

Facility Assessment Report

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

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

Campus Summary			
BuildingName	Year Constructed	Number of Floors	Building Area (Sq Ft)
Main	1958	1	23,834
Annex	2020	1	18,600
Campus Total			42,434

Category : Exterior

Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Entrance							
	Entrance Control - Audio and Video	#1 - Main - NE	1	EA	7	6-10 years	
	Exterior Doors - Exterior FRP Door	#1 - Main - NE	2	EA	6	10+ years	
	Exterior Doors - Side lite	#1 - Main - NE	2	EA	6	10+ years	
	Exterior Doors - Transom Lite	#1 - Main - NE	3	EA	6	10+ years	
	Power Door Operator and Controls	#1 - Main - NE	1	EA	7	6-10 years	
	Exterior Doors - Exterior Steel Door	#10 - N	1	EA	6	10+ years	
	Exterior Doors - Transom Lite	#10 - N	1	EA	6	10+ years	Quantity changed to match current observations
	Exterior Doors - Exterior FRP Door	#11	1	EA	6	10+ years	
	Exterior Doors - Transom Lite	#11	1	EA	6	10+ years	
	Exterior Doors - Exterior FRP Door	#12	2	EA	6	10+ years	
	Exterior Doors - Transom Lite	#12	1	EA	6	10+ years	
	Exterior Stairs - Concrete	#12	5	LF	5	1-2 years	Cracking
	Entrance Control - Audio and Video	#13	1	EA	7	6-10 years	
	Exterior Doors - Exterior FRP Door	#13	2	EA	6	10+ years	
	Exterior Doors - Side lite	#13	2	EA	6	10+ years	
	Exterior Doors - Transom Lite	#13	3	EA	6	10+ years	
	Exterior Stairs - Concrete	#13	10	LF	5	1-2 years	Cracking
	Exterior Doors - Exterior FRP Door	#14-Boiler	2	EA	6	10+ years	
	Exterior Doors - Transom Lite	#14-Boiler	2	EA	6	10+ years	
	Exterior Stairs - Concrete	#14-Boiler	6	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	#15	1	EA	6	10+ years	Added to match current observations
	Exterior Doors - Transom Lite	#15	2	EA	6	10+ years	

Category : Exterior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Exterior Doors - Exterior FRP Door	#16	1	EA	6	10+ years	
	Exterior Stairs - Concrete	#16	3	LF	5	2-5 years	
	Exterior Doors - Exterior FRP Door	#17 Courtyard	1	EA	6	10+ years	
	Exterior Doors - Exterior FRP Door	#18 Courtyard	1	EA	6	6-10 years	
	Exterior Doors - Transom Lite	#18 Courtyard	1	EA	6	10+ years	
	Exterior Stairs - Concrete	#18 Courtyard	3	LF	6	10+ years	
	Exterior Doors - Exterior FRP Door	#2 - SE	1	EA	6	10+ years	
	Exterior Doors - Transom Lite	#2 - SE	1	EA	6	10+ years	
	Exterior Doors - Exterior FRP Door	#3 - SE	1	EA	6	10+ years	
	Exterior Doors - Transom Lite	#3 - SE	1	EA	6	10+ years	
	Ramps - Concrete	#3 - SE	35	LF	7	10+ years	

Foundation

	Foundation - Concrete	Entire Building	1,065	LF	7	10+ years	
	Foundation - Concrete	Entire Building	5	LF	5	0-1 year	Cracking/leaking water
	Foundation - Concrete	Entire Building	100	LF	5	0-1 year	Exposed reinforcement. Quantity changed to match current observations
	Superstructure - Concrete	Entire Building	23,829	SF	7	10+ years	Corrected quantity

Lighting

	Exterior Lighting - Wall Mounted	Entire Building	33	EA	7	10+ years	New lightings
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Roof System

	Chimney - Metal Flue	Main Roof	14	LF	7	10+ years	Added to match current observations
	Coping - Metal	Main Roof	8	LF	6	10+ years	
	Coping - Metal	Main Roof	843	LF	6	10+ years	
	Downspouts - Exterior Downspouts	Main Roof	13	LF	6	10+ years	
	Downspouts - Exterior Downspouts	Main Roof	6	LF	6	10+ years	
	Downspouts - Interior Downspouts	Main Roof	52	LF	6	10+ years	
	Roof - Modified Bitumen	Main Roof	21,587	SF	7	10+ years	
	Roof Structure - Steel / Metal Deck/ Concrete Topping	Main Roof	21,587	SF	6	10+ years	
	Coping - Metal	NE roof	185	LF	6	10+ years	
	Downspouts - Exterior Downspouts	NE roof	30	LF	6	10+ years	
	Roof - Modified Bitumen	NE roof	1,952	SF	7	10+ years	
	Roof Structure - Steel / Metal Deck/ Concrete Topping	NE roof	1,952	SF	7	10+ years	

Walls

	Canopy - Concrete/ Stucco	Entire Building	80	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	7,269	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	100	SF	4	1-2 years	Open joints/deteriorated mortar

Category : Exterior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Windows</u>							
	Curtain wall - Windows	Entire Building	3,733	SF	6	10+ years	
	Guard - Guards perforated	Entire Building	1,220	SF	6	10+ years	
	Guard - Guards perforated	Entire Building	10	SF	4	0-1 year	Broken/falling
	Lintels - Steel	Entire Building	9	LF	6	10+ years	
	Windows - Insulated Panel	Entire Building	1,236	SF	6	10+ years	
	Windows - Louver	Entire Building	156	SF	6	10+ years	
	Windows - Louver	Entire Building	12	SF	5	1-2 years	Rusted

Category : Electrical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Emergency System</u>							
	Emergency Battery Packs - Corridors and Stairs	1st Floor	7	EA	6	6-10 years	
	Emergency Battery Packs - Multipurpose Room	1st Floor	2	EA	6	6-10 years	
	Emergency Battery Packs - Students Toilets	1st Floor	2	EA	6	6-10 years	
	Exit Signs - Corridors and Stairs	1st Floor	7	EA	6	6-10 years	
	Exit Signs - Multipurpose Room	1st Floor	2	EA	6	6-10 years	Exit signs are in existence
	Automatic Transfer Switch	Boiler Room	1	EA	6	6-10 years	
	Emergency A/C Power - Corridors and Stairs	Entire Building	3,330	SF	6	6-10 years	
	Emergency A/C Power - Multipurpose Room	Entire Building	1,473	SF	6	6-10 years	
	Emergency A/C Power - Students Toilets	Entire Building	561	SF	6	6-10 years	
	Security System - CCTV	Entire Building	23,834	SF	7	10+ years	
	Security System - Intrusion Detection	Entire Building	23,834	SF	6	6-10 years	

Main Service

PA System	1st Floor	23,834	SF	6	6-10 years	
Independent Electrical Service for emergency power	Boiler Room	1	EA	6	6-10 years	
Main Electrical Service - 800 A and 120/208/3PH	Boiler Room	1	EA	6	6-10 years	

