EA	7	10+ years	
_4			D	!! -!!	- D	L	
atego	ry : Interior		В	ullaing	: Brancl	n Recommend	
r oup orridor	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
JIIIGOL	Ceiling - Plaster/Drywall	1st Floor	1,008	SF	7	10+ years	
	Doors - Steel Doors incl hw	1st Floor	4	ĒΑ	7	10+ years	
	Doors - Wood Doors include hw	1st Floor	2	EΑ	7	10+ years	
	Floor - Tile/Sheet	1st Floor	1,008	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	26	EA	7	10+ years	
	Student Lockers - Two Tiers	1st Floor	3	EA	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	3,462	SF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	916	SF	7		
	Doors - Steel Doors incl hw	2nd Floor 2nd Floor				10+ years	
			2	EA	7	10+ years	
	Floor - Tile/Sheet	2nd Floor	916	SF	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	16	EA	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	3,984	SF	7	10+ years	
afety							
	Camera Viewing Station	Entire Building	1	EA	7	6-10 years	
	Security Cameras	Entire Building	15	EA	7	6-10 years	
tairs							
ans	Ceiling - Plaster/Drywall	North	178	SF	7	10+ years	
	Floor - Rubber Floor	North	178	SF	7	10+ years	
	Handrails	North	97	LF	7	10+ years	
	Lighting - Lay-in	North	2	ĒΑ	7	10+ years	
	Stairs - Rubber	North	128	LF	7	10+ years	
	Walls - Plaster/Drywall	North	290	SF	7	10+ years	
	Ceiling - Plaster/Drywall	South	164	SF	7	10+ years	
	Floor - Rubber Floor	South	164	SF	7	10+ years	
	Handrails	South	97	LF	7	10+ years	
				EA			
	Lighting - Lay-in	South	3		7	10+ years	
	Stairs - Rubber	South	128	LF	7	10+ years	
	Walls - Plaster/Drywall	South	290	SF	7	10+ years	
ertical (Conveyance						
	Elevator - Hydraulic Elevator	South	1	EA	7	10+ years	

Building: Branch





Catego	ry : Exterior		В	Building : Field House					
Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments		
Entrance	9								
	Exterior Doors - Exterior Steel Door	#12 - S	1	EA	6	10+ years			
	Exterior Doors - Exterior Steel Door	#13 - S	1	EA	6	10+ years			
Foundat	ion								
	Foundation - Concrete	Entire Building	196	LF	7	10+ years			
	Superstructure - Slab on Grade	Entire Building	1,670	SF	7	10+ years			
_Roof Sys	stem								
	Roof - Metal	Main Roof	1,844	SF	6	2-5 years			
	Roof Structure - Heavy Timber	Main Roof	1,844	SF	7	10+ years			
Walls									
	Exterior Walls - Brick	Entire Building	204	SF	6	10+ years			
	Exterior Walls - Hardie Board	Entire Building	1,552	SF	6	10+ years			
Windows	3								
	Guard - Guards wire guard	Entire Building	224	SF	6	6-10 years			
	Windows - Casement Aluminum Double- pane	Entire Building	224	SF	6	6-10 years			

Building : Field House Category : Electrical

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend	Comments
Emerge	ncy System						
•	Exit Signs - Multipurpose Room	1st Floor	2	EA	6	6-10 years	
	Emergency Battery Packs - Multipurpose	1st Floor	2	EA	6	6-10 years	
	Room						
	Security System - CCTV	Entire Building	1,670	SF	6	6-10 years	
Power D	Distribution						
	Lighting and Power Panels - Above 100 A	1st Floor	1	EA	7	10+ years	Item Type changed to match current observations

Category : Fire Protection Building: Field House

Group Item - Type Fire Alarm	Location	Recommend Quantity UOM Rank Replacement Comments
Fire Alarm Panel	1st Floor	1 EA 6 10+ years
Fire Alarm Strobe Lights	1st Floor	1,670 SF 6 10+ years

