

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	1901	3	31,180
Addition	1929	3	35,990
Campus Total			67,170

Category : Exterior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Entrance							
	Entrance Control - Audio and Video	#1 Main W	1	EA	7	10+ years	
	Exterior Doors - Exterior AMP Door	#1 Main W	2	EA	6	10+ years	
	Exterior Doors - Transom Lite	#1 Main W	2	EA	6	10+ years	
	Exterior Stairs - Concrete	#1 Main W	40	LF	7	10+ years	
	Power Door Operator and Controls	#1 Main W	1	EA	7	10+ years	
	Stair Handrail - Steel_Stair Handrail	#1 Main W	14	LF	7	6-10 years	
	Exterior Doors - Exterior Steel Door	#6- Boiler Room- E	1	EA	5	6-10 years	
	Exterior Stairs - Concrete	#6- Boiler Room- E	3	LF	4	0-1 year	Broken concrete
	Entrance Control - Audio	#7 SE	1	EA	7	10+ years	
	Exterior Doors - Exterior Steel Door	#7 SE	1	EA	5	10+ years	
	Exterior Stairs - Concrete	#7 SE	18	LF	7	10+ years	
	Exterior Stairs - Stone	#7 SE	8	LF	5	1-2 years	Cracked stone
	Stair Handrail - Steel_Stair Handrail	#7 SE	14	LF	6	6-10 years	
	Exterior Doors - Exterior AMP Door	#8- S	3	EA	6	10+ years	
	Exterior Doors - Transom Lite	#8- S	3	EA	6	10+ years	
	Exterior Stairs - Concrete	#8- S	55	LF	4	0-1 year	Stair is cracked and has settled.
Foundation							
	Foundation - Masonry	Entire Building	365	LF	6	10+ years	
	Superstructure - Heavy Timber	Entire Building	30,998	SF	7	10+ years	
Lighting							

Category : Exterior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Exterior Lighting - Wall Mounted	Entire Building	10	EA	6	6-10 years	
Roof System							
	Coping - Stone	Entrance 8 roof - S	25	LF	7	10+ years	
	Downspouts - Exterior Downspouts	Entrance 8 roof - S	9	LF	6	10+ years	
	Downspouts - Exterior Downspouts	Entrance 8 roof - S	3	LF	4	0-1 year	Broken tile at ground
	Parapet - Parapet > 30"	Entrance 8 roof - S	25	LF	7	10+ years	
	Roof - Modified Bitumen	Entrance 8 roof - S	75	SF	6	2-5 years	Worn surface-alligatored, deteriorated sealants
	Roof Structure - Steel with Clay Tile Arch	Entrance 8 roof - S	75	SF	7	10+ years	
	Chimney - Brick Chimney- Concrete/ Mortar Liner	Low E roof	57	LF	6	10+ years	
	Chimney - Metal Flue	Low E roof	15	LF	6	10+ years	
	Coping - Clay Tile	Low E roof	45	LF	7	10+ years	
	Coping - Stone	Low E roof	57	LF	6	10+ years	
	Downspouts - Exterior Downspouts	Low E roof	10	LF	6	6-10 years	
	Downspouts - Exterior Downspouts	Low E roof	2	LF	5	1-2 years	Damaged gutter
	Parapet - 16" - 30" Height	Low E roof	104	LF	7	10+ years	
	Parapet - 16" - 30" Height	Low E roof	8	LF	4	1-2 years	Loose bricks
	Roof - Modified Bitumen	Low E roof	3,135	SF	5	2-5 years	Deteriorated sealant tech counter flashing, worn surface, soft spots
	Roof Structure - Steel with Clay Tile Arch	Low E roof	3,135	SF	7	10+ years	
	Access Ladder - Metal	Main Roof	1	EA	7	10+ years	
	Access Ladder - Wood	Main Roof	1	EA	4	0-1 year	Precarious loose, wood ladder. Failing nailed attachments.
	Coping - Clay Tile	Main Roof	120	LF	7	10+ years	
	Coping - Stone	Main Roof	249	LF	7	10+ years	
	Downspouts - Exterior Downspouts	Main Roof	30	LF	6	6-10 years	
	Downspouts - Exterior Downspouts	Main Roof	80	LF	6	6-10 years	
	Parapet - 16" - 30" Height	Main Roof	80	LF	6	10+ years	Verified in fair condition
	Parapet - 16" - 30" Height	Main Roof	10	LF	6	10+ years	
	Parapet - Parapet > 30"	Main Roof	161	LF	7	10+ years	
	Parapet - Parapet > 30"	Main Roof	18	LF	7	10+ years	
	Roof - Modified Bitumen	Main Roof	6,947	SF	5	2-5 years	Deteriorated sealant at counter flashing, worn surface,
	Roof Hatch - Metal	Main Roof	1	EA	7	10+ years	
	Roof Structure - Heavy Timber	Main Roof	6,947	SF	7	10+ years	
Walls							
	Cheek-Wall - Concrete	Entire Building	15	SF	6	6-10 years	
	Cheek-Wall - Concrete	Entire Building	3	SF	6	6-10 years	
	Cornice - Cast Stone	Entire Building	228	LF	6	6-10 years	
	Cornice - Metal Projecting	Entire Building	227	LF	5	1-2 years	Open joints, corroding, holes allowing bird nesting per building manager and

Category : Exterior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Exterior Walls - Brick	Entire Building	10,650	SF	7	6-10 years	a contractor's report. One area has rotted wood supports
	Exterior Walls - Stone-Cast	Entire Building	2,946	SF	7	10+ years	
	Exterior Walls - Stone-Cut	Entire Building	130	SF	7	10+ years	
	Exterior Walls - Stone-Cut	Entire Building	5	SF	4	1-2 years	Broken stone with open joints

Windows

	Curtain wall - Louver	Entire Building	80	SF	6	10+ years	
	Guard - Guards perforated	Entire Building	800	SF	7	10+ years	
	Lintels - Brick	Entire Building	62	LF	6	6-10 years	
	Lintels - Steel	Entire Building	300	LF	6	6-10 years	
	Windows - Sash Aluminum Double-pane	Entire Building	2,621	SF	7	10+ years	

Category : Electrical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Emergency System</u>							
	Automatic Transfer Switch	Electrical Room	2	EA	6	6-10 years	Served by EM generator as well as independent service. Door to ATS near distribution panel does not open fully due to lack of installation clearance
	Emergency A/C Power - Corridors and Stairs	Entire Building	6,094	SF	6	6-10 years	
	Emergency A/C Power - Lunchrooms	Entire Building	650	SF	6	6-10 years	
	Exit Signs - Corridors and Stairs	Entire Building	4	EA	6	1-2 years	Newer sign with battery back up
	Exit Signs - Corridors and Stairs	Entire Building	11	EA	4	0-1 year	Quantity segregated to reflect observed conditions
	Exit Signs - Lunchroom	Entire Building	4	EA	4	0-1 year	Signs are vintage and dim. Campus has EM generator.
	Exit Signs - Lunchroom	Entire Building	4	EA	4	0-1 year	Quantity updated to reflect observed conditions in 2 separate lunchrooms
	Security System - Intrusion Detection	Entire Building	31,180	SF	5	6-10 years	
	Emergency Battery Packs - Students Toilets	Entire Building	1	EA	6	6-10 years	Found in main building, single occupant, ADA toilet
	Emergency Generator- Outdoor- Diesel - 60 - 100 KW	North Courtyard	1	EA	2	0-1 year	Quantity changed to reflect observed conditions Generator engine has failed PO has been submitted for replacement.