Power Distribution

Lighting and Power Panels - 100 A	1st floor and Boiler Room	1	EA	6	6-10 years	Per engineer, and upon observation, only 1 100A in boiler room
Lighting and Power Panels - 100 A	1st floor and Boiler Room	3	EA	6	6-10 years	
Lighting and Power Panels - Above 100 A	1st floor and Boiler Room	5	EA	6	6-10 years	Per engineer, and upon observation, 5 electrical panels over 100A

Category : Electrical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Main Distribution Panels - Greater than 600 amp	1st floor and Boiler Room	1	EA	6	6-10 years	

Category : Fire Protection
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Fire Alarm</u>							
	Fire Alarm Panel	Boiler Room	1	EA	6	6-10 years	Main and annex connected
	Fire Alarm Panel	Boiler Room	1	EA	6	6-10 years	Annunciator Panel
	Fire Alarm Strobe Lights	Boiler Room	23,834	SF	6	6-10 years	
	Fire Alarm_System	Boiler Room	23,834	SF	6	6-10 years	

Category : Mechanical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Air Conditioning</u>							
	Condensing Unit- Roof Mounted - Less than 5 tons	Roof	1	EA	6	6-10 years	
<u>Boiler Systems</u>							
	Boiler Auxiliary- Scotch Marine- Steam Low Pressure Boiler - 50 - 75 HP	Boiler Room	2	EA	6	6-10 years	Auxiliaries appear to be in good condition upon visual observation
	Chemical Feed System	Boiler Room	1	EA	6	6-10 years	
	Chemical Feeder	Boiler Room	1	EA	6	6-10 years	
	Combustion Dampers	Boiler Room	1	EA	6	6-10 years	Combustion dampers appeared to be in good condition. Normal maintenance required.
	Condensate Pump	Boiler Room	1	EA	6	6-10 years	Pumps in good condition, however, rusty piping
	Condensate Pump	Boiler Room	1	EA	6	6-10 years	Pumps in good condition, however, rusty piping
	Feed Water Pumps and Tank	Boiler Room	1	EA	6	6-10 years	Tank in good condition, pumps are working. Piping rusty.
	Feed Water Pumps and Tank	Boiler Room	1	EA	5	2-5 years	Tank in good condition, pumps are working. Piping rusty.
	Feed Water Pumps and Tank	Boiler Room	1	EA	5	2-5 years	Tank in good condition, pumps are working. Piping rusty.
	Feed Water Pumps and Tank	Boiler Room	1	EA	5	2-5 years	Tank in good condition, pumps are working. Piping rusty.
	Non Condensing- Fire Tube- Scotch Marine- Steam- Low Pressure Boiler - 50 - 75 HP	Boiler Room	1	EA	6	6-10 years	Boiler appears to be in good condition
	Non Condensing- Fire Tube- Scotch Marine- Steam- Low Pressure Boiler - 50 - 75 HP	Boiler Room	1	EA	6	6-10 years	Boiler appears to be in good condition

Category : Mechanical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Piping - Steam Pipe- Steel	Boiler Room	250	LF	2	0-1 year	Rusty pipes. Leaking.
	Steam Traps	Boiler Room	3	EA	5	0-1 year	Steam traps under floor, leaking, per building engineer
<u>Heating Devices</u>							
	Fin Tube - Steam	1st Floor	84	LF	6	6-10 years	Units appear to be in good condition
	Cabinet Heaters - With Steam Coil	1st Floor	5	EA	6	6-10 years	Cabinet heaters in good condition, per engineer and observation
	Unit Heater - Steam	Boiler Room	1	EA	6	6-10 years	
<u>Mechanical Plumbing</u>							
	Condensate-Steel or Galvanized	Entire Building	250	LF	2	1-2 years	Piping rusty
<u>Temperature Control</u>							
	Pneumatic System	Entire Building	23,834	SF	5	1-2 years	System in fair condition. In need of upgrade and near future.
	Thermostats - Pneumatic	Entire Building	22	EA	5	1-2 years	Thermostats leak air. Some work, some don't can't properly control temperature.
<u>Unit Ventilation</u>							
	Unit Ventilators- Floor Mounted- Steam Heating Coils Only	Entire Building	18	EA	5	2-5 years	Motor bearings slipping, actuators, not opening and closing properly
<u>Ventilation</u>							
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	Entire Building	2	EA	6	6-10 years	Exhaust fans in good working condition
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	Entire Building	3	EA	6	6-10 years	Exhaust fans in good working condition
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Entire Building	12	EA	6	6-10 years	

Category : Plumbing
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Hot Water</u>							
	Gas Heater - 150000 - 300000 BTU/HR	Boiler Room	1	EA	6	6-10 years	
<u>Piping</u>							
	Domestic Piping-Hot Water Return Lines	Entire Building	23,834	SF	7	10+ years	Pipes appear to be in good condition. Possibly newly replaced.
	Domestic Piping-Hot/Cold Water Supply	Entire Building	23,834	SF	7	10+ years	Pipes appear to be in good condition.