Campus Name: Audubon Page : 42 of 48 Assessment Date: 11/15/2023



Catego	ry : Fire Protection		В	uilding	: Field I	louse	
	,					Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Fire Alarm_System	1st Floor	1,670	SF	6	10+ years	
	•					•	
Catego	ry : Mechanical		В	uilding	: Field I	louse	
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Heating	Devices						
	Gas/ Natural Draft Furnace - 101 - 200 MBH	Mechanical Room	1	EA	6	10+ years	Rank, Reason and Priority Rep adjusted as furnace was replaced in 2021. Dataplate is inside the unit and was inaccessible at the time of assessment.
Tempera	ature Control						
,	Electric Controls	Entire Building	1,670	SF	6	6-10 years	Electric controls are internal to and integral with the furnace; interior of the unit was inaccessible at the time of assessment.
	Electric Thermostat	Entire Building	1	EA	6	6-10 years	
Catego	ry : Plumbing		В	uilding	: Field H		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Piping							
	Vent Piping	Entire Building	1,670	SF	5	10+ years	Venting fixtures not related to domestic plumbing are located on the building roof.
Catego	ry : Room		В	uilding	: Field I	House	
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Lunch &	Multipurpose Room						
	AC Unit	001 - Field House East	1	EA	7	6-10 years	
	Ceiling - Lay-in	001 - Field House East	676	SF	7	10+ years	
	Doors - Steel Doors incl hw	001 - Field House East	1	EA	6	10+ years	
	Floor - Tile	001 - Field House East	676	SF	6	10+ years	
	Lighting - Lay-in	001 - Field House East	7	EA	6	6-10 years	
	Market Board	001 - Field House East	8	LF	6	6-10 years	
	Walls - Masonry	001 - Field House East	200	SF	7	10+ years	
		001 - Field House East	793	SF	7	10+ years	
	Walls - Plaster/Drywall	000 F: 1111 347 1		∟ ∧	7	6-10 years	
	AC Unit	002 - Field House West	1	EA	7		
		002 - Field House West 002 - Field House West 002 - Field House West	1 492 8	SF SF	7 4	10+ years 1-2 years	Water damaged ceiling

Campus Name: Audubon Page: 43 of 48 Assessment Date: 11/15/2023



Catego	ry : Room		В	uilding	: Field I	louse	
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Doors - Steel Doors incl hw	002 - Field House West	1	EA	6	10+ years	
	Floor - Tile	002 - Field House West	500	SF	6	10+ years	
	Lighting - Lay-in	002 - Field House West	6	EA	6	6-10 years	corrected quantity
	Walls - Plaster/Drywall	002 - Field House West	796	SF	7	10+ years	
_Mechan	ical/ Service Rooms						
	Mechanical/ Service Rooms	1st Floor	44	SF	5	10+ years	Missing parts of ceiling connected to attic space

Category: Interior **Building: Field House**

Group Safety	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Security Cameras	1st Floor	2	EA	7	6-10 years	

