

Facility Assessment Report

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

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

Campus Summary			
BuildingName	Year Constructed	Number of Floors	Building Area (Sq Ft)
Main	1891	2	16,300
Addition 1	1937	2	17,400
Addition 2	2019	2	20,000
Campus Total			53,700

Category : Exterior Building : Main

Entrance	exterior Doors - Exterior Steel Door Exterior Doors - Side lite	A3 - Northeast	Quantity 1	UOM	Rank	Replacement	Comments
	xterior Doors - Side lite		1				
E	xterior Doors - Side lite		1				
				EΑ	4	10+ years	Door and side light are corroded
E		A3 - Northeast	1	EA	4	10+ years	Door and side light are corroded
E	xterior Doors - Transom Lite	A3 - Northeast	1	EA	5	10+ years	
E	xterior Stairs - Concrete	A3 - Northeast	12	LF	6	10+ years	
Е	xterior Doors - Exterior Steel Door	A4 - Southeast	1	EA	5	1-2 years	Door and side light are corroding
Е	xterior Doors - Side lite	A4 - Southeast	1	EA	5	1-2 years	Door and side light are corroding
E	xterior Doors - Transom Lite	A4 - Southeast	1	EA	7	10+ years	
E	xterior Stairs - Stone	A4 - Southeast	12	LF	5	0-1 year	Cracked stone
E	xterior Doors - Exterior Steel Door	A5 - South	1	EA	7	10+ years	
E	xterior Doors - Side lite	A5 - South	1	EA	7	10+ years	
E	xterior Doors - Exterior Steel Door	Fire Escape	1	EA	6	10+ years	
E	xterior Doors - Transom Lite	Fire Escape	1	EA	6	10+ years	
E	exterior Stairs - Concrete	Fire Escape	3	LF	6	10+ years	
Fire Escape	3						
Ē	exterior Doors - Exterior Steel Door	South Façade	1	EA	6	6-10 years	
Е	xterior Doors - Transom Lite	South Façade	1	EA	6	6-10 years	
F	ire Escape	South Façade	117	LF	6	6-10 years	
F	ire Escape	South Façade	3	LF	5	1-2 years	Lose connection of railing at wall. Spalled, cracked brick.
Р	Paints	South Façade	120	LF	5	2-5 years	

Campus Name: Esmond Page : 1 of 33 Assessment Date: 11/20/2023





Catego	ry : Exterior		В	uilding	: Main		
				J		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
oundati	on						
	Foundation - Masonry	Entire Building	472	LF	7	10+ years	
	Superstructure - Heavy Timber	Entire Building	14,789	SF	7	10+ years	
ighting							
	Exterior Lighting - Parapet or Roof Mounted	Entire Building	4	EA	6	6-10 years	
	Exterior Lighting - Wall Mounted	Entire Building	4	EA	6	6-10 years	
Roof Sys							
	Chimney - Brick Chimney- Concrete/ Mortar Liner	A - Main	50	LF	6	10+ years	
	Chimney - Brick Chimney- Concrete/ Mortar Liner	A - Main	11	LF	5	2-5 years	
	Downspouts - Exterior Downspouts	A - Main	153	LF	6	6-10 years	
	Roof - Asphalt Shingle	A - Main	4,752	SF	6	6-10 years	Some repairs have been made
	Roof Structure - Heavy Timber	A - Main	4,752	SF	7	10+ years	•
	Downspouts - Exterior Downspouts	B - Lower Roofs	29	LF	5	6-10 years	
	Downspouts - Exterior Downspouts	B - Lower Roofs	12	LF	4	0-1 year	Corroded
	Roof - Asphalt Shingle	B - Lower Roofs	2,190	SF	4	0-1 year	Worn shingles
	Roof - Modified Bitumen	B - Lower Roofs	110	SF	4	0-1 year	Worn, old repairs
	Roof Structure - Heavy Timber	B - Lower Roofs	2,300	SF	6	10+ years	, ,
Walls							
	Cheek-Wall - Concrete	Entire Building	144	SF	7	10+ years	
	Cornice - Masonry Projecting Limestone	Entire Building	644	LF	7	10+ years	
	Cornice - Metal Projecting	Entire Building	100	LF	6	10+ years	
	Exterior Walls - Brick	Entire Building	11,425	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	20	SF	5	1-2 years	Spalled brick, broken, brick, oper joints
	Exterior Walls - Terra Cotta	Entire Building	490	SF	7	10+ years	•
Windows							
	Curtain wall - Louver	Entire Building	70	SF	6	6-10 years	
	Guard - Guards perforated	Entire Building	729	SF	7	10+ years	
	Lintels - Brick	Entire Building	70	LF	7	10+ years	
	Lintels - Steel	Entire Building	33	LF	7	10+ years	
	Lintels - Terra Cotta	Entire Building	272	LF	7	10+ years	
	Windows - Sash Aluminum Double-pane	Entire Building	2,524	SF	6	6-10 years	





Catego	ry : Electrical		В	uilding	: Main		
Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	ncy System		•				
	Exit Signs - Corridors and Stairs	Corridors and Stairs	6	EA	6	6-10 years	Newer
	Emergency Battery Packs - Corridors and Stairs	Corridors and Stairs	5	EA	6	6-10 years	
	Emergency A/C Power - Corridors and Stairs	Corridors and Stairs	1,792	SF	6	6-10 years	
	Security System - Intrusion Detection	Entire Building	16,300	SF	6	6-10 years	
Main Se	rvice						
	PA System	Entire Building	16,300	SF	5	2-5 years	
	Independent Electrical Service for emergency power	Fire Sprinkler Room	1	ĒA	6	6-10 years	For fire
Power D	vistribution						
	Lighting and Power Panels - Above 100 A	Entire Building	8	EA	6	10+ years	
Catego	ry : Fire Protection		В	uilding	: Main		
Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Group Fire Alar		Location	Qualitity	OOW	IVAIIN	Replacement	Comments
FIIE AIAI	Fire Alarm Panel	Entire Building	1	EA	7	10+ years	Main panel in electrical room
	Fire Alarm Strobe Lights	Entire Building	16,300	SF	6	10+ years	Main parier in electrical room
	Fire Alarm_System	Entire Building	16,300	SF	6	10+ years	
Sprinkle	r System						
 	Dry Sprinkler System	Entire Building	16,300	SF	5	2-5 years	
	Sprinkler Heads	Entire Building	16,300	SF	4	2-5 years	Some older heads still installed
	Sprinkler Piping	Entire Building	16,300	SF	5	2-5 years	Come order modes our moderne
Catego	ry : Mechanical		В	uilding	: Main		
_				_		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Boiler Sy							
	Boiler Auxiliary- Scotch Marine- Steam Low Pressure Boiler - Less than 50 HP	Entire Building	2	EA	6	6-10 years	
	Chemical Feed System	Entire Building	1	EA	6	6-10 years	
	Combustion Dampers	Entire Building	2	EA	6	6-10 years	
	Feed Water Pumps and Tank	Entire Building	1	EA	5	6-10 years	
		Entire Building	1	ΕA	6	6-10 years	
	Non Condensing. Fire Tube- Scotch Marine- Steam- Low Pressure Boiler - Less than 50 HP	Entire Building	•				



NEW S						186	5 W Montvale AVENUE, Chicago, IL 60643
Catego	ry : Mechanical		В	uilding	: Main		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Steam- Low Pressure Boiler - Less than 50						
	HP				_		
	Piping - Condensate Pipe- Steel	Entire Building	400	LF	5	6-10 years	
	Piping - Steam Pipe- Steel	Entire Building	400	LF	5	6-10 years	
	Steam Traps	Entire Building	44	EA	5	6-10 years	
Heating							
	Fin Tube - Steam	1st Floor - Office	15	LF	6	10+ years	
	Unit Heater - Gas	Basement	1	EA	6	6-10 years	
	Unit Heater - Steam	Basement	3	EA	5	2-5 years	
	Radiators - Steam	Entire Building	9	EA	5	2-5 years	
	Radiators - Steam	Entire Building	2	EA	4	1-2 years	Corroding, moldy, dated
	Wall Heater - Electric	Entire Building	4	EA	6	10+ years	New
	Wall Heater - Electric	Entire Building	1	EA	4	1-2 years	Front cover missing, dated
		G				•	C,
_Tempera	ture Control						
•	DDC System	Entire Building	16,300	SF	6	6-10 years	
	Electric Thermostat	Entire Building	· 1	EA	6	6-10 years	
	Electric Thermostat	Entire Building	3	EA	4	0-1 year	For old steam unit heaters, not
		3				,	functional
	Thermostats - DDC	Entire Building	8	EA	6	6-10 years	
		G				•	
Unit Ven	tilation						
	Unit Ventilators- Floor Mounted- Steam	Entire Building	8	EA	6	10+ years	
	Heating Coils Only	3				,	
Ventilation	on						
	Exhaust Fans- Roof Mounted - Less than	Lower Roof	1	EA	5	2-5 years	
	500 CFM					•	
Catego	ry : Plumbing		В	uilding	: Main		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Hot Wate							
	Gas Heater - 150000 - 300000 BTU/HR	Boiler Room	1	EA	6	6-10 years	
Piping							
	Domestic Piping-Hot Water Return Lines	Entire Building	16,300	SF	6	6-10 years	
	Domestic Piping-Hot Water Return Risers	Entire Building	16,300	SF	6	6-10 years	
	Domestic Piping-Hot Water from Risers to	Entire Building	16,300	SF	6	6-10 years	
	Fixtures	-				-	
	Domestic Piping-Hot/Cold Water Supply	Entire Building	16,300	SF	6	6-10 years	Recently renovated
		-				•	





	Item - Type (Horizontal Lines)	Location				Recommend	
							_
	(Horizontal Lines)	Location	Quantity	UOM	Rank	Replacement	Comments
		Fating Duilding	40.000	C.E.	0	0.40	
	Domestic Piping-Hot/Cold Water Supply (Risers)	Entire Building	16,300	SF	6	6-10 years	
	Domestic Piping-Hot/Cold Water Supply	Entire Building	16,300	SF	6	6-10 years	
	(from Risers to Fixtures)	Littile Ballaling	10,300	OI.	U	0-10 years	
	Sanitary Piping	Entire Building	16,300	SF	5	6-10 years	
	Storm Piping	Entire Building	16,300	SF	5	6-10 years	
	Vent Piping	Entire Building	16,300	SF	5	6-10 years	
		3	-,			, , , , , ,	
itegory	y : Room		В	uilding	: Main		
oun	Itom Type	Location	Quantity	UOM	Rank	Recommend	Comments
_	Item - Type	Location	Quantity	OCIVI	Naiik	Replacement	Comments
	ative Suites/Offices AC Unit	1.5 Rusinoss Managar	1	EA	7	6.10 voors	
	Ceiling - Plaster/Drywall	1.5 Business Manager 1.5 Business Manager	1 213	SF	7 6	6-10 years 10+ years	
	Doors - Side-lite	1.5 Business Manager	213 45	SF SF	6 6	10+ years 10+ years	
	Doors - Transom Window	1.5 Business Manager	9	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1.5 Business Manager	1	EA	6	10+ years	
	Floor - Tile	1.5 Business Manager	213	SF	6	10+ years	
	Lighting - Pendent/Surface	1.5 Business Manager	2	ĒΑ	6	6-10 years	
	Power Distribution	1.5 Business Manager	4	EA	6	10+ years	
	Walls - Plaster/Drywall	1.5 Business Manager	413	SF	6	10+ years	
	Ceiling - Plaster/Drywall	Bsmt Engineers Office	739	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Bsmt Engineers Office	2	EA	6	10+ years	
	Floor - Tile	Bsmt Engineers Office	734	SF	7	10+ years	
	Floor - Tile	Bsmt Engineers Office	5	SF	4	0-1 year	Broken tiles
	Lighting - Pendent/Surface	Bsmt Engineers Office	9	EA	6	6-10 years	
	Power Distribution	Bsmt Engineers Office	22	EA	7	6-10 years	
	Storage/ Closet	Bsmt Engineers Office	80	SF	7	10+ years	
	Walls - Masonry	Bsmt Engineers Office	1,100	SF	6	10+ years	
	Walls - Masonry	Bsmt Engineers Office	39	SF	5	0-1 year	Paint cracking and chipping.
	Work Slnk	Bsmt Engineers Office	1	EA	7	10+ years	
	Ceiling - Plaster/Drywall	Staff Lounge in Basement	701	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Staff Lounge in Basement	1	EA	7	10+ years	
	Floor - Tile	Staff Lounge in Basement	701	SF	6	10+ years	
	Lighting - Pendent/Surface Power Distribution	Staff Lounge in Basement	10	EA EA	6 7	6-10 years	
	Walls - Plaster/Drywall	Staff Lounge in Basement Staff Lounge in Basement	6 950	SF	<i>7</i> 6	10+ years 10+ years	
	Work SInk	Staff Lounge in Basement	2	EA	7	10+ years	
	WOIR GITIK	Stail Lounge in Dasement	۷	LA	,	10+ years	
ker/Sh	nower Room						
	Accessories	Basement staff locker room	250	SF	5	6-10 years	
	Ceiling - Plaster/Drywall	Basement staff locker room	250	SF	6	10+ years	
	Doors - Steel Doors incl hw	Basement staff locker room	1	EA	6	10+ years	