Category : Plumbing
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	(Horizontal Lines)						Possibly newly replaced.
	Sanitary Piping	Entire Building	23,834	SF	6	6-10 years	Appear to be a good condition
	Storm Piping	Entire Building	23,834	SF	5	6-10 years	
	Vent Piping	Entire Building	23,834	SF	5	6-10 years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Administrative Suites/Offices</u>							
	Ceiling - Plaster/Drywall	113 Counselor Office	220	SF	7	10+ years	
	Doors - Wood Doors inclu hw	113 Counselor Office	2	EA	7	10+ years	
	Floor - Carpet	113 Counselor Office	180	SF	5	2-5 years	
	Floor - Tile	113 Counselor Office	40	SF	6	6-10 years	
	Lighting - Pendent/Surface	113 Counselor Office	4	EA	7	6-10 years	
	Power Distribution	113 Counselor Office	4	EA	7	10+ years	
	Walls - Concrete Block	113 Counselor Office	440	SF	7	10+ years	
	AC Unit	Engineer's Office	1	EA	5	1-2 years	Unit not functioning
	Ceiling - Plaster/Drywall	Engineer's Office	313	SF	6	10+ years	
	Ceiling - Plaster/Drywall	Engineer's Office	5	SF	5	10+ years	Water damage
	Doors - Wood Doors inclu hw	Engineer's Office	1	EA	6	10+ years	
	Floor - Concrete	Engineer's Office	318	SF	7	10+ years	
	Lighting - Pendent/Surface	Engineer's Office	3	EA	7	6-10 years	Lights in good condition
	Power Distribution	Engineer's Office	4	EA	6	6-10 years	
	Walls - Concrete Block	Engineer's Office	330	SF	6	10+ years	
	Walls - Masonry	Engineer's Office	320	SF	7	10+ years	
	Ceiling - Plaster/Drywall	Main Office	260	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Main Office	1	EA	7	10+ years	
	Floor - Tile	Main Office	260	SF	7	10+ years	
	Lighting - Pendent/Surface	Main Office	8	EA	7	6-10 years	
	Power Distribution	Main Office	6	EA	7	10+ years	
	Walls - Concrete Block	Main Office	250	SF	7	10+ years	
	Walls - Masonry	Main Office	70	SF	7	10+ years	
	AC Unit	Principal office	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	Principal office	395	SF	7	10+ years	
	Ceiling - Plaster/Drywall	Principal office	5	SF	5	10+ years	Water damage
	Doors - Wood Doors inclu hw	Principal office	1	EA	7	10+ years	
	Floor - Tile	Principal office	400	SF	6	6-10 years	
	Lighting - Pendent/Surface	Principal office	6	EA	7	6-10 years	
	Power Distribution	Principal office	8	EA	7	10+ years	
	Storage/ Closet	Principal office	30	SF	7	10+ years	
	Walls - Concrete Block	Principal office	670	SF	7	10+ years	
	Walls - Concrete Block	Principal office	10	SF	5	1-2 years	Crack along material change
	Walls - Masonry	Principal office	100	SF	7	10+ years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>MDF_IDF</u>							
	Doors - Steel Doors incl hw	In Music Room	1	EA	6	10+ years	
	Finishes	In Music Room	94	SF	5	2-5 years	
	Other Cooling Unit	In Music Room	1	EA	7	6-10 years	Ductless split
<u>Mechanical/ Service Rooms</u>							
	Boiler Room	1st Floor	856	SF	7	10+ years	
	Janitor's Closet	1st Floor	25	SF	7	10+ years	
	Storage Room	1st Floor	70	SF	7	10+ years	
	Crawl Space - Unfinished	Basement	21,050	SF	7	10+ years	
<u>Restroom</u>							
	Accessories	1st Floor	266	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	256	SF	6	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	10	SF	5	10+ years	crack
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	266	SF	7	10+ years	
	Floor Drain	1st Floor	1	EA	7	10+ years	
	Lavatory	1st Floor	1	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	2	EA	7	10+ years	
	Partitions	1st Floor	2	EA	5	2-5 years	
	Urinals	1st Floor	4	EA	7	6-10 years	
	Walls - Structural Glazed Tile	1st Floor	400	SF	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor	8	SF	5	10+ years	Damaged
	Water Closet	1st Floor	2	EA	7	6-10 years	
	Accessories	1st Floor	262	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	257	SF	7	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	5	SF	5	10+ years	Water damage
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	262	SF	7	10+ years	
	Floor Drain	1st Floor	1	EA	7	10+ years	
	Lavatory	1st Floor	2	EA	7	6-10 years	Qty 2 observed
	Lighting - Pendent/Surface	1st Floor	2	EA	7	10+ years	
	Partitions	1st Floor	6	EA	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor	398	SF	7	10+ years	
	Water Closet	1st Floor	6	EA	7	6-10 years	
	Accessories	1st floor inside principal office	37	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st floor inside principal office	37	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st floor inside principal office	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st floor inside principal office	37	SF	6	10+ years	
	Lavatory	1st floor inside principal office	1	EA	7	6-10 years	Good condition
	Lighting - Pendent/Surface	1st floor inside principal office	1	EA	5	2-5 years	Missing cover
	Walls - Concrete Block	1st floor inside principal office	195	SF	6	10+ years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Water Closet	1st floor inside principal office	1	EA	7	6-10 years	Good condition
	Accessories	In Classroom 112	24	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	In Classroom 112	24	SF	6	10+ years	
	Doors - Wood Doors inclu hw	In Classroom 112	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	In Classroom 112	24	SF	6	10+ years	
	Lavatory	In Classroom 112	1	EA	7	6-10 years	
	Lighting - Pendent/Surface	In Classroom 112	1	EA	7	6-10 years	
	Walls - Concrete Block	In Classroom 112	174	SF	6	10+ years	Good condition
	Water Closet	In Classroom 112	1	EA	7	6-10 years	
	Accessories	In Kindegarten Room 100	33	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	In Kindegarten Room 100	33	SF	7	10+ years	
	Doors - Wood Doors inclu hw	In Kindegarten Room 100	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	In Kindegarten Room 100	33	SF	6	10+ years	
	Lavatory	In Kindegarten Room 100	1	EA	7	6-10 years	
	Lighting - Pendent/Surface	In Kindegarten Room 100	1	EA	7	10+ years	Good condition
	Walls - Concrete Block	In Kindegarten Room 100	185	SF	7	10+ years	
	Water Closet	In Kindegarten Room 100	1	EA	7	6-10 years	
	Accessories	In Music room	37	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	In Music room	37	SF	6	10+ years	
	Doors - Wood Doors inclu hw	In Music room	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	In Music room	37	SF	6	6-10 years	
	Lavatory	In Music room	1	EA	7	6-10 years	Cracks in masonry Good condition
	Lighting - Pendent/Surface	In Music room	1	EA	7	2-5 years	
	Walls - Concrete Block	In Music room	190	SF	6	10+ years	
	Walls - Concrete Block	In Music room	5	SF	5	1-2 years	
	Water Closet	In Music room	1	EA	7	10+ years	
	Accessories	In the boiler room	54	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	In the boiler room	54	SF	6	10+ years	
	Doors - Wood Doors inclu hw	In the boiler room	2	EA	6	10+ years	Paint cracking
	Floor - Concrete	In the boiler room	54	SF	5	2-5 years	
	Lavatory	In the boiler room	1	EA	7	6-10 years	
	Lighting - Pendent/Surface	In the boiler room	1	EA	7	6-10 years	
	Walls - Concrete Block	In the boiler room	225	SF	6	10+ years	
	Water Closet	In the boiler room	1	EA	7	6-10 years	
	Accessories	Inside dance room 101	45	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Inside dance room 101	45	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Inside dance room 101	1	EA	6	2-5 years	
	Floor - Tile Ceramic/ Porcelain	Inside dance room 101	45	SF	7	10+ years	
	Lavatory	Inside dance room 101	1	EA	7	6-10 years	
	Lighting - Pendent/Surface	Inside dance room 101	1	EA	7	10+ years	
	Walls - Concrete Block	Inside dance room 101	150	SF	7	10+ years	
	Walls - Masonry	Inside dance room 101	50	SF	7	10+ years	
	Water Closet	Inside dance room 101	1	EA	7	6-10 years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Classroom #100 (Kindergarten)							
