

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 <u>http://www.cps.edu/facilityassessment</u>.

Campus Summary			
BuildingName	Year Constructed	Number of Floors	Building Area (Sq Ft)
Main	1913	3	60,355
Addition 1	1949	3	18,580
Addition 2	1996	1	7,975
Campus Total			86,910

Catego	Category : Exterior						
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Entrance							
	Entrance Control - Audio and Video	#1 Main - N	1	EA	6	6-10 years	
	Exterior Doors - Exterior Steel Door	#1 Main - N	3	EA	6	10+ years	
	Exterior Doors - Side lite	#1 Main - N	2	EA	6	6-10 years	
	Exterior Doors - Transom Lite	#1 Main - N	5	EA	6	6-10 years	
	Power Door Operator and Controls	#1 Main - N	1	EA	7	6-10 years	
	Exterior Doors - Exterior FRP Door	#3 - W	1	EA	6	6-10 years	
	Exterior Stairs - Concrete	#3 - W	4	LF	7	10+ years	
	Exterior Doors - Overhead Rolling/ Garage	#3.5 OHD Exit - W	1	EA	6	6-10 years	
	Door						
	Exterior Stairs - Concrete	#3.5 OHD Exit - W	8	LF	4	1-2 years	Broken step
	Exterior Doors - Exterior Steel Door	#4 - S	4	EA	6	6-10 years	•
	Exterior Doors - Transom Lite	#4 - S	8	EA	6	6-10 years	
	Exterior Stairs - Concrete	#4 - S	13	LF	5	6-10 years	Hairline crack
	Exterior Doors - Exterior FRP Door	#5 - S	1	EA	6	6-10 years	
	Exterior Doors - Transom Lite	#5 - S	1	EA	6	6-10 years	
	Exterior Stairs - Concrete	#5 - S	15	LF	6	6-10 years	
	Stair Handrail - Steel_Stair Handrail	#5 - S	4	LF	6	6-10 years	
	Exterior Doors - Exterior Steel Door	#6 - S	2	EA	6	10+ vears	
						,	
Foundati	on						
	Foundation - Concrete	Entire Building	759	LF	6	10+ years	
	Superstructure - Steel with Clay Tile Arch	Entire Building	60,355	SF	6	10+ years	
		č				2	



Category : Exterior			В	uilding	: Main		
_			-			Recommend	
iroup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
ghting							
0 0	Exterior Lighting - Parapet or Roof Mounted	Entire Building	12	EA	6	6-10 years	
	Exterior Lighting - Wall Mounted	Entire Building	6	EA	7	10+ years	New
oof Sys	stem						
,	Coping - Stone	Boiler Room Roof	167	LF	6	6-10 years	
	Coping - Stone	Boiler Room Roof	5	LF	5	6-10 years	Cracked stone
	Downspouts - Interior Downspouts	Boiler Room Roof	26	LF	6	6-10 years	
	Parapet - 16" - 30" Height	Boiler Room Roof	171	LF	6	6-10 years	
	Roof - Modified Bitumen	Boiler Room Roof	1,900	SF	6	2-5 years	
	Roof - Modified Bitumen	Boiler Room Roof	400	SF	4	1-2 years	Soft spots
	Roof - Modified Bitumen	Boiler Room Roof	150	SF	4	1-2 years	Roof collapsed over storage area
	Roof Structure - Steel with Clay Tile Arch	Boiler Room Roof	2,450	SF	7	10+ years	
	Coping - Metal	East Low Roof	60	LF	6	10+ years	
	Coping - Stone	East Low Roof	143	LF	7	6-10 years	New sealant
	Downspouts - Exterior Downspouts	East Low Roof	3	LF	6	6-10 years	
	Downspouts - Interior Downspouts	East Low Roof	87	LF	6	6-10 years	
	Downspouts - Interior Downspouts	East Low Roof	1	LF	5	0-1 year	Missing drain strainer
	Parapet - Parapet < 16" Height	East Low Roof	60	LF	6	6-10 years	
	Parapet - Parapet < 16" Height	East Low Roof	83	LF	5	1-2 years	Open joints, spalled brick
	Roof - Asphalt Gravel Ballast	East Low Roof	9,818	SF	5	6-10 years	opon jointo, opanoa briot
	Roof - Asphalt Gravel Ballast	East Low Roof	500	SF	4	1-2 years	Failed sealant at flashing, cracked
	Roof Hatch - Metal	East Low Roof	2	EA	3	2-5 years	membrane, open seams, Corroded small hatch. Access is
			L	2/1	0	2 0 youro	through classroom windows.
	Roof Structure - Steel with Clay Tile Arch	East Low Roof	10,318	SF	7	6-10 years	
	Access Ladder - Metal	Main Roof	4	EA	7	10+ years	
	Chimney - Brick Chimney- Concrete/ Mortar Liner	Main Roof	74	LF	6	6-10 years	
	Coping - Stone	Main Roof	585	LF	6	6-10 years	
	Downspouts - Interior Downspouts	Main Roof	155	LF	6	10+ years	
	Parapet - Parapet > 30"	Main Roof	565	LF	6	10+ years	
	Parapet - Parapet > 30"	Main Roof	20	LF	4	0-1 year	Bowed parapet, open joints
	Roof - Metal	Main Roof	400	SF	6	10+ years	Dowed paraper, open joints
	Roof - Modified Bitumen	Main Roof	15,802	SF	5	2-5 years	
	Roof - Modified Bitumen	Main Roof	100	SF	4	1-2 years	Vegetation growing at flashing, op
	Roof Hatch - Metal	Main Roof	2	EA	7	10+ years	seams throughout, soft spots
	Roof Structure - Steel with Clay Tile Arch	Main Roof	16,302	SF	7	10+ years	
/alls							
	Cornice - Metal Projecting	Entire Building	580	LF	4	1-2 years	Corroded metal, missing pieces



						01	10 S Michigan AVENUE, Chicago, IL 6063
Catego	ry : Exterior		В	uilding	: Main		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Exterior Walls - Brick	Entire Building	19,000	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	1,620	SF	4	1-2 years	Open joints, cracked brick
	Exterior Walls - Prefabricated Metal Panel Wall	Entire Building	540	SF	7	6-10 years	
	Exterior Walls - Stone-Cut	Entire Building	3,325	SF	6	10+ years	
	Exterior Walls - Stone-Cut	Entire Building	300	SF	5	10+ years	
Windows							
	Guard - Guards wire guard	Entire Building	2,650	SF	6	6-10 years	
	Lintels - Steel	Entire Building	703	LF	6	2-5 years	
	Lintels - Steel	Entire Building	42	LF	4	1-2 years	Corroding, steel, displacedbrick
	Windows - Louver	Entire Building	25	SF	6	10+ years	
	Windows - Sash Aluminum Double-pane	Entire Building	1,231	SF	6	6-10 years	
	Windows - Sash Aluminum Double-pane	Entire Building	3,693	SF	6	6-10 years	
	Windows - Sash Aluminum Double-pane	Entire Building	1,231	SF	6	6-10 years	
Catego	ry : Electrical		В	uilding	: Main		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Emerger	ncy System						
	Emergency Battery Packs - Multipurpose Room	1st Floor	4	EA	6	6-10 years	
	Emergency Battery Packs - Students Toilets	1st Floor	2	EA	7	6-10 years	
	Automatic Transfer Switch	Boiler Room	1	EA	4	1-2 years	Over 20 years old and deteriorating
	Security System - CCTV	Entire Building	60,355	SF	6	6-10 years	, ,
	Security System - Intrusion Detection	Entire Building	60,355	SF	6	6-10 years	
	Exit Signs - Corridors and Stairs	Entire Building	9	EA	5	6-10 years	
	Exit Signs - Multipurpose Room	Entire Building	5	EA	7	6-10 years	
	Exit Signs - Multipurpose Room	Entire Building	1	EA	4	1-2 years	Falling apart
	Exit Signs - Pool	Entire Building	1	EA	7	6-10 years	i annig apart
	Emergency A/C Power - Corridors and	Entire Building	9,790	SF	6	6-10 years	
	Stairs	Entiro Banang	0,700	01	Ŭ	o ro youro	
	Emergency A/C Power - Multipurpose	Entire Building	5,734	SF	6	6-10 years	
	Room		0,.01	••	•	5.0,00.0	
	Emergency A/C Power - Students Toilets	Entire Building	1,896	SF	6	6-10 years	
Main Ser							
Main Sei	rvice Main Electrical Service - 1600 A	Electrical Room	1	EA	6	6-10 years	
<u>Main Se</u> i	rvice	Electrical Room Electrical Room	1	EA EA	6	6-10 years 6-10 years	



Catego	ory : Electrical	В	uilding				
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Power D	Distribution						
	Lighting and Power Panels - 100 A	Entire Building	1	EA	7	10+ years	
	Lighting and Power Panels - 100 A	Entire Building	1	EA	7	10+ years	
	Lighting and Power Panels - 100 A	Entire Building	2	EA	7	10+ years	
	Lighting and Power Panels - 100 A	Entire Building	1	EA	4	2-5 years	Deteriorating door
	Lighting and Power Panels - 100 A	Entire Building	2	EA	4	2-5 years	Live front and missing spare slot
							covers
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	7	10+ years	
	Lighting and Power Panels - Above 100 A	Entire Building	2	EA	6	6-10 years	
	Lighting and Power Panels - Above 100 A	Entire Building	5	EA	6	6-10 years	
	Lighting and Power Panels - Above 100 A	Entire Building	3	EA	6	10+ 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	1	EA	4	1-2 years	Heavy rusting around edges
	Main Distribution Panels - 400 - 600 amp	Entire Building	1	EA	7	10+ years	
	Main Distribution Panels - 400 - 600 amp	Entire Building	1	EA	6	6-10 years	
	Main Distribution Panels - Greater than 600	Entire Building	1	EA	7	10+ years	
	amp						
	Main Distribution Panels - Greater than 600	Entire Building	1	EA	3	0-1 year	Live front and deteriorating
	amp						

Category : Fire Protection

Catego	Category : Fire Protection				: Main		
Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Fire Ala	2 1		Quantity				
	Fire Alarm Panel Fire Alarm Strobe Lights	Entire Building Entire Building	1 60,355	EA SF	6 4	6-10 years 0-1 year	No strobes in classrooms
	Fire Alarm_System	Entire Building	60,355	SF	6	6-10 years	

Catego	ry : Mechanical	В	uilding				
Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Air Hand	ling Systems						
	Air Handling Unit- Built Up-Multi Zone- Steam Coils - 15001 - 25000 cfm	Center - AHU2	1	EA	5	2-5 years	
	Air Intake	Center - AHU2	1	EA	6	2-5 years	
	Auxiliaries - 15001 - 25000 cfm	Center - AHU2	1	EA	5	2-5 years	
	Return Duct Work - Indoor- Vertical Shaft and Ducts	Center - AHU2	200	LF	5	6-10 years	
	Zone Dampers	Center - AHU2	21	EA	5	6-10 years	
	Air Handling Unit- Built Up-Multi Zone- Steam Coils - 15001 - 25000 cfm	Center - AHU3	1	EA	5	2-5 years	
	Air Intake	Center - AHU3	1	EA	5	2-5 years	
	Auxiliaries - 15001 - 25000 cfm	Center - AHU3	1	EA	5	2-5 years	



Category : Mechanical **Building : Main** Recommend Location Group Item - Type Quantity UOM Rank **Replacement** Comments Return Duct Work - Indoor- Vertical Shaft LF Center - AHU3 200 5 6-10 vears and Ducts Zone Dampers Center - AHU3 19 FΑ 5 6-10 years Air Handling Unit- Built Up-Multi Zone-5 North - AHU1 1 ΕA 2-5 years Steam Coils - 15001 - 25000 cfm Air Intake North - AHU1 EΑ 5 2-5 years 1 Auxiliaries - 15001 - 25000 cfm North - AHU1 ΕA 5 2-5 years 1 LF Return Duct Work - Indoor- Vertical Shaft North - AHU1 200 6 6-10 years and Ducts North - AHU1 ΕA 5 6-10 years Zone Dampers 14 Air Handling Unit- Built Up- Single Zone-South - AHU4 1 FΑ 5 2-5 vears Steam Coils - 8001 - 15000 cfm Air Intake ΕA 5 South - AHU4 1 2-5 years Auxiliaries - 8001 - 15000 cfm South - AHU4 1 EΑ 6 6-10 years 1 F Return Duct Work - Indoor- Vertical Shaft South - AHU4 100 6 6-10 years and Ducts Boiler Systems Boiler Auxiliary- Scotch Marine- Steam Low Boiler Room 2 ΕA 6 6-10 years Pressure Boiler - 151 - 200 HP Chemical Feed System Boiler Room 1 EΑ 6 6-10 years Combustion Dampers Boiler Room 2 ΕA 5 2-5 vears Condensate Pump Boiler Room 1 FΑ 4 2-5 years Leaking **Boiler Room** ΕA 2-5 vears Condensate Pump 1 4 Leaking Condensate Pump Boiler Room 1 EΑ 4 2-5 years Leaking **Boiler Room** ΕA 4 2-5 years Condensate Pump 1 Leaking 5 Feed Water Pumps and Tank Boiler Room 1 EΑ 2-5 years 5 Feed Water Pumps and Tank Boiler Room 1 ΕA 2-5 years Non Condensing- Fire Tube- Scotch Marine-5 Boiler Room 1 FΑ 6-10 years Steam- Low Pressure Boiler - 151 - 200 HP Non Condensing- Fire Tube- Scotch Marine-**Boiler Room** 1 EΑ 5 6-10 years Steam- Low Pressure Boiler - 151 - 200 HP Piping - Condensate Pipe- Steel **Boiler Room** 100 LF 5 2-5 years Piping - Steam Pipe- Steel Boiler Room 100 LF 5 2-5 years Steam Traps **Boiler Room** 40 ΕA 6 6-10 years Heating Devices Unit Heater - Gas Boiler Room 1 FΑ 2 0-1 year Rusted, old, not operational **Boiler Room** 6 6-10 years Unit Heater - Steam 1 EΑ 2 Wall Heater - Electric Entire Building ΕA 6 6-10 years 5 ΕA 5 Wall Heater - Electric Entire Building 2-5 years Wall Heater - Electric Entire Building 2 ΕA 4 0-1 year Old and cover removed LF Fin Tube - Steam Main Office 13 6 6-10 years



