

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	1960	1	16,600
Addition	1996	1	14,700
Modular 1 (8-Classroom)	2014	1	9,800
Campus Total			41,100

Catego	ry : Exterior		В	uilding	: Main		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Entrance							
	Exterior Doors - Exterior Steel Door	#11	1	EA	6	10+ years	
	Exterior Doors - Exterior Steel Door	Entrance 2 - North	2	EA	6	6-10 years	
	Exterior Doors - Transom Lite	Entrance 2 - North	2	EA	6	6-10 years	
	Exterior Doors - Exterior Steel Door	Entrance 7 - SE boiler room	1	EA	6	6-10 years	
	Exterior Doors - Exterior Steel Door	Exit 8 - SE	1	EA	6	6-10 years	
	Exterior Doors - Transom Lite	Exit 8 - SE	1	EA	6	6-10 years	
	Entrance Control - Audio and Video	Main Entrance 1 - East	1	EA	6	6-10 years	
	Exterior Doors - Side lite	Main Entrance 1 - East	3	EA	6	6-10 years	
	Exterior Doors - Store Front	Main Entrance 1 - East	4	EA	6	6-10 years	
	Exterior Doors - Transom Lite	Main Entrance 1 - East	2	EA	6	6-10 years	
	Power Door Operator and Controls	Main Entrance 1 - East	1	EA	7	6-10 years	
oundati	on						
	Foundation - Concrete	Entire Building	800	LF	7	10+ years	
	Superstructure - Steel	Entire Building	16,500	SF	7	10+ years	
ighting							
0	Exterior Lighting - Lighting	Entire Building	1	EA	7	10+ years	
	Exterior Lighting - Wall Mounted	Entire Building	19	EA	6	6-10 years	
Roof Sys	stem						



Catego	ry : Exterior		В	uilding	: Main		
J				J		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
-	Coping - Metal	Roof 1	702	LF	6	6-10 years	
	Coping - Stone	Roof 1	101	LF	6	10+ years	
	Downspouts - Exterior Downspouts	Roof 1	277	LF	6	6-10 years	
	Downspouts - Interior Downspouts	Roof 1	36	LF	6	6-10 years	
	Parapet - Parapet < 16" Height	Roof 1	111	LF	6	10+ years	
	Roof - Modified Bitumen	Roof 1	10,957	SF	6	6-10 years	Ponding
	Roof - Modified Bitumen	Roof 1	235	SF	4	1-2 years	Ponding
	Roof Structure - Steel / Metal Deck/	Roof 1	11,192	SF	7	10+ years	5
	Concrete Topping						
	Access Ladder - Metal	Roof 2	1	EA	7	10+ years	
	Chimney - Brick Chimney- Concrete/ Mortar	Roof 2	40	LF	6	10+ years	
	Liner				-	, see geene	
	Coping - Stone	Roof 2	60	LF	7	10+ years	Caulked
	Coping - Stone	Roof 2	30	LF	7	10+ years	Caulked
	Downspouts - Interior Downspouts	Roof 2	12	LF	6	6-10 years	
	Parapet - Parapet < 16" Height	Roof 2	90	LF	6	10+ years	
	Roof - Modified Bitumen	Roof 2	1,980	SF	6	6-10 years	
	Roof Hatch - Metal	Roof 2	1	ĒA	7	10+ years	
	Roof Structure - Steel / Metal Deck/	Roof 2	1,980	SF	7	10+ years	
	Concrete Topping		.,	•	-	i o i goulo	
	Coping - Metal	Roof 3	55	LF	6	6-10 years	
	Coping - Stone	Roof 3	80	LF	6	10+ years	
	Downspouts - Exterior Downspouts	Roof 3	125	LF	6	6-10 years	
	Parapet - Parapet < 16" Height	Roof 3	135	LF	6	10+ years	
	Roof - Modified Bitumen	Roof 3	2,360	SF	6	6-10 years	
	Roof Structure - Steel / Metal Deck/	Roof 3	2,360	SF	7	10+ years	
	Concrete Topping		_,	•	-	jeure	
	Coping - Metal	Roof 4 - North	36	LF	6	6-10 years	
	Downspouts - Exterior Downspouts	Roof 4 - North	56	LF	6	6-10 years	
	Roof - Modified Bitumen	Roof 4 - North	168	SF	7	10+ years	
	Roof Structure - Steel / Metal Deck/	Roof 4 - North	168	SF	7	10+ years	
	Concrete Topping		100	01		lor youro	
	Concrete Topping						
/alls	Canopy - Metal	Entire Building	425	SF	6	10+ years	
	Canopy - Metal	Entire Building	623	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	60	SF	6	10+ years 10+ years	
	Exterior Walls - Brick	Entire Building	2,277	SF	6	10+ years	
	Exterior Walls - Precast Panel Wall	0	2,277	SF	6		
	Exterior Walls - Precast Paner Wall Exterior Walls - Stone-Cast	Entire Building	162	SF		10+ years	
		Entire Building		SF	6	10+ years	
	Exterior Walls - Stone-Cut	Entire Building	1,248	SF	6	10+ years	
	Exterior Walls - Vinyl Siding	Entire Building	750	35	6	6-10 years	

Windows



Catego	ry : Exterior	В	uilding	: Main				
Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments	
	Clerestory - Glass Single-Pane	Entire Building	220	SF	6	10+ years		
	Lintels - Steel	Entire Building	100	LF	6	10+ years		
	Windows - Louver	Entire Building	102	SF	6	6-10 years		
	Windows - Sash Aluminum Double-pane	Entire Building	1,685	SF	6	6-10 years		
Catego	ry : Electrical		В	uilding	: Main			

	.,		_	anang		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
-	ncy System	Loodion	quantity	00111	Marin	Replacement	
Emerger	Security System - CCTV	1st Floor	16,600	SF	6	6-10 years	
		1st Floor	16,600	SF	6		
	Security System - Intrusion Detection Exit Signs - Corridors and Stairs		•	EA	5 7	2-5 years	
		Entire Building	3			6-10 years	Over 20 veers ald with incordes and
	Exit Signs - Corridors and Stairs	Entire Building	2	EA	4	2-5 years	Over 20 years old with incandescent bulbs
	Exit Signs - Gym	Entire Building	2	EA	4	2-5 years	Over 20 years old with incandescent bulbs
	Emergency A/C Power - Corridors and	Entire Building	3,400	SF	6	6-10 years	
	Stairs	Fusting Dudleling	4 000	05	0	0.40	
	Emergency A/C Power - Gym	Entire Building	4,200	SF	6	6-10 years	
Main Se							
	PA System	1st Floor	16,600	SF	6	6-10 years	
Power D	listribution						
	Lighting and Power Panels - 100 A	Entire Building	1	EA	7	10+ years	
	Lighting and Power Panels - 100 A	Entire Building	1	EA	6	2-5 years	
	Lighting and Power Panels - Above 100 A	Entire Building	2	EA	7	10+ years	
	Lighting and Power Panels - Above 100 A	Entire Building	2	EA	6	6-10 years	
	Main Distribution Panels - 400 - 600 amp	Entire Building	3	EA	7	10+ years	
	Transformers - 277/480 - 120/208	Entire Building	4	EA	6	6-10 years	
Catego	ry : Fire Protection		В	uilding	: Main		
U						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Fire Alar	m						
	Fire Alarm Panel	Entire Building	1	EA	6	6-10 years	
	Fire Alarm Panel	Entire Building	1	EA	6	6-10 years	Annunciator.
	Fire Alarm Strobe Lights	Entire Building	16,600	SF	6	6-10 years	
	Fire Alarm_System	Entire Building	16,600	SF	6	6-10 years	
Sprinkle	r System						
	Sprinkler Heads	MDF and Corridor to Addition	200	SF	7	6-10 years	



Catego	ry : Fire Protection		В	uilding	: Main		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Sprinkler Piping	MDF and Corridor to Addition	200	SF	6	6-10 years	
Catego	ry : Mechanical		В	uilding	: Main		
Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Air Cond		Ecolution	Quantity	00111	Kalik	Replacement	Comments
	Condensing Unit- Roof Mounted - Less than 5 tons	Roof	1	EA	6	6-10 years	Serves multi purpose.
	Condensing Unit- Roof Mounted - Less than 5 tons	Roof	1	EA	6	6-10 years	Serves MDF room.
Air Hand	ling Systems						
	Fan Coil Unit- Celing Mounted - Electric	Computer Lab	1	EA	6	6-10 years	Serves multi purpose room.
	Roof Top Unit-Single Zone-Roof Mounted- DX Cooling Only with Self Contained Compressor - 11 - 20 tons	Roof	1	EA	5	6-10 years	Excessive fan vibration and buzzing noise coming from electrical equipment
Boiler Sy	vstems						
,	Boiler Auxiliary- Non Condensing Hot Water - 2001 - 3000 MBH	Boiler Room	2	EA	5	6-10 years	
	Chemical Pot Feeder	Boiler Room	1	EA	4	1-2 years	Top corroded
	Combustion Dampers	Boiler Room	1	EA	6	2-5 years	
	Glycol Feed System	Boiler Room	1	EA	6	6-10 years	
	Non Condensing- Flexible Tube- Atmospheric- Hot Water Boiler - 2001 - 3000 MBH	Boiler Room	2	EA	5	6-10 years	
Heating	Devices						
0	Wall Heater - Electric	109	1	EA	6	6-10 years	
	Fin Tube - Hot Water	1st Floor	20	LF	6	6-10 years	
	Cabinet Heaters - With Hot Water Coil	1st Floor	12	EA	5	6-10 years	
	PTAC - Electric Heating and Self Contained Cooling	Main Office	2	EA	6	6-10 years	
Mechani	cal Plumbing						
	Hot Water Pump - Less than 10	Boiler Room	1	EA	6	6-10 years	
	Hot Water Pump - Less than 10	Boiler Room	1	EA	6	6-10 years	
	Dual Temperature Pump - Less than 10	Boiler Room	1	EA	5	2-5 years	
	Dual Temperature Pump - Less than 10	Boiler Room	1	EA	5	2-5 years	
	Hydronic Supply and Return - Steel	Entire Building	600	LF	6	6-10 years	
_	ature Control						