	AC Units	1st Floor	2	EA	7	6-10 years	
	Casework	1st Floor	32	LF	7	6-10 years	
	Ceiling - Splined	1st Floor	1,214	SF	7	10+ years	
	Ceiling - Splined	1st Floor	10	SF	5	1-2 years	Missing tile and damaged
	Doors - Side-lite	1st Floor	32	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	1,204	SF	7	10+ years	
	Floor - Tile	1st Floor	20	SF	5	1-2 years	Chipped and cracked
	Lighting - Pendent/Surface	1st Floor	28	EA	7	10+ years	
	Marker Board	1st Floor	6	LF	7	6-10 years	
	Walls - Concrete Block	1st Floor	160	SF	7	10+ years	
	Walls - Masonry	1st Floor	1,897	SF	7	10+ years	
	Work Sink	1st Floor	1	EA	7	6-10 years	
Classroom #101 (Dance Room)							
	AC Units	1st Floor	2	EA	7	6-10 years	
	Ceiling - Splined	1st Floor	1,294	SF	6	10+ years	
	Ceiling - Splined	1st Floor	5	SF	5	2-5 years	Finish damage
	Doors - Side-lite	1st Floor	32	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Wood	1st Floor	1,304	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	20	EA	7	6-10 years	
	Wall Mirrors	1st Floor	400	SF	7	6-10 years	
	Walls - Concrete Block	1st Floor	160	SF	7	10+ years	
	Walls - Masonry	1st Floor	1,630	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	50	SF	7	10+ years	
Classroom #102 (Regular Classroom)							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	18	LF	7	6-10 years	
	Ceiling - Splined	1st Floor	839	SF	7	10+ years	
	Ceiling - Splined	1st Floor	20	SF	4	0-1 year	Water damage
	Doors - Side-lite	1st Floor	32	SF	7	10+ years	Not previously assessed
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	839	SF	6	10+ years	
	Floor - Tile	1st Floor	20	SF	4	1-2 years	Cracks
	Lighting - Pendent/Surface	1st Floor	18	EA	7	10+ years	
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Storage/ Closet	1st Floor	20	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	1,331	SF	7	10+ years	
	Work Sink	1st Floor	1	EA	7	6-10 years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Classroom #103 (Regular Classroom)							
	AC Units	1st Floor	1	EA	7	6-10 years	Not previously assessed
	Casework	1st Floor	8	LF	6	6-10 years	
	Ceiling - Splined	1st Floor	850	SF	7	10+ years	
	Doors - Side-lite	1st Floor	32	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	840	SF	6	10+ years	Damaged tiles
	Floor - Tile	1st Floor	10	SF	4	1-2 years	
	Lighting - Pendent/Surface	1st Floor	18	EA	7	10+ years	
	Marker Board	1st Floor	22	LF	6	6-10 years	
	Storage/ Closet	1st Floor	20	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	882	SF	6	10+ years	
Classroom #104 (Regular Classroom)							
	AC Units	1st Floor	1	EA	7	6-10 years	Not previously assessed
	Ceiling - Splined	1st Floor	859	SF	7	10+ years	
	Doors - Side-lite	1st Floor	32	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	839	SF	6	10+ years	
	Floor - Tile	1st Floor	20	SF	5	1-2 years	Cracks
	Lighting - Pendent/Surface	1st Floor	18	EA	7	10+ years	Broken door handle
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Storage/ Closet	1st Floor	24	SF	5	10+ years	
	Walls - Concrete Block	1st Floor	1,331	SF	7	10+ years	
Classroom #105 (Regular Classroom)							
	AC Units	1st Floor	1	EA	7	6-10 years	Broken tile
	Casework	1st Floor	8	LF	6	6-10 years	
	Ceiling - Splined	1st Floor	846	SF	6	10+ years	
	Ceiling - Splined	1st Floor	4	SF	4	1-2 years	
	Doors - Side-lite	1st Floor	32	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	850	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	18	EA	7	10+ years	
	Marker Board	1st Floor	22	LF	6	6-10 years	
	Storage/ Closet	1st Floor	20	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	882	SF	6	10+ years	
Classroom #106 (Regular Classroom)							
	AC Units	1st Floor	1	EA	7	6-10 years	Not previously assessed
	Casework	1st Floor	8	LF	7	6-10 years	
	Ceiling - Splined	1st Floor	859	SF	7	10+ years	
	Doors - Side-lite	1st Floor	32	SF	7	10+ years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	854	SF	7	10+ years	
	Floor - Tile	1st Floor	5	SF	5	1-2 years	Missing tile
	Lighting - Pendent/Surface	1st Floor	18	EA	7	10+ years	
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Storage/ Closet	1st Floor	24	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	1,331	SF	7	10+ years	
Classroom #107 (Regular Classroom)							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	8	LF	6	6-10 years	
	Ceiling - Splined	1st Floor	850	SF	7	10+ years	
	Doors - Side-lite	1st Floor	32	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	850	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	18	EA	7	10+ years	
	Marker Board	1st Floor	22	LF	6	6-10 years	
	Storage/ Closet	1st Floor	20	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	882	SF	6	10+ years	
Classroom #108 (Regular Classroom)							
	AC Units	1st Floor	2	EA	7	6-10 years	Good condition
	Ceiling - Splined	1st Floor	849	SF	6	6-10 years	
	Ceiling - Splined	1st Floor	10	SF	4	0-1 year	Water damage
	Doors - Side-lite	1st Floor	32	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	829	SF	6	10+ years	
	Floor - Tile	1st Floor	30	SF	5	1-2 years	Cracks
	Lighting - Pendent/Surface	1st Floor	18	EA	7	6-10 years	Good condition
	Marker Board	1st Floor	28	LF	6	6-10 years	
	Storage/ Closet	1st Floor	24	SF	7	10+ years	Good condition
	Walls - Concrete Block	1st Floor	1,331	SF	6	10+ years	
	Wireless System	1st Floor	1	EA	7	6-10 years	
Classroom #109 (Regular Classroom)							
	AC Units	1st Floor	1	EA	7	10+ years	
	Casework	1st Floor	8	LF	6	6-10 years	
	Ceiling - Splined	1st Floor	850	SF	7	6-10 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile/Sheet	1st Floor	850	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	9	EA	7	6-10 years	
	Lighting - Pendent/Surface	1st Floor	9	EA	6	6-10 years	
	Marker Board	1st Floor	22	LF	6	6-10 years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Storage/ Closet	1st Floor	20	SF	5	10+ years	
	Walls - Concrete Block	1st Floor	882	SF	6	10+ years	
Classroom #110 (Regular Classroom)							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	12	LF	6	6-10 years	
	Ceiling - Splined	1st Floor	849	SF	6	6-10 years	
	Ceiling - Splined	1st Floor	10	SF	4	1-2 years	Water damage
	Doors - Side-lite	1st Floor	32	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	849	SF	6	10+ years	
	Floor - Tile	1st Floor	10	SF	4	1-2 years	Missing tile
	Lighting - Pendent/Surface	1st Floor	18	EA	7	6-10 years	Good condition
	Marker Board	1st Floor	20	LF	6	6-10 years	
	Storage/ Closet	1st Floor	24	SF	7	10+ years	Good condition
	Walls - Concrete Block	1st Floor	1,331	SF	6	10+ years	
Classroom #111 (Art Room)							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	74	LF	6	6-10 years	
	Ceiling - Splined	1st Floor	850	SF	7	6-10 years	
	Doors - Side-lite	1st Floor	32	SF	7	10+ years	Not previously assessed
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	850	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	18	EA	7	6-10 years	
	Marker Board	1st Floor	22	LF	6	6-10 years	
	Storage/ Closet	1st Floor	24	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	882	SF	6	10+ years	
	Work Sink	1st Floor	2	EA	5	6-10 years	
Classroom #112 (Regular Classroom)							
	AC Units	1st Floor	1	EA	7	10+ years	
	Casework	1st Floor	12	LF	7	10+ years	
	Ceiling - Splined	1st Floor	764	SF	7	10+ years	
	Ceiling - Splined	1st Floor	2	SF	4	0-1 year	Water damage
	Doors - Wood Doors inclu hw	1st Floor	2	EA	7	10+ years	
	Floor - Tile	1st Floor	766	SF	7	6-10 years	
	Lighting - Pendent/Surface	1st Floor	12	EA	7	6-10 years	
	Marker Board	1st Floor	12	LF	7	6-10 years	
	Walls - Concrete Block	1st Floor	541	SF	7	10+ years	
	Walls - Masonry	1st Floor	270	SF	7	10+ years	
Classroom #114 (Music Room)							