William W Carter Elementary School

Catero	ory : Mechanical		P	uilding	• Main	-	40 S Michigan AVENUE, Chicago, IL 6
Jaleyu	ny. Mechanica		D	unung	. Walli	Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
-	ature Control						
тетрек	Pneumatic System	Entire Building	60,355	SF	5	6-10 years	
	Thermostats - Pneumatic	Entire Building	41	EA	5	2-5 years	
		, i i i i i i i i i i i i i i i i i i i				-	
Ventilati			4			0.40	
	Exhaust Fans- Indoor - 1501 - 8000 CFM	Entire Building	1	EA	6	6-10 years	
	Exhaust Fans- Indoor - Less than 500 CFM	Entire Building	2	EA	5	2-5 years	
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	Entire Building	1	EA	5	2-5 years	Squeaking and rattling noise
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Entire Building	1	EA	6	6-10 years	
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Entire Building	1	EA	5	2-5 years	Holes in cover
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Entire Building	2	EA	5	2-5 years	
	Exhaust Fans- Roof Mounted - Less than 500 CFM	Entire Building	2	EA	5	2-5 years	
Catego	ory : Plumbing		В	uilding	: Main		
J	, ,			Ū		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Hot Wat	er						
	Gas Heater - 300001 - 600000 BTU/HR	Boiler Room	1	EA	5	6-10 years	
Piping							
	Domestic Piping-Hot Water Return Lines	Entire Building	60,355	SF	6	2-5 years	
	Domestic Piping-Hot Water Return Risers	Entire Building	60,355	SF	6	2-5 years	
	Domestic Piping-Hot Water from Risers to	Entire Building	60,355	SF	6	2-5 years	
	Fixtures	Entrie Bananig	00,000	0	0	2 0 years	
	Domestic Piping-Hot/Cold Water Supply	Entire Building	60,355	SF	6	6-10 years	
	(Horizontal Lines) Domestic Piping-Hot/Cold Water Supply	Entire Building	60,355	SF	6	2-5 years	

Pool Drain Piping

(from Risers to Fixtures)

Sanitary Piping

Storm Piping

Vent Piping

Pool Systems

Domestic Piping-Hot/Cold Water Supply

Pool Filtration System including Pump

Pool Hot Water Heater - Gas Fired

(Risers)

SF

SF

SF

SF

LF

ΕA

ΕA

6

5

5

5

6

6

5

60,355

60,355

60,355

60,355

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1

1

2-5 years

2-5 years

2-5 years

2-5 years

6-10 years

6-10 years

2-5 years

Not in use

Not in use

Entire Building

Entire Building

Entire Building

Entire Building

Mechanical Room

Mechanical Room

Mechanical Room



Category : Plumbing Building : Main Recommend Group Item - Type Location Quantity UOM Rank Replacement Comments Pool Hot Water Heater - Steam Heat Mechanical Room FΑ 5 6-10 vears Not in use 1 Exchanger Pool Supply and Return Piping Mechanical Room 100 LF 6 6-10 years Pumps Pumps - Domestic Booster Pump-Duplex 1 FΑ 5 Mechanical Room 2-5 vears Pumps - Sump-Simplex Mechanical Room FΑ 5 2-5 years 1 **Category : Room Building : Main** Recommend Group Item - Type Location Quantity UOM Rank Replacement **Comments** Administrative Suites/Offices Ceiling - Plaster/Drywall 316 - Storage 295 SF 7 10+ years Doors - Wood Doors inclu hw 316 - Storage 1 EΑ 7 10+ years SF Floor - Wood 316 - Storage 295 7 10+ years Lighting - Pendent/Surface 316 - Storage 2 ΕA 7 6-10 years Walls - Plaster/Drywall 316 - Storage SF 7 10+ years 645 AC Unit Asst Principal's Office Room 108 ΕA 7 6-10 years 1 SF Ceiling - Lav-in Asst Principal's Office Room 108 175 7 6-10 vears Updated to match current observations Doors - Wood Doors inclu hw Asst Principal's Office Room 108 1 EΑ 7 6-10 vears SF Floor - Carpet Asst Principal's Office Room 108 175 7 6-10 years Lighting - Lay-in Asst Principal's Office Room 108 2 ΕA 7 6-10 years Asst Principal's Office Room 108 Power Distribution 12 EΑ 7 6-10 years Walls - Plaster/Drvwall Asst Principal's Office Room 108 SF 7 6-10 years 201 SF Ceiling - Exposed Engineer's Office 87 6-10 years 6 Ceiling - Exposed Engineer's Office 20 SF 4 1-2 vears Cracking and water damage Engineer's Office Doors - Steel Doors incl hw 1 FΑ 6 6-10 years Floor - Tile SF Engineer's Office 103 6 6-10 years SF Floor - Tile Engineer's Office 4 4 0-1 year Chipping tiles, subfloor exposed Lighting - Pendent/Surface ΕA 7 Engineer's Office 1 6-10 years **Power Distribution** Engineer's Office 4 ΕA 6 6-10 years SF Walls - Masonry Engineer's Office 123 6 6-10 years AC Unit Main Office, Room 108 1 EΑ 7 6-10 years SF Ceiling - Lay-in Main Office, Room 108 285 6 6-10 vears Doors - Side-lite Main Office, Room 108 12 SF 6 6-10 vears Doors - Transom Window Main Office, Room 108 SF 18 6 6-10 years Doors - Wood Doors inclu hw Main Office, Room 108 ΕA 6 6-10 years 1 SF Floor - Tile Main Office, Room 108 285 6 6-10 years Lighting - Lay-in Main Office, Room 108 ΕA 7 6 6-10 years Power Distribution Main Office, Room 108 10 FΑ 7 6-10 years

AC Unit

Walls - Plaster/Drvwall

Ceiling - Plaster/Drywall

Main Office, Room 108

Office, Room 214

Office, Room 214

SF

EΑ

SF

7

7

7

6-10 vears

6-10 years

10+ years

327

332

1



Category : Room **Building : Main** Recommend Group Item - Type Location Quantity UOM Rank Replacement Comments Doors - Transom Window Office, Room 214 9 SF 6 10+ vears Doors - Wood Doors inclu hw 1 ΕA 6 Office, Room 214 10+ years Floor - Tile Office, Room 214 316 SF 6 10+ years Floor - Tile SF Office, Room 214 16 4 1-2 years Cracking tiles 7 Lighting - Lay-in Office, Room 214 5 EΑ 6-10 years 7 Power Distribution Office, Room 214 4 EΑ 10+ years Walls - Plaster/Drywall Office, Room 214 381 SF 10+ years 6 Work SInk Office, Room 214 1 EΑ 7 6-10 years AC Unit Room 314 1 EΑ 7 6-10 years Ceiling - Plaster/Drvwall SF Room 314 378 6 10+ years SF Doors - Side-lite Room 314 66 6 10+ vears Doors - Wood Doors inclu hw Room 314 1 EΑ 6 6-10 years Room 314 378 SF 7 10+ years Floor - Tile Updated to fit current observations ΕA 7 Lighting - Pendent/Surface Room 314 4 6-10 years Walls - Plaster/Drywall Room 314 SF 997 6 10+ years Ceiling - Plaster/Drywall SF 6 Room 315 - Storage 295 10+ years Doors - Wood Doors inclu hw ΕA Room 315 - Storage 1 6 10+ years SF Floor - Wood Room 315 - Storage 295 6 10+ years ΕA Lighting - Pendent/Surface Room 315 - Storage 2 7 6-10 years Walls - Plaster/Drywall Room 315 - Storage 30 SF 6 1-2 years Peeling paint Walls - Plaster/Drywall Room 315 - Storage 645 SF 6 10+ years Ceiling - Plaster/Drywall SF 7 10+ years School store across 112 300 Doors - Wood Doors inclu hw 7 School store across 112 1 EA 10+ years SF 7 Floor - Tile School store across 112 300 6-10 years Lighting - Pendent/Surface ΕA 7 6-10 years School store across 112 2 Power Distribution School store across 112 5 ΕA 7 10+ vears SF Walls - Plaster/Drywall School store across 112 550 6 10+ years Ceiling - Lay-in 350 SF 7 Technology Room 114 10+ years Doors - Wood Doors inclu hw Technology Room 114 ΕA 2 7 10+ years Floor - Tile Technology Room 114 350 SF 7 6-10 years Lighting - Lay-in Technology Room 114 6 FΑ 7 6-10 years Power Distribution Technology Room 114 5 EΑ 7 10+ vears Technology Room 114 SF Storage/ Closet 20 7 10+ years Walls - Plaster/Drywall Technology Room 114 650 SF 7 10+ years Gymnasia SF Ceiling - Plaster/Drywall Room 120 5.734 7 10+ years Doors - Wood Doors inclu hw Room 120 FΑ 7 6-10 years 12 Floor - Concrete Room 120 2.867 SF 7 10+ vears SF Floor - Tile Room 120 2.867 6-10 years 6 Lighting - Pendent/Surface Room 120 ΕA 7 6-10 years 9 Lighting - Pendent/Surface Room 120 3 ΕA 6 1-2 years Light nonfunctional Main Floor Seating Room 120 400 ΕA 7 6-10 years 7 Sound System Room 120 1 EΑ 6-10 years



ecommend eplacement 6-10 years 6-10 years 6-10 years 6-10 years 6-10 years	Comments
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	Fallen parts of ceiling, water damage
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	6-10 years 6-10 years 6-10 years 10+ years 6-10 years 6-10 years 6-10 years 6-10 years 6-10 years 10+ years 10+ years 10+ years 6-10 years



Category : Room **Building : Main** Recommend Group Item - Type Location Quantity UOM Rank Replacement Comments Partitions 2nd Floor 3 ΕA 6-10 years 7 2nd Floor 5 ΕA 7 6-10 vears Urinals Walls - Plaster/Drywall 2nd Floor 324 SF 6 6-10 years Walls - Structural Glazed Tile SF 6 2nd Floor 324 6-10 years SF Walls - Tile Ceramic/ Porcelain 2nd Floor 80 6 6-10 years 3 ΕA 7 Water Closet 2nd Floor 6-10 years SF 5 2-5 years Accessories 2nd Floor North 195 SF Ceiling - Plaster/Drywall 2nd Floor North 195 5 10+ years Doors - Side-lite 2nd Floor North 18 SF 6 6-10 years SF Doors - Transom Window 2nd Floor North 24 6 6-10 years Floor - Tile Ceramic/ Porcelain SF 2nd Floor North 195 6 6-10 vears Floor Drain 2nd Floor North 1 EΑ 7 6-10 years 2 ΕA 7 6-10 years Lavatory 2nd Floor North Lighting - Pendent/Surface 3 ΕA 7 2nd Floor North 6-10 years Partitions 4 ΕA 5 6-10 years 2nd Floor North Walls - Plaster/Drywall 56 SF 6 2nd Floor North 6-10 years SF Walls - Structural Glazed Tile 2nd Floor North 168 6 10+ vears Water Closet 2nd Floor North 4 EΑ 7 6-10 years SF Accessories 3rd Floor - 311 256 7 6-10 years SF Ceiling - Plaster/Drywall 3rd Floor - 311 256 6 10+ years Doors - Transom Window 3rd Floor - 311 24 SF 6 10+ years SF 6 Floor - Tile Ceramic/ Porcelain 3rd Floor - 311 256 10+ years ΕA 7 Floor Drain 3rd Floor - 311 1 10+ years 3rd Floor - 311 2 7 Lavatory FΑ 10+ years Lighting - Pendent/Surface 3rd Floor - 311 2 ΕA 7 6-10 years Partitions 3rd Floor - 311 4 ΕA 5 10+ vears 615 SF Walls - Plaster/Drywall 3rd Floor - 311 6 10+ years Walls - Structural Glazed Tile 3rd Floor - 311 215 SF 6 10+ years Walls - Structural Glazed Tile SF 3rd Floor - 311 30 4 1-2 years Chipped and missing tile Water Closet 3rd Floor - 311 4 ΕA 6 6-10 years SF Accessories 3rd Floor - Near 307 256 7 6-10 years SF Ceiling - Plaster/Drvwall 3rd Floor - Near 307 256 6 10+ vears Floor - Tile Ceramic/ Porcelain SF 3rd Floor - Near 307 250 6 10+ years Floor - Tile Ceramic/ Porcelain 6 SF 4 1-2 vears Missing and broken tiles 3rd Floor - Near 307 7 Floor Drain 3rd Floor - Near 307 1 EΑ 10+ years ΕA 6-10 years Lavatory 3rd Floor - Near 307 1 6 3rd Floor - Near 307 Lighting - Pendent/Surface 4 EΑ 6 6-10 years 3 7 Partitions 3rd Floor - Near 307 EA 10+ years Urinals 3rd Floor - Near 307 5 EΑ 6 10+ years SF Walls - Plaster/Drvwall 3rd Floor - Near 307 324 6 10+ vears SF Walls - Structural Glazed Tile 3rd Floor - Near 307 324 6 10+ years SF 6 Walls - Tile Ceramic/ Porcelain 3rd Floor - Near 307 75 10+ vears Walls - Tile Ceramic/ Porcelain 3rd Floor - Near 307 5 SF 5 1-2 years Chipped, missing tiles 3 6 Water Closet 3rd Floor - Near 307 EA 6-10 years



