

Facility Assessment Report

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

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

Campus Summary			
BuildingName	Year Constructed	Number of Floors	Building Area (Sq Ft)
Main	1958	1	26,642
Branch 1_Rosenwald	1951	1	11,838
Branch 2_Rosenwald Carroll	1996	2	47,154
Campus Total			85,634

Category : Exterior

Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Entrance							
	Entrance Control - Audio and Video	1	1	EA	7	6-10 years	Newly add
	Exterior Doors - Exterior FRP Door	1	2	EA	6	10+ years	
	Exterior Doors - Side lite	1	2	EA	7	10+ years	
	Exterior Doors - Transom Lite	1	1	EA	7	10+ years	
	Entrance Control - Audio and Video	2	1	EA	6	2-5 years	
	Exterior Doors - Side lite	2	2	EA	6	10+ years	
	Exterior Doors - Store Front	2	4	EA	6	10+ years	
	Exterior Doors - Transom Lite	2	4	EA	6	10+ years	
	Power Door Operator and Controls	2	1	EA	7	6-10 years	
	Entrance Control - Audio	3	1	EA	6	6-10 years	
	Exterior Doors - Exterior FRP Door	3	2	EA	5	1-2 years	Missing the glass, covered with plywood
	Exterior Doors - Side lite	3	2	EA	7	10+ years	
	Exterior Doors - Transom Lite	3	1	EA	7	10+ years	
	Exterior Stairs - Concrete	3	18	LF	4	1-2 years	Cracking/missing pieces around the column
	Ramps - Concrete	3	12	LF	7	10+ years	
	Exterior Doors - Exterior FRP Door	4	1	EA	6	10+ years	
	Exterior Stairs - Concrete	4	8	LF	7	10+ years	
	Exterior Doors - Exterior FRP Door	5	2	EA	6	6-10 years	
	Exterior Doors - Exterior FRP Door	6	1	EA	6	10+ years	
	Exterior Stairs - Concrete	6	8	LF	7	10+ years	

Category : Exterior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Exterior Doors - Exterior Steel Door	7	1	EA	6	6-10 years	Changed to match current observations
	Exterior Stairs - Concrete	7	52	LF	5	10+ years	
	Stair Handrail - Steel_Stair Handrail	7	12	LF	6	10+ years	
	Stair Handrail - Steel_Stair Handrail	7	3	LF	5	1-2 years	Rusted/Broken concrete base
	Exterior Doors - Exterior Steel Door	Mechanical	2	EA	7	10+ years	Newly replaced
	Exterior Stairs - Steel or Aluminum	Mechanical	6	LF	5	10+ years	
	Exterior Doors - Exterior Steel Door	Vault	1	EA	7	10+ years	Newly painted
	Exterior Stairs - Concrete	Vault	3	LF	6	10+ years	
Foundation							
	Foundation - Concrete	Entire Building	271	LF	6	10+ years	
	Superstructure - Metal Deck/ Concrete Topping	Entire Building	26,642	SF	6	10+ years	
Lighting							
	Exterior Lighting - Parapet or Roof Mounted	Entire Building	7	EA	7	10+ years	
	Exterior Lighting - Wall Mounted	Entire Building	13	EA	7	10+ years	
Roof System							
	Coping - Metal	A	110	LF	7	10+ years	Replaced 2022
	Downspouts - Exterior Downspouts	A	80	LF	7	10+ years	Replaced 2022
	Roof - PVC Membrane	A	4,785	SF	7	10+ years	Replaced 2022
	Roof Structure - Steel / Metal Deck/ Concrete Topping	A	4,785	SF	7	10+ years	
	Chimney - Brick Chimney- Concrete/ Mortar Liner	B	40	LF	7	10+ years	Replaced 2022. Quantity combined
	Coping - Metal	B	654	LF	7	10+ years	Replaced 2022
	Downspouts - Interior Downspouts	B	88	LF	7	10+ years	Replaced 2022
	Parapet - Parapet < 16" Height	B	654	LF	6	10+ years	
	Roof - PVC Membrane	B	17,072	SF	7	10+ years	Replaced 2022
	Roof Hatch - Metal	B	1	EA	7	10+ years	Replaced 2022
	Roof Hatch - Metal	B	1	EA	7	10+ years	Replaced 2022
	Roof Structure - Steel / Metal Deck/ Concrete Topping	B	17,072	SF	7	10+ years	
Walls							
	Canopy - Metal	Entire Building	438	SF	7	10+ years	Quantity changed to match current observations. Replaced 2022
	Exterior Walls - Brick	Entire Building	8,965	SF	6	10+ years	
Windows							
	Clerestory - Glass Double-Pane	Entire Building	320	SF	6	10+ years	

Category : Exterior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Guard - Guards wire guard	Entire Building	3,520	SF	6	10+ years	
	Lintels - Steel	Entire Building	614	LF	6	10+ years	
	Windows - Casement Aluminum Double-pane	Entire Building	3,520	SF	6	10+ years	
	Windows - Louver	Entire Building	108	SF	6	10+ years	

Category : Electrical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Emergency System</u>							
	Automatic Transfer Switch	Electrical Room	1	EA	7	10+ years	
	Exit Signs - Corridors and Stairs	Entire Building	6	EA	7	2-5 years	
	Exit Signs - Gym	Entire Building	3	EA	6	2-5 years	
	Exit Signs - Lunchroom	Entire Building	1	EA	6	2-5 years	
	Security System - CCTV	Entire Building	26,642	SF	6	6-10 years	
	Security System - Intrusion Detection	Entire Building	26,642	SF	6	6-10 years	
<u>Main Service</u>							
	Main Electrical Service - 1600 A 120/208/3PH	Electrical Room	1	EA	7	10+ years	
	PA System	Entire Building	26,642	SF	5	2-5 years	
<u>Power Distribution</u>							
	Lighting and Power Panels - 100 A	Entire Building	1	EA	6	2-5 years	Original electric panel 1957
	Lighting and Power Panels - 100 A	Entire Building	2	EA	4	2-5 years	
	Lighting and Power Panels - Above 100 A	Entire Building	2	EA	6	2-5 years	
	Lighting and Power Panels - Above 100 A	Entire Building	7	EA	6	6-10 years	
	Main Distribution Panels - Greater than 600 amp	Entire Building	3	EA	6	6-10 years	

Category : Fire Protection
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Fire Alarm</u>							
	Fire Alarm Panel	Entire Building	1	EA	7	10+ years	
	Fire Alarm Strobe Lights	Entire Building	26,642	SF	7	10+ years	
	Fire Alarm_System	Entire Building	26,642	SF	7	10+ years	

Category : Mechanical
Building : Main

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

Category : Mechanical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Chiller-Air Cooled-Screw Type-Ground Mounted - 101 - 200 tons	Site - East	1	EA	6	10+ years	
Air Handling Systems							
	Air Handling Unit- Package Single Zone- Indoor- Dual Temperature Coils - Less than 6000 cfm	Mechanical Room	1	EA	6	10+ years	
	Air Handling Unit- Package Single Zone- Indoor- Dual Temperature Coils - Less than 6000 cfm	Mechanical Room	1	EA	6	6-10 years	
	Air Intake	Mechanical Room	2	EA	6	6-10 years	
Boiler Systems							
	Boiler Auxiliary- Non Condensing Hot Water - 1001 - 2000 MBH	Boiler Room	2	EA	6	6-10 years	
	Chemical Pot Feeder	Boiler Room	1	EA	7	6-10 years	
	Combustion Dampers	Boiler Room	2	EA	6	6-10 years	
	Glycol Feed System	Boiler Room	1	EA	6	6-10 years	
	Non Condensing- Water Tube- Flexible Tube- Force Draft- Hot Water Boiler - 1001 - 2000 MBH	Boiler Room	1	EA	6	6-10 years	
	Non Condensing- Water Tube- Flexible Tube- Force Draft- Hot Water Boiler - 1001 - 2000 MBH	Boiler Room	1	EA	6	6-10 years	
Gas Booster							
	Gas Booster	Boiler Room	1	EA	7	10+ years	
Heating Devices							
	Cabinet Heaters - With Hot Water Coil	Entire Building	5	EA	6	6-10 years	
	Unit Heater - Electric	Entire Building	2	EA	6	6-10 years	
	Unit Heater - Hot Water	Entire Building	2	EA	7	6-10 years	
	Wall Heater - Electric	Entire Building	8	EA	6	6-10 years	
Mechanical Plumbing							
	Chilled Water Pump - Less than 10	Boiler Room	1	EA	6	6-10 years	P-1
	Chilled Water Pump - Less than 10	Boiler Room	1	EA	6	6-10 years	P-2
	Dual Temperature Pump - Less than 10	Boiler Room	1	EA	6	6-10 years	
	Dual Temperature Pump - Less than 10	Boiler Room	1	EA	6	6-10 years	
	Hot Water Pump - Less than 10	Boiler Room	1	EA	7	6-10 years	
	Hot Water Pump - Less than 10	Boiler Room	1	EA	7	6-10 years	
	Hot Water Pump - Less than 10	Boiler Room	1	EA	7	6-10 years	
	Hydronic Supply and Return - Steel	Entire Building	364	LF	6	6-10 years	

Category : Mechanical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Temperature Control</u>							
	DDC System	Entire Building	26,642	SF	4	0-1 year	Per engineer DDC not working
	Thermostats - DDC	Entire Building	26	EA	6	6-10 years	
<u>Unit Ventilation</u>							
	Unit Ventilators- Floor Mounted- Dual Temperature Coils (Hot/Chilled) Water	Entire Building	24	EA	6	6-10 years	
<u>Ventilation</u>							
	Exhaust Fans- Indoor - 1501 - 8000 CFM	Entire Building	2	EA	6	6-10 years	
	Exhaust Fans- Indoor - 500 - 1500 CFM	Entire Building	1	EA	6	6-10 years	
	Exhaust Fans- Indoor - Less than 500 CFM	Entire Building	1	EA	6	6-10 years	
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	Entire Building	1	EA	6	6-10 years	
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Entire Building	2	EA	6	6-10 years	
	Type II Exhaust Hood- Warming Kitchen	Entire Building	1	EA	6	6-10 years	

Category : Plumbing
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Hot Water</u>							
	Gas Heater - Less than 150000 BTU/HR	Boiler Room	1	EA	7	10+ years	
<u>Piping</u>							
	Domestic Piping-Hot Water Return Lines	Entire Building	26,642	SF	6	6-10 years	
	Domestic Piping-Hot Water Return Risers	Entire Building	26,642	SF	6	6-10 years	
	Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	26,642	SF	6	6-10 years	
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	26,642	SF	6	6-10 years	
	Domestic Piping-Hot/Cold Water Supply (Risers)	Entire Building	26,642	SF	6	6-10 years	
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building	26,642	SF	6	6-10 years	
	Sanitary Piping	Entire Building	26,642	SF	6	10+ years	
	Storm Piping	Entire Building	26,642	SF	6	10+ years	
	Vent Piping	Entire Building	26,642	SF	6	10+ years	
<u>Pumps</u>							
	Pumps - Ejector-Duplex	Mechanical Room	1	EA	6	10+ years	

Category : Plumbing
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Pumps - Sump-Duplex	Mechanical Room	1	EA	6	10+ years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Administrative Suites/Offices</u>							
	Ceiling - Splined	Counselor Office	260	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Counselor Office	1	EA	7	10+ years	
	Floor - Tile	Counselor Office	260	SF	7	10+ years	
	Lighting - Pendent/Surface	Counselor Office	2	EA	7	10+ years	
	Power Distribution	Counselor Office	30	EA	7	10+ years	
	Walls - Concrete Block	Counselor Office	289	SF	7	10+ years	
	Walls - Masonry	Counselor Office	180	SF	7	10+ years	
	Work Slnk	Counselor Office	1	EA	7	10+ years	
	Ceiling - Splined	Engineer's Office	91	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Engineer's Office	1	EA	6	10+ years	
	Floor - Tile	Engineer's Office	91	SF	6	10+ years	
	Lighting - Pendent/Surface	Engineer's Office	2	EA	7	10+ years	
	Power Distribution	Engineer's Office	10	EA	7	10+ years	
	Storage/ Closet	Engineer's Office	50	SF	7	10+ years	
	Walls - Concrete Block	Engineer's Office	239	SF	7	10+ years	
	Walls - Masonry	Engineer's Office	16	SF	7	10+ years	
	Ceiling - Plaster/Drywall	Gym Storage	86	SF	6	10+ years	
	Ceiling - Plaster/Drywall	Gym Storage	5	SF	5	1-2 years	Hole at ceiling roof access
	Doors - Wood Doors inclu hw	Gym Storage	1	EA	6	10+ years	
	Floor - Tile	Gym Storage	91	SF	6	10+ years	
	Lighting - Pendent/Surface	Gym Storage	2	EA	6	6-10 years	
	Power Distribution	Gym Storage	10	EA	7	10+ years	
	Storage/ Closet	Gym Storage	91	SF	7	10+ years	
	Walls - Concrete Block	Gym Storage	239	SF	7	10+ years	
	Walls - Masonry	Gym Storage	16	SF	7	10+ years	
	Ceiling - Splined	Main Office	213	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Main Office	3	EA	6	10+ years	
	Floor - Tile	Main Office	213	SF	6	6-10 years	
	Lighting - Pendent/Surface	Main Office	3	EA	7	10+ years	
	Power Distribution	Main Office	16	EA	7	10+ years	
	Storage/ Closet	Main Office	73	SF	7	10+ years	
	Walls - Concrete Block	Main Office	302	SF	7	10+ years	
	Walls - Masonry	Main Office	108	SF	7	10+ years	
	Ceiling - Splined	Principal's Office	196	SF	7	10+ years	
	Ceiling - Splined	Principal's Office	5	SF	4	1-2 years	Water damaged tiles
	Doors - Wood Doors inclu hw	Principal's Office	2	EA	6	10+ years	
	Floor - Tile	Principal's Office	201	SF	6	10+ years	
	Lighting - Pendent/Surface	Principal's Office	2	EA	7	10+ years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Power Distribution	Principal's Office	6	EA	7	10+ years	
	Walls - Concrete Block	Principal's Office	362	SF	7	10+ years	
	Walls - Masonry	Principal's Office	14	SF	7	10+ years	
	Ceiling - Splined	Teachers Lounge	259	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Teachers Lounge	1	EA	6	6-10 years	
	Floor - Tile	Teachers Lounge	257	SF	7	10+ years	
	Floor - Tile	Teachers Lounge	2	SF	4	1-2 years	Damaged tile
	Lighting - Pendent/Surface	Teachers Lounge	4	EA	7	10+ years	
	Power Distribution	Teachers Lounge	12	EA	7	10+ years	
	Walls - Concrete Block	Teachers Lounge	498	SF	7	10+ years	
	Work Slnk	Teachers Lounge	1	EA	7	10+ years	

Gymnasium

Ceiling - Exposed	1st Floor	2,979	SF	7	10+ years
Doors - Steel Doors incl hw	1st Floor	2	EA	7	10+ years
Doors - Wood Doors inclu hw	1st Floor	4	EA	7	10+ years
Floor - Wood	1st Floor	2,979	SF	7	10+ years
Lighting - Pendent/Surface	1st Floor	12	EA	7	6-10 years
Stage	1st Floor	175	SF	7	6-10 years
Stage Curtain	1st Floor	3	EA	7	10+ years
Stage Lighting System	1st Floor	1	EA	5	2-5 years
Stage-Stairs - Wood	1st Floor	20	LF	6	10+ years
Storage/ Closet	1st Floor	144	SF	5	6-10 years
Walls - Concrete Block	1st Floor	1,631	SF	6	10+ years
Walls - Masonry	1st Floor	646	SF	7	10+ years