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Casework	1st Floor	8	LF	7	10+ years	
	Ceiling - Splined	1st Floor	1,473	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	7	10+ years	
	Floor - Tile	1st Floor	1,473	SF	7	10+ years	
	Lighting - Metal Halide/Sodium Vapor	1st Floor	12	EA	7	6-10 years	Good condition
	Sound Panels	1st Floor	12	EA	7	6-10 years	
	Storage/ Closet	1st Floor	650	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	1,841	SF	7	10+ years	
	Work Sink	1st Floor	2	EA	7	10+ years	

Category : Interior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Corridor							
	Ceiling - Lay-in	1st Floor	3,306	SF	6	6-10 years	
	Ceiling - Lay-in	1st Floor	24	SF	5	10+ years	Water damage
	Doors - Steel Doors incl hw	1st Floor	6	EA	7	10+ years	
	Drinking Fountains - Single Fountain	1st Floor	5	EA	7	10+ years	
	Floor - Tile/Sheet	1st Floor	3,300	SF	7	10+ years	
	Floor - Tile/Sheet	1st Floor	30	SF	4	1-2 years	Cracks
	Lighting - Lay-in	1st Floor	40	EA	7	6-10 years	
	Student Lockers - Two Tiers	1st Floor	180	EA	6	10+ years	
	Walls - Concrete Block	1st Floor	3,840	SF	6	10+ years	
	Walls - Masonry	1st Floor	1,280	SF	6	10+ years	

Safety

	Security Cameras	1st Floor	7	EA	7	10+ years	
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Category : Exterior
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Entrance							
	Exterior Doors - Store Front	4	3	EA	7	10+ years	
	Exterior Doors - Transom Lite	4	3	EA	7	10+ years	
	Entrance Control - Audio and Video	5	1	EA	7	6-10 years	
	Exterior Doors - Side lite	5	4	EA	7	10+ years	
	Exterior Doors - Store Front	5	3	EA	7	10+ years	
	Exterior Doors - Transom Lite	5	3	EA	7	10+ years	
	Power Door Operator and Controls	5	1	EA	7	6-10 years	
	Exterior Doors - Exterior Steel Door	6	2	EA	7	10+ years	
	Exterior Stairs - Concrete	6	7	LF	7	10+ years	Added to match current observations
	Entrance Control - Audio and Video	7	1	EA	7	6-10 years	
	Exterior Doors - Exterior Steel Door	7	2	EA	6	10+ years	
	Exterior Doors - Exterior Steel Door	8	2	EA	7	10+ years	
	Exterior Doors - Transom Lite	8	1	EA	7	10+ years	
	Exterior Doors - Store Front	9	3	EA	7	10+ years	
	Exterior Doors - Transom Lite	9	3	EA	7	10+ years	
Foundation							
	Foundation - Concrete	Entire Building	1,100	LF	7	10+ years	
	Superstructure - Steel	Entire Building	18,600	SF	7	10+ years	
Lighting							
	Exterior Lighting - Wall Mounted	Entire Building	8	EA	7	10+ years	
Roof System							
	Access Ladder - Metal	Lower Roofs	1	EA	7	10+ years	
	Chimney - Metal Flue	Lower Roofs	28	LF	7	10+ years	Added to match current observations
	Coping - Metal	Lower Roofs	1,000	LF	7	10+ years	
	Downspouts - Interior Downspouts	Lower Roofs	135	LF	6	10+ years	
	Parapet - 16" - 30" Height	Lower Roofs	1,000	LF	7	10+ years	
	Roof - Modified Bitumen	Lower Roofs	14,000	SF	6	10+ years	
	Roof Hatch - Metal	Lower Roofs	1	EA	7	10+ years	
	Roof Structure - Steel / Metal Deck/ Concrete Topping	Lower Roofs	14,000	SF	7	10+ years	
	Access Ladder - Metal	Upper Roof	1	EA	7	10+ years	
	Coping - Metal	Upper Roof	393	LF	7	10+ years	
	Downspouts - Interior Downspouts	Upper Roof	90	LF	6	10+ years	
	Parapet - Parapet > 30"	Upper Roof	393	LF	7	10+ years	Changed to match current observations
	Roof - Modified Bitumen	Upper Roof	4,600	SF	7	10+ years	
	Roof Structure - Steel / Metal Deck/ Concrete Topping	Upper Roof	4,600	SF	7	10+ years	

Category : Exterior
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Walls</u>							
	Exterior Walls - Brick	Entire Building	13,819	SF	7	10+ years	
	Exterior Walls - Stone-Cast	Entire Building	500	SF	7	10+ years	
<u>Windows</u>							
	Lintels - Steel	Entire Building	204	LF	7	10+ years	
	Storefront Windows	Entire Building	1,412	SF	7	10+ years	