Category : Room **Building : Main** Recommend Group Item - Type Location Quantity UOM Rank Replacement Comments 3rd floor inside girls restroom Accessories 60 SF 5 6-10 years 3rd floor inside airls restroom SF 7 Ceiling - Plaster/Drywall 60 10+ vears Doors - Wood Doors inclu hw 3rd floor inside girls restroom 1 FΑ 6 10+ years 3rd floor inside girls restroom SF 6 Floor - Tile Ceramic/ Porcelain 60 10+ years Lavatory 3rd floor inside girls restroom 1 EΑ 6 6-10 years Lighting - Pendent/Surface 7 3rd floor inside girls restroom 1 EΑ 6-10 years Partitions 3rd floor inside girls restroom ΕA 5 10+ years 1 SF 7 Walls - Plaster/Drywall 3rd floor inside girls restroom 190 10+ years Walls - Tile Ceramic/ Porcelain 3rd floor inside girls restroom 70 SF 7 10+ years Water Closet 3rd floor inside airls restroom ΕA 4 10+ vears Bathroom under construction 1 Accessories In Main Office 40 SF 7 6-10 vears Ceiling - Plaster/Drywall In Main Office 40 SF 6 6-10 years Doors - Wood Doors inclu hw ΕA 6 6-10 years In Main Office 1 SF 6 Floor - Tile Ceramic/ Porcelain In Main Office 40 6-10 years ΕA 7 6-10 years Lavatorv In Main Office 1 Lighting - Pendent/Surface 7 In Main Office 1 FΑ 6-10 years Walls - Plaster/Drvwall SF In Main Office 24 7 6-10 years SF Walls - Tile Ceramic/ Porcelain In Main Office 24 7 6-10 years Water Closet In Main Office 1 EΑ 7 6-10 years Accessories In Room 112 47 SF 7 6-10 years Ceiling - Plaster/Drywall In Room 112 47 SF 6 6-10 years Doors - Wood Doors inclu hw In Room 112 1 EΑ 6 6-10 years 47 SF 6 Floor - Tile Ceramic/ Porcelain In Room 112 6-10 years Lavatorv In Room 112 FΑ 7 6-10 years 1 Lighting - Pendent/Surface In Room 112 EΑ 7 6-10 years 1 Walls - Plaster/Drywall In Room 112 27 SF 6 6-10 years SF Walls - Tile Ceramic/ Porcelain In Room 112 27 6 6-10 years Water Closet ΕA 6 6-10 years In Room 112 1 SF 7 Accessories Room 104, 1st Floor 243 6-10 years Ceiling - Plaster/Drywall Room 104, 1st Floor 243 SF 6 6-10 years Floor - Tile Ceramic/ Porcelain SF Room 104, 1st Floor 243 6 6-10 years Floor Drain Room 104, 1st Floor EΑ 7 6-10 vears 1 7 Hand Dryer Room 104, 1st Floor 1 FΑ 6-10 vears Room 104, 1st Floor 2 FΑ 7 6-10 vears Updated to match observed quantity Lavatorv Lighting - Pendent/Surface 2 7 Room 104, 1st Floor EΑ 6-10 years ΕA 7 Partitions Room 104, 1st Floor 4 6-10 years SF Walls - Structural Glazed Tile Room 104, 1st Floor 279 6 6-10 years Water Closet Room 104, 1st Floor 7 3 EΑ 6-10 years Updated to match observed quantity SF Accessories Room 109, 1st Floor 442 7 6-10 years Ceiling - Plaster/Drywall SF Room 109, 1st Floor 442 7 10+ vears SF Doors - Side-lite Room 109, 1st Floor 18 6 6-10 years SF 6 Doors - Transom Window Room 109, 1st Floor 24 6-10 vears Floor - Tile Ceramic/ Porcelain Room 109, 1st Floor 442 SF 7 6-10 years Floor Drain 7 Room 109, 1st Floor 1 EA 6-10 years



Building : Main Category : Room Recommend Group Item - Type Location Quantity UOM Rank Replacement Comments Hand Dryer Room 109, 1st Floor ΕA 6-10 years 7 1 Room 109, 1st Floor 2 ΕA 7 6-10 years Lavatory Lighting - Pendent/Surface Room 109. 1st Floor 4 FΑ 7 6-10 years Partitions Room 109, 1st Floor 3 ΕA 7 6-10 years 5 ΕA Urinals Room 109, 1st Floor 7 6-10 years Walls - Plaster/Drywall SF 127 Room 109, 1st Floor 6 6-10 years Walls - Structural Glazed Tile Room 109, 1st Floor 381 SF 6 6-10 years SF Walls - Tile Ceramic/ Porcelain Room 109. 1st Floor 80 6 6-10 years Water Closet Room 109. 1st Floor 3 ΕA 7 6-10 vears SF 7 Accessories Unisex RR by Classroom 113 120 10+ years Unisex RR by Classroom 113 SF Ceiling - Plaster/Drywall 120 7 10+ vears Doors - Wood Doors inclu hw Unisex RR by Classroom 113 1 ΕA 7 10+ years Unisex RR by Classroom 113 Floor - Tile 120 SF 7 10+ years Floor Drain Unisex RR by Classroom 113 ΕA 7 1 10+ years Hand Dryer Unisex RR by Classroom 113 ΕA 7 1 10+ years Unisex RR by Classroom 113 FΑ 7 Lavatory 1 10+ years Lighting - Pendent/Surface Unisex RR by Classroom 113 2 ΕA 7 10+ years SF Walls - Structural Glazed Tile Unisex RR by Classroom 113 440 7 10+ years Water Closet Unisex RR by Classroom 113 ΕA 1 7 10+ years

Category : Classroom

Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	m #105 (Regular Classroom)	Location	Quantity	00111	i variiv	Replacement	ooninonto
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	. 8	LF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	800	SF	7	6-10 years	
	Doors - Side-lite	1st Floor	12	SF	6	6-10 years	
	Doors - Transom Window	1st Floor	18	SF	6	6-10 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	6-10 years	Damage to door around hardware
	Floor - Wood	1st Floor	800	SF	7	6-10 years	-
	Lighting - Pendent/Surface	1st Floor	14	EA	7	6-10 years	
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Storage/ Closet	1st Floor	12	SF	7	6-10 years	
	Walls - Plaster/Drywall	1st Floor	926	SF	6	6-10 years	
Classroo	m #107 (Regular Classroom)						
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	8	LF	6	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	800	SF	6	6-10 years	
	Doors - Side-lite	1st Floor	12	SF	6	6-10 years	
	Doors - Transom Window	1st Floor	18	SF	6	6-10 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	6-10 years	
	Floor - Wood	1st Floor	800	SF	6	6-10 years	



Building : Main Category : Classroom Recommend Group Item - Type Location Quantity UOM Rank **Replacement** Comments Lighting - Pendent/Surface 1st Floor 14 ΕA 6-10 vears 7 Marker Board 1st Floor 20 LF 7 6-10 vears Storage/ Closet 1st Floor 12 SF 7 10+ years Walls - Plaster/Drywall SF 1st Floor 926 6 6-10 years Classroom #112 (Kindergarten) AC Units 1st Floor 1 FΑ 7 6-10 years LF 30 Casework 1st Floor 6 6-10 years Ceiling - Plaster/Drywall 926 SF 1st Floor 6 10+ vears Doors - Wood Doors inclu hw 1st Floor 1 EΑ 6 6-10 years Floor - Wood 926 SF 7 1st Floor 6-10 years Updated to match current observations Lighting - Pendent/Surface 1st Floor ΕA 7 14 6-10 years LF Marker Board 1st Floor 20 7 6-10 years 1st Floor 36 SF 2-5 vears Storage/ Closet 5 Paint cracking and peeling Walls - Plaster/Drywall 1st Floor 1.064 SF 7 10+ years ΕA Work Sink 1st Floor 1 7 6-10 years Classroom #113 (Regular Classroom) AC Units 1st Floor ΕA 7 6-10 years 1 926 SF Ceiling - Plaster/Drywall 1st Floor 7 6-10 years Doors - Transom Window SF 1st Floor 18 6 6-10 years Doors - Wood Doors inclu hw 1st Floor 1 EΑ 6 6-10 years Floor - Wood 926 SF 6 6-10 years 1st Floor Lighting - Pendent/Surface 1st Floor 14 EΑ 7 6-10 years Walls - Plaster/Drywall SF 7 1st Floor 1.064 6-10 years Classroom #204 (Regular Classroom) AC Units 2nd Floor 2 ΕA 7 6-10 years Casework 2nd Floor 12 LF 6 6-10 years Ceiling - Plaster/Drywall 800 SF 6 6-10 years 2nd Floor SF Doors - Transom Window 2nd Floor 18 6 6-10 years Doors - Wood Doors inclu hw 2nd Floor EΑ 6 6-10 years 1 SF Floor - Wood 2nd Floor 800 6 6-10 years 7 Lighting - Pendent/Surface 2nd Floor EΑ 6-10 years 14 LF Marker Board 2nd Floor 30 7 6-10 vears Storage/ Closet SF 2nd Floor 12 7 6-10 years Walls - Plaster/Drywall 2nd Floor 926 SF 7 10+ years Classroom #205 (Special Program) 2nd Floor AC Units 1 ΕA 7 6-10 vears Casework 2nd Floor 26 LF 6 6-10 years SF Ceiling - Plaster/Drywall 2nd Floor 800 6 6-10 years



Category : Classroom

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Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Doors - Transom Window	2nd Floor	18	SF	6	6-10 years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	6-10 years	
	Floor - Tile	2nd Floor	800	SF	6	6-10 years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	7	6-10 years	
	Marker Board	2nd Floor	28	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	14	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,633	SF	6	6-10 years	
Classroo	om #206 (Regular Classroom)						
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	12	LF	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	800	SF	7	6-10 years	
	Doors - Transom Window	2nd Floor	18	SF	6	6-10 years	
	Doors - Wood Doors inclu hw	2nd Floor	1	ĒA	6	6-10 years	
	Floor - Wood	2nd Floor	800	SF	6	6-10 years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	7	6-10 years	
	Marker Board	2nd Floor	30	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	12	SF	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	901	SF	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	25	SF	6	1-2 years	Missing drywall
Classroo	om #207 (Regular Classroom)						
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	26	LF	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	800	SF	6	6-10 years	
	Chalk Board	2nd Floor	23	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	18	SF	6	6-10 years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	6-10 years	
	Floor - Wood	2nd Floor	800	SF	6	6-10 years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	7	6-10 years	
	Marker Board	2nd Floor	16	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	14	SF	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	1,063	SF	6	6-10 years	
Classror	om #208 (Regular Classroom)						
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor 2nd Floor	26	LF	6	6-10 years	
	Casework Ceiling - Plaster/Drywall	2nd Floor	20 800	SF		6-10 years	
	Doors - Transom Window	2nd Floor 2nd Floor	18	SF	6 6		
			18		-	6-10 years	
	Doors - Wood Doors inclu hw	2nd Floor	•	EA SF	6	6-10 years	
	Floor - Wood	2nd Floor	800		6	6-10 years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	7	6-10 years	
	Marker Board	2nd Floor	30	LF	7	6-10 years	