Catego	ry : Mechanical		R	uilding			
Jacyo				anang	. muni	Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
oroup	DDC System	Entire Building	895	SF	6	6-10 years	For boilers
	Electric Controls	Entire Building	16,600	SF	6	6-10 years	For univents
	Electric Thermostat	Entire Building	3	EA	6	6-10 years	Computer lab and MDF splits
	Electric Thermostat	Entire Building	1	EA	6	6-10 years	For roof exhaust fan
	Thermostats - Pneumatic	Entire Building	10	EA	6	6-10 years	i of tool exhaust fait
Jnit Ver	tilation						
	Unit Ventilators- Floor Mounted- Hot Water	1st Floor	12	EA	6	6.10 vooro	
	w/ DX Cooling Coil & w/ Self Contained Compressors		12	EA	0	6-10 years	
Ventilati	on						
	Exhaust Fans- Indoor - Less than 500 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- Indoor - Less than 500 CFM	Entire Building	1	EA	4	0-1 year	Not operational, engineer waiting to
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Entire Building	4	EA	5	6-10 years	replace
	Exhaust Fans- Roof Mounted - Less than 500 CFM	Entire Building	2	EA	6	10+ years	
Catego	ry : Plumbing		В	uilding	: Main		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
- Iot Wat	er						
	Gas Heater - 150000 - 300000 BTU/HR	Boiler Room	1	EA	6	6-10 years	
	Hot Water Storage Tank_Gas - Less than 200 Gallons	Boiler Room	1	EA	6	10+ years	
Piping							
Piping	Domestic Piping-Hot Water Return Lines	Entire Building	16,600	SF	6	6-10 years	
Piping	Domestic Piping-Hot/Cold Water Supply	Entire Building Entire Building	16,600 16,600	SF SF	6 6	6-10 years 6-10 years	
⊇iping	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	16,600	SF	6	6-10 years	
Piping	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines) Sanitary Piping	Entire Building	16,600 16,600	SF SF	6 5	6-10 years 6-10 years	
<u>Piping</u>	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	16,600	SF	6	6-10 years	
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines) Sanitary Piping Storm Piping	Entire Building Entire Building Entire Building	16,600 16,600 16,600	SF SF SF	6 5 5	6-10 years 6-10 years 6-10 years	
Piping Pumps	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines) Sanitary Piping Storm Piping	Entire Building Entire Building Entire Building	16,600 16,600 16,600	SF SF SF	6 5 5	6-10 years 6-10 years 6-10 years	Abandoned/disconnected



atore	ry : Room		Building : Main				4 S Spaulding AVENUE, Chicago, IL 6
alego	IY. ROOM		D	unung	. Walli	Recommend	
	Itom Tuno	Location	Quantity	UOM	Donk		Commonto
roup	Item - Type	Location	Quantity	UUIVI	Rank	Replacement	Comments
minist	rative Suites/Offices						
	Ceiling - Plaster/Drywall	Engineer's Office in Boiler Room	85	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Engineer's Office in Boiler Room	1	EA	7	10+ years	
	Floor - Concrete	Engineer's Office in Boiler Room	85	SF	7	10+ years	
	Lighting - Lay-in	Engineer's Office in Boiler Room	4	EA	7	6-10 years	
	Walls - Plaster/Drywall	Engineer's Office in Boiler Room	150	SF	7	10+ years	
	Ceiling - Splined	L: Main Office	245	SF	6	10+ years	
	Doors - Side-lite	L: Main Office	210	SF	7	10+ years	
	Doors - Wood Doors inclu hw	L: Main Office	2	EA	7	10+ years	
	Floor - Carpet	L: Main Office	125	SF	7	10+ years	
	Floor - Wood	L: Main Office	120	SF	7	10+ years	
	Lighting - Lay-in	L: Main Office	1	EA	7	6-10 years	
	Lighting - Pendent/Surface	L: Main Office	6	EA	7	6-10 years	
	Storage/ Closet	L: Main Office	35	SF	7	6-10 years	
	Walls - Concrete Block	L: Main Office	187	SF	6	10+ years	
	Ceiling - Splined	L: Principal's Office in Main	194	SF	6	10+ years	
	Doors - Wood Doors inclu hw	L: Principal's Office in Main	1	EA	7	10+ years	
	Floor - Wood	L: Principal's Office in Main	194	SF	7	10+ years	
	Lighting - Pendent/Surface	L: Principal's Office in Main	3	EA	7	6-10 years	
	Lighting - Pendent/Surface	L: Principal's Office in Main	5	EA	7	6-10 years	
	Walls - Concrete Block	L: Principal's Office in Main	229	SF	7	10+ years	
	Walls - Masonry	L: Principal's Office in Main	144	SF	7	10+ years	
	Ceiling - Splined	Rm 110	355	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Rm 110	1	EA	7	10+ years	
	Floor - Tile	Rm 110	355	SF	6	10+ years	
	Lighting - Pendent/Surface	Rm 110	6	EA	7	6-10 years	
	Walls - Concrete Block	Rm 110	100	SF	6	10+ years	
	Walls - Plaster/Drywall	Rm 110	230	SF	7	10+ years	
	Walls - Structural Glazed Tile	Rm 110	100	SF	6	10+ years	
	Work Sink	Rm 110	1	EA	7	10+ years	
	Ceiling - Lay-in	Room 109	449	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Room 109	1	EA	7	10+ years	
	Floor - Tile	Room 109	449	SF	7	10+ years	
	Lighting - Lay-in	Room 109	7	EA	7	6-10 years	
	Walls - Concrete Block	Room 109	200	SF	6	10+ years	
	Walls - Masonry	Room 109	160	SF	7	10+ years	
	Walls - Plaster/Drywall	Room 109	149	SF	7	10+ years	
	Work Sink	Room 109	149	EA	7	•	
	WORK SINK	R00III 109	1	EA	1	10+ years	
mnas	a						
	Ceiling - Plaster/Drywall	1st Floor	2,016	SF	7	10+ years	No max occupancy sign
	Doors - Wood Doors inclu hw	1st Floor	_,• • •	EA	7	10+ years	
	Floor - Wood	1st Floor	2,016	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	20	EA	7	6-10 years	



Catogo	ry : Room		B	11314 S Spaulding AVENUE, Building : Main				
Calego	ry . Room		J	unung		Recommend		
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments	
Ulup	Storage/ Closet	1st Floor	200	SF	7	10+ years		
	Walls - Concrete Block	1st Floor	1,138	SF	6	10+ years		
			-,	•	•	, ev jeane		
MDF ID	F							
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years		
	Finishes	1st Floor	64	SF	7	10+ years		
	Finishes	1st Floor	16	SF	5	0-1 year	Water damage	
	Other Cooling Unit	1st Floor	1	EA	7	6-10 years	Ductless split system.	
Mechani	cal/ Service Rooms							
MECHAIII	Janitor's Closet	1st Floor	75	SF	7	10+ years		
	Boiler Room	Boiler Room	895	SF	7	10+ years		
			000	0.	•	lot youro		
Restroor	n							
	Accessories	Boiler Room	23	SF	7	10+ years		
	Ceiling - Plaster/Drywall	Boiler Room	23	SF	7	10+ years		
	Doors - Wood Doors inclu hw	Boiler Room	1	EA	7	10+ years		
	Floor - Tile	Boiler Room	23	SF	6	10+ years		
	Lavatory	Boiler Room	1	EA	5	0-1 year	Hot water not working	
	Lighting - Lay-in	Boiler Room	2	EA	6	6-10 years		
	Walls - Concrete Block	Boiler Room	40	SF	6	10+ years		
	Walls - Plaster/Drywall	Boiler Room	20	SF	7	10+ years		
	Water Closet	Boiler Room	1	EA	7	10+ years		
	Accessories	Boys RR	165	SF	7	10+ years		
	Ceiling - Plaster/Drywall	Boys RR	165	SF	7	10+ years		
	Doors - Wood Doors inclu hw	Boys RR	1	EA	7	10+ years		
	Floor - Terrazzo	Boys RR	165	SF	7	10+ years		
	Floor Drain	Boys RR	1	EA	7	10+ years		
	Lavatory	Boys RR	2	EA	7	10+ years		
	Lighting - Pendent/Surface	Boys RR	5	EA	7	6-10 years		
	Partitions	Boys RR	3	EA	7	10+ years		
	Urinals	Boys RR	4	EA	7	10+ years		
	Walls - Plaster/Drywall	Boys RR	172	SF	7	10+ years		
	Walls - Tile Ceramic/ Porcelain	Boys RR	180	SF	7	10+ years		
	Water Closet	Boys RR	3	EA	7	10+ years		
	Accessories	Girls RR	165	SF	7	10+ years		
	Ceiling - Plaster/Drywall	Girls RR	165	SF	7	10+ years		
	Doors - Wood Doors inclu hw	Girls RR	1	EA	7	10+ years		
	Floor - Terrazzo	Girls RR	165	SF	7	6-10 years		
	Floor Drain	Girls RR	1	ĒA	7	10+ years		
	Lavatory	Girls RR	2	EA	7	10+ years		
	Lighting - Pendent/Surface	Girls RR	5	EA	7	6-10 years		
	Partitions	Girls RR	6	EA	7	10+ years		