Main Service

	Independent Electrical Service for	Electrical Room	1	EA	6	10+ years	
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Category : Electrical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	emergency power						
	Main Electrical Service - 1600 A	Electrical Room	1	EA	6	10+ years	
	120/208/3PH						
	PA System	Entire Building	31,180	SF	6	6-10 years	
Power Distribution							
	Lighting and Power Panels - 100 A	Entire Building	2	EA	7	10+ years	Quantity updated segregate to reflect live front conditions in other panels, found in mechanical room
	Lighting and Power Panels - 100 A	Entire Building	3	EA	7	10+ years	EDP1 EM1 EM2
	Lighting and Power Panels - 100 A	Entire Building	2	EA	4	0-1 year	Live front due to missing circuit breakers
	Lighting and Power Panels - Above 100 A	Entire Building	2	EA	7	10+ years	
	Lighting and Power Panels - Above 100 A	Entire Building	4	EA	7	10+ years	
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	7	10+ years	
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	6	6-10 years	CDP-4 in kitchen
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	4	0-1 year	Main breaker is live front
	Main Distribution Panels - 400 - 600 amp	Entire Building	3	EA	7	10+ years	DP1 DP2 DP-AC
	Main Distribution Panels - Greater than 600 amp	Entire Building	1	EA	4	6-10 years	Corroded deteriorating
	Main Distribution Panels - Less than 400 amp	Entire Building	1	EA	4	0-1 year	GDP Distribution panel served by ATS has been modified creating live front situation when ATS door needs to quantity segregated based on observed capacity
	Transformers - 120/240 - 120/208	Entire Building	1	EA	6	10+ years	

Category : Fire Protection
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Fire Alarm							
	Fire ALarm Anunciator	Electrical Room	1	EA	7	6-10 years	
	Fire Alarm Panel	Electrical Room	1	EA	6	6-10 years	Serves main building as well as addition
	Fire Alarm Strobe Lights	Electrical Room	31,180	SF	6	6-10 years	
	Fire Alarm_System	Electrical Room	31,180	SF	6	6-10 years	
	Fire Pump Controller	Electrical Room	1	EA	6	6-10 years	
Pump Room Assembly							
	Fire Pump - Less than 25hp	Fire Pump Room	1	EA	6	6-10 years	In pump room, serves main building
	Jockey Pump	Fire Pump Room	1	EA	6	6-10 years	

Sprinkler System

Category : Fire Protection
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Combination Wet and Dry Sprinkler System	Entire Building	31,180	SF	6	6-10 years	System equipped with jockey pump and air compressor
	Sprinkler Heads	Entire Building	31,180	SF	7	10+ years	
	Sprinkler Piping	Entire Building	31,180	SF	6	6-10 years	

Category : Mechanical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Air Handling Systems</u>							
	Air Handling Unit- Built Up-Multi Zone- Steam Coils - 15001 - 25000 cfm	Boiler Room	1	EA	4	1-2 years	Frequent maintenance required, deteriorated, serves main building
	Air Intake	Boiler Room	1	EA	5	6-10 years	
	Auxiliaries - 15001 - 25000 cfm	Boiler Room	1	EA	4	1-2 years	Frequent maintenance required
	Return Duct Work - Indoor- Vertical Shaft and Ducts	Boiler Room	100	LF	5	6-10 years	
	Zone Dampers	Boiler Room	14	EA	5	6-10 years	Manual control per building engineer at time of assessment

Boiler Systems

	Boiler Auxiliary- Scotch Marine- Steam Low Pressure Boiler - 101 - 150 HP	Boiler Room	2	EA	5	6-10 years	
	Chemical Feed System	Boiler Room	1	EA	6	6-10 years	
	Combustion Dampers	Boiler Room	2	EA	7	10+ years	Newer
	Condensate Pump	Boiler Room	1	EA	6	6-10 years	Vintage below grade tank with sump style pumps, and above lid motors
	Feed Water Pumps and Tank	Boiler Room	1	EA	6	6-10 years	All three pumps appear to be leaking, still functional
	Non Condensing- Fire Tube- Scotch Marine- Steam- Low Pressure Boiler - 101 - 150 HP	Boiler Room	1	EA	5	6-10 years	B-1
	Non Condensing- Fire Tube- Scotch Marine- Steam- Low Pressure Boiler - 101 - 150 HP	Boiler Room	1	EA	5	6-10 years	B-2
	Piping - Condensate Pipe- Steel	Boiler Room	400	LF	5	6-10 years	Uninsulated, there are a few pipe clamps
	Piping - Steam Pipe- Steel	Boiler Room	400	LF	5	6-10 years	
	Steam Traps	Boiler Room	24	EA	5	6-10 years	

Heating Devices

	Unit Heater - Gas	Boiler Room	1	EA	6	10+ years	
	Unit Heater - Steam	Boiler Room	2	EA	4	1-2 years	Vintage, deteriorated
	Wall Heater - Electric	Entire Building	7	EA	5	6-10 years	
	Fin Tube - Steam	Entire Building	12	LF	5	6-10 years	Kitchen office, dirty

Category : Mechanical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Temperature Control</u>							
	Electric Thermostat	Entire Building	1	EA	5	6-10 years	Serves exhaust fan Quantity updated to reflect observed conditions
	Pneumatic System	Entire Building	31,180	SF	4	1-2 years	Manually operating system
	Thermostats - Pneumatic	Entire Building	14	EA	4	1-2 years	Manually operated, non-functional at time of assessment
<u>Ventilation</u>							
	Exhaust Fans- Indoor - 500 - 1500 CFM	Basement, Lower Roof and Warming Kitchen	1	EA	6	2-5 years	Side wall mounted
	Exhaust Fans- Indoor - Less than 500 CFM	Basement, Lower Roof and Warming Kitchen	2	EA	6	6-10 years	Kitchen office exhaust, and electrical vault
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Basement, Lower Roof and Warming Kitchen	1	EA	6	6-10 years	

Category : Plumbing
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Hot Water</u>							
	Gas Heater - 150000 - 300000 BTU/HR	Boiler Room	1	EA	7	6-10 years	2023 installation, serves main building, and addition
	Hot Water Storage Tank_Gas - 201 - 500 Gallons	Boiler Room	1	EA	5	2-5 years	Ceiling mounted, abandoned
<u>Piping</u>							
	Domestic Piping-Hot Water Return Lines	Entire Building	31,180	SF	4	1-2 years	There are a few pipe clamps
	Domestic Piping-Hot Water Return Risers	Entire Building	31,180	SF	4	1-2 years	Occasional leaks
	Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	31,180	SF	4	1-2 years	Hot water pressure is low on top floor
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	31,180	SF	4	1-2 years	Original pipes still in service
	Domestic Piping-Hot/Cold Water Supply (Risers)	Entire Building	31,180	SF	4	1-2 years	There are a few pipe clamps
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building	31,180	SF	4	1-2 years	Pipes are original to the building
	Sanitary Piping	Entire Building	31,180	SF	5	6-10 years	
	Storm Piping	Entire Building	31,180	SF	5	6-10 years	
	Vent Piping	Entire Building	31,180	SF	5	6-10 years	