Building : Main



Building : Main Category : Classroom Recommend Group Item - Type Location Quantity UOM Rank **Replacement** Comments Storage/ Closet 2nd Floor 12 SF 10+ vears 7 Walls - Plaster/Drvwall 2nd Floor 926 SF 6 6-10 years Classroom #209 (Regular Classroom) AC Units 2nd Floor 1 ΕA 7 6-10 years 2nd Floor 26 LF 7 Casework 6-10 years Ceiling - Plaster/Drywall 2nd Floor 800 SF 6 6-10 years SF Doors - Transom Window 7 2nd Floor 18 6-10 years ΕA Doors - Wood Doors inclu hw 2nd Floor 6 6-10 years 1 SF Floor - Wood 2nd Floor 800 7 6-10 years Lighting - Pendent/Surface 2nd Floor ΕA 7 6-10 years 14 Marker Board 2nd Floor 16 LF 7 6-10 years SF Storage/ Closet 2nd Floor 7 10+ vears 11 SF Walls - Plaster/Drywall 2nd Floor 1.341 7 6-10 years Walls - Plaster/Drywall 2nd Floor SF 20 4 1-2 years Peeling and cracking paint Classroom #210 (Regular Classroom) AC Units 2nd Floor ΕA 7 1 6-10 years 2nd Floor 12 LF Casework 6 6-10 years Ceiling - Plaster/Drywall 2nd Floor 780 SF 6 10+ years SF Ceiling - Plaster/Drywall 2nd Floor 20 5 1-2 years Peeling and cracking paint Doors - Transom Window SF 2nd Floor 18 6 10+ years Doors - Wood Doors inclu hw 2nd Floor 1 EΑ 6 10+ years Floor - Wood 800 SF 6 10+ years 2nd Floor Lighting - Pendent/Surface 2nd Floor 14 EΑ 7 6-10 years Marker Board 2nd Floor LF 7 6-10 years 30 SF Storage/ Closet 2nd Floor 12 7 10+ years 2nd Floor SF Walls - Plaster/Drywall 886 6 10+ years Walls - Plaster/Drvwall 2nd Floor 40 SF 5 1-2 vears Peeling and cracking paint Classroom #211 (Regular Classroom) AC Units 2nd Floor ΕA 7 1 6-10 years Casework 2nd Floor 26 LF 6 6-10 years SF Ceiling - Plaster/Drywall 2nd Floor 800 6 10+ years Ceiling - Plaster/Drywall SF 5 2nd Floor 15 1-2 years Paint chipping and cracking Doors - Steel Doors incl hw 2nd Floor 1 EΑ 6 10+ vears Doors - Transom Window SF 2nd Floor 18 6 10+ years Floor - Wood 2nd Floor 800 SF 6 10+ years Lighting - Pendent/Surface 2nd Floor ΕA 7 6-10 years 14 Marker Board 2nd Floor 24 LF 7 6-10 years 2nd Floor SF 7 Storage/ Closet 9 10+ years Walls - Plaster/Drywall 2nd Floor 1.343 SF 6 10+ years



Catego	ry : Classroom		В	uilding	: Main	01	to Sivilchigan Avenue, chicago, le 00037
e alege	.,		_			Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Classroo	om #212 (Office)						
	AC Units	2nd Floor	2	EA	7	6-10 years	
	Casework	2nd Floor	12	LF	6	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	926	SF	6	10+ years	
	Chalk Board	2nd Floor	20	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Wood	2nd Floor	926	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	14	ĒA	7	6-10 years	
	Storage/ Closet	2nd Floor	12	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	964	SF	6	10+ years	
	Walls - Plaster/Drywall	2nd Floor	100	SF	5	1-2 years	Peeling, cracking paint
Classroo	om #213 (Office)						
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	26	LF	6	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	800	SF	6	10+ years	
	Doors - Transom Window	2nd Floor	18	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Wood	2nd Floor	800	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	7	6-10 years	
	Marker Board	2nd Floor	36	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	14	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	906	SF	6	10+ years	
	Walls - Plaster/Drywall	2nd Floor	400	SF	5	1-2 years	Chipped paint
Classroo	om #304 (Regular Classroom)						
	AC Units	3rd Floor	3	EA	7	6-10 years	
	Casework	3rd Floor	26	LF	6	6-10 years	
	Ceiling - Plaster/Drywall	3rd Floor	800	SF	6	10+ years	Paint peeling
	Doors - Transom Window	3rd Floor	18	SF	6	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Wood	3rd Floor	800	SF	6	10+ years	
	Lighting - Pendent/Surface	3rd Floor	14	EA	7	6-10 years	
	Marker Board	3rd Floor	34	LF	7	6-10 years	
	Storage/ Closet	3rd Floor	14	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	1,356	SF	6	6-10 years	
Classroo	om #305 (Office)						
	AC Units	3rd Floor	3	EA	7	6-10 years	
	Casework	3rd Floor	26	LF	6	6-10 years	
	Ceiling - Plaster/Drywall	3rd Floor	800	SF	6	10+ years	
	Doors - Transom Window	3rd Floor	18	SF	6	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
					-	, <u>, , , , , , , , , , , , , , , , , , </u>	



	schools					57	40 S Michigan AVENUE, Chicago, IL 60637
Category : Classroom		B	uilding	: Main			
						Recommend	_
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Floor - Wood	3rd Floor	800	SF	6	10+ years	
	Lighting - Pendent/Surface	3rd Floor	14	EA	7	6-10 years	
	Marker Board	3rd Floor	28	LF	7	6-10 years	
	Storage/ Closet	3rd Floor	14	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	1,363	SF	6	10+ years	
Classroo	om #306 (Computer Lab)						
	AC Units	3rd Floor	3	EA	7	6-10 years	
	Casework	3rd Floor	26	LF	6	6-10 years	
	Ceiling - Plaster/Drywall	3rd Floor	800	SF	6	10+ years	
	Chalk Board	3rd Floor	20	LF	4	1-2 years	
	Doors - Transom Window	3rd Floor	18	SF	6	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Wood	3rd Floor	797	SF	6	10+ years	
	Floor - Wood	3rd Floor	3	SF	4	1-2 years	Uneven wood panels
	Lighting - Pendent/Surface	3rd Floor	14	EA	7	6-10 years	
	Marker Board	3rd Floor	17	LF	7	6-10 years	
	Storage/ Closet	3rd Floor	14	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	1,100	SF	6	10+ years	
	Wireless System	3rd Floor	1	EA	7	6-10 years	
Classroo	om #307 (Special Program)						
	AC Units	3rd Floor	3	EA	7	6-10 years	
	Casework	3rd Floor	26	LF	6	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	800	SF	4	1-2 years	Chipped paint
	Doors - Transom Window	3rd Floor	18	SF	6	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Wood	3rd Floor	800	SF	7	10+ years	
	Lighting - Pendent/Surface	3rd Floor	14	EA	7	6-10 years	
	Marker Board	3rd Floor	16	LF	7	6-10 years	
	Storage/ Closet	3rd Floor	14	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	1,333	SF	6	10+ years	
Classroo	om #308 (Regular Classroom)						
	AC Units	3rd Floor	3	EA	7	6-10 years	
	Casework	3rd Floor	26	LF	6	6-10 years	
	Ceiling - Plaster/Drywall	3rd Floor	800	SF	6	10+ years	
	Doors - Transom Window	3rd Floor	18	SF	6	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Wood	3rd Floor	800	SF	6	10+ years	
	Lighting - Pendent/Surface	3rd Floor	14	EA	7	6-10 years	
	Marker Board	3rd Floor	32	LF	6	6-10 years	
	Walls - Plaster/Drywall	3rd Floor	1,341	SF	6	6-10 years	
	wano i lastor biywan		1,041	0	0	o io years	



Category : Classroom		B	uilding	: Main			
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Classroo	m #309 (Regular Classroom)						
	AC Units	3rd Floor	3	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	3rd Floor	865	SF	6	6-10 years	
	Doors - Transom Window	3rd Floor	18	SF	6	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	ĒA	6	10+ years	
	Floor - Tile	3rd Floor	840	SF	6	6-10 years	
	Floor - Tile	3rd Floor	25	SF	4	1-2 years	Warped tile
	Lighting - Pendent/Surface	3rd Floor	13	EA	7	6-10 years	
	Lighting - Pendent/Surface	3rd Floor	1	EA	6	6-10 years	Re-lamp fixture
	Marker Board	3rd Floor	32	LF	6	6-10 years	
	Walls - Plaster/Drywall	3rd Floor	1,361	SF	6	10+ years	
	Work Sink	3rd Floor	1,301	EA	7	6-10 years	
			I	LA	ı	0 10 years	
Classroo	m #310 (Regular Classroom)						
	AC Units	3rd Floor	3	EA	7	6-10 years	
	Casework	3rd Floor	26	LF	6	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	800	SF	6	10+ years	
	Chalk Board	3rd Floor	10	LF	4	1-2 years	
	Doors - Transom Window	3rd Floor	18	SF	6	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Wood	3rd Floor	800	SF	6	10+ years	
	Lighting - Pendent/Surface	3rd Floor	14	EA	7	6-10 years	
	Marker Board	3rd Floor	14	LF	7	6-10 years	
	Storage/ Closet	3rd Floor	14	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	1,299	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	10	SF	6	1-2 years	Cracking
Classroo	m #311 (Special Program)						
	AC Units	3rd Floor	3	EA	7	6-10 years	
	Casework	3rd Floor	26	LF	6	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	700	SF	6	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	100	SF	5	1-2 years	Peeling paint
	Doors - Transom Window	3rd Floor	18	SF	6	10+ years	51
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Wood	3rd Floor	790	SF	6	6-10 years	
	Floor - Wood	3rd Floor	10	SF	4	1-2 years	Gaps between wood boarda
	Lighting - Pendent/Surface	3rd Floor	14	EA	7	6-10 years	
	Marker Board	3rd Floor	24	LF	7	6-10 years	
	Storage/ Closet	3rd Floor	14	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	1,343	SF	6	10+ years	

Classroom #312 (Other Instructional Use)



5740 S Michigan AVENUE, Chicago, IL 60637 **Building : Main Category : Classroom** Recommend Group Item - Type Location Quantity UOM Rank **Replacement** Comments AC Units 3rd Floor 3 ΕA 6-10 years 7 Casework 3rd Floor 21 LF 6 10+ years Ceiling - Plaster/Drywall 3rd Floor 800 SF 6 10+ years Doors - Transom Window 18 SF 6 3rd Floor 10+ years Doors - Wood Doors inclu hw 3rd Floor 1 EΑ 6 10+ years SF Floor - Wood 800 3rd Floor 6 10+ years Lighting - Pendent/Surface 3rd Floor ΕA 7 6-10 years 14 LF Marker Board 3rd Floor 24 7 6-10 years SF Storage/ Closet 3rd Floor 14 7 10+ years Walls - Plaster/Drywall SF 3rd Floor 20 6 1-2 years Peeling and cracking paint SF Walls - Plaster/Drywall 3rd Floor 1.314 6 6-10 years Classroom #313 (Other Instructional Use) AC Units 3rd Floor 3 ΕA 5 1-2 years No cover Casework 3rd Floor 30 LF 6 10+ years Ceiling - Plaster/Drywall 3rd Floor 800 SF 6 10+ years Doors - Transom Window SF 3rd Floor 18 6 10+ years 6 Doors - Wood Doors inclu hw 3rd Floor 1 EΑ 10+ years SF Floor - Wood 800 3rd Floor 6 10+ years Lighting - Pendent/Surface 3rd Floor ΕA 7 6-10 years 14 LF Marker Board 3rd Floor 31 7 6-10 years SF Storage/ Closet 3rd Floor 14 7 10+ years SF Walls - Plaster/Drywall 3rd Floor 10 6 1-2 years Missing drywall, chipped paint Walls - Plaster/Drywall 3rd Floor SF 6 6-10 years 1.294

Category : Interior

Building : Main

						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Corridor							
	Ceiling - Lay-in	1st Floor	1,832	SF	6	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	1,832	SF	6	6-10 years	
	Doors - Wood Doors include hw	1st Floor	2	EA	6	6-10 years	
	Drinking Fountains - Single Fountain	1st Floor	2	EA	7	6-10 years	
	Floor - Tile/Sheet	1st Floor	3,665	SF	7	6-10 years	
	Lighting - Pendent/Surface	1st Floor	15	EA	7	6-10 years	
	Walls - Plaster/Drywall	1st Floor	4,324	SF	6	6-10 years	
	Ceiling - Lay-in	2nd Floor	2,851	SF	6	6-10 years	
	Drinking Fountains - Single Water Cooler	2nd Floor	1	EA	7	6-10 years	
	Floor - Tile/Sheet	2nd Floor	2,836	SF	7	6-10 years	
	Lighting - Lay-in	2nd Floor	32	EA	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	2,931	SF	6	10+ years	
	Ceiling - Lay-in	3rd Floor	2,851	SF	6	6-10 years	
	Drinking Fountains - Single Water Cooler	3rd Floor	1	EA	7	6-10 years	
	Floor - Tile/Sheet	3rd Floor	2,835	SF	7	6-10 years	



Category : Interior		B	uilding	• Main	01	40 S Michigan AVENUE, Chicago, IL 606	
Jalego	iy. Interior		J	unung	. wam	Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
noup	Floor - Tile/Sheet	3rd Floor	16	SF	4	1-2 years	Chipped tiles
	Lighting - Lay-in	3rd Floor	32	EA	7	6-10 years	Chipped lies
	Walls - Plaster/Drywall	3rd Floor	2,931	SF	6	10+ years	
	walls - Plastel/Drywall	310 F1001	2,931	Sr	0	10+ years	
afety	Comerce Minuting Station	Entire Duilding	4	Γ.	7	0.40	
	Camera Viewing Station	Entire Building	1	EA	7	6-10 years	
	Metal Detector	Entire Building	1	EA	7	6-10 years	
	Security Cameras	Entire Building	4	EA	7	6-10 years	
	Security Cameras	Entire Building	6	EA	7	6-10 years	
tairs							
	Ceiling - Plaster/Drywall	North	1,128	SF	6	10+ years	
	Floor - Concrete	North	1,128	SF	7	10+ years	
	Handrails	North	135	LF	7	10+ years	
	Lighting - Pendent/Surface	North	8	EA	7	6-10 years	
	Stairs - Concrete	North	45	LF	6	10+ years	
	Walls - Plaster/Drywall	North	1,331	SF	6	10+ years	
	Ceiling - Plaster/Drywall	North East	1,128	SF	6	6-10 years	
	Floor - Concrete	North East	1,128	SF	7	10+ years	
	Handrails	North East	135	LF	5	10+ years	
	Lighting - Pendent/Surface	North East	8	EA	7	6-10 years	
	Stairs - Concrete	North East	76	LF	6	10+ years	Updated footage to match current observations
	Walls - Plaster/Drywall	North East	1,331	SF	6	10+ years	
	Ceiling - Plaster/Drywall	South East	1,128	SF	7	10+ years	
	Floor - Concrete	South East	1,128	SF	7	10+ years	
	Handrails	South East	135	LF	7	10+ years	
	Lighting - Pendent/Surface	South East	4	EA	7	10+ years	
	Stairs - Concrete	South East	76	LF	7	10+ years	Updated to match current observations
	Walls - Plaster/Drywall	South East	1,331	SF	6	10+ years	
ortical	Conveyance						
Jucal	Wheelchair Lift - Platform Lift	1st Floor	1	EA	7	10+ years	Updated to match current quantity
			1	EA	'	IUT years	opulated to match current quantity