Library

Casework	106	40	LF	6	10+ years
Ceiling - Exposed	106	672	SF	7	10+ years
Ceiling - Splined	106	175	SF	6	10+ years
Doors - Transom Window	106	6	SF	6	10+ years
Doors - Wood Doors inclu hw	106	2	EA	6	10+ years
Floor - Carpet	106	847	SF	6	6-10 years
Lighting - Pendent/Surface	106	16	EA	7	6-10 years
Storage/ Closet	106	121	SF	7	10+ years
Walls - Concrete Block	106	816	SF	6	10+ years
Walls - Masonry	106	144	SF	7	10+ years

Lunch & Multipurpose Room

Ceiling - Splined	Basement	2,254	SF	6	6-10 years
Doors - Wood Doors inclu hw	Basement	1	EA	6	10+ years
Floor - Tile	Basement	2,204	SF	5	2-5 years
Floor - Tile	Basement	50	SF	4	1-2 years

Damaged tiles

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Lighting - Pendant/Surface	Basement	30	EA	7	6-10 years	
	Serving Line	Basement	16	LF	7	6-10 years	
	Storage/ Closet	Basement	211	SF	7	10+ years	
	Walls - Concrete Block	Basement	1,887	SF	7	10+ years	
MDF_IDE							
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Finishes	1st Floor	103	SF	7	10+ years	
	Other Cooling Unit	1st Floor	1	EA	7	10+ years	
	Window AC Unit	1st Floor	1	EA	7	10+ years	
Mechanical/ Service Rooms							
	Boiler Room	Building Support Rooms	572	SF	5	10+ years	
	Janitor's Closet	Building Support Rooms	35	SF	7	10+ years	
	Mechanical/ Service Rooms	Building Support Rooms	239	SF	7	10+ years	
	Mechanical/ Service Rooms	Building Support Rooms	140	SF	5	10+ years	
	Mechanical/ Service Rooms	Building Support Rooms	400	SF	5	10+ years	
	Mechanical/ Service Rooms	Building Support Rooms	120	SF	5	10+ years	
Restroom							
	Accessories	101A	36	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	101A	36	SF	6	10+ years	
	Doors - Wood Doors inclu hw	101A	1	EA	6	6-10 years	
	Floor - Tile	101A	36	SF	6	6-10 years	
	Lavatory	101A	1	EA	7	6-10 years	
	Lighting - Pendant/Surface	101A	1	EA	7	6-10 years	
	Walls - Concrete Block	101A	33	SF	7	10+ years	
	Walls - Structural Glazed Tile	101A	35	SF	6	10+ years	
	Water Closet	101A	1	EA	7	10+ years	
	Accessories	103A	20	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	103A	20	SF	7	10+ years	
	Doors - Wood Doors inclu hw	103A	1	EA	7	10+ years	
	Floor - Tile	103A	20	SF	7	10+ years	
	Lavatory	103A	1	EA	7	6-10 years	
	Lighting - Pendant/Surface	103A	1	EA	7	6-10 years	
	Walls - Concrete Block	103A	43	SF	7	10+ years	
	Water Closet	103A	1	EA	7	10+ years	
	Accessories	1st Floor	48	SF	7	6-10 years	
	Ceiling - Lay-in	1st Floor	40	SF	6	6-10 years	
	Ceiling - Lay-in	1st Floor	8	SF	4	1-2 years	Water damage
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	2-5 years	
	Floor - Tile	1st Floor	48	SF	6	2-5 years	
	Lavatory	1st Floor	1	EA	6	6-10 years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Lighting - Lay-in	1st Floor	1	EA	7	6-10 years	
	Partitions	1st Floor	1	EA	5	2-5 years	
	Walls - Concrete Block	1st Floor	49	SF	6	10+ years	
	Walls - Masonry	1st Floor	45	SF	6	2-5 years	
	Water Closet	1st Floor	1	EA	7	6-10 years	
	Accessories	1st Floor	226	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	226	SF	6	6-10 years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	226	SF	7	6-10 years	
	Floor Drain	1st Floor	1	EA	7	10+ years	
	Lavatory	1st Floor	2	EA	6	6-10 years	
	Lighting - Pendent/Surface	1st Floor	3	EA	7	6-10 years	
	Partitions	1st Floor	2	EA	5	2-5 years	
	Urinals	1st Floor	4	EA	7	6-10 years	
	Walls - Concrete Block	1st Floor	456	SF	7	10+ years	
	Water Closet	1st Floor	2	EA	7	6-10 years	
	Accessories	1st Floor	226	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	226	SF	7	6-10 years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	226	SF	7	6-10 years	
	Floor Drain	1st Floor	1	EA	7	10+ years	
	Lavatory	1st Floor	2	EA	7	6-10 years	
	Lighting - Pendent/Surface	1st Floor	3	EA	6	6-10 years	
	Partitions	1st Floor	5	EA	5	2-5 years	
	Walls - Concrete Block	1st Floor	456	SF	6	10+ years	
	Water Closet	1st Floor	5	EA	7	6-10 years	
	Accessories	Gym Boys'	48	SF	7	6-10 years	
	Ceiling - Splined	Gym Boys'	46	SF	6	6-10 years	
	Ceiling - Splined	Gym Boys'	2	SF	4	1-2 years	Water damage
	Doors - Wood Doors inclu hw	Gym Boys'	1	EA	6	6-10 years	
	Floor - Tile	Gym Boys'	33	SF	6	2-5 years	
	Floor - Tile	Gym Boys'	15	SF	4	0-1 year	Damaged tile
	Lavatory	Gym Boys'	1	EA	6	6-10 years	
	Lighting - Pendent/Surface	Gym Boys'	1	EA	6	6-10 years	
	Partitions	Gym Boys'	1	EA	5	2-5 years	
	Walls - Concrete Block	Gym Boys'	97	SF	7	10+ years	
	Water Closet	Gym Boys'	1	EA	6	6-10 years	
	Accessories	Gym Girls'	48	SF	7	6-10 years	
	Ceiling - Splined	Gym Girls'	48	SF	6	6-10 years	
	Doors - Wood Doors inclu hw	Gym Girls'	1	EA	6	2-5 years	
	Floor - Tile	Gym Girls'	33	SF	6	2-5 years	
	Floor - Tile	Gym Girls'	15	SF	4	0-1 year	Damaged and missing tile
	Lavatory	Gym Girls'	1	EA	7	6-10 years	
	Lighting - Pendent/Surface	Gym Girls'	1	EA	6	6-10 years	
	Partitions	Gym Girls'	1	EA	5	2-5 years	
	Walls - Concrete Block	Gym Girls'	97	SF	7	10+ years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Water Closet	Gym Girls'	1	EA	6	6-10 years	
	Accessories	Principal's Toilet	53	SF	7	6-10 years	
	Ceiling - Lay-in	Principal's Toilet	53	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Principal's Toilet	2	EA	7	10+ years	
	Floor - Tile	Principal's Toilet	53	SF	7	10+ years	
	Lavatory	Principal's Toilet	1	EA	7	10+ years	
	Lighting - Pendent/Surface	Principal's Toilet	1	EA	7	10+ years	
	Partitions	Principal's Toilet	1	EA	7	10+ years	
	Walls - Concrete Block	Principal's Toilet	112	SF	7	10+ years	
	Water Closet	Principal's Toilet	1	EA	7	10+ years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Classroom #100 (Regular Classroom)</u>							
	Ceiling - Exposed	1st Floor	720	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 - Pendent/Surface	1st Floor	15	EA	7	6-10 years	
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Storage/ Closet	1st Floor	13	SF	7	6-10 years	
	Walls - Concrete Block	1st Floor	746	SF	7	10+ years	
	Walls - Masonry	1st Floor	100	SF	7	10+ years	
	Work Sink	1st Floor	1	EA	7	6-10 years	
<u>Classroom #101 (Regular Classroom)</u>							
	Casework	1st Floor	26	LF	6	10+ years	
	Ceiling - Exposed	1st Floor	740	SF	7	10+ years	
	Ceiling - Splined	1st Floor	71	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	6	10+ years	
	Floor - Tile	1st Floor	811	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	17	EA	7	10+ years	
	Marker Board	1st Floor	8	LF	7	6-10 years	
	Storage/ Closet	1st Floor	14	SF	5	10+ years	
	Walls - Concrete Block	1st Floor	504	SF	7	10+ years	
	Walls - Masonry	1st Floor	200	SF	7	10+ years	
<u>Classroom #102 (Regular Classroom)</u>							
	Casework	1st Floor	33	LF	6	10+ years	
	Ceiling - Exposed	1st Floor	720	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	720	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	15	EA	7	10+ years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Storage/ Closet	1st Floor	19	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	746	SF	7	10+ years	
	Walls - Masonry	1st Floor	100	SF	7	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	
Classroom #103 (Regular Classroom)							
	Ceiling - Splined	1st Floor	574	SF	7	6-10 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	574	SF	7	6-10 years	
	Lighting - Pendent/Surface	1st Floor	10	EA	7	6-10 years	
	Marker Board	1st Floor	16	LF	7	6-10 years	
	Storage/ Closet	1st Floor	6	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	130	SF	7	10+ years	
	Walls - Masonry	1st Floor	84	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	620	SF	7	10+ years	
Classroom #104 (Regular Classroom)							
	Casework	1st Floor	45	LF	6	6-10 years	
	Ceiling - Exposed	1st Floor	720	SF	7	10+ years	
	Chalk Board	1st Floor	8	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	720	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	15	EA	7	10+ years	
	Marker Board	1st Floor	12	LF	7	6-10 years	
	Storage/ Closet	1st Floor	13	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	746	SF	7	10+ years	
	Walls - Masonry	1st Floor	100	SF	7	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	
Classroom #105 (Regular Classroom)							
	Casework	1st Floor	33	LF	6	10+ years	
	Ceiling - Exposed	1st Floor	720	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 - Pendent/Surface	1st Floor	14	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	1	EA	7	10+ years	
	Marker Board	1st Floor	6	LF	7	6-10 years	
	Storage/ Closet	1st Floor	13	SF	5	10+ years	
	Walls - Concrete Block	1st Floor	746	SF	5	10+ years	
	Walls - Masonry	1st Floor	100	SF	7	10+ years	
Classroom #107 (Regular Classroom)							

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Casework	1st Floor	33	LF	6	6-10 years	
	Ceiling - Exposed	1st Floor	720	SF	7	6-10 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	720	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	15	EA	7	6-10 years	
	Marker Board	1st Floor	20	LF	6	6-10 years	
	Storage/ Closet	1st Floor	13	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	746	SF	7	10+ years	
	Walls - Masonry	1st Floor	100	SF	7	10+ years	
Classroom #109 (Regular Classroom)							
	Casework	1st Floor	33	LF	6	6-10 years	
	Ceiling - Exposed	1st Floor	720	SF	7	10+ years	
	Chalk Board	1st Floor	8	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	716	SF	7	10+ years	
	Floor - Tile	1st Floor	4	SF	7	6-10 years	
	Lighting - Pendent/Surface	1st Floor	15	EA	7	6-10 years	
	Marker Board	1st Floor	12	LF	7	6-10 years	
	Storage/ Closet	1st Floor	13	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	746	SF	7	10+ years	
	Walls - Masonry	1st Floor	100	SF	7	10+ years	
	Work Sink	1st Floor	1	EA	5	1-2 years	Damaged sink
Classroom #110 (Regular Classroom)							
	Casework	1st Floor	33	LF	6	10+ years	
	Ceiling - Exposed	1st Floor	720	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 - Pendent/Surface	1st Floor	15	EA	7	10+ years	
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Storage/ Closet	1st Floor	13	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	746	SF	7	10+ years	
	Walls - Masonry	1st Floor	100	SF	7	10+ years	
Classroom #111 (Regular Classroom)							
	Casework	1st Floor	33	LF	6	6-10 years	
	Ceiling - Exposed	1st Floor	720	SF	7	10+ years	
	Chalk Board	1st Floor	8	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	6-10 years	
	Floor - Tile	1st Floor	5	SF	7	6-10 years	
	Floor - Tile	1st Floor	715	SF	7	6-10 years	
	Lighting - Pendent/Surface	1st Floor	15	EA	7	6-10 years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Storage/ Closet	1st Floor	13	SF	5	10+ years	
	Walls - Concrete Block	1st Floor	746	SF	7	10+ years	
	Walls - Masonry	1st Floor	100	SF	7	10+ years	
	Work Sink	1st Floor	1	EA	7	6-10 years	

Category : Interior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Corridor							
	Ceiling - Lay-in	1st East	848	SF	7	10+ years	
	Doors - Steel Doors incl hw	1st East	4	EA	7	10+ years	
	Floor - Tile/Sheet	1st East	848	SF	7	10+ years	
	Lighting - Lay-in	1st East	13	EA	7	10+ years	
	Walls - Concrete Block	1st East	1,008	SF	7	10+ years	
	Walls - Masonry	1st East	687	SF	7	10+ years	
	Ceiling - Splined	1st West	1,749	SF	6	10+ years	
	Doors - Side-lite	1st West	14	SF	7	10+ years	
	Doors - Steel Doors incl hw	1st West	6	EA	7	10+ years	
	Doors - Transom Window	1st West	8	SF	7	10+ years	
	Drinking Fountains - Single Fountain	1st West	2	EA	7	10+ years	
	Floor - Tile/Sheet	1st West	1,749	SF	7	10+ years	
	Lighting - Pendent/Surface	1st West	27	EA	7	10+ years	
	Walls - Concrete Block	1st West	409	SF	7	10+ years	
	Walls - Masonry	1st West	1,346	SF	7	10+ years	
	Ceiling - Splined	Gym Corridor	201	SF	6	6-10 years	
	Doors - Steel Doors incl hw	Gym Corridor	2	EA	6	10+ years	
	Doors - Wood Doors include hw	Gym Corridor	1	EA	6	10+ years	
	Floor - Tile/Sheet	Gym Corridor	176	SF	5	2-5 years	
	Floor - Tile/Sheet	Gym Corridor	25	SF	4	0-1 year	Cracked and missing tiles
	Lighting - Pendent/Surface	Gym Corridor	5	EA	5	1-2 years	Covers missing
	Walls - Concrete Block	Gym Corridor	330	SF	7	10+ years	
	Walls - Masonry	Gym Corridor	128	SF	7	10+ years	

Safety

Camera Viewing Station	Throughout Building	1	EA	4	0-1 year	No working cameras
Security Cameras	Throughout Building	5	EA	4	0-1 year	No working cameras

Stairs

Ceiling - Plaster/Drywall	North	40	SF	7	6-10 years	
Floor - Tile	North	30	SF	6	6-10 years	
Floor - Tile	North	10	SF	4	1-2 years	Damaged tile
Handrails	North	48	LF	7	6-10 years	