Building : Main Category : Room Recommend Location Group Item - Type Quantity UOM Rank **Replacement** Comments Walls - Plaster/Drvwall Girls RR 172 SF 10+ vears 7 Walls - Tile Ceramic/ Porcelain Girls RR SF 7 180 10+ years Water Closet Girls RR 6 FΑ 7 10+ years L: Across From Office SF 7 Accessories 150 10+ years SF Ceiling - Plaster/Drywall L: Across From Office 150 7 10+ years ΕA 7 Doors - Steel Doors incl hw L: Across From Office 1 10+ years Floor - Tile Ceramic/ Porcelain L: Across From Office SF 7 150 10+ years Floor Drain L: Across From Office 1 ΕA 7 10+ years Hand Dryer L: Across From Office 1 ΕA 7 10+ vears Lavatory L: Across From Office 1 FΑ 7 10+ vears Lighting - Lay-in L: Across From Office 1 ΕA 7 6-10 years Walls - Plaster/Drywall L: Across From Office 225 SF 7 10+ years Walls - Tile Ceramic/ Porcelain L: Across From Office 225 SF 7 10+ years 7 Water Closet L: Across From Office 1 EA 10+ years SF 7 Accessories L: Principal's Office 21 6-10 years Ceiling - Plaster/Drywall SF 7 L: Principal's Office 21 10+ years Doors - Wood Doors inclu hw ΕA 7 L: Principal's Office 1 10+ years Floor - Tile Ceramic/ Porcelain L: Principal's Office 21 SF 7 10+ years ΕA L: Principal's Office 7 10+ vears Lavatorv 1 Lighting - Wall Mounted L: Principal's Office 1 EΑ 6 6-10 years Walls - Plaster/Drywall L: Principal's Office 24 SF 7 10+ years Walls - Structural Glazed Tile SF 7 L: Principal's Office 20 10+ years L: Principal's Office Water Closet 7 1 EA 10+ years SF 7 Accessories Room 109 60 10+ years Ceiling - Plaster/Drywall Room 109 60 SF 7 10+ years Doors - Wood Doors inclu hw Room 109 1 ΕA 7 10+ vears 60 SF Floor - Tile Ceramic/ Porcelain Room 109 7 10+ years Floor Drain Room 109 ΕA 7 1 10+ years Hand Dryer Room 109 1 EΑ 7 10+ years Lavatory Room 109 1 ΕA 7 10+ years Lighting - Lay-in Room 109 1 FΑ 7 6-10 years Walls - Plaster/Drvwall Room 109 80 SF 7 10+ vears Walls - Tile Ceramic/ Porcelain SF 7 Room 109 60 10+ years Water Closet Room 109 FΑ 7 1 10+ years

Category : Classroom

Building : Main

Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments		
n #101 (Regular Classroom)								
Casework	1st Floor	24	LF	7	10+ years			
Ceiling - Plaster/Drywall	1st Floor	775	SF	7	10+ years			
Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years			
Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years			
Floor - Tile	1st Floor	775	SF	6	10+ years			
	Item - Type n #101 (Regular Classroom) Casework Ceiling - Plaster/Drywall Doors - Wood Doors inclu hw Doors - Wood Doors inclu hw	Item - TypeLocationm #101 (Regular Classroom)1st FloorCasework1st FloorCeiling - Plaster/Drywall1st FloorDoors - Wood Doors inclu hw1st FloorDoors - Wood Doors inclu hw1st FloorDoors - Wood Doors inclu hw1st Floor	Item - TypeLocationQuantityn #101 (Regular Classroom)1st Floor24Casework1st Floor24Ceiling - Plaster/Drywall1st Floor775Doors - Wood Doors inclu hw1st Floor1Doors - Wood Doors inclu hw1st Floor1Doors - Wood Doors inclu hw1st Floor1	Item - TypeLocationQuantityUOMm #101 (Regular Classroom)Casework1st Floor24LFCeiling - Plaster/Drywall1st Floor775SFDoors - Wood Doors inclu hw1st Floor1EADoors - Wood Doors inclu hw1st Floor1EA	Item - TypeLocationQuantityUOMRankn #101 (Regular Classroom)Casework1st Floor24LF7Ceiling - Plaster/Drywall1st Floor775SF7Doors - Wood Doors inclu hw1st Floor1EA7Doors - Wood Doors inclu hw1st Floor1EA7	Item - TypeLocationQuantityUOMRankRecommend Replacementn #101 (Regular Classroom)Casework1st Floor24LF710+ yearsCeiling - Plaster/Drywall1st Floor775SF710+ yearsDoors - Wood Doors inclu hw1st Floor1EA710+ yearsDoors - Wood Doors inclu hw1st Floor1EA710+ yearsDoors - Wood Doors inclu hw1st Floor1EA710+ years		



Catego	ry : Classroom		В	uilding	: Main		
				J		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
•	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	9	SF	7	10+ vears	
	Student Lockers - Three Tiers	1st Floor	36	EA	7	6-10 years	
	Walls - Concrete Block	1st Floor	419	SF	7	10+ years	
	Walls - Masonry	1st Floor	288	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	96	SF	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor	81	SF	7	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	
lassroo	m #102 (Regular Classroom)						
	Casework	1st Floor	24	LF	7	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	775	SF	7	10+ years	
	Doors - Side-lite	1st Floor	6	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	775	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	15	ĒA	7	6-10 years	
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Storage/ Closet	1st Floor	9	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	419	SF	6	10+ years	
	Walls - Masonry	1st Floor	288	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	96	SF	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor	81	SF	7	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	
lassroo	m #103 (Regular Classroom)						
	Casework	1st Floor	24	LF	7	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	775	SF	7	10+ years	
	Doors - Side-lite	1st Floor	6	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	775	SF	6	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	9	SF	7	10+ years	
	Student Lockers - Three Tiers	1st Floor	54	ĒA	7	6-10 years	
	Walls - Concrete Block	1st Floor	626	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	96	SF	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor	162	SF	6	10+ years	
	Work Sink	1st Floor	1	ĒA	7	10+ years	
lassroo	m #104 (Regular Classroom)						
	Casework	1st Floor	24	LF	7	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	775	SF	7	10+ years	



Catego	ry : Classroom		B	uilding	: Main		
	-			3		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Doors - Side-lite	1st Floor	6	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	775	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	9	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	626	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	96	SF	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor	162	SF	6	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	
assroo	m #105 (Regular Classroom)						
	Casework	1st Floor	24	LF	7	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	775	SF	7	10+ years	
	Doors - Side-lite	1st Floor	6	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	775	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	15	EA	7	6-10 years	
	Marker Board	1st Floor	16	LF	7	6-10 years	
	Storage/ Closet	1st Floor	9	SF	7	10+ years	
	Student Lockers - Three Tiers	1st Floor	24	EA	7	10+ years	Updated quantity
	Walls - Concrete Block	1st Floor	626	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	96	SF	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor	162	SF	6	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	
assroo	m #106 (Regular Classroom)						
	Casework	1st Floor	24	LF	7	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	775	SF	7	10+ years	
	Doors - Side-lite	1st Floor	6	SF	7	10+ years	
	Doors - Transom Window	1st Floor	30	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	775	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	9	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	626	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	96	SF	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor	162	SF	6	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	
assroo	m #107 (Regular Classroom)						
	Casework	1st Floor	24	LF	7	10+ years	



Catego	ry : Classroom		В	uilding	: Main		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Ceiling - Plaster/Drywall	1st Floor	775	SF	7	10+ years	
	Doors - Side-lite	1st Floor	6	SF	7	10+ years	
	Doors - Transom Window	1st Floor	30	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	775	SF	6	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	9	SF	7	10+ years	
	Student Lockers - Three Tiers	1st Floor	27	EA	7	6-10 years	Updated quantity
	Walls - Concrete Block	1st Floor	419	SF	6	10+ years	
	Walls - Masonry	1st Floor	288	SF	6	10+ years	
	Walls - Structural Glazed Tile	1st Floor	81	SF	6	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	
Classroo	om #108 (Regular Classroom)						
_1000100	Casework	1st Floor	24	LF	7	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	775	SF	7	10+ years	
	Doors - Side-lite	1st Floor	6	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	775	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	15	EA	7	6-10 years	
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Student Lockers - Three Tiers	1st Floor	30	EA	7	10+ years	
	Walls - Concrete Block	1st Floor	419	SF	6	10+ years	
	Walls - Masonry	1st Floor	288	SF	6	10+ years	
	Walls - Masonry Walls - Plaster/Drywall	1st Floor	200 96	SF	7	10+ years	
	Walls - Flaster/Drywall Walls - Structural Glazed Tile	1st Floor	81	SF	6	10+ years	
	Work Sink	1st Floor	01	EA	7		
	WOR SINK	IST FIOOI	I	EA	/	10+ years	
Classroc	om #112 (Computer Lab)						
	Casework	1st Floor	20	LF	7	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	1,335	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	
	Doors - Transom Window	1st Floor	90	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	1,335	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	29	EA	7	6-10 years	
	Marker Board	1st Floor	18	LF	7	6-10 years	
	Walls - Concrete Block	1st Floor	612	SF	6	10+ years	
	Walls - Masonry	1st Floor	422	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	35	SF	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor	13	SF	6	10+ years	
	Wireless System	1st Floor	1	EA	7	6-10 years	



Catego	ry : Interior		В	uilding	: Main		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Corridor							
	Ceiling - Lay-in	1st Floor	3,227	SF	7	10+ years	
	Doors - Wood Doors include hw	1st Floor	4	EA	7	10+ years	
	Drinking Fountains - Single Fountain	1st Floor	2	EA	7	10+ years	
	Drinking Fountains - Single Fountain	1st Floor	1	EA	5	1-2 years	Out of order
	Floor - Tile/Sheet	1st Floor	3,227	SF	7	6-10 years	
	Lighting - Pendent/Surface	1st Floor	18	EA	7	6-10 years	
	Walls - Concrete Block	1st Floor	1,112	SF	7	10+ years	
	Walls - Masonry	1st Floor	602	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	288	SF	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor	1,625	SF	7	10+ years	
Safety							
	Camera Viewing Station	1st Floor	1	EA	7	6-10 years	
	Security Cameras	1st Floor	6	EA	7	6-10 years	