Category : Exterior		В	uilding	: Additi	on 1		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Entrance							
	Exterior Doors - Exterior Wood Door	#2 Exit - N	2	EA	6	6-10 years	
	Exterior Doors - Side lite	#2 Exit - N	1	EA	6	6-10 years	
	Exterior Doors - Transom Lite	#2 Exit - N	3	EA	6	6-10 years	
	Exterior Stairs - Concrete	#2 Exit - N	9	LF	6	6-10 years	
Foundati	on						
	Foundation - Concrete	Entire Building	242	LF	6	10+ years	
	Superstructure - Steel with Clay Tile Arch	Entire Building	18,580	SF	6	10+ years	
Lighting							
	Exterior Lighting - Parapet or Roof Mounted	Entire Building	4	EA	7	6-10 years	
Roof Sys	tem						
	Access Ladder - Metal	Main Roof	2	EA	7	10+ years	Only two ladders here
	Coping - Stone	Main Roof	239	LF	6	6-10 years	
	Downspouts - Interior Downspouts	Main Roof	74	LF	6	10+ years	
	Parapet - 16" - 30" Height	Main Roof	239	LF	5	6-10 years	
	Roof - Modified Bitumen	Main Roof	5,761	SF	6	6-10 years	
	Roof - Modified Bitumen	Main Roof	200	SF	4	1-2 years	Open seams, soft spots, membrane has pulled away from substrate, failed sealant at counter flashing
	Roof Hatch - Metal	Main Roof	1	EA	7	10+ years	· ·
	Roof Structure - Steel with Clay Tile Arch	Main Roof	5,961	SF	7	10+ years	
Walls							
	Exterior Walls - Brick	Entire Building	8,015	SF	6	6-10 years	
	Exterior Walls - Stone-Cut	Entire Building	1,715	SF	5	6-10 years	
Windows							
	Guard - Guards wire guard	Entire Building	905	SF	6	6-10 years	
	Lintels - Steel	Entire Building	360	LF	6	6-10 years	
	Windows - Louver	Entire Building	20	SF	6	10+ years	
	Windows - Sash Aluminum Double-pane	Entire Building	562	SF	6	6-10 years	
	Windows - Sash Aluminum Double-pane	Entire Building	562	SF	6	6-10 years	
	Windows - Sash Aluminum Double-pane	Entire Building	1,686	SF	6	6-10 years	
Catego	ry : Electrical		В	uilding	: Additi	on 1	
Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
			Quantity	00111	Kunk	Replacement	
⊏mergen	cy System						



							40 S Michigan AVENUE, Chicago, IL 60637		
Catego	ry : Electrical		B	uilding	: Additi				
						Recommend			
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments		
	Emergency A/C Power - Corridors and Stairs	Entire Building	2,766	SF	6	6-10 years			
	Emergency A/C Power - Students Toilets	Entire Building	164	SF	6	6-10 years			
	Exit Signs - Corridors and Stairs	Entire Building	3	ĒA	4	2-5 years	Over 20 years old and incandescent		
				~-	-		bulbs		
	Security System - Intrusion Detection	Entire Building	18,580	SF	6	6-10 years			
	Emergency Battery Packs - Students Toilets	Entire Building	1	EA	7	10+ years			
Main Se	rvice								
	PA System	Entire Building	18,580	SF	6	2-5 years			
Power D	istribution								
	Lighting and Power Panels - 100 A	Entire Building	1	EA	7	6-10 years			
	Lighting and Power Panels - 100 A	Entire Building	1	EA	7	10+ years			
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	7	10+ years			
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	7	10+ years			
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	6	2-5 years			
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	4	1-2 years	Missing breaker cover		
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	4	1-2 years	Missing breaker cover		
Catego	ry : Fire Protection		Building : Addition 1						
Ŭ				Ŭ					
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments		
Fire Alar	m								
	Fire Alarm Strobe Lights	Entire Building	18,580	SF	4	0-1 year	No strobe lights in classrooms		
	Fire Alarm_System	Entire Building	18,580	SF	6	6-10 years			
Catego	ry : Mechanical		В	uilding	: Additi	on 1			
	,			J		Recommend			
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments		
Air Hand	lling Systems								
	Indoor Return Fans- Centrifugal Inline -	Attic	1	EA	5	6-10 years			
	10001 - 20000 CFM								
Heating	Devices								
U	Cabinet Heaters - With Steam Coil	Entire Building	2	EA	6	6-10 years			
Tempera	ature Control								
	Thermostats - Pneumatic	Entire Building	12	EA	5	6-10 years			
Ventilatio	n								
	Exhaust Fans- Indoor - 500 - 1500 CFM	Attic	1	EA	6	6-10 years			



Catego	ry : Mechanical		R	uilding	: Additi		40 S Michigan AVENUE, Chicago, IL 6063
Salego				anang	. Adulti	Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank		Comments
Catego	ry : Plumbing		В	uilding	: Additi	on 1	
Ŭ	· · · · ·			Ŭ		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Piping							
1 0	Domestic Piping-Hot Water Return Lines	Entire Building	18,580	SF	6	2-5 years	
	Domestic Piping-Hot Water Return Risers	Entire Building	18,580	SF	6	2-5 years	
	Domestic Piping-Hot Water from Risers to	Entire Building	18,580	SF	6	2-5 years	
	Fixtures	3	-,	-	-	- ,	
	Domestic Piping-Hot/Cold Water Supply	Entire Building	18,580	SF	6	2-5 years	
	(Horizontal Lines)	g		•.	-	,	
	Domestic Piping-Hot/Cold Water Supply	Entire Building	18,580	SF	6	2-5 years	
	(Risers)		. 0,000	•	U U	_ 0)00.0	
	Domestic Piping-Hot/Cold Water Supply	Entire Building	18,580	SF	6	2-5 years	
	(from Risers to Fixtures)	Entire Ballang	10,000	01	0	2 0 youro	
	Sanitary Piping	Entire Building	18,580	SF	5	2-5 years	
	Storm Piping	Entire Building	18,580	SF	5	2-5 years	
	Vent Piping	Entire Building	18,580	SF	5	2-5 years	
	ventripling		10,000	51	5	2-5 years	
Catego	ry : Room		В	uilding	: Additi		
_			• •••			Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
dminis	trative Suites/Offices						
	AC Unit	Principal Office in Room 202	1	EA	7	6-10 years	
	Ceiling - Lay-in	Principal Office in Room 202	332	SF	7	6-10 years	
	Doors - Wood Doors inclu hw	Principal Office in Room 202	1	EA	7	6-10 years	
	Floor - Wood	Principal Office in Room 202	332	SF	7	6-10 years	
	Lighting - Lay-in	Principal Office in Room 202	5	EA	7	6-10 years	
	Power Distribution	Principal Office in Room 202	4	EA	7	6-10 years	
	Walls - Plaster/Drywall	Principal Office in Room 202	381	SF	7	6-10 years	
lochan	ical/ Service Rooms						
lechan	Janitor's Closet	3rd Floor	55	SF	5	10+ years	
Restroo	m						
631100	Accessories	2nd Floor	195	SF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	195	SF	7	10+ years	
		2nd Floor 2nd Floor	195	EA	7		
	Doore - Wood Doore inclu hw		Z			10+ years	
	Doors - Wood Doors inclu hw		105	<u><u>c</u></u>			
	Floor - Tile Ceramic/ Porcelain	2nd Floor	195	SF	7	10+ years	
	Floor - Tile Ceramic/ Porcelain Floor Drain	2nd Floor 2nd Floor	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain Floor Drain Lavatory	2nd Floor 2nd Floor 2nd Floor	1 1	EA EA	7 7	10+ years 10+ years	
	Floor - Tile Ceramic/ Porcelain Floor Drain	2nd Floor 2nd Floor	1	EA	7	10+ years	



Category : Room **Building : Addition 1** Recommend Location Group Item - Type Quantity UOM Rank Replacement Comments 56 Walls - Plaster/Drvwall 2nd Floor SF 6-10 vears 7 Walls - Structural Glazed Tile 2nd Floor 168 SF 7 10+ vears Water Closet 2nd Floor EΑ 7 10+ years 4 5 SF Accessories 2nd floor next to girls restroom and 7 6-10 years room 205 2nd floor next to girls restroom and SF Ceiling - Plaster/Drywall 105 7 10+ years room 205 Doors - Wood Doors inclu hw 2nd floor next to girls restroom and 1 EΑ 7 10+ years room 205 SF Floor - Tile 2nd floor next to girls restroom and 105 7 6-10 years room 205 Lavatory 2nd floor next to girls restroom and 1 EA 7 10+ years room 205 Lighting - Pendent/Surface 2nd floor next to girls restroom and 1 EΑ 7 6-10 years room 205 2nd floor next to girls restroom and FΑ Partitions 1 7 10+ years room 205 Walls - Plaster/Drywall 2nd floor next to girls restroom and 250 SF 7 10+ years room 205 Walls - Tile Ceramic/ Porcelain 2nd floor next to girls restroom and 100 SF 7 10+ years room 205 2nd floor next to girls restroom and Water Closet 1 EA 7 10+ years room 205 SF Accessories 3rd Floor - Next to 304 54 7 6-10 years Ceiling - Plaster/Drywall 54 SF 6 6-10 years 3rd Floor - Next to 304 SF Doors - Transom Window 3rd Floor - Next to 304 8 6 6-10 vears Doors - Wood Doors inclu hw 3rd Floor - Next to 304 1 EA 6 6-10 years Floor - Tile Ceramic/ Porcelain 3rd Floor - Next to 304 54 SF 6 6-10 years 3rd Floor - Next to 304 ΕA Lavatory 1 6 6-10 years Lighting - Pendent/Surface 3rd Floor - Next to 304 1 ΕA 7 6-10 years Partitions 3rd Floor - Next to 304 1 FΑ 7 10+ vears Walls - Plaster/Drvwall 3rd Floor - Next to 304 60 SF 6 10+ vears Walls - Tile Ceramic/ Porcelain SF 10+ years 3rd Floor - Next to 304 60 6 Water Closet 3rd Floor - Next to 304 FΑ 6 6-10 vears 1 SF 7 Accessories 3rd Floor Room 304 180 6-10 years SF Ceiling - Plaster/Drywall 3rd Floor Room 304 180 6 10+ years SF Doors - Transom Window 3rd Floor Room 304 24 6 10+ years Floor - Tile Ceramic/ Porcelain SF 6 3rd Floor Room 304 170 10+ years SF Floor - Tile Ceramic/ Porcelain 3rd Floor Room 304 10 4 1-2 years Missing tiles ΕA 7 Floor Drain 3rd Floor Room 304 1 10+ vears Lavatory 3rd Floor Room 304 1 ΕA 6 6-10 years 2 FΑ 6 Lighting - Pendent/Surface 3rd Floor Room 304 6-10 years Partitions 3rd Floor Room 304 4 EΑ 7 10+ years SF Walls - Plaster/Drywall 3rd Floor Room 304 87 6 10+ years



Category : Room **Building : Addition 1** Recommend Group Quantity Item - Type Location UOM Rank Replacement Comments Walls - Structural Glazed Tile 3rd Floor Room 304 SF 220 6 10+ years Walls - Structural Glazed Tile 3rd Floor Room 304 SF 5 1-2 years Missing tiles and cracking 15 6-10 years Water Closet 3rd Floor Room 304 4 ΕA 6 Accessories In Room 103 100 SF 7 6-10 years Ceiling - Plaster/Drywall SF In Room 103 100 6 6-10 years Doors - Wood Doors inclu hw In Room 103 ΕA 6 6-10 years 1 Floor - Tile Ceramic/ Porcelain In Room 103 100 SF 6 6-10 years Floor Drain In Room 103 1 ΕA 7 6-10 years Lavatory In Room 103 1 ΕA 6 6-10 years Lighting - Pendent/Surface 2 ΕA 7 6-10 years In Room 103 Walls - Plaster/Drywall SF In Room 103 57 7 6-10 years Walls - Tile Ceramic/ Porcelain SF 6-10 years In Room 103 57 7 Water Closet In Room 103 ΕA 7 6-10 years Updated to reflect current 1 observations