Pumps

	Pumps - Domestic Booster Pump-Simplex	Boiler Room	1	EA	5	6-10 years	
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Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Administrative Suites/Offices							
	Ceiling - Plaster/Drywall	3rd Floor - Office 303	95	SF	7	10+ years	
	Doors - Transom Window	3rd Floor - Office 303	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor - Office 303	1	EA	7	10+ years	
	Floor - Wood	3rd Floor - Office 303	95	SF	6	6-10 years	
	Lighting - Pendent/Surface	3rd Floor - Office 303	1	EA	7	6-10 years	
	Power Distribution	3rd Floor - Office 303	2	EA	7	6-10 years	
	Walls - Plaster/Drywall	3rd Floor - Office 303	123	SF	7	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor - Office 305	95	SF	7	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor - Office 305	1	EA	6	10+ years	
	Floor - Carpet	3rd Floor - Office 305	95	SF	7	6-10 years	
	Lighting - Pendent/Surface	3rd Floor - Office 305	1	EA	7	6-10 years	
	Power Distribution	3rd Floor - Office 305	2	EA	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor - Office 305	123	SF	7	10+ years	
	AC Unit	Floor 1.5 Principal's Office over west	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	Floor 1.5 Principal's Office over west	229	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Floor 1.5 Principal's Office over west	1	EA	7	10+ years	
	Floor - Carpet	Floor 1.5 Principal's Office over west	229	SF	6	6-10 years	
	Lighting - Pendent/Surface	Floor 1.5 Principal's Office over west	10	EA	7	6-10 years	
	Power Distribution	Floor 1.5 Principal's Office over west	6	EA	7	10+ years	
	Storage/ Closet	Floor 1.5 Principal's Office over west	30	SF	7	10+ years	
	Walls - Plaster/Drywall	Floor 1.5 Principal's Office over west	298	SF	7	10+ years	
	Ceiling - Exposed	Janitor's Room - Basement	97	SF	6	6-10 years	
	Floor - Concrete	Janitor's Room - Basement	97	SF	7	10+ years	
	Lighting - Pendent/Surface	Janitor's Room - Basement	2	EA	7	6-10 years	
	Power Distribution	Janitor's Room - Basement	4	EA	7	10+ years	
	Walls - Masonry	Janitor's Room - Basement	211	SF	6	10+ years	
	Ceiling - Plaster/Drywall	Kitchen Manager's Office	124	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Kitchen Manager's Office	1	EA	7	10+ years	
	Floor - Tile	Kitchen Manager's Office	114	SF	6	10+ years	
	Floor - Tile	Kitchen Manager's Office	10	SF	4	0-1 year	Chipped tiles
	Lighting - Pendent/Surface	Kitchen Manager's Office	2	EA	7	6-10 years	
	Power Distribution	Kitchen Manager's Office	4	EA	7	10+ years	
	Walls - Masonry	Kitchen Manager's Office	121	SF	7	10+ years	
	Walls - Plaster/Drywall	Kitchen Manager's Office	40	SF	7	10+ years	
Kitchen							
	Ceiling - Exposed	Basement	382	SF	7	6-10 years	
	Doors - Wood Doors inclu hw	Basement	1	EA	6	10+ years	
	Floor - Terrazzo	Basement	382	SF	7	10+ years	
	Lighting - Pendent/Surface	Basement	5	EA	7	6-10 years	
	Serving Line	Basement	8	LF	7	10+ years	
	Storage/ Closet	Basement	125	SF	7	10+ years	
	Walls - Masonry	Basement	249	SF	7	10+ years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Walls - Plaster/Drywall	Basement	249	SF	7	10+ years	
Library							
	AC Unit	3rd Floor - 300 Media Center	1	EA	7	6-10 years	
	Casework	3rd Floor - 300 Media Center	67	LF	7	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor - 300 Media Center	872	SF	7	10+ years	
	Doors - Transom Window	3rd Floor - 300 Media Center	8	SF	7	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor - 300 Media Center	2	EA	7	10+ years	
	Floor - Wood	3rd Floor - 300 Media Center	872	SF	7	10+ years	
	Lighting - Pendent/Surface	3rd Floor - 300 Media Center	14	EA	7	6-10 years	
	Storage/ Closet	3rd Floor - 300 Media Center	212	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor - 300 Media Center	1,452	SF	7	10+ years	
Lunch & Multipurpose Room							
	Ceiling - Plaster/Drywall	Basement south end	650	SF	7	10+ years	
	Floor - Terrazzo	Basement south end	650	SF	7	10+ years	
	Lighting - Pendent/Surface	Basement south end	10	EA	7	6-10 years	
	Serving Line	Basement south end	8	LF	7	10+ years	
	Walls - Masonry	Basement south end	1,063	SF	7	10+ years	
MDF_IDE							
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	
	Finishes	1st Floor	75	SF	7	10+ years	
	Other Cooling Unit	1st Floor	1	EA	7	6-10 years	Fan coil unit
Mechanical/ Service Rooms							
	Janitor's Closet	1st Floor	43	SF	5	10+ years	
	Janitor's Closet	2nd Floor	43	SF	5	10+ years	No access
	Air Intake Plenums	Basement	1,000	SF	5	10+ years	
	Mechanical/ Service Rooms	Basement	525	SF	7	10+ years	
	Storage Room	Basement	150	SF	7	10+ years	
Restroom							
	Accessories	1st Floor All Gender	86	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor All Gender	86	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor All Gender	2	EA	7	10+ years	
	Floor - Terrazzo	1st Floor All Gender	20	SF	6	10+ years	
	Floor - Wood	1st Floor All Gender	66	SF	7	10+ years	
	Lavatory	1st Floor All Gender	1	EA	7	10+ years	Rank changed to
	Lighting - Pendent/Surface	1st Floor All Gender	1	EA	7	6-10 years	
	Walls - Plaster/Drywall	1st Floor All Gender	108	SF	7	10+ years	
	Water Closet	1st Floor All Gender	1	EA	7	10+ years	
	Accessories	1st floor unisex staff restroom	120	SF	7	6-10 years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Ceiling - Plaster/Drywall	(closest to addition) 1st floor unisex staff restroom	120	SF	7	6-10 years	
	Floor - Tile Ceramic/ Porcelain	(closest to addition) 1st floor unisex staff restroom	120	SF	7	10+ years	
	Floor Drain	(closest to addition) 1st floor unisex staff restroom	1	EA	7	10+ years	
	Lavatory	(closest to addition) 1st floor unisex staff restroom	1	EA	7	10+ years	
	Lighting - Pendent/Surface	(closest to addition) 1st floor unisex staff restroom	3	EA	7	6-10 years	
	Walls - Plaster/Drywall	(closest to addition) 1st floor unisex staff restroom	120	SF	7	10+ years	
	Walls - Tile Ceramic/ Porcelain	(closest to addition) 1st floor unisex staff restroom	320	SF	7	10+ years	
	Water Closet	(closest to addition) 1st floor unisex staff restroom	1	EA	7	10+ years	
	Accessories	In Kitchen Manager Office	150	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	In Kitchen Manager Office	150	SF	7	10+ years	
	Doors - Wood Doors inclu hw	In Kitchen Manager Office	1	EA	7	10+ years	
	Floor - Tile	In Kitchen Manager Office	145	SF	7	10+ years	
	Floor - Tile	In Kitchen Manager Office	5	SF	4	0-1 year	Damaged
	Lavatory	In Kitchen Manager Office	2	EA	7	10+ years	
	Lighting - Pendent/Surface	In Kitchen Manager Office	1	EA	7	6-10 years	
	Partitions	In Kitchen Manager Office	1	EA	7	10+ years	
	Student Lockers - One Tier	In Kitchen Manager Office	1	EA	7	10+ years	
	Walls - Masonry	In Kitchen Manager Office	150	SF	7	10+ years	
	Walls - Plaster/Drywall	In Kitchen Manager Office	140	SF	7	6-10 years	
	Water Closet	In Kitchen Manager Office	1	EA	7	6-10 years	
	Accessories	In Pre-School Room 101	65	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	In Pre-School Room 101	65	SF	7	10+ years	
	Doors - Wood Doors inclu hw	In Pre-School Room 101	1	EA	6	10+ years	
	Floor - Terrazzo	In Pre-School Room 101	65	SF	7	10+ years	
	Lavatory	In Pre-School Room 101	1	EA	7	10+ years	
	Lighting - Pendent/Surface	In Pre-School Room 101	1	EA	7	6-10 years	
	Partitions	In Pre-School Room 101	1	EA	7	10+ years	
	Walls - Plaster/Drywall	In Pre-School Room 101	320	SF	7	10+ years	
	Water Closet	In Pre-School Room 101	1	EA	7	10+ years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Classroom #100 (Regular Classroom)							
	AC Units	1st Floor	1	EA	7	6-10 years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Ceiling - Plaster/Drywall	1st Floor	894	SF	7	6-10 years	Deficiency fixed
	Doors - Transom Window	1st Floor	8	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	6	10+ years	
	Floor - Wood	1st Floor	894	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	15	EA	7	6-10 years	
	Storage/ Closet	1st Floor	142	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,248	SF	7	10+ years	
Classroom #101 (Pre School)							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	60	LF	7	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	894	SF	7	10+ years	
	Doors - Transom Window	1st Floor	18	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	6	10+ years	
	Floor - Carpet	1st Floor	894	SF	7	6-10 years	
	Lighting - Pendent/Surface	1st Floor	14	EA	7	6-10 years	
	Storage/ Closet	1st Floor	178	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,120	SF	7	10+ years	
Classroom #102 (Office)							
	AC Units	1st Floor	1	EA	7	6-10 years	Does not work
	AC Units	1st Floor	1	EA	4	1-2 years	
	Ceiling - Plaster/Drywall	1st Floor	894	SF	7	10+ years	
	Chalk Board	1st Floor	48	LF	4	2-5 years	
	Doors - Transom Window	1st Floor	8	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Wood	1st Floor	894	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	13	EA	7	6-10 years	
	Storage/ Closet	1st Floor	230	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,368	SF	7	10+ years	
Classroom #200 (Art Room)							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	12	LF	6	10+ years	
	Ceiling - Splined	2nd Floor	894	SF	7	10+ years	
	Doors - Transom Window	2nd Floor	8	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Tile	2nd Floor	894	SF	7	6-10 years	
	Lighting - Pendent/Surface	2nd Floor	18	EA	7	6-10 years	
	Marker Board	2nd Floor	8	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	142	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,358	SF	7	10+ years	
	Work Sink	2nd Floor	2	EA	7	10+ years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Classroom #201 (Regular Classroom)							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	894	SF	7	10+ years	
	Doors - Transom Window	2nd Floor	8	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	7	10+ years	
	Floor - Wood	2nd Floor	894	SF	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	13	EA	7	6-10 years	
	Lighting - Pendent/Surface	2nd Floor	1	EA	5	1-2 years	Missing cover
	Marker Board	2nd Floor	42	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	178	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,120	SF	7	10+ years	
Classroom #202 (Regular Classroom)							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	894	SF	7	10+ years	
	Doors - Transom Window	2nd Floor	8	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Wood	2nd Floor	894	SF	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	7	6-10 years	
	Marker Board	2nd Floor	36	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	191	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,478	SF	7	10+ years	
Classroom #204 (Regular Classroom)							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	48	LF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	130	SF	6	10+ years	
	Doors - Transom Window	2nd Floor	8	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Wood	2nd Floor	130	SF	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	1	EA	7	10+ years	
	Marker Board	2nd Floor	24	LF	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	169	SF	6	10+ years	
Classroom #301 (Regular Classroom)							
	AC Units	3rd Floor	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	3rd Floor	894	SF	7	10+ years	
	Chalk Board	3rd Floor	12	LF	4	2-5 years	
	Doors - Transom Window	3rd Floor	8	SF	7	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	2	EA	7	10+ years	
	Floor - Tile	3rd Floor	894	SF	7	6-10 years	
	Lighting - Pendent/Surface	3rd Floor	14	EA	7	6-10 years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Marker Board	3rd Floor	42	LF	7	6-10 years	
	Storage/ Closet	3rd Floor	178	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	1,120	SF	7	10+ years	
Classroom #302 (Regular Classroom)							
	AC Units	3rd Floor	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	3rd Floor	894	SF	7	10+ years	
	Doors - Transom Window	3rd Floor	8	SF	7	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	7	10+ years	
	Floor - Wood	3rd Floor	894	SF	7	10+ years	
	Lighting - Pendent/Surface	3rd Floor	14	EA	7	6-10 years	
	Marker Board	3rd Floor	26	LF	7	6-10 years	
	Storage/ Closet	3rd Floor	191	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	1,367	SF	7	10+ years	
Classroom #304 (Regular Classroom)							
	AC Units	3rd Floor	1	EA	7	6-10 years	
	Casework	3rd Floor	7	LF	7	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	680	SF	7	10+ years	
	Doors - Transom Window	3rd Floor	8	SF	7	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	7	10+ years	
	Floor - Wood	3rd Floor	680	SF	7	10+ years	
	Lighting - Pendent/Surface	3rd Floor	10	EA	7	6-10 years	
	Marker Board	3rd Floor	21	LF	7	6-10 years	
	Walls - Plaster/Drywall	3rd Floor	1,171	SF	7	10+ years	
Classroom #G1 (Store Room)							
	AC Units	Basement	2	EA	7	6-10 years	
	Casework	Basement	12	LF	7	10+ years	
	Ceiling - Plaster/Drywall	Basement	1,290	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Basement	2	EA	7	10+ years	
	Floor - Tile	Basement	1,140	SF	7	10+ years	
	Floor - Tile	Basement	150	SF	6	1-2 years	Water damage
	Lighting - Pendent/Surface	Basement	15	EA	7	6-10 years	
	Walls - Masonry	Basement	1,348	SF	7	10+ years	
	Work Sink	Basement	1	EA	7	10+ years	