Campus Name: Esmond Page : 5 of 33 Assessment Date: 11/20/2023







Catego	ry : Room		В	uilding	: Main		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Floor - Tile/Sheet	Basement staff locker room	243	SF	7	10+ years	
	Floor - Tile/Sheet	Basement staff locker room	7	SF	4	1-2 years	Damage tile
	Lavatory	Basement staff locker room	1	EΑ	6	10+ years	
	Lighting - Pendent/Surface	Basement staff locker room	3	EA	7	6-10 years	
	Student Lockers - One Tier	Basement staff locker room	5	EA	7	10+ years	
	Walls - Plaster/Drywall	Basement staff locker room	630	SF	5	0-1 year	Peeling paint.
	Water Closet	Basement staff locker room	1	EA	7	10+ years	
1echan	ical/ Service Rooms						
	Air Tunnel	Basement	500	SF	7	10+ years	
	Boiler Room	Basement	1,058	SF	7	10+ years	
	Coal Room	Basement	246	SF	7	10+ years	
	Crawl Space - Unfinished	Basement	1,000	SF	7	10+ years	
	Mechanical/ Service Rooms	Basement	500	SF	7	10+ years	
	Storage Room	Basement	719	SF	7	10+ years	
		Basement	15	SF	7	•	
	Storage Room					10+ years	
	Storage Room	Basement	15	SF	7	10+ years	DI ((III) (II (
	Storage Room	Basement	81	SF	5	0-1 year	Plaster falling to the floor.
	Storage Room	Basement	256	SF	5	0-1 year	Plaster deteriorating.
	Vaults	Basement	200	SF	7	10+ years	
Catego	ry : Classroom		В	uilding	: Main		
_		Location		_		Recommend	Comments
roup	Item - Type	Location	B Quantity	uilding UOM	: Main Rank	Recommend Replacement	Comments
roup	Item - Type om #105 (Regular Classroom)		Quantity	UOM	Rank	Replacement	Comments
Froup	Item - Type om #105 (Regular Classroom) AC Units	1st Floor	Quantity 1	UOM EA	Rank 7	Replacement 6-10 years	Comments
Froup	Item - Type om #105 (Regular Classroom) AC Units Casework	1st Floor 1st Floor	Quantity 1 24	UOM EA LF	Rank 7 6	Replacement 6-10 years 10+ years	Comments
Froup	Item - Type om #105 (Regular Classroom) AC Units Casework Ceiling - Lay-in	1st Floor 1st Floor 1st Floor	Quantity 1 24 750	UOM EA LF SF	7 6 6	6-10 years 10+ years 10+ years	Comments
Froup	Item - Type om #105 (Regular Classroom) AC Units Casework Ceiling - Lay-in Doors - Transom Window	1st Floor 1st Floor 1st Floor 1st Floor	Quantity 1 24 750 6	UOM EA LF SF SF	7 6 6 6	6-10 years 10+ years 10+ years 10+ years 10+ years	Comments
Froup	Item - Type om #105 (Regular Classroom) AC Units Casework Ceiling - Lay-in Doors - Transom Window Doors - Wood Doors inclu hw	1st Floor 1st Floor 1st Floor 1st Floor 1st Floor	Quantity 1 24 750 6 2	UOM EA LF SF SF EA	7 6 6 6 6	6-10 years 10+ years 10+ years	Comments
Froup	Item - Type om #105 (Regular Classroom) AC Units Casework Ceiling - Lay-in Doors - Transom Window	1st Floor 1st Floor 1st Floor 1st Floor	Quantity 1 24 750 6	UOM EA LF SF SF EA SF	7 6 6 6	6-10 years 10+ years 10+ years 10+ years 10+ years 10+ years	Comments
roup	Item - Type om #105 (Regular Classroom) AC Units Casework Ceiling - Lay-in Doors - Transom Window Doors - Wood Doors inclu hw Floor - Tile Floor - Tile	1st Floor 1st Floor 1st Floor 1st Floor 1st Floor	Quantity 1 24 750 6 2	UOM EA LF SF SF EA	7 6 6 6 6	6-10 years 10+ years 10+ years 10+ years 10+ years 10+ years 10+ years 0-1 year	Comments Cracking tiles
Froup	Item - Type om #105 (Regular Classroom) AC Units Casework Ceiling - Lay-in Doors - Transom Window Doors - Wood Doors inclu hw Floor - Tile Floor - Tile Lighting - Pendent/Surface	1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 1st Floor	Quantity 1 24 750 6 2 740	UOM EA LF SF SF EA SF	7 6 6 6 6 6	6-10 years 10+ years 10+ years 10+ years 10+ years 10+ years	
Froup	Item - Type om #105 (Regular Classroom) AC Units Casework Ceiling - Lay-in Doors - Transom Window Doors - Wood Doors inclu hw Floor - Tile Floor - Tile Lighting - Pendent/Surface	1st Floor	Quantity 1 24 750 6 2 740 10	UOM EA LF SF SF EA SF SF SF	7 6 6 6 6 6 6 4	6-10 years 10+ years 10+ years 10+ years 10+ years 10+ years 10+ years 0-1 year 6-10 years	
- Group	Item - Type om #105 (Regular Classroom) AC Units Casework Ceiling - Lay-in Doors - Transom Window Doors - Wood Doors inclu hw Floor - Tile Floor - Tile	1st Floor	Quantity 1 24 750 6 2 740 10 8	UOM EA LF SF SF EA SF EA SF EA	7 6 6 6 6 6 4 6 5	6-10 years 10+ years 10+ years 10+ years 10+ years 10+ years 10+ years 0-1 year 6-10 years 0-1 year	Cracking tiles
- Group	Item - Type om #105 (Regular Classroom) AC Units Casework Ceiling - Lay-in Doors - Transom Window Doors - Wood Doors inclu hw Floor - Tile Floor - Tile Lighting - Pendent/Surface Lighting - Pendent/Surface Marker Board	1st Floor	Quantity 1 24 750 6 2 740 10 8 2 32	UOM EA LF SF SF EA SF EA LF	7 6 6 6 6 6 4 6 5 6	6-10 years 10+ years 10+ years 10+ years 10+ years 10+ years 10+ years 0-1 year 6-10 years 6-10 years	Cracking tiles
Froup	Item - Type Dm #105 (Regular Classroom) AC Units Casework Ceiling - Lay-in Doors - Transom Window Doors - Wood Doors inclu hw Floor - Tile Floor - Tile Lighting - Pendent/Surface Lighting - Pendent/Surface Marker Board Storage/ Closet	1st Floor	Quantity 1 24 750 6 2 740 10 8 2 32 156	UOM EA LF SF EA SF EA LF SF EA	7 6 6 6 6 6 4 6 5 6 7	6-10 years 10+ years 10+ years 10+ years 10+ years 10+ years 10+ years 0-1 year 6-10 years 0-1 year 6-10 years 10+ years	Cracking tiles
Group	Item - Type Dm #105 (Regular Classroom) AC Units Casework Ceiling - Lay-in Doors - Transom Window Doors - Wood Doors inclu hw Floor - Tile Floor - Tile Lighting - Pendent/Surface Lighting - Pendent/Surface Marker Board Storage/ Closet Walls - Plaster/Drywall	1st Floor	Quantity 1 24 750 6 2 740 10 8 2 32 156 238	UOM EA LF SF EA SF EA LF SF SF SF	7 6 6 6 6 6 4 6 5 6 7 6	6-10 years 10+ years 10+ years 10+ years 10+ years 10+ years 0-1 year 6-10 years 0-1 year 6-10 years 10+ years 10+ years	Cracking tiles
Group Classroo	Item - Type Dm #105 (Regular Classroom) AC Units Casework Ceiling - Lay-in Doors - Transom Window Doors - Wood Doors inclu hw Floor - Tile Floor - Tile Lighting - Pendent/Surface Lighting - Pendent/Surface Marker Board Storage/ Closet Walls - Plaster/Drywall Walls - Plaster/Drywall	1st Floor	Quantity 1 24 750 6 2 740 10 8 2 32 156	UOM EA LF SF EA SF EA LF SF	7 6 6 6 6 6 4 6 5 6 7	6-10 years 10+ years 10+ years 10+ years 10+ years 10+ years 10+ years 0-1 year 6-10 years 0-1 year 6-10 years 10+ years	Cracking tiles
Group Classroo	Item - Type Dm #105 (Regular Classroom) AC Units Casework Ceiling - Lay-in Doors - Transom Window Doors - Wood Doors inclu hw Floor - Tile Floor - Tile Lighting - Pendent/Surface Lighting - Pendent/Surface Marker Board Storage/ Closet Walls - Plaster/Drywall Walls - Plaster/Drywall	1st Floor	Quantity 1 24 750 6 2 740 10 8 2 32 156 238 711	UOM EA LF SF EA SF EA LF SF EA F SF EA F SF EA F SF SF SF	7 6 6 6 6 6 4 6 5 6 7 6	6-10 years 10+ years 10+ years 10+ years 10+ years 10+ years 0-1 year 6-10 years 0-1 year 6-10 years 10+ years 10+ years 10+ years	Cracking tiles
Group Classroo	Item - Type Dm #105 (Regular Classroom) AC Units Casework Ceiling - Lay-in Doors - Transom Window Doors - Wood Doors inclu hw Floor - Tile Floor - Tile Lighting - Pendent/Surface Lighting - Pendent/Surface Marker Board Storage/ Closet Walls - Plaster/Drywall Walls - Plaster/Drywall Dom #106 (Office) AC Units	1st Floor	Quantity 1 24 750 6 2 740 10 8 2 32 156 238 711	UOM EA LF SF EA SF EA LF SF SF EA EA LF SF SF	7 6 6 6 6 6 4 6 5 6 7 6	6-10 years 10+ years 10+ years 10+ years 10+ years 10+ years 10+ years 0-1 year 6-10 years 10+ years 10+ years 10+ years 10+ years	Cracking tiles
Group Classroo	Item - Type Dm #105 (Regular Classroom) AC Units Casework Ceiling - Lay-in Doors - Transom Window Doors - Wood Doors inclu hw Floor - Tile Floor - Tile Lighting - Pendent/Surface Lighting - Pendent/Surface Marker Board Storage/ Closet Walls - Plaster/Drywall Walls - Plaster/Drywall	1st Floor	Quantity 1 24 750 6 2 740 10 8 2 32 156 238 711	UOM EA LF SF EA SF EA LF SF EA F SF EA F SF EA F SF SF SF	7 6 6 6 6 6 4 6 5 6 7 6	6-10 years 10+ years 10+ years 10+ years 10+ years 10+ years 0-1 year 6-10 years 0-1 year 6-10 years 10+ years 10+ years 10+ years	Cracking tiles