Category : Classroom		Building : Addition 1						
						Recommend		
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments	
Classroo	Classroom #100 (Regular Classroom)							
	AC Units	2nd Floor	1	EA	7	6-10 years		
	Casework	2nd Floor	12	LF	6	6-10 years		
	Ceiling - Plaster/Drywall	2nd Floor	926	SF	6	6-10 years		
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	6-10 years		
	Floor - Wood	2nd Floor	926	SF	6	6-10 years		
	Lighting - Pendent/Surface	2nd Floor	14	EA	7	6-10 years		
	Marker Board	2nd Floor	20	LF	7	6-10 years		
	Storage/ Closet	2nd Floor	12	SF	7	10+ years	Updated to match current observations	
	Walls - Plaster/Drywall	2nd Floor	1,064	SF	6	6-10 years		
Classroo	m #101 (Regular Classroom)							
	AC Units	1st Floor	1	EA	7	6-10 years		
	Casework	1st Floor	12	LF	6	6-10 years		
	Ceiling - Plaster/Drywall	1st Floor	926	SF	6	6-10 years		
	Doors - Transom Window	1st Floor	18	SF	6	6-10 years		
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	6-10 years		
	Floor - Wood	1st Floor	926	SF	6	6-10 years		
	Lighting - Pendent/Surface	1st Floor	14	EA	7	6-10 years		
	Marker Board	1st Floor	20	LF	7	6-10 years		
	Storage/ Closet	1st Floor	12	SF	7	6-10 years		
	Walls - Plaster/Drywall	1st Floor	1,050	SF	6	6-10 years		
	Walls - Plaster/Drywall	1st Floor	14	SF	5	1-2 years	Water damage, strong musty odor	

Work Sink

1

ΕA

7

6-10 years

1st Floor



Category : Classroom			В	uilding	: Additi		to o michigan Avenoe, onicago, ie ooosi
Ū	•			U		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Classroo	om #102 (Regular Classroom)						
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	26	LF	6	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	816	SF	6	6-10 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	6-10 years	
	Floor - Wood	1st Floor	816	SF	6	6-10 years	
	Lighting - Pendent/Surface	1st Floor	14	EA	7	6-10 years	
	Storage/ Closet	1st Floor	24	SF	7	6-10 years	
	Walls - Plaster/Drywall	1st Floor	1,100	SF	7	6-10 years	
Classroo	om #103 (Regular Classroom)						
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	12	LF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	1,009	SF	7	6-10 years	
	Doors - Transom Window	1st Floor	36	SF	7	6-10 years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	6	6-10 years	
	Floor - Weight/ Fitness Room Floor Matting	1st Floor	1,009	SF	7	6-10 years	
	Lighting - Pendent/Surface	1st Floor	1,000	EA	7	6-10 years	
	Lighting - Pendent/Surface	1st Floor	1	EA	5	1-2 years	Damage to light fixture casing
	Marker Board	1st Floor	10	LF	7	6-10 years	Damage to light initial o caoling
	Storage/ Closet	1st Floor	69	SF	7	6-10 years	
	Walls - Plaster/Drywall	1st Floor	1,160	SF	6	6-10 years	
	Work Sink	1st Floor	2	EA	7	6-10 years	Updated to current observations
Classroo	om #200 (Library)						
	AC Units	2nd Floor	2	EA	7	6-10 years	
	Casework	2nd Floor	60	LF	6	6-10 years	
	Ceiling - Lay-in	2nd Floor	1,130	SF	6	6-10 years	
	Doors - Transom Window	2nd Floor	9	SF	6	6-10 years	
	Doors - Wood Doors inclu hw	2nd Floor	5 1	EA	6	6-10 years	
	Floor - Carpet	2nd Floor	1,130	SF	7	6-10 years	
	Lighting - Lay-in	2nd Floor	20	EA	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	1,299	SF	7	6-10 years	
	Wireless System	2nd Floor	1,200	EA	7	6-10 years	
Classro	om #201 (Regular Classroom)						
_0/23310(AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	26		7	6-10 years	
	Casework Ceiling - Plaster/Drywall	2nd Floor	20 816	SF	6	6-10 years	
	Chalk Board	2nd Floor	10	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	10	SF	4	6-10 years	
	Doors - Wood Doors inclu hw	2nd Floor	10	EA	7	6-10 years	
	Floor - Wood	2nd Floor	816	SF	5	6-10 years	
			010	0	5	0-10 years	



Category : Classroom		В	uilding	: Additi	on 1		
-						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
-	Lighting - Pendent/Surface	2nd Floor	14	EA	7	6-10 years	
	Marker Board	2nd Floor	20	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	11	SF	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	1,236	SF	7	6-10 years	
Classroo	om #203 (Computer Lab)						
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	20	LF	6	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	816	SF	6	6-10 years	
	Doors - Transom Window	2nd Floor	18	SF	6	6-10 years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	6-10 years	
	Floor - Wood	2nd Floor	816	SF	6	6-10 years	
	Lighting - Pendent/Surface	2nd Floor	14	ĒA	7	6-10 years	
	Marker Board	2nd Floor	20	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	24	SF	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	1,263	SF	6	6-10 years	
	Wireless System	2nd Floor	1,200	EA	7	6-10 years	
Classroo	om #300 (Regular Classroom)						
	AC Units	3rd Floor	1	EA	7	6-10 years	
	Casework	3rd Floor	19	LF	6	6-10 years	
	Ceiling - Plaster/Drywall	3rd Floor	816	SF	6	10+ years	
	Doors - Transom Window	3rd Floor	18	SF	6	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Wood	3rd Floor	816	SF	6	10+ years	
	Lighting - Pendent/Surface	3rd Floor	14	EA	6	6-10 years	
	Marker Board	3rd Floor	21		6	6-10 years	
				SF	7	•	
	Storage/ Closet	3rd Floor	24			10+ years	
	Walls - Plaster/Drywall	3rd Floor	1,263	SF	6	10+ years	
Classroo	om #301 (Regular Classroom)						
	AC Units	3rd Floor	1	EA	7	6-10 years	
	Casework	3rd Floor	20	LF	6	6-10 years	
	Ceiling - Plaster/Drywall	3rd Floor	816	SF	6	10+ years	
	Doors - Transom Window	3rd Floor	18	SF	6	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Wood	3rd Floor	816	SF	6	10+ years	
	Lighting - Pendent/Surface	3rd Floor	14	EA	6	6-10 years	
	Marker Board	3rd Floor	21	LF	7	6-10 years	
	Storage/ Closet	3rd Floor	11	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	1,266	SF	6	10+ years	
Closeror	om #302 (Regular Classroom)						

Classroom #302 (Regular Classroom)



Catego	ry : Classroom		В	uilding	: Additi		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	AC Units	3rd Floor	3	EA	7	6-10 years	
	Casework	3rd Floor	26	LF	6	6-10 years	
	Ceiling - Plaster/Drywall	3rd Floor	816	SF	6	10+ years	
	Chalk Board	3rd Floor	17	LF	4	2-5 years	
	Doors - Transom Window	3rd Floor	18	SF	6	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Wood	3rd Floor	816	SF	6	10+ years	
	Lighting - Pendent/Surface	3rd Floor	14	ĒA	7	6-10 years	
	Marker Board	3rd Floor	21	LF	7	6-10 years	
	Storage/ Closet	3rd Floor	11	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	1,263	SF	6	10+ years	
lassror	om #303 (Special Program)						
1000100	AC Units	3rd Floor	1	EA	7	6-10 years	
	Casework	3rd Floor	26	LF	6	6-10 years	
				SF			
	Ceiling - Plaster/Drywall	3rd Floor	816	SF	6	10+ years	
	Doors - Transom Window	3rd Floor	18		6	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Wood	3rd Floor	816	SF	6	10+ years	
	Lighting - Pendent/Surface	3rd Floor	14	EA	7	6-10 years	
	Storage/ Closet	3rd Floor	11	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	1,249	SF	6	10+ years	
Catego	ry : Interior		В	uilding	: Additi		
-						Recommend	-
Group	Item - Type	Location	B Quantity	uilding UOM	: Additio Rank		Comments
iroup	Item - Type		Quantity	UOM	Rank	Recommend Replacement	Comments
iroup	Item - Type Ceiling - Lay-in	1st Floor		UOM SF		Recommend	Comments
roup	Item - Type		Quantity	UOM	Rank	Recommend Replacement	Comments
roup	Item - Type Ceiling - Lay-in	1st Floor	Quantity 922	UOM SF	Rank 6	Recommend Replacement 6-10 years	Comments Updated quantity
roup	Item - Type Ceiling - Lay-in Doors - Wood Doors include hw	1st Floor 1st Floor	Quantity 922 2	UOM SF EA	Rank 6 6	6-10 years 6-10 years 6-10 years 6-10 years	
roup	Item - Type Ceiling - Lay-in Doors - Wood Doors include hw Drinking Fountains - Single Fountain Floor - Tile/Sheet	1st Floor 1st Floor 1st Floor 1st Floor 1st Floor	Quantity 922 2 1 922	UOM SF EA EA SF	Rank 6 6 7 7 7	6-10 years 6-10 years 6-10 years 6-10 years 6-10 years	
roup	Item - Type Ceiling - Lay-in Doors - Wood Doors include hw Drinking Fountains - Single Fountain Floor - Tile/Sheet Lighting - Lay-in	1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 1st Floor	Quantity 922 2 1 922 12	UOM SF EA EA SF EA	Rank 6 6 7 7 7 7	6-10 years 6-10 years 6-10 years 6-10 years 6-10 years 6-10 years 6-10 years	
roup	Item - Type Ceiling - Lay-in Doors - Wood Doors include hw Drinking Fountains - Single Fountain Floor - Tile/Sheet Lighting - Lay-in Walls - Plaster/Drywall	1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 1st Floor	Quantity 922 2 1 922 12 1,087	UOM SF EA EA SF EA SF	Rank 6 7 7 7 6	Recommend Replacement 6-10 years 6-10 years 6-10 years 6-10 years 6-10 years 6-10 years 6-10 years	
roup	Item - Type Ceiling - Lay-in Doors - Wood Doors include hw Drinking Fountains - Single Fountain Floor - Tile/Sheet Lighting - Lay-in Walls - Plaster/Drywall Ceiling - Lay-in	1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 2nd Floor	Quantity 922 2 1 922 12 1,087 922	UOM SF EA EA SF EA SF SF	Rank 6 7 7 7 6 6	Recommend Replacement6-10 years 6-10 years 6-10 years 6-10 years 6-10 years 6-10 years 6-10 years 6-10 years 6-10 years	
roup	Item - Type Ceiling - Lay-in Doors - Wood Doors include hw Drinking Fountains - Single Fountain Floor - Tile/Sheet Lighting - Lay-in Walls - Plaster/Drywall Ceiling - Lay-in Doors - Wood Doors include hw	1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 2nd Floor 2nd Floor	Quantity 922 2 1 922 12 1,087 922 2	UOM SF EA EA SF EA SF EA	Rank 6 6 7 7 7 6 6 6 6	Recommend Replacement 6-10 years 6-10 years 6-10 years 6-10 years 6-10 years 6-10 years 6-10 years 6-10 years 6-10 years	
iroup	Item - Type Ceiling - Lay-in Doors - Wood Doors include hw Drinking Fountains - Single Fountain Floor - Tile/Sheet Lighting - Lay-in Walls - Plaster/Drywall Ceiling - Lay-in Doors - Wood Doors include hw Drinking Fountains - Single Fountain	1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor	Quantity 922 2 1 922 12 1,087 922 2 1	UOM SF EA EA SF EA SF EA EA EA	Rank 6 7 7 7 6 6 6 7	Recommend Replacement 6-10 years 6-10 years	
iroup	Item - Type Ceiling - Lay-in Doors - Wood Doors include hw Drinking Fountains - Single Fountain Floor - Tile/Sheet Lighting - Lay-in Walls - Plaster/Drywall Ceiling - Lay-in Doors - Wood Doors include hw Drinking Fountains - Single Fountain Floor - Tile/Sheet	1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor	Quantity 922 2 1 922 12 1,087 922 2 1 922 2 1 922	UOM SF EA EA SF EA SF EA EA EA SF	Rank 6 7 7 7 6 6 6 7 7 7	Recommend Replacement 6-10 years 6-10 years	
roup	Item - Type Ceiling - Lay-in Doors - Wood Doors include hw Drinking Fountains - Single Fountain Floor - Tile/Sheet Lighting - Lay-in Walls - Plaster/Drywall Ceiling - Lay-in Doors - Wood Doors include hw Drinking Fountains - Single Fountain Floor - Tile/Sheet Lighting - Lay-in	1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor	Quantity 922 2 1 922 12 1,087 922 2 1 922 2 1 922 12	UOM SF EA EA SF EA SF EA EA SF EA EA	Rank 6 7 7 7 6 6 6 6 7 7 7 7	Recommend Replacement 6-10 years 6-10 years	
Group	Item - Type Ceiling - Lay-in Doors - Wood Doors include hw Drinking Fountains - Single Fountain Floor - Tile/Sheet Lighting - Lay-in Walls - Plaster/Drywall Ceiling - Lay-in Doors - Wood Doors include hw Drinking Fountains - Single Fountain Floor - Tile/Sheet Lighting - Lay-in Walls - Plaster/Drywall	1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor	Quantity 922 2 1 922 12 1,087 922 2 1 922 2 1 922 12 1,087	UOM SF EA SF EA SF EA EA SF EA SF EA SF EA SF	Rank 6 7 7 7 6 6 6 7 7 7 7 6	Recommend Replacement 6-10 years 6-10 years	
Group	Item - Type Ceiling - Lay-in Doors - Wood Doors include hw Drinking Fountains - Single Fountain Floor - Tile/Sheet Lighting - Lay-in Walls - Plaster/Drywall Ceiling - Lay-in Doors - Wood Doors include hw Drinking Fountains - Single Fountain Floor - Tile/Sheet Lighting - Lay-in Walls - Plaster/Drywall Ceiling - Lay-in	1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 3rd Floor 3rd Floor	Quantity 922 2 1 922 12 1,087 922 2 1 922 2 1 922 12 1,087 922	UOM SF EA EA SF EA SF EA EA SF EA SF SF SF	Rank 6 6 7 7 7 6 6 6 7 7 7 6 6 6	Recommend Replacement 6-10 years 6-10 years	
roup	Item - Type Ceiling - Lay-in Doors - Wood Doors include hw Drinking Fountains - Single Fountain Floor - Tile/Sheet Lighting - Lay-in Walls - Plaster/Drywall Ceiling - Lay-in Doors - Wood Doors include hw Drinking Fountains - Single Fountain Floor - Tile/Sheet Lighting - Lay-in Walls - Plaster/Drywall Ceiling - Lay-in Walls - Plaster/Drywall Ceiling - Lay-in Doors - Wood Doors include hw	1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 3rd Floor 3rd Floor	Quantity 922 2 1 922 12 1,087 922 2 1 922 2 1 922 12 1,087 922 2 2 2	UOM SF EA EA SF EA SF EA SF EA SF EA	Rank 6 6 7 7 7 6 6 6 7 7 7 6 6 6 6	Recommend Replacement 6-10 years 6-10 years	
Group	Item - Type Ceiling - Lay-in Doors - Wood Doors include hw Drinking Fountains - Single Fountain Floor - Tile/Sheet Lighting - Lay-in Walls - Plaster/Drywall Ceiling - Lay-in Doors - Wood Doors include hw Drinking Fountains - Single Fountain Floor - Tile/Sheet Lighting - Lay-in Walls - Plaster/Drywall Ceiling - Lay-in Walls - Plaster/Drywall Ceiling - Lay-in Doors - Wood Doors include hw Drinking Fountains - Single Fountain	1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 3rd Floor 3rd Floor 3rd Floor 3rd Floor	Quantity 922 2 1 922 12 1,087 922 2 1 922 2 1 922 12 1,087 922 2 12 1,087 922 2 1	UOM SF EA EA SF EA SF EA SF EA SF EA SF EA EA EA	Rank 6 6 7 7 7 6 6 6 7 7 7 6 6 6 7 7	Recommend Replacement 6-10 years 6-10 years	
Catego Group Corridor	Item - Type Ceiling - Lay-in Doors - Wood Doors include hw Drinking Fountains - Single Fountain Floor - Tile/Sheet Lighting - Lay-in Walls - Plaster/Drywall Ceiling - Lay-in Doors - Wood Doors include hw Drinking Fountains - Single Fountain Floor - Tile/Sheet Lighting - Lay-in Walls - Plaster/Drywall Ceiling - Lay-in Walls - Plaster/Drywall Ceiling - Lay-in Doors - Wood Doors include hw	1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 3rd Floor 3rd Floor	Quantity 922 2 1 922 12 1,087 922 2 1 922 2 1 922 12 1,087 922 2 2 2	UOM SF EA EA SF EA SF EA SF EA SF EA	Rank 6 6 7 7 7 6 6 6 7 7 7 6 6 6 6	Recommend Replacement 6-10 years 6-10 years	