Category : Interior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Corridor							
	Ceiling - Plaster/Drywall	1st Floor	1,029	SF	7	10+ years	
	Doors - Steel Doors incl hw	1st Floor	4	EA	7	10+ years	

Category : Interior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Floor - Asphalt Floor	1st Floor	1,029	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	10	EA	7	6-10 years	
	Stairs - Terrazzo	1st Floor	8	LF	7	10+ years	
	Walls - Concrete Block	1st Floor	30	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	2,086	SF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	1,029	SF	7	10+ years	
	Doors - Steel Doors incl hw	2nd Floor	4	EA	7	10+ years	
	Floor - Asphalt Floor	2nd Floor	1,029	SF	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	10	EA	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	2,086	SF	7	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	1,029	SF	7	10+ years	
	Doors - Steel Doors incl hw	3rd Floor	4	EA	7	10+ years	
	Floor - Asphalt Floor	3rd Floor	1,029	SF	6	10+ years	
	Lighting - Pendent/Surface	3rd Floor	10	EA	7	6-10 years	
	Walls - Plaster/Drywall	3rd Floor	2,086	SF	7	10+ years	
	Ceiling - Plaster/Drywall	Basement	1,754	SF	7	10+ years	
	Doors - Wood Doors include hw	Basement	6	EA	7	10+ years	
	Floor - Asphalt Floor	Basement	1,754	SF	7	10+ years	
	Lighting - Pendent/Surface	Basement	16	EA	7	6-10 years	
	Stairs - Concrete Stairs	Basement	6	LF	7	10+ years	
	Walls - Masonry	Basement	2,028	SF	7	10+ years	
	Walls - Plaster/Drywall	Basement	500	SF	7	10+ years	

Stairs

	Ceiling - Plaster/Drywall	North East	621	SF	6	10+ years	
	Floor - Asphalt	North East	502	SF	7	10+ years	
	Floor - Terrazzo	North East	151	SF	7	10+ years	
	Handrails	North East	192	LF	7	10+ years	
	Lighting - Lay-in	North East	2	EA	7	6-10 years	
	Lighting - Pendent/Surface	North East	4	EA	7	6-10 years	
	Lighting - Wall Mounted	North East	2	EA	7	6-10 years	
	Stairs - Asphalt	North East	90	LF	6	10+ years	
	Walls - Plaster/Drywall	North East	3,300	SF	7	10+ years	
	Ceiling - Plaster/Drywall	South	413	SF	6	10+ years	
	Floor - Asphalt	South	240	SF	7	10+ years	
	Floor - Terrazzo	South	600	SF	7	10+ years	
	Handrails	South	192	LF	7	10+ years	
	Lighting - Lay-in	South	2	EA	7	6-10 years	
	Lighting - Pendent/Surface	South	8	EA	7	6-10 years	
	Lighting - Wall Mounted	South	2	EA	6	6-10 years	
	Stairs - Terrazzo	South	90	LF	7	10+ years	
	Walls - Plaster/Drywall	South	3,325	SF	7	10+ years	

Category : Exterior
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Entrance							
	Entrance Control - Audio and Video	#2, NW	1	EA	7	10+ years	
	Exterior Doors - Exterior AMP Door	#2, NW	3	EA	6	6-10 years	
	Exterior Doors - Transom Lite	#2, NW	3	EA	7	10+ years	
	Exterior Stairs - Concrete	#2, NW	50	LF	6	6-10 years	
	Power Door Operator and Controls	#2, NW	1	EA	7	6-10 years	
	Ramp Handrail - Steel_Ramp Handrail	#2, NW	36	LF	7	10+ years	
	Ramps - Concrete	#2, NW	112	LF	7	10+ years	
	Stair Handrail - Steel_Stair Handrail	#2, NW	18	LF	7	10+ years	
	Exterior Doors - Exterior Steel Door	#3 N	1	EA	6	6-10 years	Verified that steel is in fair condition with chipped paint, and minor corrosion
	Entrance Control - Audio and Video	#3.5	1	EA	7	10+ years	To be installed, new
	Exterior Doors - Exterior Steel Door	#3.5	1	EA	7	10+ years	
	Power Door Operator and Controls	#3.5	1	EA	7	10+ years	
	Exterior Doors - Exterior Steel Door	#4, NE fire escape	1	EA	6	2-5 years	
	Exterior Stairs - Concrete	#4, NE fire escape	3	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	#5, E	1	EA	4	0-1 year	Corroded
	Exterior Doors - Side lite	#5, E	1	EA	4	0-1 year	Corroded
	Exterior Stairs - Concrete	#5, E	15	LF	7	10+ years	New
Fire Escape							
	Exterior Doors - Exterior Steel Door	North Façade	1	EA	6	10+ years	
	Fire Escape	North Façade	52	LF	6	6-10 years	
	Paints	North Façade	52	LF	5	2-5 years	
Foundation							
	Foundation - Masonry	Entire Building	271	LF	7	10+ years	
	Superstructure - Steel with Clay Tile Arch	Entire Building	37,739	SF	7	10+ years	
Lighting							
	Exterior Lighting - Wall Mounted	Entire Building	7	EA	6	6-10 years	
Roof System							
	Coping - Stone	Elevator Roof	48	LF	7	10+ years	
	Downspouts - Exterior Downspouts	Elevator Roof	18	LF	7	10+ years	
	Parapet - Parapet < 16" Height	Elevator Roof	48	LF	7	10+ years	
	Roof - Modified Bitumen	Elevator Roof	188	SF	7	10+ years	
	Roof - Modified Bitumen	Elevator Roof	12	SF	7	1-2 years	Ponding
	Roof Structure - Steel / Metal Deck/ Concrete Topping	Elevator Roof	200	SF	7	10+ years	
	Coping - Stone	Entrance #2 roof - Low NE	25	LF	6	10+ years	