Category : Interior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Lighting - Pendent/Surface	North	2	EA	7	6-10 years	
	Stairs - Tile	North	84	LF	6	6-10 years	
	Walls - Masonry	North	296	SF	7	10+ years	
	Walls - Plaster/Drywall	North	200	SF	7	10+ years	
	Ceiling - Splined	South	75	SF	6	6-10 years	
	Floor - Tile	South	71	SF	6	6-10 years	
	Floor - Tile	South	6	SF	4	1-2 years	Cracked tiles
	Handrails	South	54	LF	7	10+ years	
	Lighting - Lay-in	South	1	EA	7	6-10 years	
	Lighting - Wall Mounted	South	1	EA	7	6-10 years	
	Stairs - Tile	South	77	LF	6	6-10 years	
	Walls - Concrete Block	South	540	SF	7	10+ years	

Category : Exterior
Building : Branch 1_Rosenwald

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Entrance							
	Entrance Control - Audio and Video	1 - Main	1	EA	7	6-10 years	
	Exterior Doors - Exterior Steel Door	1 - Main	2	EA	6	6-10 years	
	Exterior Stairs - Concrete	1 - Main	39	LF	6	10+ years	
	Exterior Stairs - Concrete	1 - Main	6	LF	4	1-2 years	Cracking/splitting
	Exterior Stairs - Stone	1 - Main	6	LF	6	10+ years	
	Stair Handrail - Steel_Stair Handrail	1 - Main	10	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	2 - Boiler Room	1	EA	6	10+ years	
	Exterior Stairs - Concrete	2 - Boiler Room	3	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	3	1	EA	6	6-10 years	
	Exterior Stairs - Concrete	3	18	LF	6	6-10 years	
	Exterior Stairs - Stone	3	3	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	4	1	EA	6	6-10 years	
	Exterior Stairs - Concrete	4	18	LF	6	6-10 years	
	Exterior Stairs - Stone	4	3	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	5	2	EA	6	10+ years	
	Exterior Doors - Transom Lite	5	1	EA	6	10+ years	
	Exterior Stairs - Stone	5	78	LF	6	10+ years	
	Stair Handrail - Steel_Stair Handrail	5	10	LF	7	10+ years	
Foundation							
	Foundation - Concrete	Entire Building	523	LF	6	10+ years	
	Superstructure - Concrete	Entire Building	11,838	SF	6	10+ years	
Lighting							
	Exterior Lighting - Parapet or Roof Mounted	Entire Building	4	EA	6	6-10 years	
	Exterior Lighting - Wall Mounted	Entire Building	16	EA	6	2-5 years	
	Exterior Lighting - Wall Mounted	Entire Building	2	EA	4	0-1 year	Broken cover
Roof System							
	Access Ladder - Metal	C	1	EA	7	10+ years	
	Chimney - Brick Chimney- Concrete/ Mortar Liner	C	50	LF	6	10+ years	
	Coping - Clay Tile	C	73	LF	6	10+ years	
	Coping - Stone	C	117	LF	6	10+ years	
	Downspouts - Exterior Downspouts	C	56	LF	6	6-10 years	
	Downspouts - Exterior Downspouts	C	28	LF	4	0-1 year	Corroded
	Parapet - 16" - 30" Height	C	190	LF	6	10+ years	
	Roof - Modified Bitumen	C	11,838	SF	6	6-10 years	Changed to match current observations
	Roof Hatch - Wood	C	1	EA	4	1-2 years	Completely rotten wood roof hatch
	Roof Structure - Concrete	C	11,838	SF	7	10+ years	

Category : Exterior
Building : Branch 1_Rosenwald

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Walls</u>							
	Canopy - Concrete/ Stucco	Entire Building	92	SF	5	1-2 years	Exposed rebar
	Exterior Walls - Brick	Entire Building	4,860	SF	6	10+ years	
	Exterior Walls - Stone-Cast	Entire Building	58	SF	7	10+ years	
	Exterior Walls - Stone-Cast	Entire Building	1,194	SF	6	10+ years	
	Exterior Walls - Stone-Cast	Entire Building	200	SF	5	10+ years	
<u>Windows</u>							
	Guard - Guards wire guard	Entire Building	1,119	SF	6	10+ years	
	Lintels - Steel	Entire Building	201	LF	5	6-10 years	
	Windows - Louver	Entire Building	33	SF	6	6-10 years	
	Windows - Louver	Entire Building	9	SF	5	2-5 years	
	Windows - Sash Aluminum Double-pane	Entire Building	1,119	SF	6	6-10 years	

Category : Electrical
Building : Branch 1_Rosenwald

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Emergency System</u>							
	Exit Signs - Corridors and Stairs	Entire Building	5	EA	6	6-10 years	
	Security System - CCTV	Entire Building	11,838	SF	6	6-10 years	
	Security System - Intrusion Detection	Entire Building	11,838	SF	6	6-10 years	
<u>Main Service</u>							
	PA System	Entire Building	11,838	SF	3	0-1 year	System not communicating from main building
<u>Power Distribution</u>							
	Lighting and Power Panels - 100 A	Entire Building	1	EA	6	6-10 years	
	Lighting and Power Panels - 100 A	Entire Building	1	EA	3	0-1 year	Original electrical panel 1952
	Lighting and Power Panels - Above 100 A	Entire Building	2	EA	6	6-10 years	
	Main Distribution Panels - 400 - 600 amp	Entire Building	1	EA	6	6-10 years	
	Main Distribution Panels - Less than 400 amp	Entire Building	1	EA	6	6-10 years	

Category : Fire Protection
Building : Branch 1_Rosenwald

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Fire Alarm</u>							
	Fire Alarm Panel	Entire Building	1	EA	7	6-10 years	
	Fire Alarm Strobe Lights	Entire Building	11,838	SF	7	6-10 years	
	Fire Alarm_System	Entire Building	11,838	SF	7	6-10 years	

Category : Fire Protection
Building : Branch 1_Rosenwald

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
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Category : Mechanical
Building : Branch 1_Rosenwald

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

	Boiler Auxiliary- Scotch Marine- Steam Low Pressure Boiler - 50 - 75 HP	Boiler Room	2	EA	5	6-10 years	
	Chemical Feed System	Boiler Room	1	EA	5	6-10 years	
	Combustion Dampers	Boiler Room	2	EA	6	10+ years	
	Feed Water Pumps and Tank	Boiler Room	1	EA	5	6-10 years	
	Non Condensing- Fire Tube- Scotch Marine- Steam- Low Pressure Boiler - 50 - 75 HP	Boiler Room	1	EA	5	6-10 years	
	Non Condensing- Fire Tube- Scotch Marine- Steam- Low Pressure Boiler - 50 - 75 HP	Boiler Room	1	EA	5	6-10 years	
	Piping - Condensate Pipe- Steel	Boiler Room	100	LF	5	6-10 years	
	Piping - Steam Pipe- Steel	Boiler Room	100	LF	5	6-10 years	
	Steam Traps	Boiler Room	14	EA	5	6-10 years	
	Vacuum Pump	Boiler Room	1	EA	6	10+ years	

Heating Devices

	Fin Tube - Steam	Entire Building	34	LF	6	6-10 years	
	Cabinet Heaters - With Hot Water Coil	Entire Building	7	EA	6	6-10 years	

Temperature Control

	Electric Controls	Entire Building	11,838	SF	3	0-1 year	Does not work.
	Electric Thermostat	Entire Building	6	EA	6	6-10 years	

Unit Ventilation

	Unit Ventilators- Floor Mounted- Steam Heating Coils Only	Entire Building	6	EA	5	2-5 years	
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Category : Plumbing
Building : Branch 1_Rosenwald

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

	Gas Heater - Less than 150000 BTU/HR	Boiler Room	1	EA	6	6-10 years	
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Piping

	Domestic Piping-Hot Water Return Lines	Entire Building	11,838	SF	4	2-5 years	Pipes are original galvanized 1952
	Domestic Piping-Hot Water Return Risers	Entire Building	11,838	SF	4	2-5 years	Pipes are original galvanized 1952
	Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	11,838	SF	4	2-5 years	Pipes are original galvanized 1952

Category : Plumbing
Building : Branch 1_Rosenwald

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	11,838	SF	4	6-10 years	Pipes are original galvanized 1952
	Domestic Piping-Hot/Cold Water Supply (Risers)	Entire Building	11,838	SF	4	2-5 years	Pipes are original galvanized 1952
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building	11,838	SF	4	2-5 years	Pipes are original galvanized 1952
	Sanitary Piping	Entire Building	11,838	SF	6	10+ years	
	Storm Piping	Entire Building	11,838	SF	6	10+ years	
	Vent Piping	Entire Building	11,838	SF	6	10+ years	

Category : Room
Building : Branch 1_Rosenwald

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Administrative Suites/Offices							
	Ceiling - Plaster/Drywall	101 Office/Store Room	50	SF	6	6-10 years	
	Doors - Wood Doors inclu hw	101 Office/Store Room	1	EA	6	6-10 years	
	Floor - Concrete	101 Office/Store Room	50	SF	7	10+ years	
	Lighting - Pendant/Surface	101 Office/Store Room	1	EA	7	6-10 years	
	Power Distribution	101 Office/Store Room	4	EA	7	10+ years	
	Walls - Concrete Block	101 Office/Store Room	31	SF	6	10+ years	
	Walls - Plaster/Drywall	101 Office/Store Room	129	SF	6	10+ years	
	Work Slnk	101 Office/Store Room	1	EA	5	10+ years	
	AC Unit	1st Floor	1	EA	5	6-10 years	
	Ceiling - Splined	1st Floor	246	SF	7	6-10 years	
	Ceiling - Splined	1st Floor	2	SF	4	1-2 years	Water damage
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	6-10 years	
	Floor - Tile	1st Floor	248	SF	7	6-10 years	
	Lighting - Pendant/Surface	1st Floor	5	EA	7	6-10 years	
	Power Distribution	1st Floor	8	EA	7	6-10 years	
	Storage/ Closet	1st Floor	45	SF	7	10+ years	
	Storage/ Closet	1st Floor	6	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	555	SF	7	10+ years	
	Ceiling - Splined	1st Floor	138	SF	6	6-10 years	
	Ceiling - Splined	1st Floor	5	SF	4	1-2 years	Water damage
	Doors - Wood Doors inclu hw	1st Floor	2	EA	7	6-10 years	
	Floor - Tile/Sheet	1st Floor	143	SF	7	6-10 years	
	Lighting - Pendant/Surface	1st Floor	2	EA	7	6-10 years	
	Power Distribution	1st Floor	2	EA	7	10+ years	
	Walls - Concrete Block	1st Floor	295	SF	7	10+ years	
	Ceiling - Splined	1st Floor	200	SF	6	6-10 years	
	Ceiling - Splined	1st Floor	10	SF	4	1-2 years	Water damage and missing tiles
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	6-10 years	
	Floor - Tile	1st Floor	210	SF	7	6-10 years	
	Lighting - Pendant/Surface	1st Floor	2	EA	7	6-10 years	

Category : Room
Building : Branch 1_Rosenwald

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Power Distribution	1st Floor	12	EA	6	10+ years	
	Walls - Concrete Block	1st Floor	559	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	8	SF	6	2-5 years	Cover plate missing
	Work Slnk	1st Floor	1	EA	7	10+ years	

Mechanical/ Service Rooms

Boiler Room	Building Service Rooms	520	SF	5	10+ years
Janitor's Closet	Building Service Rooms	36	SF	5	10+ years
Storage Room	Building Service Rooms	12	SF	5	10+ years
Storage Room	Building Service Rooms	60	SF	5	10+ years

Restroom

Accessories	01A	20	SF	5	6-10 years
Ceiling - Plaster/Drywall	01A	20	SF	7	10+ years
Doors - Wood Doors inclu hw	01A	1	EA	7	6-10 years
Floor - Tile	01A	20	SF	5	6-10 years
Lavatory	01A	1	EA	7	6-10 years
Lighting - Lay-in	01A	1	EA	7	6-10 years
Walls - Concrete Block	01A	20	SF	7	10+ years
Walls - Structural Glazed Tile	01A	23	SF	7	10+ years
Water Closet	01A	1	EA	7	6-10 years
Accessories	02A	20	SF	5	6-10 years
Ceiling - Plaster/Drywall	02A	20	SF	6	10+ years
Doors - Wood Doors inclu hw	02A	1	EA	6	10+ years
Floor - Tile	02A	20	SF	6	10+ years
Lavatory	02A	1	EA	5	6-10 years
Lighting - Pendent/Surface	02A	1	EA	6	6-10 years
Walls - Concrete Block	02A	20	SF	6	10+ years
Walls - Structural Glazed Tile	02A	23	SF	6	10+ years
Water Closet	02A	1	EA	7	6-10 years
Accessories	03A	16	SF	7	6-10 years
Ceiling - Plaster/Drywall	03A	16	SF	7	10+ years
Doors - Wood Doors inclu hw	03A	1	EA	7	10+ years
Floor - Tile	03A	16	SF	7	10+ years
Lavatory	03A	1	EA	7	10+ years
Lighting - Lay-in	03A	1	EA	7	10+ years
Walls - Concrete Block	03A	16	SF	7	10+ years
Walls - Structural Glazed Tile	03A	11	SF	7	10+ years
Water Closet	03A	1	EA	7	10+ years
Accessories	04A	24	SF	7	6-10 years
Ceiling - Plaster/Drywall	04A	24	SF	7	10+ years
Doors - Wood Doors inclu hw	04A	1	EA	7	10+ years
Floor - Tile	04A	24	SF	6	10+ years
Lavatory	04A	1	EA	6	10+ years

Category : Room
Building : Branch 1_Rosenwald

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Lighting - Lay-in	04A	1	EA	5	1-2 years	Dim lighting
	Walls - Concrete Block	04A	20	SF	7	10+ years	
	Walls - Structural Glazed Tile	04A	23	SF	7	10+ years	
	Water Closet	04A	1	EA	7	10+ years	
	Accessories	05A	20	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	05A	20	SF	7	10+ years	
	Doors - Wood Doors inclu hw	05A	1	EA	7	10+ years	
	Floor - Tile	05A	20	SF	6	10+ years	
	Lavatory	05A	1	EA	7	10+ years	
	Lighting - Lay-in	05A	1	EA	7	10+ years	
	Walls - Concrete Block	05A	20	SF	7	10+ years	
	Walls - Structural Glazed Tile	05A	23	SF	7	10+ years	
	Water Closet	05A	1	EA	7	10+ years	
	Accessories	06A	20	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	06A	20	SF	7	10+ years	
	Doors - Wood Doors inclu hw	06A	1	EA	7	10+ years	
	Floor - Tile	06A	20	SF	6	10+ years	
	Lavatory	06A	1	EA	7	10+ years	
	Lighting - Lay-in	06A	1	EA	7	10+ years	
	Walls - Concrete Block	06A	20	SF	7	10+ years	
	Walls - Structural Glazed Tile	06A	23	SF	7	10+ years	
	Water Closet	06A	1	EA	6	10+ years	
	Accessories	1st Floor	170	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	170	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	170	SF	6	10+ years	
	Floor Drain	1st Floor	1	EA	7	10+ years	
	Lavatory	1st Floor	1	EA	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	2	EA	7	10+ years	
	Partitions	1st Floor	1	EA	4	0-1 year	Damaged partition wall and missing door
	Urinals	1st Floor	2	EA	7	10+ years	
	Walls - Concrete Block	1st Floor	162	SF	7	10+ years	Cracked cmu
	Walls - Concrete Block	1st Floor	30	SF	5	0-1 year	
	Walls - Structural Glazed Tile	1st Floor	2	SF	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor	280	SF	7	10+ years	
	Water Closet	1st Floor	1	EA	7	10+ years	
	Accessories	1st Floor	170	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	170	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	4	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	170	SF	6	10+ years	
	Lavatory	1st Floor	1	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	2	EA	7	10+ years	
	Partitions	1st Floor	3	EA	7	10+ years	