Catego	ry : Classroom		В	uilding	: Main		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Ceiling - Lay-in	1st Floor	30	SF	4	0-1 year	Extensive water damage, missing tile
	Chalk Board	1st Floor	16	LF	4	2-5 years	
	Doors - Transom Window	1st Floor	6	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	6	10+ years	
	Floor - Tile	1st Floor	750	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	14	EA	6	6-10 years	
	Marker Board	1st Floor	32	LF	6	6-10 years	
	Storage/ Closet	1st Floor	156	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	949	SF	7	10+ years	
Classroo	om #107 (Regular Classroom)						
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	72	LF	6	10+ years	
	Casework Ceiling - Lay-in	1st Floor	750	SF	6	10+ years	
	Doors - Transom Window	1st Floor	6	SF	6	-	
						10+ years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	6	10+ years	
	Floor - Tile	1st Floor	750	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	18	EA	6	6-10 years	
	Lighting - Pendent/Surface	1st Floor	3	EA	5	0-1 year	Not working.
	Marker Board	1st Floor	16	LF	6	6-10 years	
	Storage/ Closet	1st Floor	143	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	711	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	237	SF	7	10+ years	
Classroc	om #108 (Regular Classroom)						
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	38	LF	6	10+ years	
	Ceiling - Lay-in	1st Floor	750	SF	6	10+ years	
	Doors - Transom Window	1st Floor	12	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	6	10+ years	
	Floor - Tile	1st Floor	735	SF	6	10+ years	
	Floor - Tile	1st Floor	15	SF	4	0-1 year	Broken tiles at doorway and cracking
	Tidor - Tile	13111001	13	Oi.	7	0-1 year	tiles throughout. Quantity changed to reflect current observations
	Lighting - Pendent/Surface	1st Floor	12	EA	6	6-10 years	Tonost duriont observations
	Marker Board	1st Floor	40	LF	6	6-10 years	
				SF	_	-	Deficiency fixed
	Storage/ Closet	1st Floor	148		7	10+ years	Deficiency fixed
	Walls - Plaster/Drywall	1st Floor	711	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	238	SF	7	10+ years	
Classroo	om #205 (Regular Classroom)						
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	30	LF	6	10+ years	





Catego	ry : Classroom		В	uilding	: Main		5 W Montvale AVENUE, Chicago, IL 60645
	,					Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Ceiling - Lay-in	2nd Floor	750	SF	6	10+ years	
	Chalk Board	2nd Floor	16	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	6	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	2	EΑ	6	10+ years	
	Floor - Tile	2nd Floor	750	SF	6	10+ years	
	Lighting - Lay-in	2nd Floor	14	EA	6	6-10 years	
	Marker Board	2nd Floor	16	LF	6	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	949	SF	6	10+ years	
Classroo	om #206 (Regular Classroom)						
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	30	LF	6	10+ years	
	Ceiling - Lay-in	2nd Floor	750	SF	6	10+ years	
	Doors - Transom Window	2nd Floor	6	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	6	10+ years	
	Floor - Tile	2nd Floor	750	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	6	6-10 years	
	Marker Board	2nd Floor	16	LF	6	6-10 years	
	Storage/ Closet	2nd Floor	156	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	711	SF	6	10+ years	
	Walls - Plaster/Drywall	2nd Floor	238	SF	6	10+ years	
	Walls - I lastel/Drywall	2110 1 1001	230	Oi	U	10+ years	
_Classroo	om #207 (Regular Classroom)						
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	22	LF	6	10+ years	
	Ceiling - Lay-in	2nd Floor	750	SF	6	10+ years	
	Doors - Transom Window	2nd Floor	6	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	6	10+ years	
	Floor - Tile	2nd Floor	750	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	6	6-10 years	
	Marker Board	2nd Floor	16	LF	6	6-10 years	
	Storage/ Closet	2nd Floor	143	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	774	SF	6	10+ years	
	Walls - Plaster/Drywall	2nd Floor	175	SF	6	10+ years	
_Classroo	om #208 (Regular Classroom)						
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	8	LF	6	10+ years	
	Ceiling - Lay-in	2nd Floor	750	SF	6	10+ years	
	Chalk Board	2nd Floor	16	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor 2nd Floor	6	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor 2nd Floor	2	EA	6	10+ years	
	Floor - Tile	2nd Floor	750	SF	6	10+ years	
	1 1001 - 1116	2110 1 1001	750	SI	U	TOT years	







							5 W Montvale AVENUE, Chicago, IL 60643
Catego	ry : Classroom		В	uilding	: Main		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Lighting - Pendent/Surface	2nd Floor	14	EA	6	6-10 years	
	Marker Board	2nd Floor	18	LF	6	6-10 years	
	Storage/ Closet	2nd Floor	143	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	711	SF	6	10+ years	
	Walls - Plaster/Drywall	2nd Floor	238	SF	6	10+ years	
	•					,	
Classroc	m #8 (Other Instructional Use)						
	Ceiling - Plaster/Drywall	Basement	718	SF	6	10+ years	
	Chalk Board	Basement	30	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	Basement	1	ĒΑ	7	10+ years	
	Floor - Tile	Basement	698	SF	7	10+ years	
	Floor - Tile	Basement	20	SF	4	0-1 year	Missing and cracking tiles
	Lighting - Pendent/Surface	Basement	7	EA	7	6-10 years	missing and cracking tiles
	Lighting - Pendent/Surface Lighting - Pendent/Surface	Basement	3	EA	5	0-10 years 0-1 year	Does not work.
	Walls - Plaster/Drywall	Basement	620	SF	7	•	Does not work.
	vvalis - Plastei/Drywali	Dasement	020	SF	,	10+ years	
atego	ry : Interior		В	uilding	: Main		
						Recommend	
3roup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
ا مادنا							
Corridor							
,OITIGOL	Ceiling - Plaster/Drywall	1st Floor	434	SF	7	10+ vears	
<u> JOHNGOL</u>	Ceiling - Plaster/Drywall Drinking Fountains - Single Fountain	1st Floor 1st Floor	434 1		7 7	10+ years 10+ years	
MICOLINO	Ceiling - Plaster/Drywall Drinking Fountains - Single Fountain Floor - Tile/Sheet		1	EΑ	7 7 7	10+ years	
JOHIGOL	Drinking Fountains - Single Fountain Floor - Tile/Sheet	1st Floor 1st Floor	1 429	EA SF	7 7	10+ years 10+ years	Buckling and broken tiles
JOINGOL	Drinking Fountains - Single Fountain Floor - Tile/Sheet Floor - Tile/Sheet	1st Floor 1st Floor 1st Floor	1 429 5	EA SF SF	7 7 4	10+ years 10+ years 0-1 year	Buckling and broken tiles
zomdor	Drinking Fountains - Single Fountain Floor - Tile/Sheet Floor - Tile/Sheet Lighting - Pendent/Surface	1st Floor 1st Floor 1st Floor 1st Floor	1 429 5 4	EA SF SF EA	7 7 4 6	10+ years 10+ years 0-1 year 6-10 years	Buckling and broken tiles
JOHIGOL	Drinking Fountains - Single Fountain Floor - Tile/Sheet Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall	1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 1st Floor	1 429 5 4 848	EA SF SF EA SF	7 7 4 6 7	10+ years 10+ years 0-1 year 6-10 years 10+ years	Buckling and broken tiles
JOHIGOL	Drinking Fountains - Single Fountain Floor - Tile/Sheet Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall	1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 2nd Floor	1 429 5 4 848 594	EA SF SF EA SF SF	7 7 4 6 7 6	10+ years 10+ years 0-1 year 6-10 years 10+ years 10+ years	Buckling and broken tiles
omaor	Drinking Fountains - Single Fountain Floor - Tile/Sheet Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall Drinking Fountains - Single Fountain	1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 2nd Floor 2nd Floor	1 429 5 4 848 594 1	EA SF SF EA SF SF	7 7 4 6 7 6 7	10+ years 10+ years 0-1 year 6-10 years 10+ years 10+ years 10+ years	Buckling and broken tiles
omaor	Drinking Fountains - Single Fountain Floor - Tile/Sheet Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall Drinking Fountains - Single Fountain Floor - Tile/Sheet	1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor	1 429 5 4 848 594 1 594	EA SF SF EA SF EA SF	7 7 4 6 7 6 7	10+ years 10+ years 0-1 year 6-10 years 10+ years 10+ years 10+ years 10+ years	Buckling and broken tiles
ZOTTIGOT.	Drinking Fountains - Single Fountain Floor - Tile/Sheet Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall Drinking Fountains - Single Fountain Floor - Tile/Sheet Lighting - Pendent/Surface	1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor	1 429 5 4 848 594 1 594 3	SF SF EA SF SF EA SF EA	7 7 4 6 7 6 7 7	10+ years 10+ years 0-1 year 6-10 years 10+ years 10+ years 10+ years 10+ years 6-10 years	Buckling and broken tiles
ZOTTIQOL	Drinking Fountains - Single Fountain Floor - Tile/Sheet Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall Drinking Fountains - Single Fountain Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall	1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 2nd Floor	1 429 5 4 848 594 1 594 3 986	SF SF SF SF SF SF SF SF SF SF SF SF SF S	7 7 4 6 7 6 7 7 6	10+ years 10+ years 0-1 year 6-10 years 10+ years 10+ years 10+ years 10+ years 6-10 years 10+ years	Buckling and broken tiles
zomdor	Drinking Fountains - Single Fountain Floor - Tile/Sheet Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall Drinking Fountains - Single Fountain Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall	1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 2nd Floor 3nd Floor 3nd Floor 3nd Floor	1 429 5 4 848 594 1 594 3 986 434	SF S	7 7 4 6 7 6 7 6 6 7	10+ years 10+ years 0-1 year 6-10 years 10+ years 10+ years 10+ years 10+ years 6-10 years 10+ years 10+ years	Buckling and broken tiles
zomaoi.	Drinking Fountains - Single Fountain Floor - Tile/Sheet Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall Drinking Fountains - Single Fountain Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall Floor - Asphalt Floor	1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 2nd Floor Basement Basement	1 429 5 4 848 594 1 594 3 986 434 434	SF AF AF AF AF SF SF	7 7 4 6 7 6 7 6 6 7 6	10+ years 10+ years 0-1 year 6-10 years 10+ years 10+ years 10+ years 10+ years 6-10 years 10+ years 10+ years 10+ years	Buckling and broken tiles
zomdor	Drinking Fountains - Single Fountain Floor - Tile/Sheet Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall Drinking Fountains - Single Fountain Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall Floor - Asphalt Floor Lighting - Pendent/Surface	1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor Basement Basement Basement	1 429 5 4 848 594 1 594 3 986 434 434	SF AF	7 7 4 6 7 6 7 6 6 7 6	10+ years 10+ years 0-1 year 6-10 years 10+ years 10+ years 10+ years 6-10 years 10+ years 10+ years 10+ years 10+ years 10+ years 10+ years	Buckling and broken tiles
zomaoi	Drinking Fountains - Single Fountain Floor - Tile/Sheet Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall Drinking Fountains - Single Fountain Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall Floor - Asphalt Floor Lighting - Pendent/Surface Walls - Masonry	1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor Basement Basement Basement Basement	1 429 5 4 848 594 1 594 3 986 434 434 434	SF SF SF SF SF SF SF SF SF SF SF SF SF S	7 7 4 6 7 6 7 6 6 7 6 6 6	10+ years 10+ years 0-1 year 6-10 years 10+ years 10+ years 10+ years 6-10 years 10+ years	
omdoi.	Drinking Fountains - Single Fountain Floor - Tile/Sheet Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall Drinking Fountains - Single Fountain Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall Floor - Asphalt Floor Lighting - Pendent/Surface	1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor Basement Basement Basement	1 429 5 4 848 594 1 594 3 986 434 434	SF AF	7 7 4 6 7 6 7 6 6 7 6	10+ years 10+ years 0-1 year 6-10 years 10+ years 10+ years 10+ years 6-10 years 10+ years 10+ years 10+ years 10+ years 10+ years 10+ years	Buckling and broken tiles Spalling plaster, cracking and bubbling
	Drinking Fountains - Single Fountain Floor - Tile/Sheet Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall Drinking Fountains - Single Fountain Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall Floor - Asphalt Floor Lighting - Pendent/Surface Walls - Masonry Walls - Masonry	1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor Basement Basement Basement Basement Basement Basement Basement	1 429 5 4 848 594 1 594 3 986 434 434 4 4 836 50	EA S F A F A F F A F	7 7 4 6 7 6 7 6 6 7 6 6 4	10+ years 10+ years 0-1 year 6-10 years 10+ years 10+ years 10+ years 10+ years 6-10 years 10+ years 10+ years 10+ years 0-10 years 10+ years 0-10 years	Spalling plaster, cracking and
	Drinking Fountains - Single Fountain Floor - Tile/Sheet Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall Drinking Fountains - Single Fountain Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall Floor - Asphalt Floor Lighting - Pendent/Surface Walls - Masonry Walls - Masonry Ceiling - Plaster/Drywall	1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor Basement Basement Basement Basement Basement Basement Basement Basement	1 429 5 4 848 594 1 594 3 986 434 434 4 50	SF ESF ESF SF S	7 7 4 6 7 6 7 6 6 4	10+ years 10+ years 0-1 year 6-10 years 10+ years 10+ years 10+ years 10+ years 6-10 years 10+ years 10+ years 10+ years 0-10 years 10+ years 10+ years 10+ years	Spalling plaster, cracking and
	Drinking Fountains - Single Fountain Floor - Tile/Sheet Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall Drinking Fountains - Single Fountain Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall Floor - Asphalt Floor Lighting - Pendent/Surface Walls - Masonry Walls - Masonry Ceiling - Plaster/Drywall Floor - Terrazzo	1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor Basement Basement Basement Basement Basement Basement Basement Basement Basement	1 429 5 4 848 594 1 594 3 986 434 434 4 4 836 50	EA SF EAF EAF SF	7 7 4 6 7 6 6 7 6 6 4	10+ years 10+ years 0-1 year 6-10 years 10+ years 10+ years 10+ years 10+ years 6-10 years 10+ years 10+ years 10+ years 0-10 years 10+ years 10+ years 10+ years 10+ years	Spalling plaster, cracking and
Stairs	Drinking Fountains - Single Fountain Floor - Tile/Sheet Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall Drinking Fountains - Single Fountain Floor - Tile/Sheet Lighting - Pendent/Surface Walls - Plaster/Drywall Ceiling - Plaster/Drywall Floor - Asphalt Floor Lighting - Pendent/Surface Walls - Masonry Walls - Masonry Ceiling - Plaster/Drywall	1st Floor 1st Floor 1st Floor 1st Floor 1st Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor Basement Basement Basement Basement Basement Basement Basement Basement	1 429 5 4 848 594 1 594 3 986 434 434 4 50	SF ESF ESF SF S	7 7 4 6 7 6 7 6 6 4	10+ years 10+ years 0-1 year 6-10 years 10+ years 10+ years 10+ years 10+ years 6-10 years 10+ years 10+ years 10+ years 0-10 years 10+ years 10+ years 10+ years	Spalling plaster, cracking and