Category : Exterior
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Downspouts - Exterior Downspouts	Entrance #2 roof - Low NE	12	LF	6	6-10 years	
	Parapet - Parapet > 30"	Entrance #2 roof - Low NE	25	LF	5	1-2 years	Open joints
	Roof - Modified Bitumen	Entrance #2 roof - Low NE	75	SF	5	2-5 years	Deteriorated sealant at counter flashing, worn surface
	Roof Structure - Steel with Clay Tile Arch	Entrance #2 roof - Low NE	75	SF	7	10+ years	
	Chimney - Metal Flue	Low E roof	46	LF	7	10+ years	
	Coping - Clay Tile	Low E roof	50	LF	6	10+ years	
	Coping - Metal	Low E roof	60	LF	6	10+ years	
	Coping - Stone	Low E roof	42	LF	6	6-10 years	
	Downspouts - Exterior Downspouts	Low E roof	12	LF	6	6-10 years	
	Parapet - 16" - 30" Height	Low E roof	10	LF	6	6-10 years	
	Parapet - Parapet < 16" Height	Low E roof	55	LF	5	6-10 years	
	Roof - Metal	Low E roof	120	SF	7	10+ years	
	Roof - Modified Bitumen	Low E roof	1,914	SF	5	2-5 years	Deteriorated sealant at counter flashing, worn surface, soft spots
	Roof Structure - Steel with Clay Tile Arch	Low E roof	2,034	SF	7	10+ years	
	Access Ladder - Metal	Main Roof	1	EA	4	0-1 year	This is a dangerous transition to get from the ceiling space to the roof access ladder. There is nowhere to stand on. Notice a location of the ladder as you go up to the ceiling. Once you are on top of the ceiling, you have to jump over the hole or sit on the ledge, scoot over and lay your body down across the boards.
	Access Ladder - Wood	Main Roof	1	EA	4	0-1 year	Detached, poorly nailed, breaking apart. Dangerous.
	Coping - Clay Tile	Main Roof	45	LF	6	6-10 years	Deteriorated mortar only, no cracked coping seen
	Coping - Stone	Main Roof	252	LF	6	6-10 years	
	Downspouts - Interior Downspouts	Main Roof	165	LF	6	6-10 years	
	Parapet - 16" - 30" Height	Main Roof	40	LF	6	6-10 years	
	Parapet - Parapet < 16" Height	Main Roof	40	LF	6	10+ years	
	Parapet - Parapet > 30"	Main Roof	25	LF	7	10+ years	
	Parapet - Parapet > 30"	Main Roof	192	LF	7	10+ years	
	Parapet - Parapet > 30"	Main Roof	3	LF	5	1-2 years	Cracked brick
	Roof - Modified Bitumen	Main Roof	6,611	SF	5	2-5 years	Deteriorated sealant at counter flashing, worn surface, blistering
	Roof Hatch - Metal	Main Roof	1	EA	7	10+ years	
	Roof Structure - Steel with Clay Tile Arch	Main Roof	6,611	SF	7	10+ years	
	Access Ladder - Metal	Mid NE roof	1	EA	3	0-1 year	Damaged wall rungs
	Chimney - Metal Flue	Mid NE roof	62	LF	7	10+ years	
	Coping - Stone	Mid NE roof	164	LF	6	6-10 years	
	Downspouts - Interior Downspouts	Mid NE roof	50	LF	6	6-10 years	

Category : Exterior
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Parapet - 16" - 30" Height	Mid NE roof	109	LF	7	10+ years	
	Parapet - Parapet < 16" Height	Mid NE roof	15	LF	7	10+ years	
	Parapet - Parapet > 30"	Mid NE roof	40	LF	7	10+ years	
	Roof - Modified Bitumen	Mid NE roof	3,695	SF	5	2-5 years	No access. Based on observation, it is similar to the surrounding roof- Deteriorated sealant at counter flashing, worn surface, soft spots
	Roof Structure - Steel with Clay Tile Arch	Mid NE roof	3,695	SF	7	10+ years	

Walls

	Cheek-Wall - Concrete	Entire Building	3	SF	6	6-10 years	
	Cornice - Masonry Projecting Limestone	Entire Building	114	LF	5	10+ years	
	Cornice - Metal Projecting	Entire Building	114	LF	5	1-2 years	Open joints, corroding, holes allowing bird nesting per building manager and a contractor's report
	Exterior Walls - Brick	Entire Building	15,846	SF	7	10+ years	
	Exterior Walls - Stone-Cast	Entire Building	1,599	SF	5	10+ years	Stone in fair to good condition, some chipping

Windows

	Guard - Guards perforated	Entire Building	1,320	SF	7	10+ years	
	Lintels - Steel	Entire Building	463	LF	6	6-10 years	
	Lintels - Stone	Entire Building	72	LF	7	10+ years	
	Skylite - Glass Single-Pane	Entire Building	50	SF	5	0-1 year	One cracked glass pane needs replacement
	Windows - Louver	Entire Building	50	SF	7	10+ years	
	Windows - Sash Aluminum Double-pane	Entire Building	4,160	SF	7	10+ years	

Category : Electrical
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Emergency System							
	Emergency A/C Power - Auditorium and Aisle Lighting	Entire Building	3,407	SF	6	6-10 years	
	Emergency A/C Power - Corridors and Stairs	Entire Building	7,234	SF	6	6-10 years	
	Emergency A/C Power - Gym	Entire Building	2,878	SF	6	6-10 years	
	Emergency A/C Power - Students Toilets	Entire Building	2,063	SF	6	6-10 years	
	Exit Signs - Auditorium	Entire Building	2	EA	6	10+ years	Newer signs with back up battery in balcony Quantities updated to reflect conditions of new versus existing signage
	Exit Signs - Auditorium	Entire Building	7	EA	6	6-10 years	Quantity segregated to reflect

Category : Electrical
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Exit Signs - Corridors and Stairs	Entire Building	10	EA	6	6-10 years	observed conditions of new vs existing signage
	Exit Signs - Corridors and Stairs	Entire Building	1	EA	6	10+ years	No battery back up building has EM generator
	Exit Signs - Gym	Entire Building	5	EA	7	10+ years	Newer Sign with battery back up
	Security System - Intrusion Detection	Entire Building	35,990	SF	5	6-10 years	Recently replaced, with back up batteries for four of the five signs
	Emergency Battery Packs - Corridors and Stairs	Entire Building	4	EA	6	10+ years	Quantity updated to reflect observed conditions
	Emergency Battery Packs - Students Toilets	Entire Building	1	EA	6	6-10 years	First floor basement coverage only
							Located near elevator Not included in previous assessment
							First floor only Quantity updates to reflect observed conditions between main building, and addition

Main Service

	PA System	Entire Building	35,990	SF	5	6-10 years	Served by main
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Power Distribution

	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	6	0-1 year	Inaccessible at time of assessment
	Lighting and Power Panels - Above 100 A	Entire Building	6	EA	6	10+ years	Door latch is broken
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	6	6-10 years	MDF Not all panels are accessible due to locked doors without keys and decorations throughout the school
							Stage right auditorium exit in hallway

Category : Fire Protection
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Fire Alarm Strobe Lights	Entire Building	35,990	SF	6	6-10 years	
	Fire Alarm_System	Entire Building	35,990	SF	6	6-10 years	Served by Main

Category : Mechanical
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Condensing Unit- Roof Mounted - Less than 5 tons	Lower Roof	1	EA	7	10+ years	Serves elevator machine room, installed in 2023