Category : Room
Building : Branch 1_Rosenwald

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Walls - Concrete Block	1st Floor	192	SF	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor	288	SF	7	10+ years	
	Water Closet	1st Floor	3	EA	7	10+ years	
	Accessories	1st Floor Unisex East	28	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor Unisex East	28	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor Unisex East	1	EA	7	10+ years	
	Floor - Tile	1st Floor Unisex East	28	SF	6	10+ years	
	Lavatory	1st Floor Unisex East	1	EA	7	10+ years	
	Lighting - Lay-in	1st Floor Unisex East	1	EA	7	10+ years	
	Lighting - Wall Mounted	1st Floor Unisex East	1	EA	7	10+ years	
	Partitions	1st Floor Unisex East	1	EA	7	10+ years	
	Walls - Concrete Block	1st Floor Unisex East	20	SF	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor Unisex East	25	SF	7	10+ years	
	Water Closet	1st Floor Unisex East	1	EA	7	10+ years	
	Accessories	Boiler Toilet	50	SF	5	2-5 years	
	Ceiling - Plaster/Drywall	Boiler Toilet	50	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Boiler Toilet	1	EA	6	10+ years	
	Floor - Concrete	Boiler Toilet	50	SF	5	6-10 years	
	Lavatory	Boiler Toilet	1	EA	6	10+ years	
	Lighting - Pendent/Surface	Boiler Toilet	1	EA	7	10+ years	
	Partitions	Boiler Toilet	1	EA	7	10+ years	
	Walls - Concrete Block	Boiler Toilet	109	SF	7	10+ years	Finish painting
	Water Closet	Boiler Toilet	1	EA	7	10+ years	

Category : Classroom
Building : Branch 1_Rosenwald

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Classroom #01 (Regular Classroom)							
	Casework	1st Floor	62	LF	6	6-10 years	
	Ceiling - Splined	1st Floor	1,045	SF	7	6-10 years	
	Chalk Board	1st Floor	4	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	6-10 years	
	Floor - Tile	1st Floor	1,045	SF	7	6-10 years	
	Lighting - Pendent/Surface	1st Floor	25	EA	7	6-10 years	
	Lighting - Pendent/Surface	1st Floor	4	EA	5	0-1 year	Does not work.
	Marker Board	1st Floor	12	LF	7	6-10 years	
	Walls - Concrete Block	1st Floor	793	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	250	SF	7	10+ years	
Classroom #02 (Regular Classroom)							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	62	LF	7	6-10 years	
	Ceiling - Splined	1st Floor	973	SF	7	6-10 years	
	Ceiling - Splined	1st Floor	2	SF	4	1-2 years	Damaged ceiling tiles

Category : Classroom
Building : Branch 1_Rosenwald

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	6-10 years	
	Floor - Tile	1st Floor	975	SF	7	6-10 years	
	Lighting - Pendent/Surface	1st Floor	26	EA	7	6-10 years	
	Storage/ Closet	1st Floor	42	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	543	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	250	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	250	SF	7	10+ years	
	Work Sink	1st Floor	2	EA	7	6-10 years	
Classroom #03 (Regular Classroom)							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	40	LF	6	10+ years	
	Ceiling - Splined	1st Floor	1,000	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	1,000	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	24	EA	7	10+ years	
	Marker Board	1st Floor	16	LF	7	6-10 years	
	Storage/ Closet	1st Floor	14	SF	7	10+ years	
	Student Lockers - One Tier	1st Floor	12	EA	6	10+ years	
	Walls - Concrete Block	1st Floor	1,027	SF	7	10+ years	
	Work Sink	1st Floor	2	EA	7	10+ years	
Classroom #04 (Regular Classroom)							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	50	LF	6	10+ years	
	Ceiling - Splined	1st Floor	950	SF	7	10+ years	
	Chalk Board	1st Floor	16	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	950	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	24	EA	7	10+ years	
	Storage/ Closet	1st Floor	14	SF	7	10+ years	
	Student Lockers - One Tier	1st Floor	12	EA	6	10+ years	
	Walls - Concrete Block	1st Floor	808	SF	7	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	
Classroom #05 (Regular Classroom)							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	50	LF	6	10+ years	
	Ceiling - Splined	1st Floor	994	SF	7	10+ years	
	Ceiling - Splined	1st Floor	6	SF	4	1-2 years	Damaged tiles
	Chalk Board	1st Floor	16	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	

Category : Classroom
Building : Branch 1_Rosenwald

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Floor - Tile	1st Floor	1,000	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	24	EA	7	10+ years	
	Marker Board	1st Floor	8	LF	7	6-10 years	
	Storage/ Closet	1st Floor	30	SF	7	10+ years	
	Student Lockers - One Tier	1st Floor	12	EA	6	10+ years	
	Walls - Concrete Block	1st Floor	1,027	SF	6	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	

Classroom #06 (Regular Classroom)

	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	45	LF	7	10+ years	
	Ceiling - Splined	1st Floor	1,000	SF	7	10+ years	
	Chalk Board	1st Floor	6	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	1,000	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	24	EA	7	10+ years	
	Marker Board	1st Floor	8	LF	7	6-10 years	
	Storage/ Closet	1st Floor	30	SF	7	10+ years	
	Student Lockers - One Tier	1st Floor	12	EA	6	10+ years	
	Walls - Concrete Block	1st Floor	1,027	SF	6	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	

Category : Interior
Building : Branch 1_Rosenwald

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Corridor							
	Ceiling - Splined	East	600	SF	7	10+ years	
	Doors - Side-lite	East	18	SF	7	10+ years	
	Doors - Steel Doors incl hw	East	2	EA	7	10+ years	
	Doors - Transom Window	East	6	SF	7	10+ years	
	Doors - Wood Doors include hw	East	2	EA	7	10+ years	
	Drinking Fountains - Double Fountain	East	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	East	120	SF	7	10+ years	
	Floor - Tile/Sheet	East	480	SF	7	10+ years	
	Lighting - Pendent/Surface	East	8	EA	7	10+ years	
	Walls - Concrete Block	East	850	SF	7	10+ years	
	Walls - Structural Glazed Tile	East	320	SF	7	10+ years	
	Ceiling - Splined	West	953	SF	7	10+ years	
	Ceiling - Splined	West	60	SF	7	10+ years	
	Doors - Steel Doors incl hw	West	2	EA	7	10+ years	
	Doors - Wood Doors include hw	West	4	EA	7	10+ years	
	Drinking Fountains - Double Fountain	West	1	EA	7	10+ years	
	Floor - Tile Quarry	West	40	SF	7	10+ years	
	Floor - Tile/Sheet	West	963	SF	7	10+ years	

Category : Interior

Building : Branch 1_Rosenwald

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Lighting - Pendent/Surface	West	14	EA	7	10+ years	
	Walls - Concrete Block	West	1,011	SF	7	10+ years	
	Walls - Structural Glazed Tile	West	738	SF	7	10+ years	
<hr/>							
<u>Safety</u>							
	Security Cameras	Throughout Building	1	EA	4	0-1 year	No working cameras

Category : Exterior
Building : Branch 2_Rosenwald Carroll

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Entrance							
	Entrance Control - Audio and Video	1 - Main	1	EA	7	6-10 years	Changed to match current observations
	Exterior Doors - Side lite	1 - Main	4	EA	4	1-2 years	Rusted at the bottom
	Exterior Doors - Store Front	1 - Main	2	EA	4	1-2 years	Rusted at the bottom of the door
	Exterior Doors - Transom Lite	1 - Main	5	EA	6	10+ years	
	Exterior Doors - Exterior Steel Door	2	1	EA	6	10+ years	
	Exterior Doors - Side lite	2	3	EA	6	2-5 years	
	Exterior Doors - Transom Lite	2	3	EA	6	10+ years	
	Exterior Doors - Exterior Steel Door	3	2	EA	6	6-10 years	
	Exterior Doors - Side lite	3	2	EA	5	0-1 year	Rusted
	Exterior Doors - Transom Lite	3	3	EA	6	6-10 years	
	Exterior Doors - Exterior Steel Door	3.1 - Yard Storage	2	EA	6	10+ years	
	Exterior Doors - Side lite	3.1 - Yard Storage	2	EA	5	2-5 years	
	Exterior Doors - Transom Lite	3.1 - Yard Storage	2	EA	6	10+ years	
	Exterior Doors - Exterior Steel Door	4	2	EA	6	6-10 years	
	Exterior Doors - Transom Lite	4	1	EA	6	10+ years	
	Exterior Doors - Exterior Steel Door	5	2	EA	6	6-10 years	
	Exterior Doors - Transom Lite	5	1	EA	6	10+ years	
	Exterior Doors - Exterior Steel Door	6	1	EA	6	6-10 years	
	Exterior Doors - Transom Lite	6	1	EA	6	10+ years	
Foundation							
	Foundation - Concrete	Entire Building	786	LF	7	10+ years	
	Foundation - Concrete	Entire Building	10	LF	5	0-1 year	Vertical Wall cracking in staircase #1 next to room 200
	Superstructure - Metal Deck/ Concrete Topping	Entire Building	47,204	SF	7	10+ years	
Lighting							
	Exterior Lighting - Parapet or Roof Mounted	Entire Building	7	EA	6	6-10 years	
Roof System							
	Access Ladder - Metal	D	1	EA	7	10+ years	
	Chimney - Metal Flue	D	35	LF	6	10+ years	
	Coping - Metal	D	792	LF	6	10+ years	
	Downspouts - Interior Downspouts	D	310	LF	7	10+ years	Changed to match current observations
	Roof - Modified Bitumen	D	200	SF	7	10+ years	Patched recently
	Roof - Modified Bitumen	D	26,208	SF	6	6-10 years	
	Roof Hatch - Metal	D	1	EA	7	10+ years	
	Roof Structure - Steel / Metal Deck/	D	26,408	SF	7	10+ years	

Category : Exterior
Building : Branch 2_Rosenwald Carroll

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Concrete Topping						
<u>Walls</u>							
	Exterior Walls - Brick	Entire Building	20,621	SF	6	10+ years	
<u>Windows</u>							
	Lintels - Steel	Entire Building	611	LF	6	10+ years	
	Windows - Sash Aluminum Double-pane	Entire Building	4,025	SF	6	6-10 years	

Category : Electrical
Building : Branch 2_Rosenwald Carroll

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Emergency System							
	Automatic Transfer Switch	Electrical Room	1	EA	7	10+ years	
	Emergency A/C Power - Corridors and Stairs	Entire Building	7,227	SF	6	6-10 years	
	Emergency A/C Power - Gym	Entire Building	4,050	SF	6	6-10 years	
	Emergency A/C Power - Lunchrooms	Entire Building	2,223	SF	6	6-10 years	
	Emergency A/C Power - Multipurpose Room	Entire Building	1,641	SF	6	6-10 years	
	Emergency Battery Packs - Corridors and Stairs	Entire Building	36	EA	6	10+ years	
	Emergency Battery Packs - Gym	Entire Building	4	EA	6	10+ years	
	Emergency Battery Packs - Lunchrooms	Entire Building	5	EA	6	10+ years	
	Exit Signs - Corridors and Stairs	Entire Building	18	EA	5	6-10 years	
	Exit Signs - Gym	Entire Building	4	EA	5	6-10 years	
	Exit Signs - Lunchroom	Entire Building	2	EA	5	6-10 years	
	Exit Signs - Multipurpose Room	Entire Building	2	EA	5	6-10 years	
	Security System - CCTV	Entire Building	47,154	SF	3	1-2 years	Per engineer CCTV not working
	Security System - Intrusion Detection	Entire Building	47,154	SF	6	6-10 years	
Main Service							
	Main Electrical Service - 1200 A 277/480/3PH	Electrical Room	1	EA	7	10+ years	
	Main Electrical Service - 800 A and 120/208/3PH	Electrical Room	1	EA	7	10+ years	
	Independent Electrical Service for emergency power	Entire Building	2	EA	6	10+ years	
	PA System	Entire Building	47,154	SF	6	2-5 years	
Power Distribution							
	Lighting and Power Panels - 100 A	Entire Building	4	EA	7	10+ years	
	Lighting and Power Panels - Above 100 A	Entire Building	12	EA	7	10+ years	

Category : Electrical
Building : Branch 2_Rosenwald Carroll

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Main Distribution Panels - 400 - 600 amp	Entire Building	1	EA	7	10+ years	
	Main Distribution Panels - Less than 400 amp	Entire Building	2	EA	7	10+ years	
	Transformers - 277/480 - 120/208	Entire Building	3	EA	6	10+ years	

Category : Fire Protection
Building : Branch 2_Rosenwald Carroll

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Fire Alarm</u>							
	Fire Alarm Panel	Entire Building	1	EA	7	6-10 years	
	Fire Alarm Strobe Lights	Entire Building	47,154	SF	6	6-10 years	
	Fire Alarm_System	Entire Building	47,154	SF	6	6-10 years	
	Fire Pump Controller	Entire Building	1	EA	6	6-10 years	
<u>Pump Room Assembly</u>							
	Fire Pump - 25-50 hp	Boiler Room	1	EA	6	10+ years	
	Jockey Pump	Boiler Room	1	EA	6	10+ years	
<u>Sprinkler System</u>							
	Sprinkler Heads	Entire Building	47,154	SF	7	10+ years	
	Sprinkler Piping	Entire Building	47,154	SF	5	10+ years	
	Wet Sprinkler System	Entire Building	47,154	SF	7	10+ years	

Category : Mechanical
Building : Branch 2_Rosenwald Carroll

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Air Conditioning</u>							
	Condensing Unit- Roof Mounted - 11-20 tons	Roof	1	EA	4	2-5 years	Units date to 1996.
	Condensing Unit- Roof Mounted - 11-20 tons	Roof	1	EA	4	2-5 years	Units date to 1996.
	Condensing Unit- Roof Mounted - 11-20 tons	Roof	1	EA	4	2-5 years	Units date to 1996.
	Condensing Unit- Roof Mounted - 11-20 tons	Roof	1	EA	4	2-5 years	Units date to 1996.
	Condensing Unit- Roof Mounted - 11-20 tons	Roof	1	EA	4	2-5 years	Units date to 1996.
	Condensing Unit- Roof Mounted - 11-20 tons	Roof	1	EA	4	2-5 years	Units date to 1996.
	Condensing Unit- Roof Mounted - 11-20 tons	Roof	1	EA	4	2-5 years	Units date to 1996.
	Condensing Unit- Roof Mounted - 5-10 tons	Roof	1	EA	4	2-5 years	Units date to 1996.