Catego	ry : Interior		Building : Main				
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Stairs - Terrazzo	East	165	LF	6	10+ years	
	Walls - Plaster/Drywall	East	724	SF	6	10+ years	
	Ceiling - Plaster/Drywall	West	242	SF	6	10+ years	
	Floor - Terrazzo	West	122	SF	6	10+ years	
	Floor - Tile	West	97	SF	6	10+ years	
	Floor - Tile	West	25	SF	4	0-1 year	Damaged tiles on level 1
	Handrails	West	128	LF	7	10+ years	· ·
	Lighting - Pendent/Surface	West	4	EΑ	6	6-10 years	
	Stairs - Terrazzo	West	165	LF	6	10+ years	
	Walls - Plaster/Drywall	West	748	SF	6	10+ years	

Campus Name: Esmond Page: 10 of 33 Assessment Date: 11/20/2023



Category : Exterior Building : Addition 1

atego	ry : Exterior		В	uiiaing	: Additio	on 1	
						Recommend	
roup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
ntrance	-						
шансе		A.4. Main Namth	4	ΓΛ	7	40	
	Entrance Control - Audio and Video	A1 - Main North	1	EΑ	7	10+ years	
	Exterior Doors - Exterior Steel Door	A1 - Main North	2	EΑ	6	6-10 years	
	Exterior Doors - Transom Lite	A1 - Main North	1	EA	6	6-10 years	
	Exterior Stairs - Concrete	A1 - Main North	72	LF	6	10+ years	
	Stair Handrail - Steel_Stair Handrail	A1 - Main North	42	LF	6	6-10 years	
	Exterior Doors - Exterior Steel Door	A2 - North	2	EA	6	6-10 years	
	Exterior Doors - Transom Lite	A2 - North	1	EA	4	1-2 years	Corroded metal
	Exterior Stairs - Concrete	A2 - North	210	LF	6	10+ years	
	Exterior Stairs - Concrete	A2 - North	30	LF	5	1-2 years	Cracked concrete
	Exterior Stairs - Stone	A2 - North	6	LF	6	10+ years	
	Entrance Control - Audio and Video	A6 - South	1	EA	7	10+ years	
	Exterior Doors - Exterior Steel Door	A6 - South	1	EA	5	0-1 year	Corroding door and side lights
	Exterior Doors - Side lite	A6 - South	2	EA	5	0-1 year	Corroding door and side lights
	Exterior Doors - Transom Lite	A6 - South	_ 1	EA	6	6-10 years	concaming abor and side lights
	Exterior Boord Transom Ello	7.0 00411	•		Ü	o ro youro	
4:							
oundati		F (400			10	
	Foundation - Concrete	Entire Building	426	LF	7	10+ years	
	Superstructure - Concrete	Entire Building	14,789	SF	7	10+ years	
ghting							
	Exterior Lighting - Parapet or Roof Mounted	Entire Building	6	EA	6	6-10 years	
of Sys	stem						
,	Access Ladder - Metal	C - Lower roof	1	EA	5	2-5 years	Only metal rungs here, no ladders or
					_	, , , , , ,	this roof
	Coping - Stone	C - Lower roof	171	LF	6	10+ years	
	Downspouts - Interior Downspouts	C - Lower roof	17	LF	7	10+ years	
	Parapet - Parapet < 16" Height	C - Lower roof	171	LF	6	10+ years	
	Roof - Modified Bitumen	C - Lower roof	2,821	SF	7	10+ years	
	Roof Structure - Steel with Clay Tile Arch	C - Lower roof	2,821	SF	7	•	
						10+ years	Hamanada Janas was dan laddan
	Access Ladder - Wood	D - North	1	EA	4	1-2 years	Homemade, loose wooden ladder
	Coping - Stone	D - North	232	LF	6	10+ years	
	Downspouts - Interior Downspouts	D - North	68	LF	7	10+ years	
	Parapet - Parapet < 16" Height	D - North	172	LF	6	10+ years	
	Parapet - Parapet > 30"	D - North	60	LF	6	10+ years	
	Roof - Metal	D - North	191	SF	6	10+ years	
	Roof - Modified Bitumen	D - North	6,127	SF	7	10+ years	
		D - North	3,	EA	7	10+ years	
	Root Hatch - Metal						
	Roof Hatch - Metal			FΔ	3		Old corroded hatch not used
	Roof Hatch - Metal Roof Hatch - Metal Roof Structure - Steel with Clay Tile Arch	D - North D - North	6,318	EA SF	3 7	2-5 years 10+ years	Old, corroded hatch, not used

Campus Name: Esmond Page : 11 of 33 Assessment Date: 11/20/2023







Catego	ry : Exterior		B	uilding	: Additi		3 W Montvale AVENUE, Chicago, IL 60043
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Walls							
	Cheek-Wall - Stone	Entire Building	144	SF	7	10+ years	
	Exterior Walls - Brick	Entire Building	13,158	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	50	SF	4	1-2 years	Open joints
	Exterior Walls - Stone-Cut	Entire Building	1,213	SF	7	10+ years	
_Window:	S						
	Curtain wall - Louver	Entire Building	3	SF	6	6-10 years	
	Guard - Guards perforated	Entire Building	1,160	SF	6	6-10 years	
	Lintels - Steel	Entire Building	193	LF	7	10+ years	
	Windows - Sash Aluminum Double-pane	Entire Building	2,155	SF	6	6-10 years	
Catego	ry : Electrical		В	uilding	: Additi	on 1	
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Emerge	ncy System						
_	Automatic Transfer Switch	Electrical Room	1	EA	4	0-1 year	Heavily corroded and dated
	Exit Signs - Corridors and Stairs	Entire Building	10	EA	6	6-10 years	•
	Exit Signs - Gym	Entire Building	3	EA	6	6-10 years	
	Emergency Battery Packs - Corridors and Stairs	Entire Building	10	EA	6	6-10 years	
	Emergency Battery Packs - Gym	Entire Building	2	EA	6	6-10 years	
	Emergency Battery Packs - Students Toilets	Entire Building	$\frac{-}{4}$	ΕA	6	6-10 years	
	Security System - CCTV	Entire Building	17,400	SF	5	6-10 years	
	Security System - Intrusion Detection	Entire Building	17,400	SF	6	6-10 years	
	Emergency A/C Power - Corridors and Stairs	Entire Building	3,597	SF	6	6-10 years	
	Emergency A/C Power - Gym	Entire Building	2,407	SF	6	6-10 years	
_Main Se	rvice						
	Main Electrical Service - 800 A and 120/208/3PH	Electrical Room	1	EA	6	10+ years	
	Independent Electrical Service for	Electrical Room	1	EA	6	6-10 years	
	emergency power	Lioundi Noom	•	L/\	J	o io years	
	PA System	Entire Building	17,400	SF	5	2-5 years	
	1 / Cystom	Entire Banding	17,100	O.	Ü	2 o youro	
Power D	Distribution						
	Lighting and Power Panels - 100 A	Entire Building	1	EA	7	10+ years	
	Lighting and Power Panels - 100 A	Entire Building	1	EA	3	0-1 year	Heavily corroded
	Lighting and Power Panels - Above 100 A	Entire Building	7	EA	6	10+ years	
	Main Distribution Panels - 400 - 600 amp	Entire Building	1	EA	7	10+ years	





Category : Fire Protection

Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Fire Alar	m						
	Fire Alarm Panel	Entire Building	1	EA	7	10+ years	
	Fire Alarm Panel	Entire Building	1	EA	7	10+ years	Annunciator.
	Fire Alarm Strobe Lights	Entire Building	17,400	SF	7	10+ years	
	Fire Alarm_System	Entire Building	17,400	SF	7	10+ years	
	· iio / iia.iii_Oyotoiii	Zitaro Dananig	17,100	O.	•	io. youro	
Catego	ry : Mechanical		В	uilding	: Additi		
_			0	11014	D	Recommend	•
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Air Hand	ling Systems				_		
	Indoor Return Fans- Centrifugal Inline - 5000 - 10000 CFM	Attic	1	EA	6	6-10 years	
	Air Handling Unit- Built Up- Single Zone w/ Air Tunnel- Steam Coils - 8001 - 15000 cfm	Basement - AHU-1	1	EA	4	1-2 years	Fan housing heavily corroded, corrosion throughout, motor failing. AHU-1
	Air Intake	Basement - AHU-1	1	EA	6	10+ years	
	Auxiliaries - 8001 - 15000 cfm	Basement - AHU-1	1	EA	4	0-1 year	Corroding, dated
	Reheat Boxes - Reheat Boxes with Steam Coil	Basement - AHU-1	3	EA	6	6-10 years	-
	Return Duct Work - Indoor- Vertical Shaft and Ducts	Basement - AHU-1	100	LF	6	10+ years	
	Zone Dampers	Basement - AHU-1	8	EA	6	10+ years	
	Air Handling Unit- Package Single Zone-	Gym	1	EA	6	10+ years	Serves gym, located in mezzanine, i
	Indoor- Steam Coils - Less than 4000 cfm	- 7				, , , , ,	gym area, 2019 installation.
	Air Handling Unit- Package Single Zone-	Gym	1	EA	6	10+ years	Serves gym, located in mezzanine,
	Indoor- Steam Coils - Less than 4000 cfm	- ,	·		-	, , , , , , , , , , , , , , , , , , , ,	gym area, 2019 installation.
	Air Intake	Gym	2	EA	6	10+ years	Serves gym area
Boiler Sy	vetome						
boller Sy	Condensate Pump	Entire Building	1	EA	6	10+ years	
	Condensate Pump	Entire Building	1	EA	6	10+ years	
	Piping - Condensate Pipe- Steel	Entire Building	300	LF	6	6-10 years	
	Piping - Condensate Pipe- Steel	Entire Building	300	LF	6	6-10 years	
	Steam Traps		45	EA	5	,	
	Steam Traps	Entire Building	45	EA	5	6-10 years	
Heating I	Devices						
,	Radiators - Steam	Entire Building	12	EA	5	2-5 years	
	Wall Heater - Electric	Entire Building	5	EA	6	10+ years	New
	Fin Tube - Steam	Gym	8	LF	5	6-10 years	
Tempera	ture Control						
•	DDC System	Entire Building	17,400	SF	6	6-10 years	
	Thermostats - DDC	Entire Building	10	ĒΑ	6	6-10 years	
<u> </u>			10. (00				
Campus N	Name: Esmond	Pa	age : 13 of 33				Assessment Date: 11/20/202