Category : Exterior Building : Addition Recommend Location Item - Type Quantity UOM Replacement **Comments** Group Rank Entrance FΑ Entrance Control - Audio and Video Entrance 3 1 6 6-10 years 2 FΑ 6 Exterior Doors - Side lite Entrance 3 6-10 years Exterior Doors - Store Front 2 Entrance 3 EΑ 6 6-10 years Exterior Doors - Transom Lite Entrance 3 1 EΑ 6 6-10 years Power Door Operator and Controls Entrance 3 1 EΑ 7 10+ years Exterior Doors - Side lite 2 6-10 years Entrance 4 - NW EΑ 6 Exterior Doors - Store Front Entrance 4 - NW 2 EΑ 6 6-10 years Exterior Doors - Exterior Steel Door Entrance 4A - SW 1 ΕA 6 6-10 years LF Exterior Stairs - Concrete Entrance 4A - SW 4 6 10+ years 2 FΑ Exterior Doors - Exterior Steel Door Entrance 5 - Deliverv 6 6-10 years 3 Ramps - Concrete Entrance 5 - Delivery LF 6 10+ years Entrance 5A OVH Exterior Doors - Overhead Rolling/ Garage 1 EΑ 6 6-10 years Door Exterior Doors - Exterior Steel Door Entrance 5B - South 1 EA 4 1-2 years Corroded door and frame Exterior Doors - Exterior Steel Door Entrance 6 - SE 2 ΕA 6 6-10 years Foundation Foundation - Concrete Entire Building 525 LF 7 10+ years Superstructure - Metal Deck/ Concrete SF Entire Building 14,700 7 10+ years Topping Liahtina Exterior Lighting - Lighting Entire Building 3 EΑ 6 6-10 years Exterior Lighting - Wall Mounted 7 ΕA 6 6-10 years Entire Building Roof System Coping - Metal Roof 5 366 LF 6 6-10 vears LF 6-10 years Coping - Metal Roof 5 190 6 Downspouts - Exterior Downspouts 287 LF 6 6-10 years Roof 5 LF **Downspouts - Interior Downspouts** Roof 5 24 6 6-10 years LF Parapet - 16" - 30" Height 70 Roof 5 6 10+ years LF Parapet - Parapet < 16" Height 120 6 Roof 5 10+ years Roof - Modified Bitumen SF Roof 5 10.540 7 10+ years Roof Structure - Steel / Metal Deck/ Roof 5 10.540 SF 7 10+ years Concrete Topping Access Ladder - Metal Roof 6 1 EΑ 7 6-10 years Chimney - Metal Flue LF 6-10 years Roof 6 18 6 LF Coping - Metal Roof 6 60 6 6-10 years **Downspouts - Exterior Downspouts** Roof 6 137 LF 6 6-10 years Parapet - 16" - 30" Height LF Roof 6 60 6 6-10 years SF Roof - Modified Bitumen 7 Roof 6 4.030 10+ years



Catego	ry : Exterior		В	uilding	: Additi	on	
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Roof Structure - Steel / Metal Deck/ Concrete Topping	Roof 6	4,030	SF	7	10+ years	
Walls							
	Canopy - Metal	Entire Building	125	SF	6	10+ years	
	Canopy - Metal	Entire Building	100	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	3,790	SF	6	10+ years	
	Exterior Walls - Stone-Cast	Entire Building	78	SF	6	10+ years	
	Exterior Walls - Vinyl Siding	Entire Building	514	SF	6	10+ years	
Windows	3						
	Lintels - Steel	Entire Building	62	LF	6	10+ years	
	Windows - Louver	Entire Building	38	SF	6	6-10 years	
	Windows - Sash Aluminum Double-pane	Entire Building	960	SF	5	6-10 years	Most window balancers not working well. Very difficult to open windows

Group Item - Type Emergency System Exit Signs - Corridors and S Exit Signs - Lunchroom Security System - CCTV Security System - Intrusion Emergency A/C Power - Co Stairs Emergency A/C Power - Lu	Detection prridors and	Location 1st Floor 1st Floor 1st Floor 1st Floor 1st Floor	Quantity 12 5 14,700 14,700 2,200	UOM EA EA SF SF	Rank 7 7 6	6-10 years	Comments
Emergency System Exit Signs - Corridors and S Exit Signs - Lunchroom Security System - CCTV Security System - Intrusion Emergency A/C Power - Co Stairs Emergency A/C Power - Lu	Detection prridors and	1st Floor 1st Floor 1st Floor 1st Floor 1st Floor	12 5 14,700 14,700	EA EA SF	7 7	6-10 years 6-10 years	Comments
Exit Signs - Corridors and S Exit Signs - Lunchroom Security System - CCTV Security System - Intrusion Emergency A/C Power - Co Stairs Emergency A/C Power - Lu	Detection prridors and	1st Floor 1st Floor 1st Floor	5 14,700 14,700	EA SF	7 7 6	6-10 years	
Exit Signs - Corridors and S Exit Signs - Lunchroom Security System - CCTV Security System - Intrusion Emergency A/C Power - Co Stairs Emergency A/C Power - Lu	Detection prridors and	1st Floor 1st Floor 1st Floor	5 14,700 14,700	EA SF	7 7 6	6-10 years	
Exit Signs - Lunchroom Security System - CCTV Security System - Intrusion Emergency A/C Power - Co Stairs Emergency A/C Power - Lu	Detection prridors and	1st Floor 1st Floor	14,700 14,700	SF	7 6	6-10 years	
Security System - CCTV Security System - Intrusion Emergency A/C Power - Co Stairs Emergency A/C Power - Lu	orridors and	1st Floor	14,700		6		
Security System - Intrusion Emergency A/C Power - Co Stairs Emergency A/C Power - Lu	orridors and			SE		6-10 years	
Emergency A/C Power - Co Stairs Emergency A/C Power - Lu	orridors and	1st Floor		0.	5	2-5 years	
	inchrooms		,	SF	6	6-10 years	
		1st Floor	4,600	SF	6	6-10 years	
Emergency A/C Power - St		1st Floor	312	SF	6	6-10 years	
Emergency Battery Packs - Stairs		Corridors and Stairs	4	EA	6	6-10 years	
Automatic Transfer Switch		Electrical Room	1	EA	6	6-10 years	
Iain Service							
PA System		Entire Building	14,700	SF	6	6-10 years	
Main Electrical Service - 12 277/480/3PH	00 A	Entire Building	1	EA	7	10+ years	
Main Electrical Service - 80 than 277/480/3PH	0 A and Less	Entire Building	1	EA	6	10+ years	Meter for modular
Independent Electrical Serv emergency power	ice for	Facade - SW	1	EA	6	6-10 years	
Power Distribution							
Lighting and Power Panels	- 100 A	Entire Building	1	EA	7	10+ years	



-	ry : Electrical		B	uilding	: Additi		4 S Spaulding AVENUE, Chicago, IL 606
Calego				unung	. Auuiti	Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Oroup	Lighting and Power Panels - Above 100 A	Entire Building	4	EA	7	10+ years	Comments
	Main Distribution Panels - Less than 400	Entire Building	1	EA	7	10+ years	
	amp	Entire Ballaing	·		'	Tor years	
	Transformers - 277/480 - 120/240	Entire Building	2	EA	7	10+ years	
		Entre Danaling	-	-/ (•	io: youro	
Catego	ry : Fire Protection		В	uilding	: Additi	on	
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Fire Alar	m						
	Fire Alarm Strobe Lights	Entire Building	14,700	SF	6	6-10 years	
	Fire Alarm_System	Entire Building	14,700	SF	6	6-10 years	
	Fire Pump Controller	Entire Building	1	EA	6	6-10 years	
^o ump R	com Assembly						
	Fire Pump - 25-50 hp	Pump Room	1	EA	5	2-5 years	
	Jockey Pump	Pump Room	1	EA	6	6-10 years	
Corioldo	System						
эрппкіе		Entire Duilding	44.700	SF	7	0.40	
	Sprinkler Heads Sprinkler Piping	Entire Building Entire Building	14,700 14,700	SF	7 6	6-10 years	
	Wet Sprinkler System	Entire Building	14,700	SF	6	6-10 years 6-10 years	
		Entire Building	14,700	35	0	0-10 years	
Catego	ry : Mechanical		В	uilding	: Additi	on	
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Air Conc	litioning						
	Chiller-Air Cooled-Scroll Type-Ground	Site South	1	EA	6	10+ years	
	Mounted - 50 - 100 tons					,	
Air Hand	lling Systems						
	Air Handling Unit-Package Single Zone-	1st Floor	1	EA	5	6-10 years	
	Indoor- Hot Water and Chilled Water Coils -						
	4000-8000 cfm						
	Air Intake	1st Floor	1	EA	6	10+ years	
	Indoor Return Fans- Centrifugal Inline -	Mechanical Room	1	EA	6	10+ years	
	5000 - 10000 CFM						
Heating	Devices						
icauly.	Fin Tube - Hot Water	1st Floor	90	LF	6	6-10 years	
	Cabinet Heaters - With Hot Water Coil	1st Floor	4	EA	6	6-10 years	
	Radiator Panels - Hot Water	1st Floor	12	EA	6	6-10 years	
	Fin Tube - Electric	1st Floor	6	LF	7	10+ years	
		13(1100)	0	LF	'	IUT years	