Air Handling Systems

Category : Mechanical
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Air Handling Unit- Built Up-Multi Zone- Steam Coils - 15001 - 25000 cfm	Basement	1	EA	4	2-5 years	Serves addition and auditorium
	Air Intake	Basement	1	EA	5	6-10 years	New motor installed
	Auxiliaries - 15001 - 25000 cfm	Basement	1	EA	6	10+ years	
	Return Duct Work - Masonry and Ducts- Missing or Existing Shaft	Basement	100	LF	5	6-10 years	
	Zone Dampers	Basement	14	EA	5	6-10 years	
Boiler Systems							
	Piping - Condensate Pipe- Steel	Entire Building	200	LF	5	6-10 years	Uninsulated
	Piping - Steam Pipe- Steel	Entire Building	200	LF	5	6-10 years	
	Steam Traps	Entire Building	15	EA	5	6-10 years	
Heating Devices							
	Radiators - Steam	2nd Floor	8	EA	5	6-10 years	
	Wall Heater - Electric	Entire Building	8	EA	6	6-10 years	
	Fin Tube - Steam	Entire Building	44	LF	5	6-10 years	
Temperature Control							
	Pneumatic System	Entire Building	35,990	SF	4	1-2 years	Served by main, many leaks, non-functional
	Thermostats - Pneumatic	Entire Building	14	EA	4	1-2 years	Nonfunctional
Ventilation							
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	Roof and Lower Roof	1	EA	7	10+ years	Not included in previous assessment
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Roof and Lower Roof	1	EA	6	6-10 years	
	Exhaust Fans- Roof Mounted - Less than 500 CFM	Roof and Lower Roof	2	EA	6	6-10 years	

Category : Plumbing
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Piping							
	Domestic Piping-Hot Water Return Lines	Entire Building	35,990	SF	6	6-10 years	
	Domestic Piping-Hot Water Return Risers	Entire Building	35,990	SF	6	6-10 years	
	Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	35,990	SF	6	6-10 years	
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	35,990	SF	6	6-10 years	
	Domestic Piping-Hot/Cold Water Supply (Risers)	Entire Building	35,990	SF	6	6-10 years	

Category : Plumbing
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building	35,990	SF	6	6-10 years	
	Sanitary Piping	Entire Building	35,990	SF	5	6-10 years	
	Storm Piping	Entire Building	35,990	SF	5	6-10 years	
	Vent Piping	Entire Building	35,990	SF	5	6-10 years	

Category : Room
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Administrative Suites/Offices</u>							
	Ceiling - Plaster/Drywall	2nd Floor - Gym Office	67	SF	6	10+ years	
	Doors - Transom Window	2nd Floor - Gym Office	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor - Gym Office	1	EA	7	10+ years	
	Floor - Wood	2nd Floor - Gym Office	67	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor - Gym Office	1	EA	7	6-10 years	
	Power Distribution	2nd Floor - Gym Office	2	EA	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor - Gym Office	145	SF	6	10+ years	
	AC Unit	2nd Floor - Office 205	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor - Office 205	95	SF	7	10+ years	
	Doors - Transom Window	2nd Floor - Office 205	8	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor - Office 205	1	EA	7	10+ years	
	Floor - Carpet	2nd Floor - Office 205	95	SF	6	6-10 years	
	Lighting - Pendent/Surface	2nd Floor - Office 205	1	EA	7	6-10 years	
	Power Distribution	2nd Floor - Office 205	2	EA	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor - Office 205	123	SF	7	10+ years	
	Ceiling - Plaster/Drywall	Engineer's office in basement	208	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Engineer's office in basement	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	Engineer's office in basement	208	SF	7	10+ years	
	Lighting - Pendent/Surface	Engineer's office in basement	2	EA	7	6-10 years	
	Power Distribution	Engineer's office in basement	6	EA	7	10+ years	
	Walls - Plaster/Drywall	Engineer's office in basement	135	SF	6	10+ years	
	Walls - Vinyl Coated Gypsum Panel	Engineer's office in basement	135	SF	6	10+ years	
	Ceiling - Plaster/Drywall	Teacher lounge 1st floor next to 107	140	SF	7	10+ years	
	Doors - Transom Window	Teacher lounge 1st floor next to 107	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Teacher lounge 1st floor next to 107	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	Teacher lounge 1st floor next to 107	140	SF	7	10+ years	
	Lighting - Pendent/Surface	Teacher lounge 1st floor next to 107	2	EA	7	6-10 years	
	Power Distribution	Teacher lounge 1st floor next to 107	10	EA	7	10+ years	
	Walls - Plaster/Drywall	Teacher lounge 1st floor next to 107	480	SF	7	10+ years	
<u>Auditorium & Theater</u>							
	Balcony Seating	Basement	137	EA	7	10+ years	
	Ceiling - Plaster/Drywall	Basement	3,407	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Basement	6	EA	7	10+ years	

Category : Room
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Floor - Tile	Basement	3,377	SF	7	10+ years	
	Floor - Tile	Basement	30	SF	4	0-1 year	Damaged tiles
	Lighting - Metal Halide/Sodium Vapor	Basement	11	EA	7	6-10 years	
	Main Floor Seating	Basement	336	EA	7	10+ years	
	Sound System	Basement	1	EA	7	6-10 years	
	Stage	Basement	457	SF	6	10+ years	
	Stage Curtain	Basement	6	EA	7	10+ years	
	Stage Lighting System	Basement	1	EA	7	6-10 years	
	Stage-Stairs - Wood	Basement	8	LF	6	10+ years	
	Storage/ Closet	Basement	63	SF	7	10+ years	
	Walls - Plaster/Drywall	Basement	4,599	SF	7	10+ years	
Gymnasia							
	Ceiling - Plaster/Drywall	2nd Floor	2,878	SF	7	10+ years	
	Doors - Transom Window	2nd Floor	16	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	7	10+ years	
	Floor - Wood	2nd Floor	2,878	SF	7	10+ years	
	Lighting - Metal Halide/Sodium Vapor	2nd Floor	9	EA	7	6-10 years	
	Scoreboards	2nd Floor	1	EA	7	10+ years	
	Storage/ Closet	2nd Floor	125	SF	7	10+ years	Padlocked could not assess
	Walls - Plaster/Drywall	2nd Floor	1,870	SF	7	10+ years	
	Walls - Structural Glazed Tile	2nd Floor	1,870	SF	7	10+ years	
Mechanical/ Service Rooms							
	Janitor's Closet	1st Floor	43	SF	7	10+ years	
	Janitor's Closet	2nd Floor	43	SF	7	10+ years	
	Storage Room	2nd Floor - Formerly Women's Staff Restroom	96	SF	7	10+ years	Updated to match current observations
	Janitor's Closet	3rd Floor	43	SF	7	10+ years	
	Storage Room	3rd Floor	125	SF	5	0-1 year	No access, engineer unavailable
	Air Intake Plenums	Basement	460	SF	7	10+ years	
	Boiler Room	Basement	973	SF	7	10+ years	
	Coal Room	Basement	100	SF	5	10+ years	
	Mechanical/ Service Rooms	Basement	369	SF	7	10+ years	
	Storage Room	Basement	427	SF	7	10+ years	
	Storage Room	Basement	425	SF	7	10+ years	
Restroom							
	Accessories	1st Floor	276	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	276	SF	7	10+ years	
	Doors - Transom Window	1st Floor	18	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	276	SF	7	10+ years	

Category : Room
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	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 - Pendent/Surface	1st Floor	4	EA	7	6-10 years	
	Partitions	1st Floor	6	EA	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor	480	SF	7	10+ years	
	Water Closet	1st Floor	6	EA	7	10+ years	
	Accessories	1st Floor	231	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	231	SF	7	10+ years	
	Doors - Transom Window	1st Floor	18	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	231	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 - Pendent/Surface	1st Floor	4	EA	7	6-10 years	
	Partitions	1st Floor	2	EA	7	10+ years	
	Urinals	1st Floor	4	EA	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor	300	SF	7	10+ years	
	Water Closet	1st Floor	2	EA	7	10+ years	
	Accessories	2nd Floor	337	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	337	SF	6	10+ years	
	Doors - Transom Window	2nd Floor	18	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	2nd Floor	337	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	2	EA	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	2	EA	7	6-10 years	
	Lighting - Pendent/Surface	2nd Floor	2	EA	5	1-2 years	Missing covers
	Partitions	2nd Floor	6	EA	7	10+ years	
	Walls - Structural Glazed Tile	2nd Floor	438	SF	7	10+ years	
	Water Closet	2nd Floor	6	EA	7	10+ years	
	Accessories	2nd Floor	231	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	231	SF	7	10+ years	
	Doors - Transom Window	2nd Floor	18	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	2nd Floor	210	SF	6	6-10 years	
	Floor - Tile Ceramic/ Porcelain	2nd Floor	21	SF	5	1-2 years	Cracking tile
	Floor Drain	2nd Floor	1	EA	7	10+ years	
	Hand Dryer	2nd Floor	1	EA	7	6-10 years	
	Lavatory	2nd Floor	2	EA	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	4	EA	7	6-10 years	
	Partitions	2nd Floor	2	EA	7	10+ years	