Building: Addition 1

Recommend





Catego	ry : Mechanical		В	uilding	: Addition	on 1	
Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Ventilatio	on						
	Exhaust Fans- Indoor - 500 - 1500 CFM	Entire Building	1	EA	6	10+ years	Toilet exhaust
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	Entire Building	2	EA	5	6-10 years	
	Roof Mounted Duct Work	Entire Building	10	LF	7	10+ years	

Building: Addition 1 Category: Plumbing

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Piping	••		•			•	
1 0	Domestic Piping-Hot Water Return Lines	Entire Building	17,400	SF	6	6-10 years	
	Domestic Piping-Hot Water Return Risers	Entire Building	17,400	SF	6	6-10 years	
	Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	17,400	SF	6	6-10 years	
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	17,400	SF	6	6-10 years	Recently renovated
	Domestic Piping-Hot/Cold Water Supply (Risers)	Entire Building	17,400	SF	6	6-10 years	
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building	17,400	SF	6	6-10 years	
	Sanitary Piping	Entire Building	17,400	SF	5	6-10 years	
	Storm Piping	Entire Building	17,400	SF	5	6-10 years	
	Vent Piping	Entire Building	17,400	SF	5	6-10 years	
_Pumps							
·	Pumps - Ejector-Duplex	Basement	1	EA	6	6-10 years	

Category: Room **Building: Addition 1**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Group	71	Location	Quantity	UUIVI	Nalik	Replacement	Comments
_Administ	rative Suites/Offices						
	AC Unit	Main Office	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	Main Office	369	SF	7	10+ years	
	Doors - Transom Window	Main Office	7	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Main Office	1	EA	6	10+ years	
	Floor - Carpet	Main Office	369	SF	6	6-10 years	
	Lighting - Pendent/Surface	Main Office	6	EΑ	6	6-10 years	
	Power Distribution	Main Office	6	EA	7	10+ years	
	Storage/ Closet	Main Office	48	SF	7	10+ years	
	Walls - Plaster/Drywall	Main Office	924	SF	7	10+ years	
	Work SInk	Main Office	1	EΑ	7	10+ years	
	AC Unit	Principals Office	1	EΑ	7	6-10 years	

Campus Name: Esmond Page : 14 of 33 Assessment Date: 11/20/2023

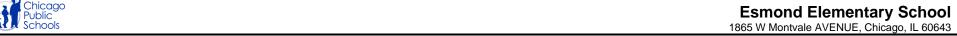




Catego	ry : Room		В	uilding	: Additi	on 1	
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Ceiling - Plaster/Drywall	Principals Office	86	SF	7	10+ years	
	Doors - Transom Window	Principals Office	7	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Principals Office	1	EΑ	6	10+ years	
	Floor - Carpet	Principals Office	86	SF	6	6-10 years	
	Lighting - Pendent/Surface	Principals Office	2	EA	6	6-10 years	
	Power Distribution	Principals Office	10	EA	7	6-10 years	
	Walls - Plaster/Drywall	Principals Office	148	SF	7	10+ years	
Svmnas	ia						
-,	Ceiling - Plaster/Drywall	1st Floor	2,407	SF	6	10+ years	
	Doors - Transom Window	1st Floor	18	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	4	EA	6	10+ years	
	Floor - Wood Books meld hw	1st Floor	2,407	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	2,407	EA	6	6-10 years	
			_				
	Lighting - Metal Halide/Sodium Vapor	1st Floor	15	EΑ	6	6-10 years	Dana matawarda
	Lighting - Pendent/Surface	1st Floor	3	EA	5	0-1 year	Does not work.
	Storage/ Closet	1st Floor	125	SF	7	10+ years	
	Walls - Masonry	1st Floor	3,800	SF	6	10+ years	
	Walls - Masonry	1st Floor	200	SF	5	0-1 year	Crack down wall
IDF_ID							
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Finishes	1st Floor	125	SF	5	6-10 years	
/lechani	ical/ Service Rooms						
	Janitor's Closet	1st Floor	9	SF	5	10+ years	Re-lamp fixture and damage to wa
	Janitor's Closet	2nd Floor	10	SF	5	10+ years	Water damage on walls.
Restroor	m						
	Accessories	1st Floor	243	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	243	SF	6	10+ years	
	Doors - Transom Window	1st Floor	12	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	4	ĒΑ	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	195	SF	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	48	SF	4	0-1 year	Broken tiles
	Floor Drain	1st Floor	1	EA	7	10+ years	Broken thee
	Lavatory	1st Floor	2	EA	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	3	EA	6	6-10 years	
	Partitions	1st Floor		EA	7		
			2			10+ years	
	Urinals	1st Floor	6	EA	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	78	SF	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor	694	SF	6	10+ years	
	Water Closet	1st Floor	2	EA	7	10+ years	

Campus Name: Esmond Page: 15 of 33 Assessment Date: 11/20/2023





atego	ry : Room		В	uilding	: Addition	on 1	
						Recommend	
oup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Accessories	1st Floor	280	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	280	SF	6	10+ years	
	Doors - Transom Window	1st Floor	18	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	4	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	280	SF	6	10+ years	
	Floor Drain	1st Floor	1	EA	7	10+ years	
	Lavatory	1st Floor	2	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	4	EA	6	6-10 years	
	Partitions	1st Floor	7	EA	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	86	SF	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor	708	SF	6	10+ years	
	Water Closet	1st Floor	7	ĒΑ	7	10+ years	
	Accessories	2nd Floor Girl's Restroom	266	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor Girl's Restroom	166	SF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor Girl's Restroom	100	SF	5	0-1 year	Water damage.
	Doors - Wood Doors inclu hw	2nd Floor Girl's Restroom	4	EA	6	10+ years	vator damage.
	Floor - Tile Ceramic/ Porcelain	2nd Floor Girl's Restroom	266	SF	6	10+ years	
	Floor Drain	2nd Floor Girl's Restroom	1	EA	7	10+ years	
	Lavatory	2nd Floor Girl's Restroom	2	EA	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor Girl's Restroom	4	EA	6	6-10 years	
	Partitions	2nd Floor Girl's Restroom	7	EA	5	10+ years	
	Walls - Plaster/Drywall	2nd Floor Girl's Restroom	313	SF	6	10+ years	
	Walls - Flaster/Drywall Walls - Tile Ceramic/ Porcelain	2nd Floor Girl's Restroom	313	SF	6		
	Water Closet	2nd Floor Girl's Restroom	7	EA	6	10+ years	
				SF		10+ years	
	Accessories	Gym Vestibule - Men's	60	SF SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Gym Vestibule - Men's	60		7	10+ years	
	Doors - Wood Doors inclu hw	Gym Vestibule - Men's	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	Gym Vestibule - Men's	60	SF	6	10+ years	
	Lavatory	Gym Vestibule - Men's	1	EA	6	10+ years	
	Lighting - Pendent/Surface	Gym Vestibule - Men's	1	EA	6	6-10 years	5
	Partitions	Gym Vestibule - Men's	1	EA	7	6-10 years	Deficiency fixed
	Urinals	Gym Vestibule - Men's	1	EA	6	10+ years	
	Walls - Plaster/Drywall	Gym Vestibule - Men's	164	SF	6	10+ years	_
	Water Closet	Gym Vestibule - Men's	1	EA	4	1-2 years	Does not work
	Accessories	Gym Vestibule - Women's	60	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Gym Vestibule - Women's	60	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Gym Vestibule - Women's	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	Gym Vestibule - Women's	60	SF	6	10+ years	
	Lavatory	Gym Vestibule - Women's	1	EA	6	10+ years	
	Lighting - Pendent/Surface	Gym Vestibule - Women's	1	EA	6	6-10 years	
	Partitions	Gym Vestibule - Women's	1	EA	5	0-1 year	Missing door
	Walls - Plaster/Drywall	Gym Vestibule - Women's	164	SF	5	0-1 year	Paint peeling and water damage around water closet
	Water Closet	Gym Vestibule - Women's	1	EA	7	10+ years	

Campus Name: Esmond Page : 16 of 33 Assessment Date: 11/20/2023



Catego	ry : Room		B	uilding	: Addition	on 1	
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Accessories	In 104	20	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	In 104	20	SF	6	10+ years	
	Doors - Wood Doors inclu hw	In 104	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	In 104	20	SF	6	10+ years	
	Lavatory	In 104	2	EA	7	10+ years	Quantity updated to match current observations
	Lighting - Pendent/Surface	In 104	2	EA	6	6-10 years	
	Walls - Plaster/Drywall	In 104	80	SF	6	10+ years	
	Water Closet	In 104	1	EA	7	10+ years	
	Accessories	Main Office	48	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Main Office	48	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Main Office	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	Main Office	48	SF	7	10+ years	
	Lavatory	Main Office	1	EΑ	6	10+ years	
	Lighting - Pendent/Surface	Main Office	1	EΑ	6	6-10 years	
	Lighting - Wall Mounted	Main Office	1	EA	7	6-10 years	
	Partitions	Main Office	1	EA	5	2-5 years	
	Walls - Plaster/Drywall	Main Office	98	SF	7	10+ years	
	Water Closet	Main Office	1	EA	7	10+ years	

Category : Classroom **Building: Addition 1**

5 -	ny i Giaconcomi						
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Classro	om #102 (Regular Classroom)						
	AC Units	1st Floor	2	EA	7	6-10 years	
	Casework	1st Floor	15	LF	6	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	690	SF	6	10+ years	
	Doors - Transom Window	1st Floor	9	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	672	SF	7	10+ years	
	Floor - Tile	1st Floor	18	SF	4	1-2 years	Floor buckling and chipping along
							white board
	Lighting - Pendent/Surface	1st Floor	16	EA	6	6-10 years	
	Marker Board	1st Floor	10	LF	6	6-10 years	
	Walls - Plaster/Drywall	1st Floor	1,199	SF	6	10+ years	
_Classro	om #104 (Regular Classroom)						
	AC Units	1st Floor	2	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	845	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	7	10+ years	
	Floor - Carpet	1st Floor	422	SF	4	0-1 year	Torn carpet
	Floor - Tile	1st Floor	423	SF	7	10+ years	·
	Lighting - Pendent/Surface	1st Floor	16	EA	7	6-10 years	
	Marker Board	1st Floor	20	LF	7	6-10 years	
						•	

Campus Name: Esmond Page : 17 of 33 Assessment Date: 11/20/2023





	ry : Classroom		В	uildina	: Addition	on 1	
			_	9		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
•	Storage/ Closet	1st Floor	68	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,424	SF	7	10+ years	
lassroc	om #201 (Regular Classroom)						
1000100	AC Units	2nd Floor	2	EA	7	6-10 years	
	Casework	2nd Floor	8	LF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	670	SF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	20	SF	5	0-1 year	Water damage.
	Doors - Transom Window	2nd Floor	6	SF	6	10+ years	water damage.
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Tile	2nd Floor	690	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	6	6-10 years	
	Marker Board	2nd Floor	16	LF	6	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	897	SF	6	10+ years	
	Walls - Flastel/Diywall	2110 1 1001	037	O.	Ü	10+ years	
lassroo	om #202 (Regular Classroom)						
	AC Units	2nd Floor	2	EA	7	6-10 years	
	Casework	2nd Floor	10	LF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	690	SF	6	10+ years	
	Chalk Board	2nd Floor	16	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	6	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Tile	2nd Floor	690	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	6	6-10 years	
	Marker Board	2nd Floor	16	LF	6	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	897	SF	6	10+ years	
lassroc	om #203 (Regular Classroom)						
	AC Units	2nd Floor	2	EA	7	6-10 years	
	Casework	2nd Floor	10	LF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	690	SF	6	10+ years	
	Chalk Board	2nd Floor	16	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	6	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Tile	2nd Floor	690	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	6	6-10 years	
	Marker Board	2nd Floor	16	LF	6	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	895	SF	6	10+ years	
lassroc	om #204 (Regular Classroom)						
	AC Units	2nd Floor	2	EA	7	6-10 years	
	Casework	2nd Floor	8	LF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	690	SF	6	10+ years	