Category : Mechanical
Building : Branch 2_Rosenwald Carroll

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Condensing Unit- Roof Mounted - 5-10 tons	Roof	1	EA	4	2-5 years	Units date to 1996.
	Condensing Unit- Roof Mounted - 5-10 tons	Roof	1	EA	4	2-5 years	Units date to 1996.
Air Handling Systems							
	Indoor Return Fans- Centrifugal Inline - 5000 - 10000 CFM	Entire Building	2	EA	6	10+ years	Above the ceiling grid.
	Indoor Return Fans- Centrifugal Inline - Less than 5000 CFM	Entire Building	6	EA	6	6-10 years	Above the ceiling grid. Per building engineer only six.
	Air Handling Unit-Package Single Zone- Indoor- Hot Water and DX Cooling Coils - 4000-8000 cfm	Mechanical Room	1	EA	5	6-10 years	
	Air Handling Unit-Package Single Zone- Indoor- Hot Water and DX Cooling Coils - 4000-8000 cfm	Mechanical Room	1	EA	5	6-10 years	
	Air Handling Unit-Package Single Zone- Indoor- Hot Water and DX Cooling Coils - 4000-8000 cfm	Mechanical Room	1	EA	5	6-10 years	
	Air Handling Unit-Package Single Zone- Indoor- Hot Water and DX Cooling Coils - 4000-8000 cfm	Mechanical Room	1	EA	5	6-10 years	
	Air Handling Unit-Package Single Zone- Indoor- Hot Water and DX Cooling Coils - 4000-8000 cfm	Mechanical Room	1	EA	5	6-10 years	
	Air Handling Unit-Package Single Zone- Indoor- Hot Water and DX Cooling Coils - 4000-8000 cfm	Mechanical Room	1	EA	5	6-10 years	
	Air Handling Unit-Package Single Zone- Indoor- Hot Water and DX Cooling Coils - 4000-8000 cfm	Mechanical Room	1	EA	5	6-10 years	
	Air Handling Unit-Package Single Zone- Indoor- Hot Water and DX Cooling Coils - 4000-8000 cfm	Mechanical Room	1	EA	5	6-10 years	
	Air Handling Unit-Package Single Zone- Indoor- Hot Water and DX Cooling Coils - 4000-8000 cfm	Mechanical Room	1	EA	5	6-10 years	
	Air Intake	Mechanical Room	8	EA	6	10+ years	
	Air Intake	Mechanical Room	2	EA	5	10+ years	

Boiler Systems

Category : Mechanical
Building : Branch 2_Rosenwald Carroll

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Boiler Auxiliary- Non Condensing Hot Water - 500 - 1000 MBH	Boiler Room	4	EA	6	10+ years	
	Chemical Pot Feeder	Boiler Room	1	EA	6	10+ years	
	Combustion Dampers	Boiler Room	1	EA	6	10+ years	
	Non Condensing- Water Tube- Flexible Tube- Force Draft- Hot Water Boiler - 500 - 1000 MBH	Boiler Room	1	EA	6	10+ years	4
	Non Condensing- Water Tube- Flexible Tube- Force Draft- Hot Water Boiler - 500 - 1000 MBH	Boiler Room	1	EA	6	10+ years	3
	Non Condensing- Water Tube- Flexible Tube- Force Draft- Hot Water Boiler - 500 - 1000 MBH	Boiler Room	1	EA	6	10+ years	2
	Non Condensing- Water Tube- Flexible Tube- Force Draft- Hot Water Boiler - 500 - 1000 MBH	Boiler Room	1	EA	6	10+ years	1
Gas Booster							
	Gas Booster	Boiler Room	2	EA	7	10+ years	
Heating Devices							
	Cabinet Heaters - With Hot Water Coil	Entire Building	8	EA	6	6-10 years	
	Fin Tube - Hot Water	Entire Building	726	LF	6	6-10 years	
	Unit Heater - Hot Water	Entire Building	4	EA	6	6-10 years	
Mechanical Plumbing							
	Hydronic Supply and Return - Steel	Entire Building	350	LF	6	10+ years	
	Hot Water Pump - 10 - 20 HP	Entire Building	1	EA	6	6-10 years	
	Hot Water Pump - 10 - 20 HP	Entire Building	1	EA	6	6-10 years	
	Hot Water Pump - 10 - 20 HP	Entire Building	1	EA	6	6-10 years	
	Hot Water Pump - 10 - 20 HP	Entire Building	1	EA	6	6-10 years	
	Hot Water Pump - Less than 10	Entire Building	1	EA	6	6-10 years	
	Hot Water Pump - Less than 10	Entire Building	1	EA	6	6-10 years	
	Hot Water Pump - Less than 10	Entire Building	1	EA	6	6-10 years	
	Hot Water Pump - Less than 10	Entire Building	1	EA	6	6-10 years	
	Hot Water Pump - Less than 10	Entire Building	1	EA	6	6-10 years	
	Hot Water Pump - Less than 10	Entire Building	1	EA	6	6-10 years	
	Hot Water Pump - Less than 10	Entire Building	1	EA	6	6-10 years	
	Hot Water Pump - Less than 10	Entire Building	1	EA	6	6-10 years	
	Hot Water Pump - Less than 10	Entire Building	1	EA	6	6-10 years	

Temperature Control

Category : Mechanical
Building : Branch 2_Rosenwald Carroll

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	DDC System	Entire Building	47,154	SF	2	1-2 years	Per engineer DDC system is not working
	Thermostats - DDC	Entire Building	25	EA	6	6-10 years	
Ventilation							
	Exhaust Fans- Indoor - 500 - 1500 CFM	Entire Building	1	EA	7	6-10 years	
	Exhaust Fans- Indoor - Less than 500 CFM	Entire Building	1	EA	6	10+ years	
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	Entire Building	2	EA	6	10+ years	
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Entire Building	1	EA	6	10+ years	
	Type I Exhaust Hood- Kitchen	Entire Building	1	EA	6	10+ years	

Category : Plumbing
Building : Branch 2_Rosenwald Carroll

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Hot Water							
	Gas Heater - 150000 - 300000 BTU/HR	Boiler Room	1	EA	6	10+ years	
Piping							
	Domestic Piping-Hot Water Return Lines	Entire Building	47,154	SF	6	10+ years	
	Domestic Piping-Hot Water Return Risers	Entire Building	47,154	SF	6	10+ years	
	Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	47,154	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	47,154	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (Risers)	Entire Building	47,154	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building	47,154	SF	6	10+ years	
	Sanitary Piping	Entire Building	47,154	SF	6	10+ years	
	Storm Piping	Entire Building	47,154	SF	6	10+ years	
	Vent Piping	Entire Building	47,154	SF	7	10+ years	
Pumps							
	Pumps - Domestic Booster Pump-Duplex	Entire Building	1	EA	6	2-5 years	
	Pumps - Domestic Booster Pump-Simplex	Entire Building	1	EA	7	6-10 years	
	Pumps - Ejector-Duplex	Entire Building	1	EA	6	10+ years	
	Pumps - Sump-Duplex	Entire Building	1	EA	6	10+ years	
	Pumps - Sump-Simplex	Entire Building	1	EA	6	10+ years	

Category : Room
Building : Branch 2_Rosenwald Carroll

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

Ceiling - Lay-in	101 Main Office	566	SF	7	6-10 years	
Doors - Steel Doors incl hw	101 Main Office	1	EA	7	6-10 years	
Floor - Tile	101 Main Office	551	SF	7	10+ years	
Floor - Tile	101 Main Office	15	SF	4	1-2 years	Damaged tiles
Lighting - Lay-in	101 Main Office	9	EA	7	6-10 years	
Power Distribution	101 Main Office	18	EA	7	10+ years	
Storage/ Closet	101 Main Office	7	SF	7	10+ years	
Walls - Concrete Block	101 Main Office	297	SF	7	10+ years	
Walls - Plaster/Drywall	101 Main Office	397	SF	7	10+ years	
Ceiling - Lay-in	103 Counselor Office	159	SF	6	6-10 years	
Doors - Steel Doors incl hw	103 Counselor Office	2	EA	6	6-10 years	
Floor - Tile	103 Counselor Office	159	SF	7	6-10 years	
Lighting - Lay-in	103 Counselor Office	3	EA	7	6-10 years	
Power Distribution	103 Counselor Office	4	EA	5	10+ years	
Walls - Concrete Block	103 Counselor Office	229	SF	5	10+ years	
Walls - Plaster/Drywall	103 Counselor Office	229	SF	5	10+ years	
Ceiling - Lay-in	104	426	SF	7	6-10 years	
Ceiling - Lay-in	104	4	SF	4	1-2 years	Water damaged tile
Doors - Transom Window	104	6	SF	7	6-10 years	
Doors - Wood Doors inclu hw	104	1	EA	7	6-10 years	
Floor - Tile	104	425	SF	7	6-10 years	
Floor - Tile	104	5	SF	4	1-2 years	Damaged tiles
Lighting - Lay-in	104	6	EA	7	6-10 years	
Power Distribution	104	16	EA	7	10+ years	
Walls - Concrete Block	104	798	SF	6	10+ years	
Ceiling - Lay-in	105	683	SF	7	6-10 years	
Doors - Transom Window	105	6	SF	7	6-10 years	
Doors - Wood Doors inclu hw	105	1	EA	7	6-10 years	
Floor - Carpet	105	578	SF	7	6-10 years	
Floor - Tile	105	105	SF	7	6-10 years	
Lighting - Lay-in	105	8	EA	7	6-10 years	
Power Distribution	105	12	EA	6	6-10 years	
Walls - Concrete Block	105	856	SF	7	10+ years	
Walls - Plaster/Drywall	105	115	SF	7	10+ years	
Work Slnk	105	1	EA	7	10+ years	
Ceiling - Lay-in	Assistant Principal's Office	134	SF	7	6-10 years	
Doors - Wood Doors inclu hw	Assistant Principal's Office	1	EA	7	6-10 years	
Floor - Carpet	Assistant Principal's Office	134	SF	7	6-10 years	
Lighting - Lay-in	Assistant Principal's Office	2	EA	7	6-10 years	
Power Distribution	Assistant Principal's Office	6	EA	6	10+ years	
Walls - Plaster/Drywall	Assistant Principal's Office	229	SF	7	10+ years	
Ceiling - Lay-in	Conference Room in Main Office	174	SF	6	6-10 years	
Doors - Wood Doors inclu hw	Conference Room in Main Office	1	EA	5	6-10 years	
Floor - Carpet	Conference Room in Main Office	174	SF	4	6-10 years	Worn and stained carpet
Lighting - Lay-in	Conference Room in Main Office	3	EA	6	6-10 years	

					Replacement		
Power Distribution	Conference Room in Main Office	4	EA	6	10+ years		
Walls - Concrete Block	Conference Room in Main Office	95	SF	5	10+ years		
Walls - Plaster/Drywall	Conference Room in Main Office	410	SF	5	10+ years		
Ceiling - Lay-in	Engineer's Office	123	SF	6	6-10 years		
Ceiling - Lay-in	Engineer's Office	24	SF	4	0-1 year	Replace ceiling tiles	
Doors - Steel Doors incl hw	Engineer's Office	1	EA	5	6-10 years		
Floor - Tile	Engineer's Office	147	SF	6	6-10 years		
Lighting - Lay-in	Engineer's Office	2	EA	7	6-10 years		
Power Distribution	Engineer's Office	4	EA	7	10+ years		
Walls - Concrete Block	Engineer's Office	394	SF	5	10+ years		
Ceiling - Lay-in	Gym Office	112	SF	7	6-10 years		
Ceiling - Lay-in	Gym Office	10	SF	4	1-2 years	Water damage	
Doors - Wood Doors inclu hw	Gym Office	1	EA	6	2-5 years		
Floor - Tile	Gym Office	122	SF	6	6-10 years		
Lighting - Lay-in	Gym Office	2	EA	6	6-10 years		
Power Distribution	Gym Office	4	EA	7	10+ years		
Walls - Concrete Block	Gym Office	234	SF	6	2-5 years		
Walls - Plaster/Drywall	Gym Office	66	SF	7	10+ years		
Ceiling - Lay-in	Kitchen Office	98	SF	7	6-10 years		
Doors - Steel Doors incl hw	Kitchen Office	1	EA	7	6-10 years		
Floor - Tile	Kitchen Office	98	SF	7	10+ years		
Lighting - Pendent/Surface	Kitchen Office	1	EA	7	6-10 years		
Power Distribution	Kitchen Office	6	EA	7	10+ years		
Walls - Concrete Block	Kitchen Office	203	SF	7	10+ years		
Ceiling - Lay-in	Principal's Office	376	SF	7	6-10 years		
Doors - Transom Window	Principal's Office	6	SF	7	6-10 years		
Doors - Wood Doors inclu hw	Principal's Office	2	EA	7	6-10 years		
Floor - Carpet	Principal's Office	376	SF	7	6-10 years		
Lighting - Lay-in	Principal's Office	4	EA	7	6-10 years		
Power Distribution	Principal's Office	4	EA	7	10+ years		
Storage/ Closet	Principal's Office	8	SF	7	10+ years		
Walls - Concrete Block	Principal's Office	270	SF	7	10+ years		
Walls - Plaster/Drywall	Principal's Office	316	SF	7	10+ years		
Ceiling - Plaster/Drywall	Work Room in Main Office	243	SF	7	6-10 years		
Doors - Steel Doors incl hw	Work Room in Main Office	1	EA	7	6-10 years		
Floor - Tile	Work Room in Main Office	243	SF	7	10+ years		
Lighting - Lay-in	Work Room in Main Office	1	EA	7	6-10 years		
Lighting - Lay-in	Work Room in Main Office	3	EA	5	0-1 year	Missing diffusser	
Power Distribution	Work Room in Main Office	6	EA	7	10+ years		
Walls - Concrete Block	Work Room in Main Office	606	SF	7	10+ years		
Work Slnk	Work Room in Main Office	1	EA	7	6-10 years		
Gymnasium							
Bleacher Seating	1st Floor	64	EA	7	10+ years		
Ceiling - Exposed	1st Floor	4,050	SF	6	6-10 years		
Doors - Steel Doors incl hw	1st Floor	4	EA	6	2-5 years		