Category : Room
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Urinals	2nd Floor	4	EA	7	10+ years	
	Walls - Structural Glazed Tile	2nd Floor	300	SF	7	10+ years	
	Water Closet	2nd Floor	2	EA	7	10+ years	
	Accessories	2nd Floor - Women's	98	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor - Women's	98	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor - Women's	1	EA	7	10+ years	
	Floor - Terrazzo	2nd Floor - Women's	98	SF	7	10+ years	
	Lavatory	2nd Floor - Women's	1	EA	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor - Women's	1	EA	7	6-10 years	
	Partitions	2nd Floor - Women's	2	EA	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor - Women's	127	SF	7	10+ years	
	Water Closet	2nd Floor - Women's	2	EA	7	10+ years	
	Accessories	3rd Floor	337	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	3rd Floor	337	SF	6	10+ years	
	Doors - Transom Window	3rd Floor	18	SF	7	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	2	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	3rd Floor	337	SF	7	10+ years	
	Floor Drain	3rd Floor	1	EA	7	10+ years	
	Hand Dryer	3rd Floor	1	EA	7	6-10 years	
	Lavatory	3rd Floor	2	EA	7	10+ years	
	Lighting - Pendent/Surface	3rd Floor	4	EA	7	6-10 years	
	Partitions	3rd Floor	6	EA	7	10+ years	
	Walls - Structural Glazed Tile	3rd Floor	438	SF	7	10+ years	
	Water Closet	3rd Floor	6	EA	7	6-10 years	
	Accessories	3rd Floor	231	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	3rd Floor	231	SF	7	10+ years	
	Doors - Transom Window	3rd Floor	18	SF	7	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	2	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	3rd Floor	231	SF	6	10+ years	
	Floor Drain	3rd Floor	1	EA	7	10+ years	
	Hand Dryer	3rd Floor	1	EA	7	6-10 years	
	Lavatory	3rd Floor	2	EA	7	10+ years	
	Lighting - Pendent/Surface	3rd Floor	4	EA	7	6-10 years	
	Partitions	3rd Floor	2	EA	7	10+ years	
	Urinals	3rd Floor	4	EA	7	10+ years	
	Walls - Structural Glazed Tile	3rd Floor	300	SF	7	10+ years	
	Water Closet	3rd Floor	2	EA	7	10+ years	
	Accessories	Basement	179	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Basement	179	SF	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	Basement	179	SF	7	10+ years	
	Floor Drain	Basement	1	EA	7	10+ years	
	Hand Dryer	Basement	1	EA	7	6-10 years	
	Lavatory	Basement	2	EA	7	10+ years	
	Lighting - Pendent/Surface	Basement	4	EA	7	6-10 years	

Category : Room
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Partitions	Basement	2	EA	7	10+ years	
	Urinals	Basement	4	EA	7	10+ years	
	Walls - Structural Glazed Tile	Basement	232	SF	7	10+ years	
	Water Closet	Basement	2	EA	7	10+ years	
	Accessories	Basement	175	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Basement	175	SF	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	Basement	175	SF	7	10+ years	
	Floor Drain	Basement	1	EA	7	10+ years	
	Hand Dryer	Basement	1	EA	7	6-10 years	
	Lavatory	Basement	2	EA	7	10+ years	
	Lighting - Pendant/Surface	Basement	2	EA	7	6-10 years	
	Partitions	Basement	6	EA	7	6-10 years	
	Walls - Structural Glazed Tile	Basement	232	SF	7	10+ years	
	Water Closet	Basement	6	EA	7	10+ years	
	Accessories	Basement	81	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Basement	81	SF	5	2-5 years	
	Doors - Wood Doors inclu hw	Basement	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	Basement	81	SF	6	10+ years	
	Lavatory	Basement	2	EA	6	10+ years	
	Lighting - Pendant/Surface	Basement	1	EA	7	6-10 years	
	Showers	Basement	1	EA	7	6-10 years	
	Walls - Structural Glazed Tile	Basement	360	SF	7	10+ years	
	Water Closet	Basement	1	EA	7	10+ years	
	Accessories	Engineer's office in basement	45	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Engineer's office in basement	45	SF	5	0-1 year	Water damage
	Doors - Wood Doors inclu hw	Engineer's office in basement	1	EA	7	10+ years	
	Floor - Concrete	Engineer's office in basement	45	SF	7	10+ years	
	Lavatory	Engineer's office in basement	1	EA	7	10+ years	
	Lighting - Pendant/Surface	Engineer's office in basement	1	EA	7	6-10 years	
	Walls - Plaster/Drywall	Engineer's office in basement	140	SF	6	10+ years	
	Walls - Plaster/Drywall	Engineer's office in basement	140	SF	5	0-1 year	Water damage
	Water Closet	Engineer's office in basement	1	EA	7	10+ years	

Category : Classroom
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Classroom #106 (Kindergarten)							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	7	LF	6	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	845	SF	7	10+ years	
	Doors - Transom Window	1st Floor	16	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	7	10+ years	
	Floor - Wood	1st Floor	845	SF	7	10+ years	
	Lighting - Pendant/Surface	1st Floor	14	EA	7	6-10 years	

Category : Classroom
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Marker Board	1st Floor	40	LF	7	6-10 years	
	Storage/ Closet	1st Floor	51	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,383	SF	7	10+ years	
Classroom #107 (Regular Classroom)							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	6	LF	6	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	894	SF	7	10+ years	
	Doors - Transom Window	1st Floor	16	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	7	10+ years	
	Floor - Wood	1st Floor	894	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	12	EA	7	6-10 years	
	Marker Board	1st Floor	36	LF	7	6-10 years	
	Storage/ Closet	1st Floor	6	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,120	SF	7	10+ years	
Classroom #108 (Regular Classroom)							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	7	LF	6	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	845	SF	7	10+ years	
	Doors - Transom Window	1st Floor	16	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	7	10+ years	
	Floor - Wood	1st Floor	845	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	14	EA	7	6-10 years	
	Marker Board	1st Floor	40	LF	7	6-10 years	
	Storage/ Closet	1st Floor	51	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,383	SF	7	10+ years	
Classroom #206 (Regular Classroom)							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	7	LF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	845	SF	7	10+ years	
	Doors - Transom Window	2nd Floor	16	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	7	10+ years	
	Floor - Wood	2nd Floor	845	SF	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	7	6-10 years	
	Storage/ Closet	2nd Floor	51	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,383	SF	7	10+ years	
Classroom #207 (Regular Classroom)							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	24	LF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	894	SF	7	10+ years	

Category : Classroom
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Doors - Transom Window	2nd Floor	16	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	7	10+ years	
	Floor - Wood	2nd Floor	894	SF	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	7	6-10 years	
	Marker Board	2nd Floor	18	LF	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	1,120	SF	7	10+ years	
Classroom #208 (Regular Classroom)							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	7	LF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	845	SF	7	10+ years	
	Doors - Transom Window	2nd Floor	16	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	7	10+ years	
	Floor - Wood	2nd Floor	845	SF	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	7	6-10 years	
	Marker Board	2nd Floor	36	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	51	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,383	SF	7	10+ years	
Classroom #306 (Regular Classroom)							
	AC Units	3rd Floor	1	EA	7	6-10 years	
	Casework	3rd Floor	7	LF	6	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	845	SF	7	10+ years	
	Doors - Transom Window	3rd Floor	16	SF	7	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	2	EA	7	10+ years	
	Floor - Wood	3rd Floor	845	SF	6	10+ years	
	Lighting - Pendent/Surface	3rd Floor	14	EA	7	6-10 years	
	Marker Board	3rd Floor	21	LF	7	6-10 years	
	Storage/ Closet	3rd Floor	51	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	1,383	SF	7	10+ years	
Classroom #307 (Science Classroom)							
	AC Units	3rd Floor	2	EA	7	6-10 years	
	Casework	3rd Floor	24	LF	6	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	1,128	SF	7	10+ years	
	Doors - Transom Window	3rd Floor	16	SF	7	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	2	EA	7	10+ years	
	Floor - Wood	3rd Floor	1,128	SF	7	10+ years	
	Lighting - Pendent/Surface	3rd Floor	20	EA	7	6-10 years	
	Marker Board	3rd Floor	18	LF	7	6-10 years	
	Walls - Plaster/Drywall	3rd Floor	1,416	SF	7	10+ years	
	Work Sink	3rd Floor	1	EA	7	6-10 years	