Campus Name: Audubon Page : 44 of 48 Assessment Date: 11/15/2023





Category: Site Building: Site

Jalegoi	ry : Site		В	uilding	: Site		
						Recommend	
roup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
thletic			·				
	Surface - Synthetic	Main - North	9,388	SF	7	10+ years	
	Surface - Synthetic	Main - North	9,500	Oi		10+ years	
ivil/Drai	nage						
	Civil/ Drainage - Catch Basin	Branch	2	EA	7	10+ years	
	Civil/ Drainage - Site Manhole	Branch	3	ΕA	7	10+ years	
	Civil/ Drainage - Catch Basin	Main	6	EA	6	10+ years	
	Civil/ Drainage - Site Manhole	Main	5	EA	6	10+ years	
	Sivily Brainage Cite Maintele	· · · · · · · · · · · · · · · · · · ·	Ŭ	_, ,	Ü	io. youro	
encing							
	Fencing - Chain Link	Branch	75	LF	6	2-5 years	
	Fencing - Chain Link w/Barbed Wire	Branch	130	LF	7	10+ years	
	Fencing - Chain Link w/Barbed Wire	Branch	350	LF	6	2-5 years	
	Fencing - New Standard Ornamental	Branch	525	LF	6	10+ years	
	Fencing - New Standard Ornamental	Branch	5	LF	5	1-2 years	Bent section
	Fencing - Chain Link	Main	128	LF	6	10+ years	
	Fencing - New Standard Ornamental	Main	1,023	LF	7	10+ years	
	Fencing - Wood Fencing w/ Steel Frame	Main	265	LF	6	2-5 years	Some repairs made
andscar	ne.						
	Landscape - Grass	Branch	2,500	SF	7	10+ years	
	Landscape - Hardscape- Concrete	Branch	400	SF	7	10+ years	
	Planting Beds/ Area	Branch	2,900	SF	7	10+ years	
	Retaining Wall - Concrete	Branch	250	SF	7	10+ years	
	Benches	Main	7	EA	7	10+ years	
	Landscape - Grass	Main	10,852	SF	6	10+ years	Partially turned into planting beds
	Landscape - Hardscape- Concrete	Main	5,089	SF	7	10+ years	r artially tarried into planting bode
	Landscape - Hardscape - Pavers	Main	1,288	SF	7	10+ years	
	Parkway trees	Main	24	EA	6	10+ years	
	Planting Beds/ Area	Main	5,200	SF	7	10+ years	
	Play Area - Hardscape- Asphalt	Main	2,195	SF	7	10+ years	
	Trash Receptacles	Main	2,193	EA	6	10+ years	
	Walking Path - Hardscape- Asphalt	Main	1,100	SF	7	10+ years 10+ years	
	Walking Fath - Hardscape- Asphalt	IVIdIII	1,100	SF	1	10+ years	
arking L							
	Concrete Curbs	Branch	520	LF	7	10+ years	
	Lighting - Pole Mounted	Branch	3	EA	7	6-10 years	
	Surface - Asphalt	Branch	32,600	SF	6	6-10 years	
	Surface - Concrete	Branch	415	SF	7	10+ years	
	Trash Enclosure - Masonry	Branch	240	SF	7	10+ years	
	Concrete Curbs	Main	300	LF	7	10+ years	Not previously assessed



Category : Site			В	Building : Site			
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Pavers	Main	2,508	SF	7	10+ years	
	Surface - Concrete	Main	650	SF	7	10+ years	Not previously assessed
	Trash Enclosure - Chain Links	Main	783	SF	6	10+ years	
Playgrou	ınd						
	Equipment - Pre K 3-5	Branch	1	EA	7	10+ years	
	Surface - Poured Surface	Branch	1,900	SF	7	10+ years	
	Equipment - School Age 5-12	Main	1	EA	7	10+ years	
	Surface - Poured Surface	Main	2,600	SF	7	6-10 years	
Sidewalk	KS.						
	Sidewalks - Internal Walks	Branch	400	LF	7	10+ years	
	Sidewalks - Perimeter Sidewalks	Branch	5,005	SF	7	10+ years	
	Sidewalks - Perimeter Sidewalks	Branch	75	SF	5	1-2 years	Cracked, poorly patched
	Sidewalks - Internal Walks	Main	126	LF	6	10+ years	
	Sidewalks - Perimeter Sidewalks	Main	14,497	SF	6	10+ years	
	Sidewalks - Perimeter Sidewalks	Main	650	SF	4	1-2 years	Heaving areas
Signage							
	Flag Pole - Flag Pole	Main - Southeast	1	EA	6	10+ years	
	Marquee - Free Standing Back Lighted	Main - Southeast	1	EA	6	10+ years	
	Monument - Building Mounted Cut Letter Sign	Main - Southeast	1	EA	7	10+ years	

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").