Category : Electrical
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Emergency System</u>							
	Emergency Battery Packs - Corridors and Stairs	1st Floor	8	EA	7	10+ years	
	Emergency Battery Packs - Gym	1st Floor	8	EA	7	10+ years	
	Emergency Battery Packs - Students Toilets	1st Floor	8	EA	7	10+ years	
	Exit Signs - Corridors and Stairs	Entire Building	8	EA	7	10+ years	
	Exit Signs - Gym	Entire Building	1	EA	7	10+ years	
	Security System - CCTV	Entire Building	18,600	SF	7	10+ years	
	Security System - Intrusion Detection	Entire Building	18,600	SF	7	10+ years	
<u>Main Service</u>							
	Main Electrical Service - 1000 A 277/480/3PH	Electrical Room	1	EA	7	10+ years	
	Independent Electrical Service for emergency power	Electrical Room	1	EA	7	10+ years	
	PA System	Entire Building	18,600	SF	7	10+ years	
<u>Power Distribution</u>							
	Lighting and Power Panels - 100 A	Electrical Room	2	EA	7	10+ years	
	Lighting and Power Panels - Above 100 A	Electrical Room	1	EA	7	10+ years	
	Lighting and Power Panels - Above 100 A	Electrical Room	3	EA	7	10+ years	
	Main Distribution Panels - 400 - 600 amp	Electrical Room	2	EA	7	10+ years	
	Main Distribution Panels - Greater than 600 amp	Electrical Room	1	EA	7	10+ years	
	Transformers - 277/480 - 120/208	Electrical Room	1	EA	7	10+ years	

Category : Fire Protection
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Fire Alarm</u>							

Category : Fire Protection
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Fire Alarm Panel	1st Floor	1	EA	7	10+ years	System tied into annunciator panel in main building
	Fire Alarm Strobe Lights	1st Floor	18,600	SF	7	10+ years	
	Fire Alarm_System	1st Floor	18,600	SF	7	10+ years	
	Fire Pump Controller	1st Floor	1	EA	7	10+ years	
Pump Room Assembly							
	Fire Pump - 25-50 hp	1st Floor	1	EA	7	10+ years	
	Jockey Pump	1st Floor	1	EA	7	10+ years	
Sprinkler System							
	Sprinkler Heads	Entire Building	18,600	SF	7	10+ years	
	Sprinkler Piping	Entire Building	18,600	SF	7	10+ years	
	Wet Sprinkler System	Entire Building	18,600	SF	7	10+ years	

Category : Mechanical
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Air Conditioning</u>							
	Condensing Unit- Roof Mounted - Less than 5 tons	Roof	1	EA	7	10+ years	
<u>Air Handling Systems</u>							
	VAV Box	Entire Building	10	EA	7	10+ years	VAV boxes that serve classrooms underneath ceiling tiles
	Roof Top Unit-Multi Zone-Roof Mounted-Gas Heating and DX Cooling - 21 - 30 tons	Roof	1	EA	7	10+ years	
	Roof Top Unit-Multi Zone-Roof Mounted-Gas Heating and DX Cooling - 21 - 30 tons	Roof	1	EA	7	10+ years	
<u>Boiler Systems</u>							
	Boiler Auxiliary- Condensing Hot Water - Less than 500 HP	Boiler Room	2	EA	7	10+ years	
	Chemical Pot Feeder	Boiler Room	1	EA	7	10+ years	
	Combustion Dampers	Boiler Room	2	EA	7	10+ years	
	Condensing- Hot Water Boiler - 500 - 1000 MBH	Boiler Room	2	EA	7	10+ years	
	Hot Water Pump	Boiler Room	2	EA	7	10+ years	
	Water Fill System	Boiler Room	1	EA	7	10+ years	
<u>Heating Devices</u>							
	Unit Heater - Hot Water	1st Floor	2	EA	7	10+ years	

Category : Mechanical
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Unit Heater - Electric	Electrical Room	1	EA	7	10+ years	
	Cabinet Heaters - With Hot Water Coil	Entire Building	4	EA	7	10+ years	

Mechanical Plumbing

	Hydronic Supply and Return - Steel	Entire Building	200	LF	7	10+ years	
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Temperature Control

	DDC System	Entire Building	18,600	SF	7	10+ years	
	Thermostats - DDC	Entire Building	3	EA	7	10+ years	

Ventilation

	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	Roof	2	EA	7	10+ years	
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Roof	3	EA	7	10+ years	
	Type II Exhaust Hood- Warming Kitchen	Roof	1	EA	7	10+ years	

Category : Plumbing
Building : Annex

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

	Gas Heater - Less than 150000 BTU/HR	Boiler Room	2	EA	7	10+ years	
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Piping

	Domestic Piping-Hot Water Return Lines	Entire Building	18,600	SF	7	10+ years	
	Domestic Piping-Hot Water Return Risers	Entire Building	18,600	SF	7	10+ years	
	Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	18,600	SF	7	10+ years	
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	18,600	SF	7	10+ years	
	Domestic Piping-Hot/Cold Water Supply (Risers)	Entire Building	18,600	SF	7	10+ years	
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building	18,600	SF	7	10+ years	
	Sanitary Piping	Entire Building	18,600	SF	7	10+ years	
	Storm Piping	Entire Building	18,600	SF	7	10+ years	
	Vent Piping	Entire Building	18,600	SF	7	10+ years	

Pumps

	Pumps - Domestic Booster Pump-Duplex	1st Floor	2	EA	7	10+ years	
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Category : Room
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Administrative Suites/Offices							
	Ceiling - Lay-in	Conference room / Clinicians	127	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Conference room / Clinicians	1	EA	7	10+ years	
	Floor - Tile	Conference room / Clinicians	127	SF	7	10+ years	
	Lighting - Lay-in	Conference room / Clinicians	2	EA	7	10+ years	
	Power Distribution	Conference room / Clinicians	3	EA	7	10+ years	
	Walls - Plaster/Drywall	Conference room / Clinicians	450	SF	7	10+ years	
	Ceiling - Lay-in	Gym office	120	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Gym office	1	EA	7	10+ years	
	Floor - Tile	Gym office	120	SF	7	10+ years	
	Lighting - Lay-in	Gym office	2	EA	7	10+ years	
	Power Distribution	Gym office	2	EA	7	10+ years	
	Walls - Plaster/Drywall	Gym office	440	SF	7	10+ years	
	Ceiling - Lay-in	Gym storage/copy room	270	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Gym storage/copy room	2	EA	7	10+ years	
	Floor - Tile	Gym storage/copy room	270	SF	7	10+ years	
	Lighting - Lay-in	Gym storage/copy room	4	EA	7	10+ years	
	Power Distribution	Gym storage/copy room	2	EA	7	10+ years	
	Walls - Plaster/Drywall	Gym storage/copy room	800	SF	7	10+ years	
	Ceiling - Lay-in	Kitchen Office	140	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Kitchen Office	1	EA	7	10+ years	
	Floor - Tile	Kitchen Office	140	SF	7	10+ years	
	Lighting - Lay-in	Kitchen Office	2	EA	7	10+ years	
	Power Distribution	Kitchen Office	3	EA	7	10+ years	
	Walls - Plaster/Drywall	Kitchen Office	800	SF	7	10+ years	
	Ceiling - Lay-in	Staff Lounge	341	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Staff Lounge	1	EA	7	10+ years	
	Floor - Tile	Staff Lounge	341	SF	7	10+ years	
	Lighting - Lay-in	Staff Lounge	6	EA	7	10+ years	
	Power Distribution	Staff Lounge	7	EA	7	10+ years	
	Walls - Plaster/Drywall	Staff Lounge	750	SF	7	10+ years	
	Work Slnk	Staff Lounge	1	EA	7	10+ years	
Gymnasias							
	Bleacher Seating	1st Floor	120	EA	7	10+ years	
	Ceiling - Exposed	1st Floor	4,814	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	7	10+ years	
	Floor - Wood	1st Floor	4,814	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	30	EA	7	10+ years	
	Scoreboards	1st Floor	1	EA	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	8,460	SF	7	10+ years	