	ory : Mechanical		R	uildina	: Additie		4 S Spaulding AVENUE, Chicago, IL 6065
Jarogo				anang	. / taunth	Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
1echani	ical Plumbing						
	Condensate-Steel or Galvanized	Entire Building	10	LF	6	6-10 years	
	Hydronic Supply and Return - Copper	Entire Building	300	LF	6	10+ years	
	Hydronic Supply and Return - Steel	Entire Building	100	LF	6	10+ years	
empera	ature Control						
•	Electric Controls	Entire Building	14,700	SF	6	6-10 years	For univents
	Electric Thermostat	Entire Building	1	EA	6	6-10 years	Pump room exhaust fan
	Hybrid Pneumatic/DDC System	Entire Building	200	SF	6	6-10 years	For Air Handler
	Thermostats - DDC	Entire Building	15	EA	6	6-10 years	
nit Ver	itilation						
	Unit Ventilators- Floor Mounted- Dual	1st Floor	14	EA	6	6-10 years	
	Temperature Coils (Hot/Chilled) Water						
entilatio	on						
Childen	Exhaust Fans- Indoor - 1501 - 8000 CFM	Entire Building	1	EA	6	10+ years	
	Exhaust Fans- Roof Mounted - 1501 - 8000	Entire Building	1	EA	6	10+ years	
	CFM	Entre Dananig	·	_/ (Ū	ior youro	
	Exhaust Fans- Roof Mounted - 500 - 1500	Entire Building	2	EA	5	10+ years	
	CFM						
atego	ory : Plumbing		В	uilding	: Additie	on	
						Recommend	
roup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
ot Wat							
	Gas Heater - 150000 - 300000 BTU/HR	Pump Room	1	EA	5	2-5 years	
ping							
-Firið	Domestic Piping-Hot Water Return Lines	Entire Building	14,700	SF	6	10+ years	
	Domestic Piping-Hot Water from Risers to	Entire Building	14,700	SF	6	10+ years	
	Fixtures	-				-	
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	14,700	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply	Entire Building	14,700	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	<u> </u>		-	-	-	
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures) Sanitary Piping	Entire Building	14,700	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	<u> </u>		-	-	-	



Catego	ry : Room		В	uilding	: Additie		4 5 Spauluing AVENUE, Chicago, ie 60655
_				_		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Administ	rative Suites/Offices						
	AC Unit	113A storage closet	1	EA	7	6-10 years	
	Ceiling - Lay-in	113A storage closet	143	SF	4	0-1 year	Water damage
	Doors - Wood Doors inclu hw	113A storage closet	1	EA	6	10+ years	Ũ
	Floor - Tile	113A storage closet	143	SF	6	10+ years	
	Lighting - Lay-in	113A storage closet	3	EA	6	6-10 years	
	Walls - Concrete Block	113A storage closet	109	SF	6	10+ years	
	Walls - Plaster/Drywall	113A storage closet	166	SF	6	10+ years	
	Ceiling - Lay-in	Kitchen Office	80	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Kitchen Office	1	EA	6	10+ years	
	Floor - Tile	Kitchen Office	80	SF	7	10+ years	
	Lighting - Lay-in	Kitchen Office	1	EA	7	6-10 years	
	Power Distribution	Kitchen Office	4	EA	6	10+ years	
	Walls - Concrete Block	Kitchen Office	71	SF	6	10+ years	
	Walls - Plaster/Drywall	Kitchen Office	99	SF	6	10+ years	
Kitchen							
	Ceiling - Lay-in	1st Floor	720	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	2	EA	6	10+ years	
	Floor - Concrete Epoxy/ Painted	1st Floor	720	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	8	EA	7	6-10 years	
	Walls - Concrete Block	1st Floor	268	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	708	SF	6	10+ years	
	·					·	
Library							
	Ceiling - Lay-in	113A	1,940	SF	7	10+ years	
	Doors - Wood Doors inclu hw	113A	2	EA	6	10+ years	
	Floor - Tile	113A	1,940	SF	7	10+ years	
	Lighting - Lay-in	113A	27	EA	7	6-10 years	
	Storage/ Closet	113A	98	SF	7	10+ years	
	Walls - Concrete Block	113A	495	SF	6	10+ years	
	Walls - Plaster/Drywall	113A	1,350	SF	6	10+ years	
	Casework	113B Nurses office	6	LF	6	10+ years	
	Ceiling - Lay-in	113B Nurses office	146	SF	6	10+ years	
	Doors - Wood Doors inclu hw	113B Nurses office	1	EA	6	10+ years	
	Floor - Tile	113B Nurses office	146	SF	6	10+ years	
	Lighting - Lay-in	113B Nurses office	3	EA	7	6-10 years	
	Walls - Concrete Block	113B Nurses office	192	SF	6	10+ years	
	Walls - Masonry	113B Nurses office	192	SF	6	10+ years	
Locker/S	hower Room						
		Kitahan Carridar	25	0	<u>^</u>	10	
	Ceiling - Lay-in Doors - Steel Doors incl hw	Kitchen Corridor Kitchen Corridor	35 1	SF EA	6 6	10+ years 10+ years	



Catego	ry : Room		В	uilding	: Additi	on	
3						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Floor - Tile Ceramic/ Porcelain	Kitchen Corridor	35	SF	6	10+ years	
	Floor Drain	Kitchen Corridor	1	EA	7	10+ years	
	Lighting - Pendent/Surface	Kitchen Corridor	1	EA	7	6-10 years	
	Showers	Kitchen Corridor	1	EA	7	10+ years	
	Walls - Tile Ceramic/ Porcelain	Kitchen Corridor	92	SF	6	10+ years	
	Accessories	Kitchen Corridor Unisex East	91	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Kitchen Corridor Unisex East	91	SF	6	10+ years	
	Doors - Steel Doors incl hw	Kitchen Corridor Unisex East	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	Kitchen Corridor Unisex East	40	SF	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	Kitchen Corridor Unisex East	3	SF	4	0-1 year	Tile damaged around floor drain
	Floor - Tile/Sheet	Kitchen Corridor Unisex East	48	SF	7	10+ years	5
	Floor Drain	Kitchen Corridor Unisex East	1	ĒA	7	10+ years	
	Lavatory	Kitchen Corridor Unisex East	1	EA	6	10+ years	
	Lighting - Wall Mounted	Kitchen Corridor Unisex East	1	EA	7	6-10 years	
	Student Lockers - One Tier	Kitchen Corridor Unisex East	6	EA	6	10+ years	
	Walls - Concrete Block	Kitchen Corridor Unisex East	68	SF	õ	10+ years	
	Walls - Plaster/Drywall	Kitchen Corridor Unisex East	28	SF	6	10+ years	
	Walls - Tile Ceramic/ Porcelain	Kitchen Corridor Unisex East	40	SF	6	10+ years	
	Water Closet	Kitchen Corridor Unisex East	-1	EA	6	10+ years	
	Accessories	Kitchen Corridor Unisex West	91	SF	7	6-10 years	
	Ceiling - Lay-in	Kitchen Corridor Unisex West	81	SF	6	10+ years	
	Ceiling - Lay-in	Kitchen Corridor Unisex West	10	SF	4	1-2 years	Water damage
	Doors - Steel Doors incl hw	Kitchen Corridor Unisex West	1	EA	4 6	10+ years	Water damage
	Floor - Tile Ceramic/ Porcelain	Kitchen Corridor Unisex West	43	SF	6	10+ years	
	Floor - Tile/Sheet	Kitchen Corridor Unisex West	43	SF	7	10+ years	
	Floor Drain	Kitchen Corridor Unisex West	40	EA	7	10+ years	
	Lavatory	Kitchen Corridor Unisex West	1	EA	6	•	
	Lighting - Lay-in	Kitchen Corridor Unisex West	1	EA	7	10+ years	
	Lighting - Wall Mounted		1	EA	7	6-10 years	
	0 0	Kitchen Corridor Unisex West		EA	-	6-10 years	
	Student Lockers - One Tier	Kitchen Corridor Unisex West	6	SF	6	10+ years	
	Walls - Concrete Block	Kitchen Corridor Unisex West	68	SF	6	10+ years	
	Walls - Plaster/Drywall	Kitchen Corridor Unisex West	128		6	10+ years	
	Walls - Tile Ceramic/ Porcelain	Kitchen Corridor Unisex West	40	SF	6	10+ years	
	Water Closet	Kitchen Corridor Unisex West	1	EA	6	10+ years	
Lunch &	Multipurpose Room						
	Ceiling - Lay-in	Stage/Lunchroom 114	2,665	SF	6	10+ years	No max occupancy sign
	Doors - Wood Doors inclu hw	Stage/Lunchroom 114	_,6	EA	6	10+ years	
	Floor - Tile	Stage/Lunchroom 114	2,665	SF	7	10+ years	
	Lighting - Lay-in	Stage/Lunchroom 114	24	EA	7	6-10 years	
	Serving Line	Stage/Lunchroom 114	12	LF	6	10+ years	
	Storage/ Closet	Stage/Lunchroom 114	42	SF	7	10+ years	
	Walls - Concrete Block	Stage/Lunchroom 114	780	SF	6	10+ years	
	Walls - Plaster/Drywall	Stage/Lunchroom 114	1,114	SF	6	10+ years	
	vvalis - riaslei/Diywali	Stage/Lunchiooni 114	1,114	эг	U	iu+ years	



Catego	ry : Room		В	uilding	: Additi	on	
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Walls - Structural Glazed Tile	Stage/Lunchroom 114	280	SF	6	10+ years	
Mechan	ical/ Service Rooms						
меснан	Janitor's Closet	1st Floor	80	SF	5	10+ years	
	Mechanical/ Service Rooms	1st Floor	34	SF	7		
		1st Floor	257	SF	7	10+ years	
	Storage Room	IST FIOD	257	35	/	10+ years	
Restroo	m						
	Accessories	Boys	156	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Boys	156	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Boys	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	Boys	156	SF	6	10+ years	
	Floor Drain	Boys	1	EA	7	10+ years	
	Lavatory	Boys	2	EA	6	10+ years	
	Lighting - Lay-in	Boys	2	EA	7	6-10 years	
	Partitions	Boys	2	EA	7	10+ years	
	Urinals	Boys	2	EA	6	10+ years	
	Walls - Plaster/Drywall	Boys	170	SF	6	10+ years	
	Walls - Tile Ceramic/ Porcelain	Boys	102	SF	6	10+ years	
	Water Closet	Boys	2	EA	6	10+ years	
	Accessories	Girls	156	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Girls	156	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Girls	1	ĒA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	Girls	156	SF	6	10+ years	
	Floor Drain	Girls	1	ĒA	7	10+ years	
	Lavatory	Girls	2	EA	6	10+ years	
	Lighting - Lay-in	Girls	2	EA	7	6-10 years	
	Partitions	Girls	3	EA	7	10+ years	
			-	SF	6	10+ years	
						10+ years	
						10+ years	
	Walls - Plaster/Drywall Walls - Tile Ceramic/ Porcelain Water Closet	Girls Girls Girls	176 96 3	SF SF EA	6 6 6	10+	years