Campus Name: Esmond Page: 18 of 33 Assessment Date: 11/20/2023





XIII.	Schools					186	5 W Montvale AVENUE, Chicago, IL 60643
Catego	ry : Classroom		В	uilding	: Additi	on 1	
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Doors - Transom Window	2nd Floor	6	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Tile	2nd Floor	690	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	6	6-10 years	
	Marker Board	2nd Floor	16	LF	6	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	897	SF	6	10+ years	
Catego	ry : Interior		R	uildina	: Additi	on 1	
Outogo	i y i interior			anding	. Additi	Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Corridor			•				
	Ceiling - Plaster/Drywall	1st Floor	1,827	SF	6	10+ years	
	Drinking Fountains - Single Fountain	1st Floor	2	ĒΑ	7	10+ years	
	Floor - Tile/Sheet	1st Floor	1,777	SF	7	10+ years	
	Floor - Tile/Sheet	1st Floor	50	SF	4	0-1 year	Cracking tiles
	Lighting - Pendent/Surface	1st Floor	18	ĒΑ	6	6-10 years	eraning mee
	Stairs - Concrete Stairs	1st Floor	28	LF	7	10+ years	
	Student Lockers - One Tier	1st Floor	63	ĒΑ	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,622	SF	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor	1,622	SF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	1,548	SF	6	10+ years	
	Doors - Transom Window	2nd Floor	24	SF	6	10+ years	
	Doors - Wood Doors include hw	2nd Floor	2	ĒΑ	6	10+ years	
	Drinking Fountains - Single Fountain	2nd Floor		EΑ	7	10+ years	
	Drinking Fountains - Single Fountain	2nd Floor	1	ΕA	4	0-1 year	Missing.
	Floor - Tile/Sheet	2nd Floor	1,548	SF	7	10+ years	g.
	Lighting - Pendent/Surface	2nd Floor	16	EA	6	6-10 years	
	Student Lockers - One Tier	2nd Floor	65	ΕA	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,420	SF	6	10+ years	
	Walls - Structural Glazed Tile	2nd Floor	1,420	SF	6	10+ years	
0-6-4-			,			·	
Safety	Camera Viewing Station	1st Floor	1	EA	7	6 10 years	
	Camera viewing Station	191 11001	ı	ĽA	,	6-10 years	
Stairs							
<u> </u>	Ceiling - Plaster/Drywall	North	248	SF	6	10+ years	
	Floor - Terrazzo	North	112	SF	6	10+ years	
	Handrails	North	54	LF	7	10+ years	
	Lighting - Pendent/Surface	North	4	ĒΑ	6	6-10 years	
	Stairs - Terrazzo	North	125	LF	6	10+ years	
	Walls - Plaster/Drywall	North	252	SF	6	10+ years	
	Walls - Plaster/Drywall	North	152	SF	6	10+ years	
	Walls - Structural Glazed Tile	North	168	SF	6	10+ years	
	Traile Structural Glazou The	1401111	100	0.	J	101 yours	

Campus Name: Esmond Page: 19 of 33 Assessment Date: 11/20/2023



Building: Addition 1 Category: Interior

Recommend Item - Type Group Location Quantity UOM Rank Replacement Comments Walls - Structural Glazed Tile SF 10+ years North 100 6

Campus Name: Esmond Page : 20 of 33 Assessment Date: 11/20/2023



Category : Exterior Building : Addition 2

	ry . Exterior			unung			
	Na T		O		Danie	Recommend	0
oup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
ance							
	Entrance Control - Audio and Video	B1 - East	1	EA	7	10+ years	
	Exterior Doors - Side lite	B1 - East	2	EA	7	10+ years	
	Exterior Doors - Store Front	B1 - East	2	EA	7	10+ years	
	Exterior Doors - Transom Lite	B1 - East	2	EA	7	10+ years	
	Power Door Operator and Controls	B1 - East	1	EA	7	10+ years	
	Exterior Doors - Store Front	B2 - East	1	EA	7	10+ years	
	Exterior Doors - Transom Lite	B2 - East	1	EA	7	10+ years	
	Entrance Control - Audio and Video	B3 - West	1	EA	7	10+ years	
	Exterior Doors - Exterior Steel Door	B3 - West	2	EA	7	10+ years	
	Exterior Doors - Exterior Steel Door	B4 - West	2	EA	7	10+ years	
	Exterior Doors - Exterior Steel Door	B5 - West	1	EA	7	10+ years	
						,	
ndat	ion						
	Foundation - Concrete	Entire Building	497	LF	7	10+ years	
	Superstructure - Slab on Grade	Entire Building	10,588	SF	7	10+ years	
	·	· ·				•	
nting							
·	Exterior Lighting - Wall Mounted	Entire Building	11	EA	7	10+ years	
		_				•	
of Sys							
	Access Ladder - Metal	E - Main East	1	EA	7	10+ years	
	Coping - Metal	E - Main East	412	LF	7	10+ years	
	Downspouts - Interior Downspouts	E - Main East	5	LF	7	10+ years	
	Parapet - Parapet < 16" Height	E - Main East	412	LF	7	10+ years	
	Roof - Metal	E - Main East	50	SF	7	10+ years	
	Roof - Modified Bitumen	E - Main East	8,524	SF	7	10+ years	
	Roof Hatch - Metal	E - Main East	· 1	ĒΑ	7	10+ years	
	Roof Structure - Steel / Metal Deck/	E - Main East	8,574	SF	7	10+ years	
	Concrete Topping		-,	-		- ,	
	Chimney - Metal Flue	F - Lower West	38	LF	7	10+ years	
	Coping - Metal	F - Lower West	104	LF	7	10+ years	
	Downspouts - Interior Downspouts	F - Lower West	1	LF	7	10+ years	
	Parapet - Parapet < 16" Height	F - Lower West	104	LF	7	10+ years	
	Roof - Modified Bitumen	F - Lower West	1,189	SF	7	10+ years	
	Roof Structure - Steel / Metal Deck/	F - Lower West	1,189	SF	7	10+ years	
	Concrete Topping	1 Lower West	1,100	O.	,	101 years	
	5						
ls							
	Canopy - Metal	Entire Building	151	SF	7	10+ years	
	1 7	Entire Building	10,117	SF	7		







Catego	ry : Exterior		Building : Addition 2				
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Vindows	3						
	Guard - Guards perforated	Entire Building	468	SF	7	10+ years	
	Lintels - Steel	Entire Building	220	LF	7	10+ years	
	Storefront Windows	Entire Building	1,371	SF	7	10+ years	
	Windows - Casement Aluminum Double-	Entire Building	924	SF	7	10+ years	
	pane	Litting Ballating	021	O.	•	.o. you.o	
atego	ry : Electrical		В	uildina	: Additi	on 2	
alogo			_	uug	. , (Recommend	
roup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
merger	ncy System		•			•	
	Exit Signs - Corridors and Stairs	Entire Building	11	EA	6	6-10 years	
	Exit Signs - Lunchroom	Entire Building	2	EA	6	6-10 years	
	Emergency Battery Packs - Corridors and	Entire Building	19	EΑ	6	6-10 years	
	Stairs	Ziiiii o Dallallig	10	_, 、	Ŭ	o io youro	
	Emergency Battery Packs - Lunchrooms	Entire Building	2	EA	6	6-10 years	
	Emergency Battery Packs - Students Toilets	Entire Building	4	EA	6	6-10 years	
	Security System - CCTV	Entire Building	20,000	SF	6	6-10 years	
	Security System - Intrusion Detection	Entire Building	20,000	SF	6	6-10 years	
4 . 0		•				·	
/lain Se		D : D				0.40	- ·
	Independent Electrical Service for	Boiler Room	1	EA	6	6-10 years	For fire
	emergency power		_		_		
	Main Electrical Service - 1200 A	Electrical Room	1	EA	7	10+ years	
	120/208/3PH						
	PA System	Entire Building	20,000	SF	6	6-10 years	
ower D	istribution						
	Lighting and Power Panels - 100 A	Entire Building	1	EA	7	10+ years	
	Lighting and Power Panels - Above 100 A	Entire Building	9	EΑ	7	10+ years	
	Main Distribution Panels - Less than 400	Entire Building	1	EA	7	10+ years	
	amp	Entire Ballaning	·	L/ \	,	101 youro	
atego	ry : Fire Protection		В	uilding	: Additi	on 2	
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
ire Alar							
	Fire Alarm Strobe Lights	Entire Building	20,000	SF	7	10+ years	
	Fire Alarm_System	Entire Building	20,000	SF	7	10+ years	
	Fire Pump Controller	Entire Building	1	EA	7	10+ years	



Catego	ry : Fire Protection		В	uilding	: Additi	on 2	
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Fire Pump - 25-50 hp	Boiler Room	1	EA	6	10+ years	
	Jockey Pump	Boiler Room	1	EA	6	10+ years	
Sprinkle	r System						
•	Sprinkler Heads	Entire Building	20,000	SF	7	10+ years	
	Sprinkler Piping	Entire Building	20,000	SF	6	10+ years	
	Wet Sprinkler System	Entire Building	20,000	SF	6	10+ years	
Catego	ry : Mechanical		В	uilding	: Additi	on 2	
				J		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Air Conc	litioning						
	Condensing Unit- Roof Mounted - Less than 5 tons	Roof	1	EA	6	10+ years	Serves MDF room.
Air Hand	lling Systems						
	VAV Box	Entire Building	10	EA	6	10+ years	Located above ceilings, served by RTU2.
	VAV Box	Entire Building	8	EA	6	10+ years	Located above ceilings, served by RTU1.
	Roof Top Unit-Single Zone-Roof Mounted- Gas Heating and DX Cooling Coil - 21 - 30 tons	Roof	1	EA	6	10+ years	RTU1, serves 2nd floor and north portion of first floor.
	Roof Top Unit-Single Zone-Roof Mounted- Gas Heating and DX Cooling Coil - 21 - 30 tons	Roof	1	EA	6	10+ years	RTU2, serves first floor.
Boiler Sy	vstems						
·	Boiler Auxiliary- Condensing Hot Water - 500 - 1000 HP	Boiler Room	1	EA	6	10+ years	
	Chemical Pot Feeder	Boiler Room	1	EA	6	6-10 years	
	Condensing- Hot Water Boiler - 500 - 1000 MBH	Boiler Room	1	EA	6	10+ years	
	Water Fill System	Boiler Room	1	EA	6	10+ years	
Heating	Devices						
.cum y	Cabinet Heaters - With Hot Water Coil	1st Floor	3	EA	6	10+ years	
	Unit Heater - Electric	Entire Building	2	EA	6	10+ years	
	Unit Heater - Hot Water	Entire Building	1	EA	6	10+ years	
	Fin Tube - Hot Water	Entire Building	25	LF	6	10+ years	
	Radiator Panels - Hot Water	Restrooms	3	EA	6	10+ years	
	radiator i ariolo - i lot vvater	ROGUOOMO	3	LA	J	TOT years	