Category : Room
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Kitchen							
	Ceiling - Lay-in	1st Floor	1,512	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	4	EA	7	10+ years	
	Floor - Tile	1st Floor	1,512	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	34	EA	7	10+ years	
	Serving Line	1st Floor	40	LF	7	10+ years	
	Storage/ Closet	1st Floor	145	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	522	SF	7	10+ years	
	Walls - Tile	1st Floor	1,218	SF	7	10+ years	
Library							
	Ceiling - Lay-in	1st Floor	750	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	750	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	7	EA	7	10+ years	
	Lighting - Lay-in	1st Floor	1	EA	6	6-10 years	
	Walls - Plaster/Drywall	1st Floor	1,100	SF	7	10+ years	
MDF_IDF							
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Other Cooling Unit	1st Floor	1	EA	7	10+ years	Ductless split
Mechanical/ Service Rooms							
	Boiler Room	1st Floor	420	SF	7	10+ years	
	Janitor's Closet	1st Floor	56	SF	7	10+ years	
	Mechanical/ Service Rooms	1st Floor	105	SF	7	10+ years	
	Mechanical/ Service Rooms	1st Floor	165	SF	7	10+ years	
	Storage Room	1st Floor	319	SF	7	10+ years	
Restroom							
	Accessories	Boy's Toilet	253	SF	7	10+ years	
	Ceiling - Plaster/Drywall	Boy's Toilet	253	SF	7	10+ years	
	Floor - Tile	Boy's Toilet	253	SF	7	10+ years	
	Floor Drain	Boy's Toilet	1	EA	7	10+ years	
	Hand Dryer	Boy's Toilet	2	EA	7	10+ years	
	Lavatory	Boy's Toilet	2	EA	7	10+ years	
	Lighting - Lay-in	Boy's Toilet	7	EA	7	10+ years	
	Partitions	Boy's Toilet	3	EA	7	10+ years	
	Urinals	Boy's Toilet	2	EA	7	10+ years	
	Walls - Plaster/Drywall	Boy's Toilet	201	SF	7	10+ years	
	Walls - Tile	Boy's Toilet	402	SF	7	10+ years	
	Water Closet	Boy's Toilet	3	EA	7	10+ years	
	Accessories	Gender neutral toilet east	60	SF	7	10+ years	

Category : Room
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Ceiling - Lay-in	Gender neutral toilet east	60	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Gender neutral toilet east	1	EA	7	10+ years	
	Floor - Tile	Gender neutral toilet east	60	SF	7	10+ years	
	Floor Drain	Gender neutral toilet east	1	EA	7	10+ years	
	Hand Dryer	Gender neutral toilet east	1	EA	7	10+ years	
	Lavatory	Gender neutral toilet east	1	EA	7	10+ years	
	Lighting - Lay-in	Gender neutral toilet east	1	EA	7	10+ years	
	Walls - Plaster/Drywall	Gender neutral toilet east	93	SF	7	10+ years	
	Walls - Tile	Gender neutral toilet east	186	SF	7	10+ years	
	Water Closet	Gender neutral toilet east	1	EA	7	10+ years	
	Accessories	Gender neutral toilet west	60	SF	7	10+ years	
	Ceiling - Lay-in	Gender neutral toilet west	60	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Gender neutral toilet west	1	EA	7	10+ years	
	Floor - Tile	Gender neutral toilet west	60	SF	7	10+ years	
	Floor Drain	Gender neutral toilet west	1	EA	7	10+ years	
	Hand Dryer	Gender neutral toilet west	1	EA	7	10+ years	
	Lavatory	Gender neutral toilet west	1	EA	7	10+ years	
	Lighting - Lay-in	Gender neutral toilet west	1	EA	7	10+ years	
	Walls - Plaster/Drywall	Gender neutral toilet west	93	SF	7	10+ years	
	Walls - Tile	Gender neutral toilet west	186	SF	7	10+ years	
	Water Closet	Gender neutral toilet west	1	EA	7	10+ years	
	Accessories	Girls toilet	253	SF	7	10+ years	
	Ceiling - Plaster/Drywall	Girls toilet	253	SF	7	10+ years	
	Floor - Tile	Girls toilet	253	SF	7	10+ years	
	Floor Drain	Girls toilet	1	EA	7	10+ years	
	Hand Dryer	Girls toilet	2	EA	7	10+ years	
	Lavatory	Girls toilet	3	EA	7	10+ years	
	Lighting - Lay-in	Girls toilet	7	EA	7	10+ years	
	Partitions	Girls toilet	5	EA	7	10+ years	
	Walls - Plaster/Drywall	Girls toilet	201	SF	7	10+ years	
	Walls - Tile	Girls toilet	402	SF	7	10+ years	
	Water Closet	Girls toilet	5	EA	7	10+ years	
	Accessories	Staff Toilet	60	SF	7	10+ years	
	Ceiling - Lay-in	Staff Toilet	60	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Staff Toilet	1	EA	7	10+ years	
	Floor - Tile	Staff Toilet	60	SF	7	10+ years	
	Floor Drain	Staff Toilet	1	EA	7	10+ years	
	Hand Dryer	Staff Toilet	1	EA	7	10+ years	
	Lavatory	Staff Toilet	1	EA	7	10+ years	
	Lighting - Lay-in	Staff Toilet	1	EA	7	10+ years	
	Walls - Plaster/Drywall	Staff Toilet	93	SF	7	10+ years	
	Walls - Tile	Staff Toilet	186	SF	7	10+ years	
	Water Closet	Staff Toilet	1	EA	7	10+ years	
	Accessories	Staff unisex in kitchen	68	SF	7	10+ years	

Category : Room
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Ceiling - Lay-in	Staff unisex in kitchen	68	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Staff unisex in kitchen	1	EA	7	10+ years	
	Floor - Tile	Staff unisex in kitchen	68	SF	7	10+ years	
	Floor Drain	Staff unisex in kitchen	1	EA	7	10+ years	
	Hand Dryer	Staff unisex in kitchen	1	EA	7	10+ years	
	Lavatory	Staff unisex in kitchen	1	EA	7	10+ years	
	Lighting - Lay-in	Staff unisex in kitchen	1	EA	7	10+ years	
	Student Lockers - One Tier	Staff unisex in kitchen	1	EA	7	10+ years	Not previously assessed
	Walls - Plaster/Drywall	Staff unisex in kitchen	100	SF	7	10+ years	
	Walls - Tile	Staff unisex in kitchen	215	SF	7	10+ years	
	Water Closet	Staff unisex in kitchen	1	EA	7	10+ years	