							Replacement
Floor - Tile/Sheet	1st Floor	4,050	SF	7	6-10 years		
Lighting - Metal Halide/Sodium Vapor	1st Floor	12	EA	7	6-10 years		
Storage/ Closet	1st Floor	88	SF	5	1-2 years	Ceiling water damage	
Walls - Concrete Block	1st Floor	6,588	SF	5	0-1 year	Cracked mortar	
Walls - Plaster/Drywall	1st Floor	1,012	SF	6	2-5 years		
Kitchen							
Ceiling - Lay-in	1st Floor	831	SF	7	6-10 years		
Doors - Steel Doors incl hw	1st Floor	1	EA	7	6-10 years		
Floor - Concrete	1st Floor	826	SF	7	10+ years		
Floor - Concrete	1st Floor	5	SF	5	1-2 years	Damaged concrete	
Lighting - Lay-in	1st Floor	18	EA	7	6-10 years		
Serving Line	1st Floor	9	LF	7	10+ years		
Walls - Concrete Block	1st Floor	190	SF	7	10+ years		
Walls - Structural Glazed Tile	1st Floor	1,154	SF	7	10+ years		
Library							
Ceiling - Lay-in	203	1,715	SF	7	6-10 years		
Doors - Wood Doors inclu hw	203	2	EA	6	10+ years		
Floor - Carpet	203	1,715	SF	6	6-10 years		
Lighting - Pendent/Surface	203	119	EA	7	6-10 years		
Walls - Concrete Block	203	431	SF	7	10+ years		
Walls - Plaster/Drywall	203	359	SF	7	10+ years		
Lunch & Multipurpose Room							
Ceiling - Lay-in	1st Floor	2,223	SF	6	6-10 years		
Doors - Steel Doors incl hw	1st Floor	2	EA	6	10+ years		
Floor - Tile	1st Floor	2,223	SF	6	6-10 years		
Lighting - Lay-in	1st Floor	18	EA	7	6-10 years		
Serving Line	1st Floor	10	LF	7	10+ years		
Walls - Concrete Block	1st Floor	1,537	SF	7	10+ years		
Ceiling - Lay-in	205 Multipurpose Room	1,641	SF	7	6-10 years		
Doors - Transom Window	205 Multipurpose Room	6	SF	6	10+ years		
Doors - Wood Doors inclu hw	205 Multipurpose Room	2	EA	6	10+ years		
Floor - Tile	205 Multipurpose Room	1,641	SF	7	6-10 years		
Lighting - Lay-in	205 Multipurpose Room	20	EA	7	6-10 years		
Walls - Concrete Block	205 Multipurpose Room	537	SF	7	10+ years		
Walls - Plaster/Drywall	205 Multipurpose Room	3,790	SF	7	10+ years		
MDF_IDE							
Doors - Steel Doors incl hw	1st floor	1	EA	7	6-10 years		
Finishes	1st floor	240	SF	5	6-10 years		
Doors - Steel Doors incl hw	2nd Floor	1	EA	6	10+ years		
Finishes	2nd Floor	58	SF	5	10+ years	Water damage at ceiling	
Other Cooling Unit	2nd Floor	1	EA	7	10+ years	Ducted	

Replacement
Mechanical/ Service Rooms

Boiler Room	Building Service Rooms	369	SF	7	10+ years	
Janitor's Closet	Building Service Rooms	35	SF	5	10+ years	
Janitor's Closet	Building Service Rooms	35	SF	5	10+ years	
Mechanical/ Service Rooms	Building Service Rooms	136	SF	7	10+ years	
Mechanical/ Service Rooms	Building Service Rooms	220	SF	7	10+ years	
Mechanical/ Service Rooms	Building Service Rooms	35	SF	7	10+ years	
Mechanical/ Service Rooms	Building Service Rooms	563	SF	7	10+ years	
Mechanical/ Service Rooms	Building Service Rooms	360	SF	7	10+ years	
Mechanical/ Service Rooms	Building Service Rooms	600	SF	7	10+ years	
Mechanical/ Service Rooms	Building Service Rooms	650	SF	5	10+ years	Relamp fixture in mech vault
Storage Room	Building Service Rooms	205	SF	7	10+ years	

Restroom

Accessories	1st Floor SW	142	SF	7	6-10 years	
Ceiling - Plaster/Drywall	1st Floor SW	142	SF	7	10+ years	
Doors - Wood Doors inclu hw	1st Floor SW	1	EA	7	10+ years	
Floor - Tile Ceramic/ Porcelain	1st Floor SW	142	SF	7	10+ years	
Floor Drain	1st Floor SW	1	EA	7	10+ years	
Lavatory	1st Floor SW	1	EA	7	10+ years	
Lighting - Lay-in	1st Floor SW	7	EA	7	10+ years	
Partitions	1st Floor SW	3	EA	7	10+ years	
Walls - Structural Glazed Tile	1st Floor SW	266	SF	7	10+ years	
Water Closet	1st Floor SW	3	EA	7	10+ years	
Accessories	1st Floor SW	142	SF	7	6-10 years	
Ceiling - Plaster/Drywall	1st Floor SW	142	SF	7	10+ years	
Doors - Wood Doors inclu hw	1st Floor SW	1	EA	7	10+ years	
Floor - Tile Ceramic/ Porcelain	1st Floor SW	142	SF	7	10+ years	
Floor Drain	1st Floor SW	1	EA	7	10+ years	
Lavatory	1st Floor SW	1	EA	7	10+ years	
Lighting - Lay-in	1st Floor SW	9	EA	7	10+ years	
Partitions	1st Floor SW	1	EA	7	10+ years	
Urinals	1st Floor SW	3	EA	7	10+ years	
Walls - Structural Glazed Tile	1st Floor SW	266	SF	7	10+ years	
Water Closet	1st Floor SW	1	EA	7	10+ years	
Accessories	1st Floor West	38	SF	7	6-10 years	
Ceiling - Plaster/Drywall	1st Floor West	38	SF	7	10+ years	
Doors - Wood Doors inclu hw	1st Floor West	1	EA	7	10+ years	
Floor - Tile Ceramic/ Porcelain	1st Floor West	38	SF	7	10+ years	
Lavatory	1st Floor West	1	EA	7	10+ years	
Lighting - Wall Mounted	1st Floor West	1	EA	7	10+ years	
Walls - Structural Glazed Tile	1st Floor West	81	SF	7	10+ years	
Water Closet	1st Floor West	1	EA	7	10+ years	
Accessories	2nd Floor North	146	SF	5	2-5 years	
Ceiling - Plaster/Drywall	2nd Floor North	146	SF	7	6-10 years	

						Replacement	
Doors - Wood Doors inclu hw	2nd Floor North	1	EA	6	10+ years		
Floor - Tile Ceramic/ Porcelain	2nd Floor North	146	SF	6	6-10 years		
Floor Drain	2nd Floor North	1	EA	7	10+ years		
Lavatory	2nd Floor North	2	EA	6	6-10 years		
Lighting - Lay-in	2nd Floor North	9	EA	7	6-10 years		
Partitions	2nd Floor North	1	EA	7	6-10 years		
Urinals	2nd Floor North	2	EA	6	6-10 years		
Walls - Structural Glazed Tile	2nd Floor North	392	SF	7	10+ years		
Water Closet	2nd Floor North	1	EA	7	6-10 years		
Accessories	2nd Floor North	142	SF	5	2-5 years		
Ceiling - Plaster/Drywall	2nd Floor North	142	SF	7	6-10 years		
Doors - Wood Doors inclu hw	2nd Floor North	1	EA	6	10+ years		
Floor - Tile Ceramic/ Porcelain	2nd Floor North	142	SF	6	6-10 years		
Floor Drain	2nd Floor North	1	EA	7	10+ years		
Lavatory	2nd Floor North	2	EA	6	6-10 years		
Lighting - Lay-in	2nd Floor North	9	EA	7	6-10 years		
Partitions	2nd Floor North	2	EA	7	6-10 years		
Walls - Structural Glazed Tile	2nd Floor North	142	SF	7	10+ years		
Water Closet	2nd Floor North	2	EA	7	10+ years		
Accessories	2nd Floor North	51	SF	7	6-10 years		
Ceiling - Plaster/Drywall	2nd Floor North	51	SF	6	6-10 years		
Doors - Wood Doors inclu hw	2nd Floor North	1	EA	7	10+ years		
Floor - Tile Ceramic/ Porcelain	2nd Floor North	51	SF	7	6-10 years		
Lavatory	2nd Floor North	1	EA	7	6-10 years		
Lighting - Wall Mounted	2nd Floor North	1	EA	7	6-10 years		
Walls - Structural Glazed Tile	2nd Floor North	101	SF	7	10+ years		
Water Closet	2nd Floor North	1	EA	7	10+ years		
Accessories	2nd Floor SW	240	SF	7	6-10 years		
Ceiling - Plaster/Drywall	2nd Floor SW	240	SF	6	6-10 years		
Doors - Wood Doors inclu hw	2nd Floor SW	1	EA	6	10+ years		
Floor - Tile Ceramic/ Porcelain	2nd Floor SW	240	SF	6	6-10 years		
Floor Drain	2nd Floor SW	1	EA	7	10+ years		
Lavatory	2nd Floor SW	2	EA	6	6-10 years		
Lighting - Lay-in	2nd Floor SW	11	EA	7	6-10 years		
Partitions	2nd Floor SW	5	EA	7	6-10 years		
Walls - Structural Glazed Tile	2nd Floor SW	475	SF	6	10+ years		
Water Closet	2nd Floor SW	5	EA	7	10+ years		
Accessories	2nd Floor SW	142	SF	5	2-5 years		
Ceiling - Plaster/Drywall	2nd Floor SW	142	SF	6	6-10 years		
Doors - Wood Doors inclu hw	2nd Floor SW	1	EA	6	10+ years		
Floor - Tile Ceramic/ Porcelain	2nd Floor SW	142	SF	6	6-10 years		
Floor Drain	2nd Floor SW	1	EA	7	10+ years		
Lavatory	2nd Floor SW	2	EA	6	6-10 years		
Lighting - Lay-in	2nd Floor SW	6	EA	7	6-10 years		
Lighting - Lay-in	2nd Floor SW	3	EA	5	1-2 years		Missing cover
Partitions	2nd Floor SW	2	EA	5	1-2 years		Door missing and poor condition
Urinals	2nd Floor SW	4	EA	6	10+ years		

						Replacement	
Walls - Structural Glazed Tile	2nd Floor SW	264	SF	6	10+ years		
Walls - Structural Glazed Tile	2nd Floor SW	2	SF	4	1-2 years	Hole in wall	
Water Closet	2nd Floor SW	2	EA	6	10+ years		
Accessories	2nd Floor South	40	SF	7	6-10 years		
Ceiling - Lay-in	2nd Floor South	40	SF	7	6-10 years		
Doors - Wood Doors inclu hw	2nd Floor South	1	EA	6	10+ years		
Floor - Tile Ceramic/ Porcelain	2nd Floor South	40	SF	7	6-10 years		
Lavatory	2nd Floor South	1	EA	6	6-10 years		
Lighting - Pendent/Surface	2nd Floor South	1	EA	5	1-2 years	Cracked cover	
Walls - Structural Glazed Tile	2nd Floor South	80	SF	7	10+ years		
Water Closet	2nd Floor South	1	EA	7	6-10 years		
Accessories	Engineer's Toilet	83	SF	7	6-10 years		
Ceiling - Plaster/Drywall	Engineer's Toilet	83	SF	7	10+ years		
Doors - Steel Doors incl hw	Engineer's Toilet	1	EA	7	6-10 years		
Floor - Concrete	Engineer's Toilet	83	SF	7	10+ years		
Lavatory	Engineer's Toilet	1	EA	6	6-10 years		
Lighting - Pendent/Surface	Engineer's Toilet	1	EA	7	6-10 years		
Lighting - Wall Mounted	Engineer's Toilet	1	EA	7	6-10 years		
Student Lockers - One Tier	Engineer's Toilet	3	EA	7	6-10 years		
Walls - Concrete Block	Engineer's Toilet	158	SF	7	10+ years		
Water Closet	Engineer's Toilet	1	EA	7	6-10 years		
Accessories	Kitchen Toilet	45	SF	7	6-10 years		
Ceiling - Lay-in	Kitchen Toilet	45	SF	7	10+ years		
Doors - Steel Doors incl hw	Kitchen Toilet	1	EA	7	10+ years		
Floor - Tile	Kitchen Toilet	45	SF	7	10+ years		
Lavatory	Kitchen Toilet	1	EA	7	10+ years		
Lighting - Wall Mounted	Kitchen Toilet	1	EA	7	10+ years		
Student Lockers - One Tier	Kitchen Toilet	3	EA	7	10+ years		
Walls - Structural Glazed Tile	Kitchen Toilet	95	SF	7	10+ years		
Water Closet	Kitchen Toilet	1	EA	7	10+ years		
Accessories	Main Office Toilet	36	SF	7	6-10 years		
Ceiling - Plaster/Drywall	Main Office Toilet	36	SF	7	10+ years		
Doors - Wood Doors inclu hw	Main Office Toilet	1	EA	7	10+ years		
Floor - Tile Ceramic/ Porcelain	Main Office Toilet	36	SF	7	10+ years		
Lavatory	Main Office Toilet	1	EA	7	10+ years		
Lighting - Wall Mounted	Main Office Toilet	1	EA	7	10+ years		
Walls - Structural Glazed Tile	Main Office Toilet	71	SF	7	10+ years		
Water Closet	Main Office Toilet	1	EA	7	10+ years		

Category : Classroom
Building : Branch 2 Rosenwald Carroll

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Classroom #106 (Regular Classroom)							
	Casework	1st Floor	50	LF	6	6-10 years	
	Ceiling - Lay-in	1st Floor	847	SF	7	6-10 years	
	Ceiling - Lay-in	1st Floor	12	SF	4	1-2 years	Missing and water damaged tiles

Category : Classroom
Building : Branch 2_Rosenwald Carroll

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Chalk Board	1st Floor	11	LF	4	2-5 years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	6	10+ years	
	Doors - Transom Window	1st Floor	6	SF	6	10+ years	
	Floor - Tile	1st Floor	839	SF	6	6-10 years	
	Floor - Tile	1st Floor	20	SF	4	1-2 years	Large crack in tiles
	Lighting - Lay-in	1st Floor	11	EA	6	6-10 years	
	Marker Board	1st Floor	4	LF	6	2-5 years	
	Storage/ Closet	1st Floor	12	SF	7	10+ years	Door locked; Engineer did not have key. Assessment based on data from previous assessment.
	Walls - Concrete Block	1st Floor	446	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	456	SF	7	10+ years	
Classroom #107 (Regular Classroom)							
	Casework	1st Floor	50	LF	6	6-10 years	
	Ceiling - Lay-in	1st Floor	859	SF	7	6-10 years	
	Chalk Board	1st Floor	12	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	859	SF	6	6-10 years	
	Lighting - Lay-in	1st Floor	12	EA	7	6-10 years	
	Marker Board	1st Floor	12	LF	6	6-10 years	
	Storage/ Closet	1st Floor	12	SF	5	10+ years	Light fixture is not connected properly; remainder of closet in good condition.
	Walls - Concrete Block	1st Floor	446	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	456	SF	7	10+ years	
Classroom #108 (Regular Classroom)							
	Casework	1st Floor	50	LF	5	1-2 years	Facing is damaged
	Ceiling - Lay-in	1st Floor	859	SF	7	6-10 years	
	Chalk Board	1st Floor	12	LF	4	2-5 years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	6	10+ years	
	Doors - Transom Window	1st Floor	6	SF	6	10+ years	
	Floor - Tile	1st Floor	859	SF	7	6-10 years	
	Lighting - Lay-in	1st Floor	12	EA	7	6-10 years	
	Marker Board	1st Floor	12	LF	6	2-5 years	
	Storage/ Closet	1st Floor	12	SF	7	10+ years	Door locked; Engineer did not have key. Assessment based on data from previous assessment.
	Walls - Concrete Block	1st Floor	446	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	456	SF	7	10+ years	
Classroom #109 (Regular Classroom)							

Category : Classroom
Building : Branch 2_Rosenwald Carroll

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Casework	1st Floor	50	LF	5	1-2 years	Facing damaged
	Ceiling - Lay-in	1st Floor	859	SF	7	6-10 years	
	Chalk Board	1st Floor	11	LF	4	2-5 years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	
	Doors - Transom Window	1st Floor	6	SF	7	10+ years	
	Floor - Tile	1st Floor	859	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	7	6-10 years	
	Marker Board	1st Floor	4	LF	6	2-5 years	
	Storage/ Closet	1st Floor	12	SF	5	1-2 years	
	Walls - Concrete Block	1st Floor	446	SF	6	10+ years	Door hardware is damaged and missing. Door locked; Engineer did not have key. Assessment based on data from previous assessment.
	Walls - Plaster/Drywall	1st Floor	456	SF	6	2-5 years	
	Work Sink	1st Floor	1	EA	5	1-2 years	