Category : Classroom

Building : Addition

						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Classroo	om #111 (Faculty Lounge)						
	AC Units	1st Floor	1	EA	7	6-10 years	
	Ceiling - Lay-in	1st Floor	650	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	650	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	6	EA	7	6-10 years	
	Marker Board	1st Floor	8	LF	7	6-10 years	
	Walls - Concrete Block	1st Floor	94	SF	6	10+ years	



11314 S Spaulding AVENUE, Chicago, IL 60655 **Building : Addition** Category : Classroom Recommend Group Item - Type Location Quantity UOM Rank **Replacement** Comments SF Walls - Masonry 1st Floor 328 6 10+ years Walls - Plaster/Drvwall 1st Floor 256 SF 6 10+ years Classroom #115 (Regular Classroom) Casework 1st Floor 42 LF 6 10+ years Ceiling - Lay-in 1st Floor 796 SF 6 10+ years Chalk Board 1st Floor 16 LF 4 2-5 years 2 ΕA 6 Doors - Wood Doors inclu hw 1st Floor 10+ years SF 7 Floor - Tile 1st Floor 796 10+ years Lighting - Lay-in 1st Floor 9 EA 7 6-10 years Marker Board 14 LF 7 6-10 years 1st Floor Storage/ Closet 1st Floor 6 SF 7 10+ years SF Walls - Concrete Block 1st Floor 240 10+ years 6 SF Walls - Plaster/Drywall 1st Floor 743 7 10+ years Walls - Plaster/Drywall 5 SF 1st Floor 6 10+ years Patched but unpainted Classroom #117 (Science) Casework 1st Floor LF 7 38 10+ years 1st Floor SF 7 Ceiling - Lav-in 1,008 10+ years Doors - Wood Doors inclu hw 1st Floor 2 FΑ 7 10+ years Eye Wash Station 1st Floor 1 ΕA 6 10+ years Floor - Tile SF 7 1st Floor 1.008 10+ years I F Instructional Surface 1st Floor 6 7 10+ years 12 ΕA 7 6-10 years Lighting - Lay-in 1st Floor Marker Board 1st Floor 14 LF 7 6-10 years SF Science Lab Elements 1st Floor 1.008 7 10+ years SF Storage/ Closet 1st Floor 50 7 10+ years Walls - Plaster/Drywall SF 7 1st Floor 1.085 10+ years Work Sink 1st Floor 2 FΑ 7 10+ years Classroom #118 (Special Education) LF Casework 6 6 1st Floor 10+ years Ceiling - Lay-in 1st Floor 366 SF 6 10+ years Doors - Wood Doors inclu hw 1st Floor 2 EΑ 6 10+ years SF 7 Floor - Tile 1st Floor 366 10+ years Lighting - Lav-in 1st Floor 2 ΕA 7 6-10 years Marker Board 20 LF 1st Floor 7 6-10 years Storage/ Closet 1st Floor 12 SF 7 10+ years Walls - Concrete Block 305 SF 1st Floor 6 10+ years Walls - Plaster/Drywall 443 SF 6 1st Floor 10+ years Classroom #119 (Regular Classroom) LF Casework 1st Floor 26 6 10+ years



Catego	ry : Classroom		В	uildina	: Additi		4 S Spaulding AVENUE, Chicago, IL 60655
e e ge	, · · · · · · · · · · · · · · · · · · ·		_	··········		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
-	Ceiling - Lay-in	1st Floor	836	SF	6	10+ years	
	Chalk Board	1st Floor	16	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	6	10+ years	
	Floor - Tile	1st Floor	836	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	9	EA	7	6-10 years	
	Marker Board	1st Floor	14	LF	7	6-10 years	
	Storage/ Closet	1st Floor	6	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	330	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	658	SF	6	10+ years	
Classroo	m #120 (Special Education)						
	Casework	1st Floor	16	LF	6	10+ years	
	Ceiling - Lay-in	1st Floor	457	SF	6	10+ years	
	Chalk Board	1st Floor	28	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	6	10+ years	
	Floor - Tile	1st Floor	457	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	6	EA	7	6-10 years	
	Marker Board	1st Floor	8	LF	7	6-10 years	
	Storage/ Closet	1st Floor	6	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	844	SF	6	10+ years	
Classroo	m #122 (Regular Classroom)						
	Casework	1st Floor	26	LF	6	10+ years	
	Ceiling - Lay-in	1st Floor	836	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	6	10+ years	
	Floor - Tile	1st Floor	836	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	9	EA	7	6-10 years	
	Marker Board	1st Floor	16	LF	7	6-10 years	
	Storage/ Closet	1st Floor	6	SF	7	10+ years	
	Student Lockers - Three Tiers	1st Floor	45	EA	6	10+ years	Updated quantity
	Walls - Concrete Block	1st Floor	525	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	445	SF	6	10+ years	
Catego	ry : Interior		В	uilding	: Additi	on	

Caleyoi	y . Interior		D	ununig	. Auulli				
		Recommend							
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments		
Corridor									
	Ceiling - Exposed	1st Floor	1,068	SF	6	10+ years			
	Ceiling - Lay-in	1st Floor	640	SF	6	10+ years			
	Ceiling - Plaster/Drywall	1st Floor	914	SF	6	10+ years			
	Doors - Steel Doors incl hw	1st Floor	6	EA	6	10+ years			
	Drinking Fountains - Double Fountain	1st Floor	1	EA	7	10+ years			
	Floor - Tile/Sheet	1st Floor	2,622	SF	7	10+ years			



Catego	ry : Interior		В	Building : Addition				
_				_		Recommend		
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments	
	Lighting - Lay-in	1st Floor	17	EA	7	6-10 years		
	Lighting - Pendent/Surface	1st Floor	44	EA	7	6-10 years		
	Student Lockers - Two Tiers	1st Floor	100	EA	7	10+ years		
	Walls - Concrete Block	1st Floor	478	SF	6	10+ years		
	Walls - Masonry	1st Floor	478	SF	6	10+ years		
	Walls - Plaster/Drywall	1st Floor	1,428	SF	6	10+ years		
	Walls - Structural Glazed Tile	1st Floor	1,400	SF	6	10+ years		
	Ceiling - Lay-in	Kitchen Corridor	270	SF	6	10+ years		
	Doors - Steel Doors incl hw	Kitchen Corridor	1	EA	6	10+ years		
	Drinking Fountains - Single Water Cooler	Kitchen Corridor	1	EA	7	10+ years		
	Floor - Tile/Sheet	Kitchen Corridor	270	SF	7	10+ years		
	Lighting - Lay-in	Kitchen Corridor	8	EA	7	6-10 years		
	Lighting - Pendent/Surface	Kitchen Corridor	2	EA	7	6-10 years		
	Walls - Plaster/Drywall	Kitchen Corridor	806	SF	6	10+ years		
	Walls - Structural Glazed Tile	Kitchen Corridor	72	SF	6	10+ years		
Safety								
,	Camera Viewing Station	1st Floor	1	EA	7	6-10 years		
	Security Cameras	1st Floor	2	EA	7	6-10 years		



Categor	ry : Exterior	B	Building : Modular 1 (8-Classroom) Recommend					
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments	
Entrance	71							
	Exterior Doors - Exterior Steel Door	Entrance 10 - SW	2	EA	7	10+ years		
	Ramp Handrail - Steel_Ramp Handrail	Entrance 10 - SW	130	LF	7	10+ years		
	Ramps - Concrete	Entrance 10 - SW	40	LF	6	10+ years		
	Entrance Control - Audio and Video	Entrance 9 - NE	-1	EA	7	10+ years		
	Exterior Doors - Exterior Steel Door	Entrance 9 - NE	2	EA	7	10+ years		
	Power Door Operator and Controls	Entrance 9 - NE	2	EA	7	10+ years		
	Ramp Handrail - Steel_Ramp Handrail	Entrance 9 - NE	80	LF	7	10+ years		
	Ramps - Concrete	Entrance 9 - NE	35	LF	7	10+ years		
	Kanips - Concrete	Entrance 9 - NE		LF	'	10+ years		
Foundatio	on							
	Foundation - Concrete	Entire Building	420	LF	7	10+ years		
	Superstructure - Steel	Entire Building	9,800	SF	7	10+ years		
Lighting								
-0 0	Exterior Lighting - Wall Mounted	Entire Building	12	EA	6	6-10 years		
Roof Syst	tem							
,	Coping - Metal	Roof 7	420	LF	7	10+ years		
	Downspouts - Exterior Downspouts	Roof 7	520	LF	6	10+ years		
	Roof - PVC Membrane	Roof 7	9,800	SF	5	6-10 years	Some ponding	
	Roof Structure - Steel / Metal Deck/ Concrete Topping	Roof 7	9,800	SF	7	10+ years		
Walls								
vvuno	Exterior Walls - Hardie Board	Entire Building	4,370	SF	6	6-10 years		
	Exterior Walls - Hardie Board	Entire Building	10	SF	4	0-1 year	Minor deterioration at base of hardi	
							boards	
Windows								
	Guard - Guards wire guard	Entire Building	575	SF	6	6-10 years		
	Windows - Louver	Entire Building	2	SF	6	6-10 years		
	Windows - Sash Aluminum Double-pane	Entire Building	575	SF	6	6-10 years		
Categor	ry : Electrical		В	uilding	: Modul	ar 1 (8-Classro	om)	
						Recommend		
-	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments	
Emergen	cy System							
	Security System - CCTV	1st Floor	9,800	SF	5	6-10 years		
	Security System - Intrusion Detection Emergency Battery Packs - Corridors and	1st Floor	9,800	SF EA	6 6	6-10 years 6-10 years		