	SCHOOIS					574	40 S Michigan AVENL	JE, Chicago,
Catego	ry : Interior		В	uilding	: Additio	on 1		
						Recommend		
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments	
	Lighting - Lay-in	3rd Floor	12	EA	7	6-10 years		
	Walls - Plaster/Drywall	3rd Floor	1,087	SF	6	10+ years		



Catego	ry : Exterior		В	uilding			
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Intrance							
	Exterior Doors - Exterior Steel Door	#10 - N	2	EA	4	1-2 years	Corroded doors and frames
	Exterior Doors - Side lite	#10 - N	2	EA	6	6-10 years	
	Exterior Doors - Transom Lite	#10 - N	9	EA	6	6-10 years	
	Exterior Doors - Exterior FRP Door	#7 Exit - S	2	EA	6	6-10 years	
	Exterior Doors - Exterior Stainless Steel	#8 - E	1	EA	6	6-10 years	
	Exterior Doors - Exterior Steel Door	#8 - E	1	EA	6	6-10 years	
	Exterior Doors - Exterior FRP Door	#9 - E	2	EA	5	1-2 years	Corroded frames
	Exterior Doors - Side lite	#9 - E	2	EA	5	6-10 years	
	Exterior Doors - Transom Lite	#9 - E	9	EA	5	6-10 years	
Joundati	ion						
	Foundation - Concrete	Entire Building	326	LF	7	10+ years	
	Superstructure - Metal Deck/ Concrete Topping	Entire Building	7,975	SF	7	10+ years	
ighting							
	Exterior Lighting - Parapet or Roof Mounted	Entire Building	7	EA	6	6-10 years	
	Exterior Lighting - Wall Mounted	Entire Building	8	EA	7	10+ years	New
Roof Sys							
	Coping - Stone	Middle High Roof	147	LF	6	6-10 years	
	Downspouts - Interior Downspouts	Middle High Roof	18	LF	6	6-10 years	
	Parapet - Parapet > 30"	Middle High Roof	142	LF	6	6-10 years	
	Parapet - Parapet > 30"	Middle High Roof	5	LF	5	1-2 years	Cracks along masonry mortar joints
	Roof - Asphalt Gravel Ballast	Middle High Roof	1,204	SF	6	2-5 years	
	Roof Structure - Steel / Metal Deck/ Concrete Topping	Middle High Roof	1,204	SF	7	10+ years	
	Coping - Stone	Middle Low Roof	176	LF	6	6-10 years	
	Downspouts - Interior Downspouts	Middle Low Roof	14	LF	6	6-10 years	
	Parapet - Parapet > 30"	Middle Low Roof	176	LF	6	6-10 years	
	Roof - Asphalt Gravel Ballast	Middle Low Roof	1,588	SF	5	2-5 years	
	Roof - Asphalt Gravel Ballast	Middle Low Roof	50	SF	4	1-2 years	Ponding, open seams
	Roof Structure - Steel / Metal Deck/	Middle Low Roof	1,638	SF	7	6-10 years	r onang, open seams
	Concrete Topping		1,000	01	'	0-10 years	
	Coping - Stone	North Roof	139	LF	6	10+ years	
	Downspouts - Interior Downspouts	North Roof	16	LF	6	6-10 years	
	Parapet - Parapet > 30"			LF	6		
		North Roof	139			6-10 years	
	Roof - Asphalt Gravel Ballast	North Roof	1,526	SF	6	2-5 years	
	Roof Structure - Steel / Metal Deck/ Concrete Topping	North Roof	1,526	SF	7	6-10 years	



XP.	Schools	574	40 S Michigan AVENUE, Chicago, IL 60637				
Catego	ory : Exterior		В	uilding	: Additi	on 2	
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Coping - Stone	South Roof	211	LF	7	10+ years	New sealant
	Downspouts - Interior Downspouts	South Roof	15	LF	6	6-10 years	
	Parapet - 16" - 30" Height	South Roof	158	LF	6	10+ years	
	Parapet - Parapet > 30"	South Roof	47	LF	6	10+ years	
	Parapet - Parapet > 30"	South Roof	5	LF	5	1-2 years	Cracked brick
	Roof - Asphalt Gravel Ballast	South Roof	3,270	SF	6	2-5 years	
	Roof Structure - Steel / Metal Deck/	South Roof	3,270	SF	7	10+ years	
	Concrete Topping		,			ý	
Walls							
	Exterior Walls - Brick	Entire Building	7,350	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	300	SF	5	10+ years	
	Exterior Walls - Brick	Entire Building	100	SF	4	1-2 years	Deteriorated sealant at control joint
	Exterior Walls - Stone-Cut	Entire Building	319	SF	6	10+ years	·····,
Window	-						
VINDOW		Entine Duilding	4 450	05		0.40.000	
	Guard - Guards wire guard	Entire Building	1,150	SF	6	6-10 years	
	Lintels - Steel	Entire Building	82	LF	6	6-10 vears	

Windows						
	Guard - Guards wire guard	Entire Building	1,150	SF	6	6-10 years
	Lintels - Steel	Entire Building	82	LF	6	6-10 years
	Windows - Sash Aluminum Double-pane	Entire Building	230	SF	6	6-10 years
	Windows - Sash Aluminum Double-pane	Entire Building	690	SF	6	6-10 years
	Windows - Sash Aluminum Double-pane	Entire Building	230	SF	6	6-10 years

Category : Electrical

Catego	ry : Electrical		В	Building : Addition 2					
						Recommend			
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments		
Emerger	ncy System								
	Emergency A/C Power - Corridors and Stairs	Entire Building	963	SF	6	6-10 years			
	Emergency A/C Power - Lunchrooms	Entire Building	4,243	SF	6	6-10 years			
	Emergency A/C Power - Students Toilets	Entire Building	3,496	SF	6	6-10 years			
	Exit Signs - Corridors and Stairs	Entire Building	5	EA	7	10+ years			
	Exit Signs - Lunchroom	Entire Building	8	EA	7	10+ years			
	Security System - Intrusion Detection	Entire Building	7,975	SF	6	6-10 years			
	Emergency Battery Packs - Corridors and Stairs	Entire Building	1	EA	6	6-10 years			
	Emergency Battery Packs - Lunchrooms	Entire Building	2	EA	6	6-10 years			
Main Se	rvice								
	Independent Electrical Service for emergency power	Electrical Room	1	EA	7	6-10 years			
	PA System	Entire Building	7,975	SF	6	2-5 years			

Power Distribution



Catego	ry : Electrical	В						
		Recommend						
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments	
	Lighting and Power Panels - Above 100 A	Electrical Room	2	EA	6	6-10 years		
	Main Distribution Panels - 400 - 600 amp	Electrical Room	1	EA	6	6-10 years		
	Main Distribution Panels - Greater than 600	Electrical Room	1	EA	7	10+ years		
	amp					·		

Building : Addition 2

Category : Fire Protection

						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Fire Alar	m						
	Fire Alarm Strobe Lights	Entire Building	7,975	SF	6	6-10 years	
	Fire Alarm_System	Entire Building	7,975	SF	6	6-10 years	
Sprinkle							
	Sprinkler Heads	Entire Building	7,975	SF	7	6-10 years	
	Sprinkler Piping	Entire Building	7,975	SF	6	6-10 years	
	Wet Sprinkler System	Entire Building	7,975	SF	6	6-10 years	
Catego	ry : Mechanical		В	uildina	: Additi	on 2	
j-	.,					Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Air Hand	Iling Systems						
	Roof Top Unit-Single Zone-Roof Mounted-	Lower Roof	1	EA	4	2-5 years	Rattling noise, starting to accumulate
	DX Cooling Only with Self Contained						a lot of rust around condenser fans,
	Compressor - Less than 5 tons						housing deteriorating
	Roof Top Unit-Single Zone-Roof Mounted-	Roof	1	EA	5	10+ years	Condensate dropping close to unit,
	Gas Heating and DX Cooling Coil - Less						causing water to pool next to unit
	than 5 tons						
Heating	Devices						
	Cabinet Heaters - With Electric Coil	1st Floor	4	EA	6	6-10 years	
					-		
Tempera	ature Control						
	Electric Controls	1st Floor	7,975	SF	6	6-10 years	
	Electric Thermostat	1st Floor	2	EA	6	6-10 years	
Ventilatio							
	Exhaust Fans- Roof Mounted - 1501 - 8000	Roof	1	EA	6	2-5 years	
	CFM	Dest	4		0	0.5	
	Exhaust Fans- Roof Mounted - Less than	Roof	4	EA	6	2-5 years	
	500 CFM						