Classroom #110 (Store Room)

	Casework	1st Floor	50	LF	5	1-2 years	Veneer damaged
	Ceiling - Lay-in	1st Floor	859	SF	7	6-10 years	
	Chalk Board	1st Floor	11	LF	4	2-5 years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	6	10+ years	
	Doors - Transom Window	1st Floor	6	SF	6	10+ years	
	Floor - Tile	1st Floor	822	SF	6	6-10 years	
	Floor - Tile	1st Floor	37	SF	4	0-1 year	
	Lighting - Lay-in	1st Floor	12	EA	7	6-10 years	
	Marker Board	1st Floor	12	LF	6	2-5 years	
	Storage/ Closet	1st Floor	12	SF	7	10+ years	Door locked; Engineer did not have key. Assessment based on data from previous assessment.
	Walls - Concrete Block	1st Floor	446	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	456	SF	7	10+ years	

Classroom #111 (Regular Classroom)

	AC Units	1st Floor	1	EA	7	6-10 years	Water damage
	Casework	1st Floor	50	LF	7	6-10 years	
	Ceiling - Lay-in	1st Floor	849	SF	7	6-10 years	
	Ceiling - Lay-in	1st Floor	10	SF	4	1-2 years	
	Chalk Board	1st Floor	11	LF	4	2-5 years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	6	10+ years	
	Doors - Transom Window	1st Floor	6	SF	6	10+ years	
	Floor - Tile	1st Floor	849	SF	6	6-10 years	
	Floor - Tile	1st Floor	10	SF	4	1-2 years	Cracked tiles
	Lighting - Lay-in	1st Floor	11	EA	6	6-10 years	
	Marker Board	1st Floor	14	LF	6	2-5 years	

Category : Classroom
Building : Branch 2_Rosenwald Carroll

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Storage/ Closet	1st Floor	12	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	446	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	456	SF	7	10+ years	
Classroom #112 (Regular Classroom)							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	30	LF	6	6-10 years	
	Ceiling - Lay-in	1st Floor	859	SF	6	6-10 years	
	Chalk Board	1st Floor	11	LF	4	0-1 year	
	Doors - Steel Doors incl hw	1st Floor	1	EA	6	10+ years	
	Doors - Transom Window	1st Floor	6	SF	6	10+ years	
	Floor - Tile	1st Floor	859	SF	7	6-10 years	
	Lighting - Lay-in	1st Floor	12	EA	6	6-10 years	
	Marker Board	1st Floor	11	LF	6	2-5 years	
	Storage/ Closet	1st Floor	12	SF	5	10+ years	Light fixture is not connected properly; remainder of closet in good condition.
	Walls - Concrete Block	1st Floor	446	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	456	SF	7	10+ years	
Classroom #113 (Store Room)							
	Casework	1st Floor	30	LF	5	1-2 years	Veneer damaged
	Ceiling - Lay-in	1st Floor	859	SF	6	6-10 years	
	Chalk Board	1st Floor	16	LF	4	2-5 years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	
	Doors - Transom Window	1st Floor	6	SF	6	10+ years	
	Floor - Tile	1st Floor	859	SF	7	6-10 years	
	Lighting - Lay-in	1st Floor	12	EA	6	6-10 years	
	Marker Board	1st Floor	10	LF	6	2-5 years	
	Storage/ Closet	1st Floor	12	SF	5	10+ years	Light fixture is not connected properly; remainder of closet in good condition.
	Walls - Concrete Block	1st Floor	496	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	456	SF	7	10+ years	
Classroom #200 (Store Room)							
	Ceiling - Lay-in	2nd Floor	400	SF	7	6-10 years	
	Ceiling - Lay-in	2nd Floor	20	SF	4	1-2 years	Water damage and missing tiles
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Tile	2nd Floor	415	SF	6	6-10 years	Floor covered by equipment
	Floor - Tile	2nd Floor	5	SF	4	1-2 years	Severe staining
	Lighting - Lay-in	2nd Floor	6	EA	7	6-10 years	
	Walls - Concrete Block	2nd Floor	790	SF	7	10+ years	

Category : Classroom
Building : Branch 2_Rosenwald Carroll

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Classroom #201 (Science Classroom)</u>							
	Casework	2nd Floor	34	LF	6	10+ years	
	Ceiling - Lay-in	2nd Floor	1,101	SF	7	6-10 years	
	Ceiling - Lay-in	2nd Floor	20	SF	4	1-2 years	Water damage
	Chalk Board	2nd Floor	12	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	6	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Tile	2nd Floor	1,121	SF	6	6-10 years	
	Lighting - Lay-in	2nd Floor	6	EA	7	6-10 years	
	Marker Board	2nd Floor	4	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	100	SF	7	10+ years	
	Walls - Concrete Block	2nd Floor	780	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	236	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	20	SF	6	10+ years	
	Work Sink	2nd Floor	2	EA	7	10+ years	
<u>Classroom #202 (Regular Classroom)</u>							
	Ceiling - Lay-in	2nd Floor	581	SF	7	6-10 years	
	Chalk Board	2nd Floor	6	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	6	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Tile	2nd Floor	581	SF	7	6-10 years	
	Lighting - Lay-in	2nd Floor	8	EA	7	6-10 years	
	Walls - Concrete Block	2nd Floor	475	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	380	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	10	SF	5	1-2 years	Chipped drywall
<u>Classroom #204 (Computer Lab)</u>							
	Casework	2nd Floor	20	LF	7	6-10 years	
	Ceiling - Lay-in	2nd Floor	985	SF	7	6-10 years	
	Doors - Steel Doors incl hw	2nd Floor	1	EA	6	10+ years	
	Floor - Tile	2nd Floor	985	SF	7	6-10 years	
	Lighting - Pendent/Surface	2nd Floor	6	EA	7	6-10 years	
	Walls - Concrete Block	2nd Floor	558	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	558	SF	7	10+ years	
	Wireless System	2nd Floor	1	EA	7	6-10 years	
<u>Classroom #206 (Art Room)</u>							
	Casework	2nd Floor	68	LF	7	6-10 years	
	Casework	2nd Floor	10	LF	6	2-5 years	
	Ceiling - Lay-in	2nd Floor	1,156	SF	7	6-10 years	
	Ceiling - Lay-in	2nd Floor	12	SF	4	1-2 years	Water damage

Category : Classroom
Building : Branch 2_Rosenwald Carroll

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Chalk Board	2nd Floor	20	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	12	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	6	10+ years	
	Floor - Tile	2nd Floor	1,168	SF	7	6-10 years	
	Lighting - Lay-in	2nd Floor	12	EA	7	6-10 years	
	Walls - Concrete Block	2nd Floor	756	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	437	SF	7	10+ years	
	Work Sink	2nd Floor	1	EA	7	6-10 years	
Classroom #207 (Regular Classroom)							
	Casework	2nd Floor	30	LF	5	1-2 years	Damaged facing
	Ceiling - Lay-in	2nd Floor	605	SF	7	6-10 years	
	Chalk Board	2nd Floor	18	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Tile	2nd Floor	595	SF	7	6-10 years	
	Floor - Tile	2nd Floor	10	SF	4	1-2 years	Cracked tiles
	Lighting - Lay-in	2nd Floor	9	EA	7	6-10 years	
	Walls - Concrete Block	2nd Floor	1,114	SF	7	10+ years	
Classroom #208 (Store Room)							
	Casework	2nd Floor	50	LF	7	6-10 years	
	Ceiling - Lay-in	2nd Floor	809	SF	7	6-10 years	
	Ceiling - Lay-in	2nd Floor	50	SF	4	1-2 years	Water damage
	Chalk Board	2nd Floor	12	LF	4	2-5 years	
	Doors - Steel Doors incl hw	2nd Floor	1	EA	6	10+ years	
	Doors - Transom Window	2nd Floor	1	SF	6	10+ years	
	Floor - Tile	2nd Floor	859	SF	6	6-10 years	Floor covered with equipment cannot enter
	Lighting - Lay-in	2nd Floor	12	EA	7	6-10 years	
	Marker Board	2nd Floor	12	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	12	SF	7	10+ years	Closet not accessible due to stored equipment and furniture limiting movement.
	Walls - Concrete Block	2nd Floor	446	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	456	SF	7	10+ years	
Classroom #209 (Regular Classroom)							
	Casework	2nd Floor	50	LF	7	6-10 years	
	Ceiling - Lay-in	2nd Floor	859	SF	7	6-10 years	
	Chalk Board	2nd Floor	11	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	6	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Tile	2nd Floor	854	SF	7	6-10 years	

Category : Classroom
Building : Branch 2_Rosenwald Carroll

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Floor - Tile	2nd Floor	5	SF	4	1-2 years	Damaged tile
	Lighting - Lay-in	2nd Floor	12	EA	7	6-10 years	
	Marker Board	2nd Floor	10	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	12	SF	7	10+ years	
	Walls - Concrete Block	2nd Floor	500	SF	7	10+ years	Door locked; Engineer did not have key. Assessment based on data from previous assessment.
	Walls - Plaster/Drywall	2nd Floor	450	SF	7	10+ years	
Classroom #210 (Regular Classroom)							
	Casework	2nd Floor	45	LF	5	1-2 years	Veneer facing damaged
	Ceiling - Lay-in	2nd Floor	847	SF	7	6-10 years	Water damage
	Ceiling - Lay-in	2nd Floor	12	SF	5	1-2 years	
	Chalk Board	2nd Floor	11	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	6	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	Door locked; Engineer did not have key. Assessment based on data from previous assessment.
	Floor - Tile	2nd Floor	859	SF	7	6-10 years	
	Lighting - Lay-in	2nd Floor	12	EA	7	6-10 years	
	Marker Board	2nd Floor	10	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	12	SF	7	6-10 years	Door locked; Engineer did not have key. Assessment based on data from previous assessment.
	Walls - Concrete Block	2nd Floor	500	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	450	SF	7	10+ years	
	Work Sink	2nd Floor	1	EA	5	1-2 years	
Classroom #211 (Regular Classroom)							
	Casework	2nd Floor	50	LF	7	6-10 years	Water damage
	Ceiling - Lay-in	2nd Floor	844	SF	7	6-10 years	
	Ceiling - Lay-in	2nd Floor	15	SF	4	1-2 years	
	Chalk Board	2nd Floor	11	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	6	SF	7	10+ years	Door locked; Engineer did not have key. Assessment based on data from previous assessment.
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Tile	2nd Floor	859	SF	7	6-10 years	
	Lighting - Lay-in	2nd Floor	12	EA	7	6-10 years	
	Marker Board	2nd Floor	10	LF	7	6-10 years	Damaged light fixture-hanging from ceiling, remainder of closet in good condition
	Storage/ Closet	2nd Floor	12	SF	5	10+ years	
	Walls - Concrete Block	2nd Floor	500	SF	7	10+ years	Damaged light fixture-hanging from ceiling, remainder of closet in good condition
	Walls - Plaster/Drywall	2nd Floor	435	SF	7	10+ years	
Classroom #212 (Regular Classroom)							

Category : Classroom
Building : Branch 2_Rosenwald Carroll

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Casework	2nd Floor	50	LF	5	1-2 years	Damaged veneer
	Ceiling - Lay-in	2nd Floor	859	SF	7	6-10 years	
	Chalk Board	2nd Floor	11	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	6	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Tile	2nd Floor	859	SF	7	6-10 years	
	Lighting - Lay-in	2nd Floor	12	EA	7	6-10 years	
	Marker Board	2nd Floor	10	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	12	SF	7	10+ years	
	Walls - Concrete Block	2nd Floor	500	SF	7	10+ years	Door locked; Engineer did not have key. Assessment based on data from previous assessment.
	Walls - Plaster/Drywall	2nd Floor	450	SF	7	10+ years	
Classroom #213 (Regular Classroom)							
	Casework	2nd Floor	50	LF	5	1-2 years	Chipped veneer
	Ceiling - Lay-in	2nd Floor	859	SF	7	6-10 years	
	Chalk Board	2nd Floor	11	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	6	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Tile	2nd Floor	859	SF	7	6-10 years	
	Lighting - Lay-in	2nd Floor	12	EA	7	6-10 years	
	Marker Board	2nd Floor	10	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	12	SF	5	10+ years	
	Walls - Concrete Block	2nd Floor	500	SF	7	10+ years	Light fixture falling out of housing; remainder of closet in good condition
	Walls - Plaster/Drywall	2nd Floor	450	SF	6	10+ years	
Classroom #214 (Store Room)							
	Casework	2nd Floor	45	LF	6	6-10 years	Water damage
	Ceiling - Lay-in	2nd Floor	854	SF	7	6-10 years	
	Ceiling - Lay-in	2nd Floor	5	SF	4	1-2 years	
	Chalk Board	2nd Floor	7	LF	4	2-5 years	
	Doors - Steel Doors incl hw	2nd Floor	1	EA	6	10+ years	
	Doors - Transom Window	2nd Floor	6	SF	6	10+ years	
	Floor - Tile	2nd Floor	859	SF	6	6-10 years	
	Lighting - Lay-in	2nd Floor	10	EA	7	6-10 years	
	Marker Board	2nd Floor	14	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	12	SF	5	10+ years	Damaged door hardware. Door locked; Engineer did not have key. Assessment based on data from previous assessment.
	Walls - Concrete Block	2nd Floor	500	SF	6	10+ years	
	Walls - Plaster/Drywall	2nd Floor	450	SF	6	10+ years	

Category : Classroom
Building : Branch 2_Rosenwald Carroll

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
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Category : Interior
Building : Branch 2_Rosenwald Carroll

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

Ceiling - Plaster/Drywall	1st North	1,563	SF	7	10+ years
Doors - Side-lite	1st North	18	SF	7	6-10 years
Doors - Steel Doors incl hw	1st North	8	EA	7	6-10 years
Doors - Wood Doors include hw	1st North	12	EA	7	6-10 years
Floor - Tile/Sheet	1st North	1,563	SF	7	6-10 years
Lighting - Lay-in	1st North	20	EA	7	6-10 years
Lighting - Pendent/Surface	1st North	3	EA	7	6-10 years
Walls - Concrete Block	1st North	1,303	SF	7	10+ years
Ceiling - Plaster/Drywall	1st South	1,877	SF	7	10+ years
Doors - Steel Doors incl hw	1st South	4	EA	7	6-10 years
Drinking Fountains - Single Fountain	1st South	3	EA	7	6-10 years
Floor - Tile/Sheet	1st South	1,877	SF	7	10+ years
Lighting - Lay-in	1st South	26	EA	7	10+ years
Walls - Concrete Block	1st South	3,945	SF	7	10+ years
Ceiling - Plaster/Drywall	1st West	744	SF	7	10+ years
Floor - Tile/Sheet	1st West	744	SF	7	10+ years
Lighting - Lay-in	1st West	8	EA	7	6-10 years
Walls - Concrete Block	1st West	1,296	SF	7	10+ years
Ceiling - Plaster/Drywall	2nd Middle	795	SF	7	6-10 years
Floor - Tile/Sheet	2nd Middle	795	SF	7	6-10 years
Lighting - Lay-in	2nd Middle	7	EA	7	6-10 years
Walls - Concrete Block	2nd Middle	1,292	SF	7	10+ years
Ceiling - Plaster/Drywall	2nd North	947	SF	6	6-10 years
Doors - Steel Doors incl hw	2nd North	2	EA	6	10+ years
Floor - Tile/Sheet	2nd North	947	SF	7	6-10 years
Lighting - Lay-in	2nd North	10	EA	7	6-10 years
Walls - Concrete Block	2nd North	971	SF	7	10+ years
Ceiling - Plaster/Drywall	2nd South	884	SF	6	6-10 years
Doors - Steel Doors incl hw	2nd South	3	EA	6	10+ years
Drinking Fountains - Double Fountain	2nd South	1	EA	7	6-10 years
Drinking Fountains - Single Fountain	2nd South	1	EA	7	6-10 years
Floor - Tile/Sheet	2nd South	884	SF	7	6-10 years
Lighting - Lay-in	2nd South	13	EA	7	6-10 years
Walls - Concrete Block	2nd South	1,559	SF	7	10+ years
Ceiling - Lay-in	Admin. Corridor	175	SF	6	6-10 years
Doors - Steel Doors incl hw	Admin. Corridor	1	EA	7	6-10 years
Floor - Tile/Sheet	Admin. Corridor	175	SF	7	6-10 years
Lighting - Lay-in	Admin. Corridor	3	EA	7	6-10 years
Walls - Concrete Block	Admin. Corridor	18	SF	7	10+ years