Campus Name: Esmond Page : 23 of 33 Assessment Date: 11/20/2023



Esmond Elementary School

1865 W Montvale AVENUE, Chicago, IL 60643

Catego	ry : Mechanical	В	Building : Addition 2				
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
<u>Mechani</u>	cal Plumbing						
	Hot Water Pump - Less than 10	Boiler Room	1	EA	6	10+ years	
	Hot Water Pump - Less than 10	Boiler Room	1	EA	6	10+ years	
	Hydronic Supply and Return - Steel	Entire Building	600	LF	7	10+ years	
_Tempera	iture Control						
	DDC System	Entire Building	20,000	SF	6	6-10 years	
	Electric Thermostat	Entire Building	6	EA	6	6-10 years	Serves split system, cabinet heaters,
							hot water unit heater, MDF roof exhaust fan.
	Thermostats - DDC	Entire Building	19	EA	6	6-10 years	exitaust ian.
<u>Ventilatio</u>	on						
	Exhaust Fans- Indoor - Less than 500 CFM	Entire Building	2	EA	6	10+ years	
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	Entire Building	3	EA	6	10+ years	
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Entire Building	2	EA	6	10+ years	
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Entire Building	1	EA	5	6-10 years	
	Type II Exhaust Hood- Warming Kitchen	Entire Building	1	EA	7	10+ years	
Catego	ry : Plumbing		В	uilding	: Additio	on 2	

Recommend Location Group Item - Type Quantity UOM Rank Replacement Comments Hot Water Gas Heater - Less than 150000 BTU/HR Boiler Room 2 EΑ 6 6-10 years _Piping_ Domestic Piping-Hot Water Return Lines SF 7 **Entire Building** 20,000 10+ years Domestic Piping-Hot Water Return Risers Entire Building 20,000 SF 7 10+ years Domestic Piping-Hot Water from Risers to **Entire Building** 20,000 SF 7 10+ years **Fixtures** Domestic Piping-Hot/Cold Water Supply SF **Entire Building** 20,000 7 10+ years (Horizontal Lines) Domestic Piping-Hot/Cold Water Supply SF **Entire Building** 20,000 7 10+ years (Risers) Domestic Piping-Hot/Cold Water Supply **Entire Building** 20,000 SF 7 10+ years (from Risers to Fixtures) Sanitary Piping **Entire Building** 20,000 SF 7 10+ years Storm Piping **Entire Building** 20,000 SF 7 10+ years Vent Piping **Entire Building** 20,000 SF 7 10+ years

Campus Name: Esmond Page: 24 of 33 Assessment Date: 11/20/2023





Category : Plumbing			В				
Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Pumps							
	Pumps - Domestic Booster Pump-Duplex	Entire Building	1	EA	6	10+ years	
	Pumps - Sump-Simplex	Entire Building	1	EA	6	10+ years	Under elevator.

Catego	ry : Room	Building : Addition 2						
						Recommend		
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments	
_Administ	rative Suites/Offices							
	Ceiling - Lay-in	119	144	SF	7	10+ years		
	Doors - Side-lite	119	63	SF	7	10+ years		
	Doors - Wood Doors inclu hw	119	1	EA	7	10+ years		
	Floor - Tile	119	144	SF	7	10+ years		
	Lighting - Lay-in	119	3	EA	7	6-10 years		
	Power Distribution	119	10	EA	7	10+ years		
	Walls - Plaster/Drywall	119	344	SF	7	10+ years		
	Ceiling - Lay-in	132 Kitchen Office	93	SF	7	10+ years		
	Doors - Steel Doors incl hw	132 Kitchen Office	1	EA	7	10+ years		
	Floor - Tile	132 Kitchen Office	93	SF	7	10+ years		
	Lighting - Lay-in	132 Kitchen Office	2	EA	7	6-10 years		
	Power Distribution	132 Kitchen Office	8	EA	7	10+ years		
	Walls - Plaster/Drywall	132 Kitchen Office	256	SF	7	10+ years		
	Ceiling - Lay-in	Building Engineer Office	305	SF	7	10+ years		
	Doors - Steel Doors incl hw	Building Engineer Office	1	EA	7	10+ years		
	Floor - Concrete Epoxy/ Painted	Building Engineer Office	305	SF	7	10+ years		
	Lighting - Lay-in	Building Engineer Office	4	EA	7	6-10 years		
	Power Distribution	Building Engineer Office	6	EA	7	10+ years		
	Walls - Plaster/Drywall	Building Engineer Office	313	SF	7	10+ years		
Kitchen								
	Ceiling - Lay-in	1st Floor	1,355	SF	7	10+ years		
	Doors - Steel Doors incl hw	1st Floor	2	EA	7	10+ years		
	Floor - Tile Quarry	1st Floor	1,355	SF	7	10+ years		
	Lighting - Lay-in	1st Floor	22	EA	7	6-10 years		
	Storage/ Closet	1st Floor	138	SF	7	10+ years		
	Walls - Tile Ceramic/ Porcelain	1st Floor	2,176	SF	7	10+ years		
Library								
<u></u>	Casework	219 Library	32	LF	7	10+ years		
	Ceiling - Exposed	219 Library	869	SF	7	10+ years		
	Ceiling - Lay-in	219 Library	400	SF	7	10+ years		
	Ceiling - Plaster/Drywall	219 Library	349	SF	7	10+ years		
	Doors - Wood Doors inclu hw	219 Library	2	ĒΑ	7	10+ years		
	Floor - Carpet	219 Library	1,618	SF	7	6-10 years		
	·	•				-		

Campus Name: Esmond Page : 25 of 33 Assessment Date: 11/20/2023





Catego	ry : Room		В	uilding	: Additi	on 2	
				_		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Lighting - Pendent/Surface	219 Library	20	EA	7	6-10 years	
	Walls - Plaster/Drywall	219 Library	1,120	SF	7	10+ years	
Lunch &	Multipurpose Room						
	Ceiling - Lay-in	128	2,192	SF	7	10+ years	
	Doors - Steel Doors incl hw	128	4	ĒΑ	7	10+ years	
	Doors - Transom Window	128	3	SF	7	10+ years	
	Floor - Tile	128	2,192	SF	7	10+ years	
	Lighting - Pendent/Surface	128	24	ĒΑ	7	6-10 years	
	Walls - Plaster/Drywall	128	2,560	SF	7	10+ years	
	Ceiling - Lay-in	Servery	461	SF	7	10+ years	
	Doors - Steel Doors incl hw	Servery	6	EA	7	10+ years	
	Floor - Tile Quarry	Servery	461	SF	7	10+ years	
	Lighting - Lay-in	Servery	12	EA	7	6-10 years	
	Serving Line	Servery	21	LF	7	10+ years	
	Student Lockers - One Tier	Servery	5	EA	7	10+ years	
	Walls - Plaster/Drywall	Servery	896	SF	7	10+ years	
	Walls - Plastel/Drywall	Servery	090	SF	,	10+ years	
MDF_ID							
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Finishes	2nd Floor	237	SF	7	10+ years	
	Other Cooling Unit	2nd Floor	1	EA	7	6-10 years	Ductless split system.
_Mechani	ical/ Service Rooms						
	Janitor's Closet	1st Floor	71	SF	7	10+ years	
	Mechanical/ Service Rooms	1st Floor	268	SF	7	10+ years	
	Storage Room	2nd Floor	288	SF	7	10+ years	
Restroor	m						
	Accessories	1st Floor	186	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	186	SF	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	186	SF	7	10+ years	
	Floor Drain	1st Floor	1	EA	7	10+ years	
	Hand Dryer	1st Floor	1	EA	7	6-10 years	
	Lavatory	1st Floor	2	EA	7	10+ years	
	Lighting - Lay-in	1st Floor	6	EA	7	6-10 years	
	Partitions	1st Floor	2	EA	7	10+ years	
	Walls - Tile Ceramic/ Porcelain	1st Floor	360	SF	7	10+ years	
	Water Closet	1st Floor	2	EA	7	10+ years	
	Accessories	1st Floor	186	SF	7	6-10 years	
		1st Floor		SF	7		
	Ceiling - Plaster/Drywall Floor - Tile Ceramic/ Porcelain		186	SF SF	7 7	10+ years	
	Floor - Tile Ceramic/ Porcelain Floor Drain	1st Floor 1st Floor	186 1	SF EA	7	10+ years 10+ years	
		TET HIMM		- Δ	,		







Building: Addition 2 Category: Room

Catego	ry : Room	Building : Addition 2					
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Hand Dryer	1st Floor	1	EΑ	7	6-10 years	
	Lavatory	1st Floor	2	EA	7	10+ years	
	Lighting - Lay-in	1st Floor	4	EA	7	6-10 years	
	Partitions	1st Floor	1	EA	7	10+ years	
	Urinals	1st Floor	1	EA	7	10+ years	
	Walls - Tile Ceramic/ Porcelain	1st Floor	360	SF	7	10+ years	
	Water Closet	1st Floor	1	EA	7	10+ years	
	Accessories	1st Floor	80	SF	7	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	80	SF	7	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	80	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	1	EA	7	10+ years	
	Lighting - Lay-in	1st Floor	2	EA	7	10+ years	
	Walls - Tile Ceramic/ Porcelain	1st Floor	142	SF	7	10+ years	
	Water Closet	1st Floor	1	EA	7	10+ years	
	Accessories	2nd Floor	186	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	186	SF	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	2nd Floor	186	SF	7	10+ years	
	Floor Drain	2nd Floor	1	EA	7	10+ years	
	Hand Dryer	2nd Floor	1	EA	7	6-10 years	
	Lavatory	2nd Floor	3	EA	7	10+ years	
	Lighting - Lay-in	2nd Floor	6	EA	7	6-10 years	
	Partitions	2nd Floor	2	EA	7	10+ years	
	Walls - Tile Ceramic/ Porcelain	2nd Floor	360	SF	7	10+ years	
	Water Closet	2nd Floor	2	EA	7	10+ years	
	Accessories	2nd Floor	186	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	186	SF	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	2nd Floor	186	SF EA	7	10+ years	
	Floor Drain	2nd Floor	1	EA EA	7	10+ years	
	Hand Dryer	2nd Floor	1		7	6-10 years	
	Lavatory	2nd Floor	3	EΑ	7	10+ years	
	Lighting - Lay-in Urinals	2nd Floor 2nd Floor	4	EA EA	7 7	6-10 years	
	Walls - Tile Ceramic/ Porcelain	2nd Floor 2nd Floor	360	SF	7	10+ years	
	Water Closet	2nd Floor 2nd Floor	360	SF EA	7	10+ years	
	Accessories	In kitchen	79	SF	7	10+ years 6-10 years	
	Ceiling - Lay-in	In kitchen	79 79	SF SF	7	10+ years	
	Doors - Steel Doors incl hw	In kitchen	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	In kitchen	79	SF	7	10+ years 10+ years	
	Floor Drain	In kitchen	19	EA	7	10+ years 10+ years	
	Hand Dryer	In kitchen	1	EA	7	10+ years	
	Lavatory	In kitchen	1	EA	7	10+ years	
	Lavatory	III KILOHGII	'		,	TOT years	