Catego	ry : Plumbing		Building : Addition 2						
						Recommend			
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments		
Hot Wat	er								
	Gas Heater - Less than 150000 BTU/HR	Electrical Room	1	EA	5	6-10 years	Showing signs of corrosion		
Piping									
	Domestic Piping-Hot Water Return Lines	Entire Building	7,975	SF	6	6-10 years			
	Domestic Piping-Hot/Cold Water Supply	Entire Building	7,975	SF	6	6-10 years			
	(Horizontal Lines)		7.075	05	0	0.40			
	Sanitary Piping	Entire Building	7,975	SF	6	6-10 years			
	Storm Piping	Entire Building	7,975	SF SF	6	6-10 years			
	Vent Piping	Entire Building	7,975	55	6	6-10 years			
Catego	ry : Room		В	uildina	: Additi	on 2			
	.,		_			Recommend			
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments		
Administ	trative Suites/Offices								
	Ceiling - Lay-in	Lunchroom Manager's Office, Room 116B	68	SF	7	6-10 years			
	Doors - Steel Doors incl hw	Lunchroom Manager's Office, Room	1	EA	7	6-10 years			
	Floor - Tile	Lunchroom Manager's Office, Room	68	SF	7	6-10 years			
	Lighting - Lay-in	Lunchroom Manager's Office, Room 116B	1	EA	7	6-10 years			
	Power Distribution	Lunchroom Manager's Office, Room 116B	2	EA	7	6-10 years			
	Walls - Concrete Block	Lunchroom Manager's Office, Room 116B	80	SF	7	6-10 years			
Kitchen									
	Ceiling - Lay-in	1st Floor	512	SF	6	6-10 years			
	Floor - Terrazzo	1st Floor	512	SF	7	10+ years			
	Lighting - Lay-in	1st Floor	4	EA	7	6-10 years			
	Walls - Concrete Block	1st Floor	588	SF	7	10+ years			
Lunch &	Multipurpose Room								
	Ceiling - Lay-in	1st Floor	3,150	SF	6	6-10 years	Updated to match current observations		
	Doors - Steel Doors incl hw	1st Floor	6	EA	6	10+ years			
	Floor - Tile	1st Floor	3,110	SF	6	6-10 years			
	Floor - Tile/Sheet	1st Floor	40	SF	4	0-1 year	Cracking and peeling		
	Lighting - Chandelier, Incandescent	1st Floor	4	EA	7	6-10 years			
	Lighting - Lay-in	1st Floor	40	EA	7	6-10 years			
	Walls - Concrete Block			SF	6	10+ years			



Catego	ry : Room		Building : Addition 2							
Recommend										
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments			
	Ceiling - Lay-in	Room 116, Servery	662	SF	6	6-10 years				
	Doors - Steel Doors incl hw	Room 116, Servery	4	EA	6	6-10 years				
	Floor - Tile	Room 116, Servery	662	SF	6	6-10 years				
	Lighting - Lay-in	Room 116, Servery	6	EA	7	6-10 years				
	Serving Line	Room 116, Servery	32	LF	7	6-10 years				
	Walls - Concrete Block	Room 116, Servery	761	SF	7	6-10 years				
	Ceiling - Lay-in	Teacher's Lunch Room, Room 118C	431	SF	6	6-10 years				
	Doors - Steel Doors incl hw	Teacher's Lunch Room, Room 118C	1	EA	6	10+ years				
	Floor - Tile	Teacher's Lunch Room, Room 118C	431	SF	6	6-10 years				
	Lighting - Lay-in	Teacher's Lunch Room, Room 118C	6	EA	6	6-10 years				
	Walls - Concrete Block	Teacher's Lunch Room, Room 118C	248	SF	6	10+ years				
	Walls - Plaster/Drywall	Teacher's Lunch Room, Room 118C	247	SF	6	10+ years				
<i>l</i> echani	cal/ Service Rooms									
	Janitor's Closet	1st Floor	63	SF	7	10+ years	Updated to match current			
	Mechanical/ Service Rooms	1st Floor	85	SF	7	10+ years				
	Storage Room	1st Floor	172	SF	7	10+ years				
	eterage treem			0.	•	let yeare				
Restroor	n									
	Accessories	Room 116A In the Kitchen Area	20	SF	7	6-10 years				
	Ceiling - Lay-in	Room 116A In the Kitchen Area	20	SF	7	6-10 years				
	Doors - Steel Doors incl hw	Room 116A In the Kitchen Area	1	EA	7	6-10 years				
	Floor - Concrete	Room 116A In the Kitchen Area	20	SF	7	6-10 years				
	Lavatory	Room 116A In the Kitchen Area	1	EA	7	6-10 years				
	Lighting - Lay-in	Room 116A In the Kitchen Area	1	EA	7	6-10 years				
	Walls - Concrete Block	Room 116A In the Kitchen Area	32	SF	7	6-10 years				
	Water Closet	Room 116A In the Kitchen Area	1	EA	7	6-10 years				
	Accessories	Room 118A, next to Lunchroom	201	SF	7	6-10 years				
	Ceiling - Lay-in	Room 118A, next to Lunchroom	201	SF	6	6-10 years				
	Doors - Steel Doors incl hw	Room 118A, next to Lunchroom	1	EA	6	10+ years				
	Floor - Tile Ceramic/ Porcelain	Room 118A, next to Lunchroom	201	SF	6	10+ years				
	Floor Drain	Room 118A, next to Lunchroom	1	EA	7	10+ years				
	Lavatory	Room 118A, next to Lunchroom	2	EA	7	6-10 years				
	Lighting - Lay-in	Room 118A, next to Lunchroom	3	EA	7	6-10 years				
	Partitions	Room 118A, next to Lunchroom	4	EA	7	10+ years				
	Walls - Concrete Block	Room 118A, next to Lunchroom	115	SF	6	10+ years				
	Walls - Tile Ceramic/ Porcelain	Room 118A, next to Lunchroom	115	SF	6	10+ years				
	Water Closet	Room 118A, next to Lunchroom	4	EA	6	6-10 years				
	Accessories	Room 118B, next to the Lunch	195	SF	7	6-10 years				
	Ceiling - Lay-in	Room Room 118B, next to the Lunch	195	SF	6	6-10 years				
		Room	155	0,	0	5 TO yours				
	Doors - Steel Doors incl hw	Room 118B, next to the Lunch	1	EA	6	10+ years				
		Room				2				



Category : Room Building : Addition 2 Recommend Group **Replacement** Comments Item - Type Location Quantity UOM Rank Room 118B, next to the Lunch Floor - Tile Ceramic/ Porcelain 195 SF 6 10+ years Room Floor Drain Room 118B, next to the Lunch 1 ΕA 7 10+ years Room Room 118B, next to the Lunch Lavatory 2 ΕA 6 6-10 years Room Lighting - Lay-in Room 118B, next to the Lunch 3 ΕA 7 6-10 years Room Partitions Room 118B, next to the Lunch 2 ΕA 7 10+ years Room Urinals Room 118B, next to the Lunch 2 ΕA 6 10+ years Room Room 118B, next to the Lunch Walls - Concrete Block SF 6 112 10+ years Room Walls - Tile Ceramic/ Porcelain Room 118B, next to the Lunch SF 112 6 10+ years Room Water Closet 2 ΕA Room 118B, next to the Lunch 6 6-10 years Room

Category : Interior

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Corridor							
	Ceiling - Lay-in	1st Floor	963	SF	6	6-10 years	
	Doors - Steel Doors incl hw	1st Floor	2	EA	6	10+ years	
	Floor - Tile/Sheet	1st Floor	950	SF	7	6-10 years	
	Floor - Tile/Sheet	1st Floor	13	SF	5	1-2 years	Cracking
	Lighting - Lay-in	1st Floor	6	EA	7	6-10 years	
	Walls - Concrete Block	1st Floor	568	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	568	SF	6	10+ years	
Safety							
,	Metal Detector	1st Floor	2	EA	7	10+ years	Updated to match observed quantity

Building : Addition 2



Group

Category : Site Building : Site Recommend Location Replacement Item - Type Quantity UOM Rank **Comments** Civil/Drainage Civil/ Drainage - Catch Basin 8 ΕA 6 Entire Site 6-10 years Civil/ Drainage - Catch Basin ΕA Entire Site 1 4 1-2 years Saw one sinking damaged manholes and one damaged catch basin Civil/ Drainage - Site Manhole Entire Site 4 EΑ 6 6-10 years Civil/ Drainage - Site Manhole Entire Site 1 ΕA 4 1-2 years Sinking manhole Fencina Fencing - Chain Link Entire Site 348 LF 2-5 years Corroding fence with several bent or 4 broken posts and supports Fencing - Iron and Concrete Post 6-10 years Entire Site 25 LF 6 Fencing - Iron and Concrete Post Entire Site 1.015 LF 6 6-10 years Fencing - Iron and Concrete Post Entire Site LF 5 1-2 years 10 Corroded post, broken concrete LF Fencing - New Standard Ornamental Entire Site 85 6 6-10 years Landscape Benches Entire Site 1 ΕA 7 6-10 years Benches Entire Site 1 ΕA 5 1-2 years Broken seat SF Landscape - Grass Entire Site 9,650 6 10+ years SF 6 Landscape - Hardscape- Concrete Entire Site 6.050 6-10 years Lighting - Pole Mounted Entire Site 4 EΑ 6 10+ years Parkway trees Entire Site 25 ΕA 6 10+ years Play Area - Hardscape- Asphalt 28,200 SF 5 2-5 years Alligatoring, and cracks throughout, Entire Site broken surfaces, vegetation growing, potholes Entire Site **Trash Receptacles** 1 ΕA 6 6-10 years Parking Lot Entire Site 17.650 SF Surface - Asphalt 6 6-10 years

Surface - Asphalt	Entire Site	1,000	SF	5	1-2 years	Alligatored surface throughout
Surface - Concrete	Entire Site	4,500	SF	7	10+ years	
Trash Enclosure - Chain Links	Entire Site	240	SF	7	10+ years	
_Playground		240	55	1		
Equipment - School Age 5-12	SE courtyard	1	EA	7	10+ years	
Surface - Square Rubber Mats	SE courtyard	4,800	SF	7	10+ years	
Sidewalks						
Sidewalks - Internal Walks	Entire Site	293	LF	6	6-10 years	Broken sidewalks
Sidewalks - Internal Walks	Entire Site	33	LF	5	1-2 years	
Sidewalks - Perimeter Sidewalks	Entire Site	10,280	SF	7	6-10 years	



Marquee - Free Standing Back Lighted

5740 S Michigan AVENUE, Chicago, IL 60637 **Category : Site Building : Site** Recommend **Replacement** Comments Group Item - Type Location Quantity UOM Rank Signage Flag Pole - Building Mounted Flag Pole South Facade, Northeast, Southeast 1 ΕA 6 6-10 years Flag Pole - Flag Pole ΕA 6 6-10 years South Facade, Northeast, Southeast 1

ΕA

1

6

6-10 years

South Facade, Northeast, Southeast

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

Definitions

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



Classroom Summary

				Floor Plan	•	Glazed	Operable		
0		Deems Levertien	Room	Room	Area	Window	Window	Window	Smart-
Current Usage	Intended Usage	Room Location	Number	Number	(SF)	Area	Area	Stop	Board
Building : Main									<u> </u>
Computer Lab	Regular Classroom	3rd Floor	306	306	800	222	84	N	Y
Kindergarten	Kindergarten	1st Floor	112	112	926	120	60	N	N
Office	Regular Classroom	2nd Floor	212	212	926	132	84	N	N
Office	Regular Classroom	2nd Floor	213	213	800	246	90	N	N
Office	Regular Classroom	3rd Floor	305	305	800	222	84	N	Ν
Other Instructional Use	Regular Classroom	3rd Floor	312	312	800	256	80	N	Ν
Other Instructional Use	Regular Classroom	3rd Floor	313	313	800	256	80	N	N
Regular Classroom	Regular Classroom	1st Floor	105	105	800	132	84	N	Y
Regular Classroom	Regular Classroom	1st Floor	107	107	800	132	84	N	N
Regular Classroom	Regular Classroom	1st Floor	113	113	926	132	84	N	N
Regular Classroom	Regular Classroom	2nd Floor	204	204	800	132	84	N	Y
Regular Classroom	Regular Classroom	2nd Floor	206	206	800	132	84	N	N
Regular Classroom	Regular Classroom	2nd Floor	207	207	800	222	84	N	Y
Regular Classroom	Regular Classroom	2nd Floor	208	208	800	132	84	N	N
Regular Classroom	Regular Classroom	2nd Floor	209	209	800	256	96	N	Y
Regular Classroom	Regular Classroom	2nd Floor	210	210	800	132	84	N	Y
Regular Classroom	Regular Classroom	2nd Floor	211	211	800	222	84	N	Y
Regular Classroom	Regular Classroom	3rd Floor	304	304	800	222	84	N	Y
Regular Classroom	Regular Classroom	3rd Floor	308	308	800	222	84	N	N
Regular Classroom	Regular Classroom	3rd Floor	309	309	865	256	96	N	N
Regular Classroom	Regular Classroom	3rd Floor	310	310	800	256	80	N	N
Special Program	Regular Classroom	2nd Floor	205	205	800	222	84	N	N
Special Program	Regular Classroom	3rd Floor	307	307	800	222	84	N	N
Special Program	Regular Classroom	3rd Floor	311	311	800	222	84	N	Ν
Duilding - Addition 4									
Building : Addition 1 Computer Lab	Degular Classroom	2nd Floor	203	203	816	222	84	N	N
	Regular Classroom	2nd Floor	203	203		222	84		
Library	Library				1,130			N	N
Regular Classroom	Regular Classroom	1st Floor	101	101	926	126	69	N	N Y
Regular Classroom	Regular Classroom	1st Floor	102	102	816	126	69	N	
Regular Classroom	Regular Classroom	1st Floor	103	103	1,009	147	8	N	Y
Regular Classroom	Regular Classroom	2nd Floor	100	100	926	126	69	N	N
Regular Classroom	Regular Classroom	2nd Floor	201	201	816	222	84	N	Y
Regular Classroom	Regular Classroom	3rd Floor	300	300	816	222	84	N	Y
Regular Classroom	Regular Classroom	3rd Floor	301	301	816	222	84	N	Y
Regular Classroom	Regular Classroom	3rd Floor	302	302	816	222	84	N	N
Special Program	Regular Classroom	3rd Floor	303	303	816	222	84	N	N