Category : Classroom
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Classroom #1011 (Science Classroom)</u>							
	Casework	1st Floor	12	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	735	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	735	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	8	EA	7	10+ years	
	Marker Board	1st Floor	20	LF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,080	SF	7	10+ years	
	Work Sink	1st Floor	2	EA	7	10+ years	
<u>Classroom #1012 (Regular Classroom)</u>							
	Ceiling - Lay-in	1st Floor	735	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	735	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	8	EA	7	10+ years	
	Marker Board	1st Floor	20	LF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,080	SF	7	10+ years	
<u>Classroom #1013 (Regular Classroom)</u>							
	Ceiling - Lay-in	1st Floor	735	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	735	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	8	EA	7	10+ years	
	Marker Board	1st Floor	20	LF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,080	SF	7	10+ years	

Category : Interior
Building : Annex

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

Ceiling - Lay-in	1st Floor	2,390	SF	7	10+ years
Ceiling - Plaster/Drywall	1st Floor	815	SF	7	10+ years
Doors - Steel Doors incl hw	1st Floor	15	EA	7	10+ years
Doors - Wood Doors include hw	1st Floor	2	EA	7	10+ years
Drinking Fountains - Single Fountain	1st Floor	3	EA	7	10+ years
Floor - Tile/Sheet	1st Floor	3,205	SF	7	10+ years
Lighting - Lay-in	1st Floor	32	EA	7	10+ years
Student Lockers - Two Tiers	1st Floor	116	EA	7	10+ years
Walls - Concrete Block	1st Floor	450	SF	7	10+ years
Walls - Masonry	1st Floor	120	SF	7	10+ years
Walls - Plaster/Drywall	1st Floor	4,340	SF	7	10+ years

Safety

Security Cameras	Exterior	4	EA	7	6-10 years	Not previously assessed
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Category : Site
Building : Site

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Athletic</u>							
	Surface - Synthetic	West	17,940	SF	7	10+ years	
<u>Civil/Drainage</u>							
	Civil/ Drainage - Catch Basin	Entire Site	7	EA	7	10+ years	
	Civil/ Drainage - Site Manhole	Entire Site	11	EA	7	10+ years	
<u>Fencing</u>							
	Fencing - Chain Link	Entire Site	565	LF	7	10+ years	Newly added
	Fencing - Chain Link	Entire Site	286	LF	6	10+ years	
	Fencing - New Standard Ornamental	Entire Site	712	LF	6	10+ years	
	Fencing - Wood Fencing w/ Steel Frame	Entire Site	650	LF	7	10+ years	
<u>Landscape</u>							
	Benches	Entire Site	5	EA	7	10+ years	Added to match current observations
	Irrigation	Entire Site	3,800	SF	6	10+ years	
	Landscape - Grass	Entire Site	19,573	SF	7	10+ years	
	Landscape - Hardscape- Concrete	Entire Site	12,000	SF	7	10+ years	
	Parkway trees	Entire Site	13	EA	6	10+ years	
	Planting Beds/ Area	Entire Site	3,790	SF	6	10+ years	
	Planting Beds/ Area	Entire Site	10	SF	4	0-1 year	Exposed metal bars
	Trash Receptacles	Entire Site	2	EA	7	10+ years	Added to match current observations
	Walking Path - Crushed Stone	Entire Site	200	SF	7	10+ years	
<u>Parking Lot</u>							
	Concrete Curbs	Entire site, includes firelanes	2,100	LF	7	10+ years	Added to match current observations
	Interior Plantings	Entire site, includes firelanes	40	LF	7	10+ years	
	Lighting - Pole Mounted	Entire site, includes firelanes	3	EA	7	10+ years	
	Surface - Asphalt	Entire site, includes firelanes	37,000	SF	7	10+ years	
	Surface - Concrete	Entire site, includes firelanes	2,500	SF	7	10+ years	
	Trash Compactor	Entire site, includes firelanes	1	EA	7	10+ years	
	Trash Enclosure - Masonry	Entire site, includes firelanes	384	SF	7	10+ years	
<u>Playground</u>							
	Equipment - Pre K 3-5	Southeast	1	EA	7	10+ years	
	Surface - Poured Surface	Southeast	1,000	SF	7	6-10 years	
	Equipment - Combo 3-12	Southwest	1	EA	7	10+ years	
	Surface - Poured Surface	Southwest	1,200	SF	7	6-10 years	
<u>Service Garage</u>							
	Service Garage - Free-Standing	North West	484	SF	7	10+ years	new

Category : Site

Building : Site

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Sidewalks</u>							
	Sidewalks - Internal Walks	East	580	LF	7	10+ years	
	Sidewalks - Perimeter Sidewalks	East	20	SF	7	10+ years	
	Sidewalks - Perimeter Sidewalks	East	4,298	SF	6	10+ years	
<u>Signage</u>							
	Flag Pole - Flag Pole	East	1	EA	6	10+ years	
	Monument - Building Mounted Cut Letter Sign	East	2	EA	6	10+ years	
	Monument - Sign	East	1	EA	6	6-10 years	Added to match current observations

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

Definitions

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

Classroom Summary

Current Usage	Intended Usage	Room Location	Room Number	Floor Plan Room Number	Area (SF)	Glazed Window Area	Operable Window Area	Window Stop	Smart-Board
Building : Main									
Art Room	Science Classroom	1st Floor	111	111	850	240	60	N	N
Dance Room	Dance Room	1st Floor	101	101	1,304	274	49		
Kindergarten	Kindergarten	1st Floor	100	100	1,224	274	49	N	N
Music Room	Multi Purpose Room	1st Floor	114		1,473	360	80		
Regular Classroom	Office	1st Floor	112	112	766	240	60		
Regular Classroom	Regular Classroom	1st Floor	102	104	859	228	36	N	N
Regular Classroom	Regular Classroom	1st Floor	103	103	850	228	36	N	N
Regular Classroom	Regular Classroom	1st Floor	104	106	859	228	36	N	N
Regular Classroom	Regular Classroom	1st Floor	105	105	850	240	60	N	N
Regular Classroom	Regular Classroom	1st Floor	106	108	859	228	36	N	N
Regular Classroom	Regular Classroom	1st Floor	107	107	850	240	60	N	N
Regular Classroom	Regular Classroom	1st Floor	108	110	859	222	36	N	N
Regular Classroom	Regular Classroom	1st Floor	109	109	850	240	60	N	N
Regular Classroom	Regular Classroom	1st Floor	110	110	859	228	36	N	N
Building : Annex									
Regular Classroom	Regular Classroom	1st Floor	1012	1012	735	80	16		
Regular Classroom	Regular Classroom	1st Floor	1013	1013	735	80	16		
Science Classroom	Science Classroom	1st Floor	1011	1011	735	80	16		