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





Classroom Summary

Classroom Summary				Floor Plan		Glazed	Operable		
			Room	Room	Area	Window	Window	Window	Smart-
Current Usage	Intended Usage	Room Location	Number	Number	(SF)	Area	Area	Stop	Board
Building : Main	<u> </u>	•	•						
Computer Lab	Regular Classroom	3rd Floor	304	304	983	147	73	N	N
Kindergarten	Kindergarten	1st Floor	109	109	1,070	210	70	N	N
Pre School	Regular Classroom	Basement	009	-	858	120	45	N	N
Regular Classroom	Library	2nd Floor	206	206	1,237	150	50	N	N
Regular Classroom	Regular Classroom	1st Floor	104	104	1,116	150	50	N	N
Regular Classroom	Regular Classroom	1st Floor	105	105	1,116	120	40	N	N
Regular Classroom	Regular Classroom	1st Floor	106	106	1,237	150	50	N	N
Regular Classroom	Regular Classroom	1st Floor	107	107	983	150	50	N	N
Regular Classroom	Regular Classroom	1st Floor	108	108	1,110	180	60	N	N
Regular Classroom	Regular Classroom	2nd Floor	204	204	983	125	62	N	N
Regular Classroom	Regular Classroom	2nd Floor	207	207	983	122	61	N	N
Regular Classroom	Regular Classroom	2nd Floor	208	208	983	150	75	N	N
Regular Classroom	Regular Classroom	2nd Floor	209	209	1,070	210	70	N	N
Regular Classroom	Regular Classroom	3rd Floor	305	305	983	144	72	N	N
Regular Classroom	Regular Classroom	3rd Floor	308	308	983	216	108	N	N
Regular Classroom	Regular Classroom	3rd Floor	309	309	983	150	75	N	N
Special Education	Regular Classroom	Basement	006	-	577	40	18	N	N
Building : Addition		1	•	_		•		•	
Art Room	Science Classroom	1st Floor	102	102	1,012	140	45	N	N
Other Instructional Use	Regular Classroom	Basement	001	-	1,059	120	45	N	N
Regular Classroom	Regular Classroom	1st Floor	101	101	1,012	155	45	N	N
Regular Classroom	Regular Classroom	1st Floor	103	103	1,012	140	45	N	N
Regular Classroom	Regular Classroom	2nd Floor	201	201	983	195	97	N	N
Regular Classroom	Regular Classroom	2nd Floor	203	203	983	180	90	N	N
Regular Classroom	Regular Classroom	3rd Floor	301	301	983	216	108	N	N
Regular Classroom	Regular Classroom	3rd Floor	302	302	983	244	122	N	N
Regular Classroom	Regular Classroom	3rd Floor	303	303	983	169	84	N	N
Science Classroom	Regular Classroom	2nd Floor	202	202	983	244	122	N	N
Building : Branch									
Kindergarten	Kindergarten	1st Floor	107	1	720	108	36	1	N
Kindergarten	Kindergarten	1st Floor	112	2	797	240	168		
Kindergarten	Kindergarten	1st Floor	116	3	743	95	56	1	
Kindergarten	Kindergarten	2nd Floor	201	4	708	202	56		
Kindergarten	Kindergarten	2nd Floor	207	5	861	108	84		
Kindergarten	Kindergarten	2nd Floor	209	6	815	130	40		
Kindergarten	Kindergarten	2nd Floor	210	7	836	108	0		



Classroom Summary

				Floor Plan		Glazed	Operable		
			Room	Room	Area	Window	Window	Window	Smart-
Current Usage	Intended Usage	Room Location	Number	Number	(SF)	Area	Area	Stop	Board

Campus Name: Audubon Page : 48 of 48 Assessment Date: 11/15/2023