Campus Name: Esmond Page : 27 of 33 Assessment Date: 11/20/2023







$\overline{}$	TILL BOOM	5	1865 W Montvale AVENUE, Chicago, IL 6064					
Catego	ry : Room		В	Building : Addition 2				
0	Ham Time	Lagation	Over titue	LIOM	Dank	Recommend	Comments	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments	
	Lighting - Lay-in	In kitchen	2	EA	7	6-10 years		
	Walls - Tile Ceramic/ Porcelain	In kitchen	148	SF	7	10+ years		
	Water Closet	In kitchen	1	EA	7	10+ years		
			_					
Catego	ry : Classroom		В	uilding	: Additi			
_						Recommend		
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments	
_Classroc	m #126 (Regular Classroom)							
	Ceiling - Lay-in	2nd Floor	901	SF	7	10+ years		
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years		
	Floor - Tile	2nd Floor	901	SF	7	10+ years		
	Lighting - Lay-in	2nd Floor	13	EA	7	6-10 years		
	Marker Board	2nd Floor	12	LF	7	6-10 years		
	Walls - Plaster/Drywall	2nd Floor	1,310	SF	7	10+ years		
	•		,			,		
Classroo	m #212 (Art Room)							
	Ceiling - Lay-in	2nd Floor	759	SF	7	10+ years		
	Doors - Wood Doors inclu hw	2nd Floor	3	ĒΑ	7	10+ years		
	Floor - Tile	2nd Floor	759	SF	7	10+ years		
	Kiln	2nd Floor	1	ĒΑ	7	10+ years		
	Lighting - Lay-in	2nd Floor	12	EA	7	6-10 years		
	Marker Board	2nd Floor	12	LF	7	6-10 years		
	Storage/ Closet	2nd Floor	65	SF	7	10+ years		
	Walls - Plaster/Drywall	2nd Floor	945	SF	7	10+ years		
	Work Sink	2nd Floor	1	EA	7	10+ years		
	Work On K	2110 1 1001	·	_, 、	•	io. youro		
Classroo	m #218 (Science Lab Level 1)							
	Casework	2nd Floor	22	LF	7	10+ years		
	Ceiling - Lay-in	2nd Floor	950	SF	7	10+ years		
	Doors - Wood Doors inclu hw	2nd Floor	2	ĒΑ	7	10+ years		
	Eye Wash Station	2nd Floor	1	EA	6	10+ years		
	Floor - Tile	2nd Floor	950	SF	7	10+ years		
	Lighting - Lay-in	2nd Floor	11	ĒΑ	7	6-10 years		
	Marker Board	2nd Floor	8	LF	7	6-10 years		
	Science Lab Elements	2nd Floor	950	SF	7	10+ years		
	Storage/ Closet	2nd Floor	96	SF	7	10+ years		
	Walls - Plaster/Drywall	2nd Floor	1,020	SF	7	10+ years		
	Work Sink	2nd Floor	2	EA	7	10+ years		
	VVOIN OIIIN	2110 1 1001	2	LA	,	10+ years		
_Classroo	om #220 (Regular Classroom)							
	Ceiling - Lay-in	2nd Floor	720	SF	7	10+ years		
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years		
	Floor - Tile	2nd Floor	720	SF	7	10+ years		
	1100. 7110	2110 1 1001	720	0.	•	ioi youio		

Campus Name: Esmond Page : 28 of 33 Assessment Date: 11/20/2023







Catego	ry : Classroom		В	uilding	: Additi	on 2	
_				_		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Lighting - Lay-in	2nd Floor	8	EΑ	7	6-10 years	
	Marker Board	2nd Floor	12	LF	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	1,060	SF	7	10+ years	
0-1			5	• • • • • • • • • • • • • • • • • •	A .1.1141	0	
Catego	ry : Interior		В	uilding	: Additi		
Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Corridor		Location	Quantity	COM	Rank	Replacement	Comments
Comidor	Ceiling - Lay-in	1st Floor	605	SF	7	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	200	SF	7	10+ years	
	Drinking Fountains - Single Fountain	1st Floor	3	EA	7	6-10 years	
	Floor - Tile/Sheet	1st Floor	805	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	10	EA	7	6-10 years	
	Student Lockers - One Tier	1st Floor	34	EA	7	10+ years	
	Walls - Plaster/Drywall		955	SF	7	•	
		1st Floor		SF SF		10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	200		7	10+ years	
	Ceiling - Lay-in	2nd Floor	1,705	SF	7	10+ years	
	Drinking Fountains - Single Fountain	2nd Floor	3	EA	7	10+ years	
	Floor - Tile/Sheet	2nd Floor	1,705	SF	7	10+ years	
	Lighting - Lay-in	2nd Floor	11	EA	7	6-10 years	
	Student Lockers - One Tier	2nd Floor	105	EA	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	2,200	SF	7	10+ years	
Safety							
,	Camera Viewing Station	Entire Addition 2 Building	1	EA	7	6-10 years	
	Security Cameras	Entire Addition 2 Building	8	ĒΑ	7	6-10 years	
		g	_		-	- · · · · · · · · · · · · · · · · · · ·	
Stairs							
	Ceiling - Plaster/Drywall	2nd Floor stair 2-2	350	SF	7	10+ years	
	Floor - Tile	2nd Floor stair 2-2	350	SF	7	10+ years	
	Handrails	2nd Floor stair 2-2	79	LF	7	10+ years	
	Lighting - Lay-in	2nd Floor stair 2-2	18	EA	7	6-10 years	
	Stairs - Rubber	2nd Floor stair 2-2	165	LF	7	10+ years	
	Walls - Concrete Block	2nd Floor stair 2-2	325	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor stair 2-2	325	SF	7	10+ years	
	Ceiling - Plaster/Drywall	Stair 2-1	828	SF	7	10+ years	
	Floor - Tile	Stair 2-1	593	SF	7	10+ years	
	Handrails	Stair 2-1	70	LF	7	10+ years	
	Lighting - Pendent/Surface	Stair 2-1	19	EA	7	6-10 years	
	Stairs - Rubber	Stair 2-1	21	LF	7	10+ years	
	Walls - Masonry	Stair 2-1	828	SF	7	10+ years	
	Walls - Plaster/Drywall	Stair 2-1	483	SF	7	10+ years	
			.50	٥.	•	.o. youro	

Campus Name: Esmond Page : 29 of 33 Assessment Date: 11/20/2023



Category : Interior			В				
_						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Vertical C	Conveyance						
	Elevator - Hydraulic Elevator	1st Floor	1	EA	7	10+ years	

Campus Name: Esmond Page : 30 of 33 Assessment Date: 11/20/2023



Category : Site Building : Site

zatego	ry : Site		В	ullaing	: Site		
						Recommend	
roup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
ivil/Dra	inage						
	Civil/ Drainage - Catch Basin	Entire Site	21	EA	7	10+ years	
	Civil/ Drainage - Site Manhole	Entire Site	8	EA	7	10+ years	
	Civil/ Drainage - Site Manhole	Entire Site	1	EA	5	10+ years	Rim of manhole appears to be
	Civil/ Drainage - Site Marinole	Little Site		LA	3	10+ years	settling.
							setting.
encing							
	Fencing - Chain Link	Entire Site	38	LF	6	6-10 years	
	Fencing - New Standard Ornamental	Entire Site	363	LF	7	10+ years	
	Fencing - New Standard Ornamental	Entire Site	1,367	LF	6	6-10 years	
	Fencing - Wood Fencing w/ Steel Frame	Entire Site	150	LF	7	10+ years	
andsca	•						
	Landscape - Grass	Entire Site	16,972	SF	6	10+ years	
	Landscape - Hardscape- Concrete	Entire Site	6,903	SF	7	10+ years	
	Landscape - Mulch	Entire Site	150	SF	6	6-10 years	
	Parkway trees	Entire Site	23	EA	7	10+ years	
	Planting Beds/ Area	Entire Site	150	SF	6	10+ years	
	Play Area - Hardscape- Asphalt	Entire Site	6,165	SF	4	0-1 year	Alligatoring, potholes, large cracks
	Play Area - Synthetic Turf	Entire Site	29,064	SF	7	10+ years	д
	Trash Receptacles	Entire Site	1	EA	6	6-10 years	
					-	5 15 , 555	
Parking I	Lot						
•	Concrete Curbs	Entire Site	951	LF	7	10+ years	
	Interior Plantings	Entire Site	478	LF	7	10+ years	
	Surface - Asphalt	Entire Site	6,618	SF	6	10+ years	
	Surface - Asphalt	Entire Site	7,266	SF	6	10+ years	
	Surface - Concrete	Entire Site	9,074	SF	6	10+ years	
	Trash Compactor	Entire Site	1	EA	7	10+ years	
	Trash Enclosure - Masonry	Entire Site	954	SF	7	10+ years	
	Vehicular Screening	Entire Site	124	LF	7		
	venicular Screening	Entire Site	124	LF	1	10+ years	
laygrou	and .						
y gi UU	Equipment - Combo 3-12	South	1	EA	5	6-10 years	
	Surface - Poured Surface	South	3,753	SF	6	10+ years	
	Odridoc i odred odridoc	Codiii	3,733	O1	O	101 years	
idewalk	KS.						
	Sidewalks - Internal Walks	Entire Site	536	LF	7	10+ years	
	Sidewalks - Internal Walks	Entire Site	20	LF	4	1-2 years	Broken, cracked concrete
	Sidewalks - Perimeter Sidewalks	Entire Site	13,970	SF	7	10+ years	,
	Sidewalks - Perimeter Sidewalks	Entire Site	400	SF	4	0-1 year	Cracked, upheaved concrete
						,	, ,

Campus Name: Esmond Page : 31 of 33 Assessment Date: 11/20/2023



Catego	Category : Site			Building : Site					
Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments		
_Signage									
	Flag Pole - Flag Pole	North	1	EA	7	10+ years			
	Marquee - Free Standing Back Lighted	North	1	EΑ	7	10+ years			
	Monument - Building Mounted Cut Letter Sign	North	2	EA	7	10+ years			

Definitions

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

Campus Name: Esmond Page: 32 of 33 Assessment Date: 11/20/2023

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



Classroom Summary

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								Smart-
Intended Usage	Room Location	Number	Number	(SF)	Area	Area	Stop	Board
Building : Main								
Regular Classroom	1st Floor	106	106	750	195	98	Υ	Y
Other Instructional Use	Basement	8		718	48	48	N	Υ
Regular Classroom	1st Floor	105	105	750	195	98	Υ	Υ
Regular Classroom	1st Floor	107	107	750	195	98	N	Υ
Regular Classroom	1st Floor	108	108	750	187	93	Υ	Υ
Regular Classroom	2nd Floor	205	205	750	195	98	Υ	Υ
Regular Classroom	2nd Floor	206	206	750	195	98	Υ	Υ
Regular Classroom	2nd Floor	207	207	750	195	98	Υ	Υ
Regular Classroom	2nd Floor	208	208	750	240	120	Υ	Υ
Art Room	2nd Floor	212	212	759	171	24	Υ	Υ
Computer Lab	2nd Floor	126	126	901	48	6	Υ	Υ
Regular Classroom	2nd Floor	220	220	720	144	6	Υ	Υ
Science Classroom	2nd Floor	218	218	950	32	32	Υ	Υ
Office	1st Floor	102	102	690	96	48	N	Υ
Office	1st Floor	104	104	845	48	24	N	Υ
Regular Classroom	2nd Floor	201	201	690	126	63	Υ	Υ
Regular Classroom	2nd Floor	202	202	690	126	63	Υ	Υ
Regular Classroom	2nd Floor	203	203	690	126	63	Y	Υ
Regular Classroom	2nd Floor	204	204	690	126	63	Y	Υ
	Regular Classroom Art Room Computer Lab Regular Classroom Science Classroom Office Office Regular Classroom Regular Classroom Regular Classroom Regular Classroom	Regular Classroom 1st Floor Other Instructional Use Basement Regular Classroom 1st Floor Regular Classroom 1st Floor Regular Classroom 2nd Floor Office 1st Floor Office 1st Floor Regular Classroom 2nd Floor Science Classroom 2nd Floor Office 2nd Floor Regular Classroom 2nd Floor Regular Classroom 2nd Floor Regular Classroom 2nd Floor Regular Classroom 2nd Floor	Regular Classroom 1st Floor 106 Other Instructional Use Basement 8 Regular Classroom 1st Floor 105 Regular Classroom 1st Floor 107 Regular Classroom 2nd Floor 205 Regular Classroom 2nd Floor 206 Regular Classroom 2nd Floor 207 Regular Classroom 2nd Floor 208 Art Room 2nd Floor 2nd Floor 212 Computer Lab 2nd Floor 220 Science Classroom 2nd Floor 2nd Floor 218 Office 1st Floor 102 Office 1st Floor 104 Regular Classroom 2nd Floor 201 Regular Classroom 2nd Floor 202 Regular Classroom 2nd Floor 203 Regular Classroom 2nd Floor 203 Regular Classroom 2nd Floor 203 Regular Classroom 2nd Floor 203	Intended Usage Room Location Number Number Regular Classroom 1st Floor 106 106 Other Instructional Use Basement 8 Regular Classroom 1st Floor 105 105 Regular Classroom 1st Floor 107 107 Regular Classroom 1st Floor 108 108 Regular Classroom 2nd Floor 205 205 Regular Classroom 2nd Floor 206 206 Regular Classroom 2nd Floor 207 207 Regular Classroom 2nd Floor 208 208 Art Room And Room And Room And Room And Room And Floor And Fl	Regular Classroom	Regular Classroom	Regular Classroom	Regular Classroom