		D	11314 S Spaulding AVENUE, Chicago, IL 60655						
Catego	ry : Electrical		Building : Modular 1 (8-Classroom) Recommend						
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments		
	Stairs				-				
	Emergency Battery Packs - Students Toilets	1st Floor	2	EA	6	6-10 years			
	Exit Signs - Corridors and Stairs	Corridors and Stairs	2	EA	6	6-10 years			
Main Se									
	PA System	1st Floor	9,800	SF	6	6-10 years			
Dowor D	istribution								
PowerL	Lighting and Power Panels - Above 100 A	1st Floor	4	EA	7	10+ years			
	Main Distribution Panels - Less than 400	1st Floor	1	EA	7	10+ years			
	amp					, , , , , , , , , , , , , , , , , , ,			
Catego	Category : Fire Protection			uildina	: Modul	ar 1 (8-Classro	oom)		
J	,			J		Recommend			
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments		
Fire Alar									
	Fire Alarm Strobe Lights	1st Floor	9,800	SF	6	6-10 years			
	Fire Alarm_System	1st Floor	9,800	SF	6	6-10 years			
Sprinkle	r System								
•	Sprinkler Heads	1st Floor	9,800	SF	7	10+ years			
	Sprinkler Piping	1st Floor	9,800	SF	6	10+ years			
	Wet Sprinkler System	1st Floor	9,800	SF	6	10+ years			
Catego	ry : Mechanical		Building : Modular 1 (8-Classroom)						
-				-		Recommend			
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments		
Tempera	ature Control								
	Electric Thermostat	1st Floor	8	EA	6	6-10 years			
Unit Ver	tilation								
	Unit Ventilators - Vertical Package Electric	Exterior	8	EA	6	6-10 years			
	Heat & Self Contained Cooling								
Ventilatio	on								
	Exhaust Fans- Indoor - 500 - 1500 CFM	Entire Building	3	EA	6	2-5 years			
	Exhaust Fans- Indoor - Less than 500 CFM	Entire Building	2	EA	6	6-10 years			
	Exhaust Fans- Indoor - Less than 500 CFM	Entire Building	1	EA	5	2-5 years			
	Exhaust Fans- Roof Mounted - Less than	Entire Building	8	EA	6	6-10 years			
	500 CFM								



Catego	ry : Plumbing		Building : Modular 1 (8-Classroom)					
_						Recommend		
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments	
Hot Wate	e.							
	Electric Heater - Less than 20 KW	Mechanical Room	1	EA	6	6-10 years		
						•		
Piping								
	Domestic Piping-Hot Water Return Lines	Entire Building	9,800	SF	7	10+ years		
	Domestic Piping-Hot Water from Risers to	Entire Building	9,800	SF	7	10+ years		
	Fixtures				_			
	Domestic Piping-Hot/Cold Water Supply	Entire Building	9,800	SF	7	10+ years		
	(Horizontal Lines) Domestic Piping-Hot/Cold Water Supply	Entiro Building	9,800	SF	7	10, 10000		
	(from Risers to Fixtures)	Entire Building	9,800	55	7	10+ years		
	Sanitary Piping	Entire Building	9,800	SF	7	10+ years		
	Storm Piping	Entire Building	9,800	SF	7	10+ years		
	Vent Piping	Entire Building	9,800	SF	7	10+ years		
		5						
Catego	ry : Room		В	uilding	: Modul	ar 1 (8-Classro	om)	
						Recommend		
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments	
Administ	rative Suites/Offices							
	Ceiling - Lay-in	500 - Office being used as a	220	SF	7	10+ years		
		classroom						
	Doors - Wood Doors inclu hw	500 - Office being used as a	1	EA	7	10+ years		
	Floor - Tile	classroom 500 - Office being used as a	220	SF	7	10, , , , , , , , , , , , , , , , , , ,		
	Floor - The	classroom	220	55	7	10+ years		
	Lighting - Lay-in	500 - Office being used as a	6	EA	7	6-10 years		
		classroom	0	L/	'	o to years		
	Power Distribution	500 - Office being used as a	14	EA	7	10+ years		
		classroom						
	Walls - Vinyl Coated Gypsum Panel	500 - Office being used as a	448	SF	7	10+ years		
		classroom						
	Ceiling - Lay-in	502	360	SF	6	10+ years		
	Doors - Wood Doors inclu hw	502	1	EA	7	10+ years		
	Floor - Tile	502	360	SF	7	10+ years		
	Lighting - Lay-in	502	6	EA	6	6-10 years		
	Power Distribution	502	20	EA	6	10+ years		
	Storage/ Closet	502	140	SF	7	10+ years		
	Walls - Vinyl Coated Gypsum Panel	502	576	SF	7	10+ years		
<u>IDE</u> ID	F							
MDF_ID		505	1	EA	7	10+ vears		
MDF_ID	F Doors - Wood Doors inclu hw Finishes	505 505	1 220	EA SF	7 5	10+ years 6-10 years		



Catego	ry : Room		В	Building : Modular 1 (8-Classroom)				
				Recommend				
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments	
ochani	cal/ Service Rooms							
eenam	Janitor's Closet	1st Floor	70	SF	7	10+ years		
	Janitor's Closet		70	35	/	10+ years		
estroor	n							
	Accessories	1st Floor	175	SF	7	6-10 years		
	Ceiling - Plaster/Drywall	1st Floor	175	SF	7	10+ years		
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years		
	Floor - Epoxy/ Painted	1st Floor	175	SF	7	10+ years		
	Floor Drain	1st Floor	1	EA	7	10+ years		
	Hand Dryer	1st Floor	1	EA	7	10+ years		
	Lavatory	1st Floor	2	EA	7	10+ years		
	Lighting - Pendent/Surface	1st Floor	2	EA	7	6-10 years		
	Partitions	1st Floor	4	EA	7	10+ years		
	Walls - Vinyl Coated Gypsum Panel	1st Floor	400	SF	7	10+ years		
	Water Closet	1st Floor	4	EA	7	10+ years		
	Accessories	1st Floor	140	SF	7	6-10 years		
	Ceiling - Lay-in	1st Floor	140	SF	6	10+ years		
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years		
	Floor - Epoxy/ Painted	1st Floor	140	SF	7	10+ years		
	Floor Drain	1st Floor	1	EA	7	10+ years		
	Hand Dryer	1st Floor	1	EA	7	10+ years		
	Lavatory	1st Floor	2	EA	7	10+ years		
	Lighting - Pendent/Surface	1st Floor	1	EA	7	6-10 years		
	Partitions	1st Floor	1	EA	7	-		
	Urinals	1st Floor	3	EA	7	10+ years		
	Walls - Vinyl Coated Gypsum Panel	1st Floor	352	SF	7	10+ years		
	Wais - Vinyi Coaled Gypsum Panel Water Closet	1st Floor	552	EA	7	10+ years		
			-	SF		10+ years		
		Unisex North	100	SF	7	6-10 years		
	Ceiling - Plaster/Drywall	Unisex North	100		7	10+ years		
	Doors - Wood Doors inclu hw	Unisex North	1	EA SF	7	10+ years		
	Floor - Epoxy/ Painted	Unisex North	100		7	10+ years		
	Floor Drain	Unisex North	1	EA	7	10+ years		
	Hand Dryer	Unisex North	1	EA	7	10+ years		
	Lavatory	Unisex North	1	EA	7	10+ years		
	Lighting - Lay-in	Unisex North	1	EA	7	6-10 years		
	Walls - Vinyl Coated Gypsum Panel	Unisex North	302	SF	7	10+ years		
	Water Closet	Unisex North	1	EA	7	10+ years		
	Accessories	Unisex South	68	SF	7	6-10 years		
	Ceiling - Lay-in	Unisex South	68	SF	6	10+ years		
	Doors - Wood Doors inclu hw	Unisex South	2	EA	7	10+ years	Quantity updated to match curren	
	Floor - Epoxy/ Painted	Unisex South	68	SF	7	10+ years	observations	
	Floor Drain	Unisex South	1	ĒA	7	10+ years		



Catego	ry : Room		В	Building : Modular 1 (8-Classroom)					
						Recommend			
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments		
	Hand Dryer	Unisex South	1	EA	7	10+ years			
	Lavatory	Unisex South	1	EA	7	10+ years			
	Lighting - Pendent/Surface	Unisex South	1	EA	7	6-10 years			
	Walls - Vinyl Coated Gypsum Panel	Unisex South	156	SF	7	10+ years			
	Water Closet	Unisex South	1	EA	7	10+ years			
Catego	Category : Classroom			Building : Modular 1 (8-Classroom)					
_			Recommend						
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments		
Classroo	m #501 (Regular Classroom)								
	Ceiling - Lay-in	1st Floor	650	SF	7	10+ years			
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years			
	Floor - Tile	1st Floor	650	SF	7	10+ years			
	Lighting - Lay-in	1st Floor	12	EA	7	6-10 years			
	Marker Board	1st Floor	12	LF	7	6-10 years			
		1st Floor 1st Floor	12 50	LF SF	7 7	6-10 years 10+ years			

Classroom #503	(Regular	Classroom	۱
Ulassi UUIII #303	Ineuulai	Classiculii	L

eiling - Lay-in	1st Floor	650	SF	7	10+ years
Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years
Floor - Tile	1st Floor	650	SF	7	10+ years
Lighting - Lay-in	1st Floor	12	EA	7	6-10 years
Marker Board	1st Floor	12	LF	7	6-10 years
Storage/ Closet	1st Floor	50	SF	7	10+ years
Walls - Vinyl Coated Gypsum Panel	1st Floor	820	SF	7	10+ years
n #504 (Regular Classroom)					
Ceiling - Lay-in	1st Floor	650	SF	7	10+ years
Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years
Floor - Tile	1st Floor	650	SF	7	10+ years
					-