Category : Interior
Building : Branch 2_Rosenwald Carroll

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Walls - Plaster/Drywall	Admin. Corridor	306	SF	7	10+ years	
Safety							
	Camera Viewing Station	Throughout Building	3	EA	4	0-1 year	Cameras No longer working
	Security Cameras	Throughout Building	12	EA	4	0-1 year	Cameras No longer working
Stairs							
	Floor - Concrete	East	13	SF	7	2-5 years	
	Handrails	East	58	LF	7	6-10 years	
	Stairs - Concrete	East	104	LF	6	6-10 years	
	Walls - Concrete Block	East	193	SF	6	10+ years	
	Walls - Plaster/Drywall	East	120	SF	6	2-5 years	
	Ceiling - Plaster/Drywall	North Stair	258	SF	6	6-10 years	
	Floor - Tile	North Stair	39	SF	7	6-10 years	
	Handrails	North Stair	58	LF	5	1-2 years	Secure and paint
	Lighting - Lay-in	North Stair	4	EA	6	2-5 years	
	Stairs - Concrete	North Stair	150	LF	6	10+ years	
	Walls - Concrete Block	North Stair	696	SF	6	2-5 years	
	Walls - Plaster/Drywall	North Stair	231	SF	6	2-5 years	
	Ceiling - Plaster/Drywall	North Stair Bsmt/1st	322	SF	6	6-10 years	
	Floor - Concrete	North Stair Bsmt/1st	136	SF	5	1-2 years	Cracks and deterioration
	Handrails	North Stair Bsmt/1st	64	LF	5	1-2 years	Secure and paint
	Lighting - Pendent/Surface	North Stair Bsmt/1st	4	EA	6	6-10 years	
	Stairs - Concrete	North Stair Bsmt/1st	150	LF	5	1-2 years	Damaged treads
	Walls - Concrete Block	North Stair Bsmt/1st	1,180	SF	6	10+ years	
	Ceiling - Plaster/Drywall	South Stair @ Kitchen / Boiler Rm	325	SF	7	6-10 years	
	Floor - Concrete	South Stair @ Kitchen / Boiler Rm	68	SF	5	1-2 years	Cracked and damaged
	Handrails	South Stair @ Kitchen / Boiler Rm	62	LF	7	6-10 years	
	Lighting - Pendent/Surface	South Stair @ Kitchen / Boiler Rm	3	EA	7	6-10 years	
	Stairs - Concrete	South Stair @ Kitchen / Boiler Rm	75	LF	5	1-2 years	Cracked and damaged
	Walls - Concrete Block	South Stair @ Kitchen / Boiler Rm	736	SF	7	6-10 years	
	Floor - Concrete	West Stair	13	SF	5	1-2 years	Cracks and damaged
	Handrails	West Stair	58	LF	7	6-10 years	
	Stairs - Concrete	West Stair	104	LF	5	1-2 years	Cracked and damaged treads
	Walls - Concrete Block	West Stair	193	SF	6	10+ years	
	Walls - Plaster/Drywall	West Stair	120	SF	6	2-5 years	
Vertical Conveyance							
	Elevator - Hydraulic Elevator	North	1	EA	6	10+ years	

Category : Site
Building : Site

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Civil/Drainage</u>							
	Civil/ Drainage - Catch Basin	Entire Site - Branch 1	4	EA	6	10+ years	
	Civil/ Drainage - Site Drain	Entire Site - Branch 1	6	EA	6	10+ years	
	Civil/ Drainage - Site Manhole	Entire Site - Branch 1	3	EA	7	10+ years	
	Civil/ Drainage - Catch Basin	Entire Site - Branch 2	6	EA	6	10+ years	
	Civil/ Drainage - Site Manhole	Entire Site - Branch 2	10	EA	6	10+ years	
	Civil/ Drainage - Catch Basin	Entire Site - Main	2	EA	6	10+ years	
	Civil/ Drainage - Site Drain	Entire Site - Main	5	EA	6	10+ years	
	Civil/ Drainage - Site Manhole	Entire Site - Main	7	EA	6	10+ years	
<u>Fencing</u>							
	Fencing - Chain Link	Entire Site - Branch 1	290	LF	6	10+ years	
	Fencing - Chain Link	Entire Site - Branch 2	1,572	LF	6	6-10 years	
	Fencing - Chain Link	Entire Site - Branch 2	24	LF	4	1-2 years	Broken, missing the top fence frame.
	Fencing - New Standard Ornamental	Entire Site - Branch 2	176	LF	6	10+ years	
	Fencing - New Standard Ornamental	Entire Site - Main	170	LF	7	10+ years	Added 2022
	Fencing - New Standard Ornamental	Entire Site - Main	775	LF	6	10+ years	
	Fencing - New Standard Ornamental	Entire Site - Main	2	LF	4	0-1 year	Broken door hinge for the chiller door
<u>Landscape</u>							
	Landscape - Grass	Entire Site - Branch 1	18,720	SF	6	10+ years	
	Landscape - Mulch	Entire Site - Branch 1	560	SF	7	6-10 years	
	Lighting - Lighting	Entire Site - Branch 1	12	EA	7	10+ years	
	Parkway trees	Entire Site - Branch 1	26	EA	6	10+ years	
	Planting Beds/ Area	Entire Site - Branch 1	1,125	SF	6	6-10 years	
	Play Area - Hardscape- Asphalt	Entire Site - Branch 1	2,200	SF	7	10+ years	Brand new
	Trash Receptacles	Entire Site - Branch 1	2	EA	7	10+ years	
	Landscape - Grass	Entire Site - Branch 2	69,530	SF	6	10+ years	
	Landscape - Hardscape- Concrete	Entire Site - Branch 2	20,779	SF	6	10+ years	
	Parkway trees	Entire Site - Branch 2	47	EA	6	10+ years	
	Planting Beds/ Area	Entire Site - Branch 2	390	SF	6	6-10 years	
	Trash Receptacles	Entire Site - Branch 2	1	EA	6	6-10 years	
	Landscape - Grass	Entire Site - Main	53,928	SF	6	10+ years	
	Landscape - Hardscape- Asphalt	Entire Site - Main	9,372	SF	6	10+ years	
	Landscape - Hardscape- Concrete	Entire Site - Main	1,460	SF	7	10+ years	Newly added
	Landscape - Hardscape- Concrete	Entire Site - Main	580	SF	4	0-1 year	Extensive cracking/sinking concrete by door 5
	Lighting - Pole Mounted	Entire Site - Main	2	EA	7	10+ years	
	Parkway trees	Entire Site - Main	12	EA	6	10+ years	
	Planting Beds/ Area	Entire Site - Main	800	SF	6	10+ years	
	Retaining Wall - Concrete	Entire Site - Main	480	SF	7	10+ years	
	Trash Receptacles	Entire Site - Main	1	EA	6	10+ years	

Category : Site
Building : Site

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Parking Lot</u>							
	Concrete Curbs	Entire Site - Branch 1	420	LF	6	10+ years	
	Surface - Asphalt	Entire Site - Branch 1	10,430	SF	7	10+ years	Under construction
	Trash Enclosure - Chain Links	Entire Site - Branch 1	400	SF	6	10+ years	
	Concrete Curbs	Entire Site - Branch 2	1,017	LF	6	10+ years	
	Interior Plantings	Entire Site - Branch 2	11	LF	6	6-10 years	
	Surface - Asphalt	Entire Site - Branch 2	17,998	SF	5	2-5 years	
	Trash Enclosure - Chain Links	Entire Site - Branch 2	432	SF	6	10+ years	
	Vehicular Screening	Entire Site - Branch 2	60	LF	7	10+ years	
	Concrete Curbs	Entire Site - Main	160	LF	6	10+ years	
	Concrete Curbs	Entire Site - Main	50	LF	5	1-2 years	Missing curbs
	Surface - Asphalt	Entire Site - Main	8,400	SF	6	6-10 years	
	Surface - Asphalt	Entire Site - Main	928	SF	5	6-10 years	
	Trash Enclosure - Chain Links	Entire Site - Main	620	SF	7	10+ years	Newly added
<u>Playground</u>							
	Equipment - School Age 5-12	Entire Site - Branch 1	1	EA	7	10+ years	Brand new
	Surface - Poured Surface	Entire Site - Branch 1	2,148	SF	7	6-10 years	Brand new
<u>Sidewalks</u>							
	Sidewalks - Internal Walks	Entire Site - Branch 1	495	LF	6	10+ years	
	Sidewalks - Internal Walks	Entire Site - Branch 1	26	LF	4	1-2 years	Extensive cracking by entrance 3
	Sidewalks - Perimeter Sidewalks	Entire Site - Branch 1	3,854	SF	6	10+ years	
	Sidewalks - Internal Walks	Entire Site - Branch 2	275	LF	6	10+ years	
	Sidewalks - Perimeter Sidewalks	Entire Site - Branch 2	13,146	SF	6	10+ years	
	Sidewalks - Internal Walks	Entire Site - Main	170	LF	6	10+ years	
	Sidewalks - Perimeter Sidewalks	Entire Site - Main	4,350	SF	6	10+ years	
	Sidewalks - Perimeter Sidewalks	Entire Site - Main	18	SF	4	0-1 year	Cracking
<u>Signage</u>							
	Flag Pole - Flag Pole	Entire Site - Branch 1	1	EA	6	10+ years	
	Monument - Building Mounted Cut Letter Sign	Entire Site - Branch 1	1	EA	7	10+ years	
	Flag Pole - Flag Pole	Entire Site - Branch 2	1	EA	6	10+ years	
	Marquee - Free Standing Back Lighted	Entire Site - Branch 2	1	EA	6	6-10 years	
	Monument - Building Mounted Cut Letter Sign	Entire Site - Branch 2	1	EA	7	10+ years	
	Flag Pole - Flag Pole	Entire Site - Main	1	EA	6	10+ years	
	Marquee - Free Standing Back Lighted	Entire Site - Main	1	EA	5	0-1 year	Exposed electrical wires
	Monument - Building Mounted Cut Letter Sign	Entire Site - Main	1	EA	6	10+ years	Missed a letter

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

Definitions

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

Current Usage	Intended Usage	Room Location	Room Number	Floor Plan Room Number	Area (SF)	Glazed Window Area	Operable Window Area	Window Stop	Smart-Board
Building : Main									
Regular Classroom	Kindergarten	1st Floor	101	5	811	216	20	N	N
Regular Classroom	Kindergarten	1st Floor	103	N/A	574	216	20	N	Y
Regular Classroom	Regular Classroom	1st Floor	100	5	720	216	20	N	N
Regular Classroom	Regular Classroom	1st Floor	102	6	720	216	20	N	N
Regular Classroom	Regular Classroom	1st Floor	104	7	720	216	20	N	N
Regular Classroom	Regular Classroom	1st Floor	105	4	720	216	20	N	N
Regular Classroom	Regular Classroom	1st Floor	107	107	720	216	20	N	N
Regular Classroom	Regular Classroom	1st Floor	109	22	720	216	20	N	N
Regular Classroom	Regular Classroom	1st Floor	110	23	720	216	20	N	N
Regular Classroom	Regular Classroom	1st Floor	111	111	720	216	20	N	Y

Building : Branch 2_Rosenwald Carroll									
Art Room	Regular Classroom	2nd Floor	206	216	1,168	135	67	N	Y
Computer Lab	Computer Lab	2nd Floor	204	200	985	100	60	N	Y
Regular Classroom	Music Room	2nd Floor	213	230	859	135	68	N	Y
Regular Classroom	Regular Classroom	1st Floor	106	116	859	135	68	N	Y
Regular Classroom	Regular Classroom	1st Floor	107	118	859	135	68	N	Y
Regular Classroom	Regular Classroom	1st Floor	108	119	859	135	68	N	Y
Regular Classroom	Regular Classroom	1st Floor	109	120	859	135	68	N	Y
Regular Classroom	Regular Classroom	1st Floor	111	122	859	135	68	N	Y
Regular Classroom	Regular Classroom	1st Floor	112	123	859	135	68	N	Y
Regular Classroom	Regular Classroom	2nd Floor	202	203	581	100	50	N	N
Regular Classroom	Regular Classroom	2nd Floor	207	217	605	135	67	N	N
Regular Classroom	Regular Classroom	2nd Floor	209	226	859	135	68	N	Y
Regular Classroom	Regular Classroom	2nd Floor	210	227	859	135	68	N	Y
Regular Classroom	Regular Classroom	2nd Floor	211	228	859	135	68	N	Y
Regular Classroom	Regular Classroom	2nd Floor	212	229	859	135	68	N	N
Science Classroom	Science Classroom	2nd Floor	201	204	1,121	166	83	N	Y
Store Room	Regular Classroom	1st Floor	110	121	859	135	68	N	Y
Store Room	Regular Classroom	1st Floor	113	124	859	135	68	N	N
Store Room	Regular Classroom	2nd Floor	200	207	420	136	68	N	N
Store Room	Regular Classroom	2nd Floor	208	225	859	100	60	N	Y
Store Room	Regular Classroom	2nd Floor	214	231	859	135	68	N	N

Building : Branch 1_Rosenwald									
Regular Classroom	Regular Classroom	1st Floor	01	101	1,045	231	115	N	N
Regular Classroom	Regular Classroom	1st Floor	02	102	975	231	115	N	N
Regular Classroom	Regular Classroom	1st Floor	03	103	1,000	231	115	N	Y

Classroom Summary

Current Usage	Intended Usage	Room Location	Room Number	Floor Plan Room Number	Area (SF)	Glazed Window Area	Operable Window Area	Window Stop	Smart-Board
Regular Classroom	Regular Classroom	1st Floor	04	104	950	308	154	N	Y
Regular Classroom	Regular Classroom	1st Floor	05	105	1,000	231	115	N	Y
Regular Classroom	Regular Classroom	1st Floor	06	106	1,000	231	115	N	Y