ΕA

LF

SF

SF

7

7

7

7

6-10 years 6-10 years 10+ years

10+ years

	e e		
	Doors - Wood Doors inclu hw	1st Floor	1
	Floor - Tile	1st Floor	650
	Lighting - Pendent/Surface	1st Floor	12
	Marker Board	1st Floor	12
	Storage/ Closet	1st Floor	76
	Walls - Vinyl Coated Gypsum Panel	1st Floor	820
Classroo	m #505 (Regular Classroom)		
	Ceiling - Lay-in	1st Floor	650

Ceiling - Lay-in	1st Floor	650	SF	7	10+ years	
Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
Floor - Tile	1st Floor	650	SF	7	10+ years	
Lighting - Lay-in	1st Floor	12	EA	7	6-10 years	
Marker Board	1st Floor	12	LF	7	6-10 years	
Storage/ Closet	1st Floor	50	SF	7	10+ years	



Group

Building : Modular 1 (8-Classroom) Category : Classroom Recommend Item - Type Location Quantity UOM Rank **Replacement** Comments Walls - Vinyl Coated Gypsum Panel SF 1st Floor 820 7 10+ vears Classroom #506 (Regular Classroom) Ceiling - Lay-in 1st Floor SF 7 650 10+ years Doors - Wood Doors inclu hw ΕA 7 10+ years 1st Floor 1 SF 7 Floor - Tile 1st Floor 650 10+ years Lighting - Pendent/Surface FΑ 7 6-10 years 1st Floor 12 LF Marker Board 1st Floor 12 7 6-10 years SF Storage/ Closet 1st Floor 76 5 1-2 years Walls are peeling Walls - Vinyl Coated Gypsum Panel SF 1st Floor 820 7 10+ years Classroom #507 (Regular Classroom) Ceiling - Lay-in 1st Floor 626 SF 7 10+ years SF Ceiling - Lav-in 1st Floor 24 4 1-2 vears Missing tiles Doors - Wood Doors inclu hw 7 1st Floor 1 ΕA 10+ years Floor - Tile 1st Floor 650 SF 7 10+ years 7 6-10 years Lighting - Lay-in 1st Floor 12 EΑ Marker Board LF 7 6-10 years 1st Floor 12 SF Storage/ Closet 1st Floor 50 7 10+ years Walls - Vinyl Coated Gypsum Panel 820 SF 7 1st Floor 10+ years Classroom #508 (Regular Classroom) Ceiling - Lay-in 1st Floor 650 SF 7 10+ years Doors - Wood Doors inclu hw 1st Floor 1 EΑ 7 10+ years SF Floor - Tile 1st Floor 650 7 10+ vears 1st Floor EΑ 7 6-10 years Lighting - Lay-in 12 LF 7 Marker Board 1st Floor 12 6-10 vears SF Storage/ Closet 1st Floor 76 5 10+ years Wall bubbling Walls - Vinyl Coated Gypsum Panel 1st Floor 820 SF 7 10+ years **Category : Interior** Building : Modular 1 (8-Classroom) Recommend Location **Replacement** Comments Item - Type Quantity UOM Rank Ceiling - Lay-in 1st Floor 1,074 SF 7 10+ years Drinking Fountains - Double Fountain 1st Floor 1 EΑ 7 10+ years SF Floor - Tile/Sheet 1st Floor 1.074 7 10+ years Lighting - Lay-in 1st Floor ΕA 7 6-10 years 13 Walls - Vinvl Coated Gypsum Panel 1st Floor 1.024 SF 7 10+ years Security Cameras 1st Floor 1 ΕA 7 6-10 years

Group

Corridor

Safety



Category : Site			В	uilding	: Site		
_						Recommend	_
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Civil/Drai	0						
	Civil/ Drainage - Catch Basin	Entire Site	10	EA	6	10+ years	
	Civil/ Drainage - Site Manhole	Entire Site	13	EA	6	10+ years	
encing							
	Fencing - Chain Link	Entire Site	120	LF	6	10+ years	
	Fencing - New Standard Ornamental	Entire Site	375	LF	6	6-10 years	
andsca	De						
	Benches	Entire Site	1	EA	6	10+ years	
	Landscape - Grass	Entire Site	126,600	SF	6	10+ years	
	Landscape - Grass	Entire Site	1,500	SF	5	1-2 years	Bare soil, dead weeds
	Landscape - Hardscape- Asphalt	Entire Site	800	SF	5	1-2 years	Large cracks, alligatored surface
	Landscape - Hardscape- Concrete	Entire Site	2,600	SF	6	10+ years	Verified dimension
	Landscape - Hardscape- Pavers	Entire Site	417	SF	6	10+ years	Verified dimension
	Landscape - Hardscape- Pavers	Entire Site	3	SF	5	1-2 years	Missing pavers
	Landscape - Mulch	Entire Site	100	SF	6	6-10 years	theonig parete
	Lighting - Pole Mounted	Entire Site	1	EA	6	6-10 years	
	Parkway trees	Entire Site	4	EA	6	10+ years	
	Planting Beds/ Area	Entire Site	660	SF	6	10+ years	
	Play Area - Hardscape- Asphalt	Entire Site	15,100	SF	6	6-10 years	Verified that the surface is in good
			13,100	•.	0		fair condition
	Retaining Wall - Concrete	Entire Site	60	SF	6	10+ years	
	Retaining Wall - Masonry	Entire Site	142	SF	6	2-5 years	
	Trash Receptacles	Entire Site	3	EA	6	6-10 years	
Parking L	ot						
0	Concrete Curbs	S Parking Lot	605	LF	6	10+ years	
	Interior Plantings	S Parking Lot	10	LF	6	10+ years	
	Lighting - Pole Mounted	S Parking Lot	1	EA	6	6-10 years	
	Surface - Asphalt	S Parking Lot	15,660	SF	6	6-10 years	Confirmed that Surface is in good t
	Surface - Asphalt	S Parking Lot	1,000	SF	4	0-1 year	surface condition Alligatored surface, potholes, large
	Surface - Aspiran		1,000	36	4	0-1 year	cracks. confirmed quantity of
	Surface - Concrete	S Parking Lot	950	SF	6	10+ years	damage.
	Surface - Concrete	S Parking Lot	25	SF	4	1-2 years	Broken concrete at catch basin
	Trash Enclosure - Chain Links	S Parking Lot	825	SF	6	6-10 years	
			020	0	0	0-10 years	
Playgrou						0.40	
	Equipment - Combo 3-12	Northeast corner of site Northeast corner of site	1	EA SF	6	6-10 years	
	Surface - Poured Surface		3,500	C1	6	6-10 years	



Catego	ry : Site	В	uilding	: Site			
Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Sidewalk	(5						
	Sidewalks - Internal Walks	Entire Site	2,030	LF	6	10+ years	
	Sidewalks - Internal Walks	Entire Site	20	LF	4	0-1 year	Cracked, broken
	Sidewalks - Perimeter Sidewalks	Entire Site	4,366	SF	6	10+ years	
Signage							
0 0	Flag Pole - Flag Pole	Entire Site	1	EA	6	6-10 years	
	Marquee - Free Standing Back Lighted	Entire Site	1	EA	6	6-10 years	
	Monument - Sign	Entire Site	1	EA	6	6-10 years	

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

Definitions

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



Classroom Summary

				Floor Plan	_	Glazed	Operable		
			Room	Room	Area	Window	Window	Window	Smart-
Current Usage	Intended Usage	Room Location	Number	Number	(SF)	Area	Area	Stop	Board
Building : Main									
Computer Lab	Kindergarten	1st Floor	112	112	1,335	180	108	N	N
Regular Classroom	Regular Classroom	1st Floor	101	101	775	120	54	N	N
Regular Classroom	Regular Classroom	1st Floor	102	102	775	120	54	N	N
Regular Classroom	Regular Classroom	1st Floor	103	103	775	120	54	N	N
Regular Classroom	Regular Classroom	1st Floor	104	104	775	120	54	N	N
Regular Classroom	Regular Classroom	1st Floor	105	105	775	120	54	N	N
Regular Classroom	Regular Classroom	1st Floor	106	106	775	120	54	N	N
Regular Classroom	Regular Classroom	1st Floor	107	107	775	120	54	N	N
Regular Classroom	Regular Classroom	1st Floor	108	108	775	120	54	N	Ν
Building : Addition									
Faculty Lounge	Faculty Lounge	1st Floor	111	143	650	19	6	N	N
Regular Classroom	Regular Classroom	1st Floor	115	154	796	88	42	N	Y
Regular Classroom	Regular Classroom	1st Floor	119	162	836	88	42	N	N
Regular Classroom	Regular Classroom	1st Floor	122	164	836	88	42	N	N
Science	Art Room	1st Floor	117	160	1,008	88	42	N	Y
Special Education	Special Education	1st Floor	118	167	366	38	12	N	N
Special Education	Special Education	1st Floor	120	165	457	50	24	N	N
Building : Modular 1 (8-Classroom)									
Regular Classroom	Regular Classroom	1st Floor	501	501	650	64	32	N	N
Regular Classroom	Regular Classroom	1st Floor	503	503	650	64	32	N	N
Regular Classroom	Regular Classroom	1st Floor	504	504	650	56	28	N	N
Regular Classroom	Regular Classroom	1st Floor	505	505	650	64	32	N	N
Regular Classroom	Regular Classroom	1st Floor	506	506	650	56	28	N	N
Regular Classroom	Regular Classroom	1st Floor	507	507	650	64	32	N	N
Regular Classroom	Regular Classroom	1st Floor	508	508	650	56	28	N	N