Category : Classroom
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Classroom #308 (Regular Classroom)</u>							
	AC Units	3rd Floor	1	EA	7	6-10 years	
	Casework	3rd Floor	7	LF	6	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	845	SF	7	10+ years	
	Doors - Transom Window	3rd Floor	16	SF	7	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	2	EA	7	10+ years	
	Floor - Wood	3rd Floor	845	SF	6	10+ years	
	Lighting - Pendent/Surface	3rd Floor	14	EA	7	6-10 years	
	Marker Board	3rd Floor	42	LF	7	6-10 years	
	Storage/ Closet	3rd Floor	51	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	1,383	SF	7	10+ years	
<u>Classroom #G2 (Store Room)</u>							
	AC Units	Basement	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	Basement	908	SF	7	10+ years	
	Chalk Board	Basement	50	LF	4	2-5 years	
	Doors - Transom Window	Basement	16	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Basement	2	EA	7	10+ years	
	Floor - Tile	Basement	908	SF	7	10+ years	
	Lighting - Pendent/Surface	Basement	14	EA	7	6-10 years	
	Walls - Concrete Block	Basement	125	SF	7	10+ years	
	Walls - Masonry	Basement	1,257	SF	7	10+ years	
<u>Classroom #G3 (Store Room)</u>							
	AC Units	Basement	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	Basement	924	SF	7	10+ years	
	Chalk Board	Basement	24	LF	4	2-5 years	
	Doors - Transom Window	Basement	16	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Basement	2	EA	7	10+ years	
	Floor - Tile	Basement	924	SF	7	10+ years	
	Lighting - Pendent/Surface	Basement	14	EA	7	6-10 years	
	Walls - Concrete Block	Basement	125	SF	7	10+ years	
	Walls - Masonry	Basement	1,170	SF	7	10+ years	

Category : Interior
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Corridor</u>							
	Ceiling - Plaster/Drywall	1st Floor	1,725	SF	7	10+ years	
	Doors - Steel Doors incl hw	1st Floor	4	EA	7	10+ years	
	Drinking Fountains - Single Water Cooler	1st Floor	2	EA	7	6-10 years	
	Floor - Terrazzo	1st Floor	264	SF	7	10+ years	
	Floor - Tile/Sheet	1st Floor	1,340	SF	7	10+ years	

Category : Interior
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Floor - Tile/Sheet	1st Floor	121	SF	4	0-1 year	Cracking throughout
	Lighting - Pendent/Surface	1st Floor	13	EA	7	6-10 years	
	Rescue Panel	1st Floor	1	EA	7	10+ years	
	Walls - Concrete Block	1st Floor	30	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	3,072	SF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	1,845	SF	7	10+ years	
	Doors - Steel Doors incl hw	2nd Floor	4	EA	7	10+ years	
	Drinking Fountains - Double Fountain	2nd Floor	1	EA	7	6-10 years	
	Drinking Fountains - Single Fountain	2nd Floor	1	EA	7	6-10 years	
	Floor - Terrazzo	2nd Floor	264	SF	7	10+ years	
	Floor - Tile/Sheet	2nd Floor	1,581	SF	7	6-10 years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	7	6-10 years	
	Rescue Panel	2nd Floor	1	EA	7	10+ years	Updated quantity
	Walls - Plaster/Drywall	2nd Floor	3,072	SF	7	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	1,845	SF	6	10+ years	
	Doors - Steel Doors incl hw	3rd Floor	4	EA	7	10+ years	
	Drinking Fountains - Single Water Cooler	3rd Floor	2	EA	7	6-10 years	
	Floor - Terrazzo	3rd Floor	264	SF	7	10+ years	
	Floor - Tile/Sheet	3rd Floor	1,581	SF	7	10+ years	
	Lighting - Pendent/Surface	3rd Floor	14	EA	7	6-10 years	
	Rescue Panel	3rd Floor	1	EA	7	10+ years	End of hallway across from elevator
	Walls - Plaster/Drywall	3rd Floor	3,072	SF	7	10+ years	
	Ceiling - Plaster/Drywall	Basement	1,605	SF	7	10+ years	
	Doors - Steel Doors incl hw	Basement	2	EA	7	10+ years	
	Drinking Fountains - Single Water Cooler	Basement	2	EA	7	6-10 years	
	Floor - Terrazzo	Basement	1,605	SF	7	10+ years	
	Lighting - Pendent/Surface	Basement	12	EA	7	10+ years	
	Stairs - Terrazzo	Basement	4	LF	7	10+ years	
	Student Lockers - One Tier	Basement	5	EA	7	10+ years	
	Walls - Plaster/Drywall	Basement	2,322	SF	7	10+ years	
	Walls - Tile Ceramic/ Porcelain	Basement	52	SF	7	10+ years	

Stairs

	Ceiling - Plaster/Drywall	North West	986	SF	6	10+ years	
	Floor - Terrazzo	North West	886	SF	7	10+ years	
	Handrails	North West	192	LF	7	10+ years	
	Lighting - Pendent/Surface	North West	2	EA	7	6-10 years	
	Lighting - Pendent/Surface	North West	4	EA	7	6-10 years	
	Lighting - Wall Mounted	North West	4	EA	7	6-10 years	
	Stairs - Terrazzo	North West	90	LF	7	10+ years	
	Walls - Plaster/Drywall	North West	4,254	SF	6	10+ years	

Vertical Conveyance

	Elevator - Hydraulic Elevator	N/A	1	EA	7	10+ years	
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Category : Interior**Building : Addition**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
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Category : Site
Building : Site

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Athletic							
	Surface - Asphalt	North	4,100	SF	7	10+ years	
	Surface - Asphalt	North	3,600	SF	7	10+ years	
Civil/Drainage							
	Civil/ Drainage - Catch Basin	Entire Site	4	EA	7	10+ years	
	Civil/ Drainage - Site Drain	Entire Site	1	EA	7	10+ years	
	Civil/ Drainage - Site Manhole	Entire Site	1	EA	7	10+ years	
	Civil/ Drainage - Site Manhole	Entire Site	4	EA	7	10+ years	
Fencing							
	Fencing - Chain Link	Entire Site	94	LF	6	10+ years	
	Fencing - New Standard Ornamental	Entire Site	216	LF	6	10+ years	
	Fencing - New Standard Ornamental	Entire Site	692	LF	6	10+ years	
	Fencing - Wood Fencing w/ Steel Frame	Entire Site	340	LF	6	10+ years	Verified quantity
	Fencing - Wood Fencing w/ Steel Frame	Entire Site	40	LF	4	0-1 year	Rotted, missing boards
Landscape							
	Landscape - Grass	Entire Site	5,773	SF	6	10+ years	
	Landscape - Hardscape- Asphalt	Entire Site	150	SF	5	2-5 years	
	Landscape - Hardscape- Concrete	Entire Site	1,971	SF	6	10+ years	
	Landscape - Hardscape- Concrete	Entire Site	2,348	SF	6	10+ years	
	Landscape - Hardscape- Pavers	Entire Site	700	SF	7	10+ years	
	Lighting - Pole Mounted	Entire Site	5	EA	7	10+ years	
	Parkway trees	Entire Site	24	EA	6	10+ years	
	Parkway trees	Entire Site	1	EA	4	1-2 years	Dead tree
	Planting Beds/ Area	Entire Site	890	SF	6	6-10 years	
	Play Area - Synthetic Turf	Entire Site	4,000	SF	7	10+ years	
	Retaining Wall - Concrete	Entire Site	532	SF	6	10+ years	
	Retaining Wall - Concrete	Entire Site	30	SF	5	1-2 years	Cracked, spalling wall
	Trash Receptacles	Entire Site	3	EA	6	10+ years	
	Walking Path - Hardscape- Asphalt	Entire Site	3,500	SF	7	10+ years	
Parking Lot							
	Concrete Curbs	Parking Lot- North	505	LF	7	10+ years	
	Interior Plantings	Parking Lot- North	150	LF	7	10+ years	
	Surface - Asphalt	Parking Lot- North	700	SF	7	10+ years	New
	Surface - Asphalt	Parking Lot- North	9,419	SF	6	6-10 years	
	Surface - Asphalt	Parking Lot- North	500	SF	5	1-2 years	Alligatorsurface, crushed pavement
	Trash Enclosure - Chain Links	Parking Lot- North	1,000	SF	5	1-2 years	Bent top rail, corroding posts
	Vehicular Screening	Parking Lot- North	118	LF	7	10+ years	

Category : Site
Building : Site

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Playground							
	Equipment - Combo 3-12	North	1	EA	7	10+ years	
	Equipment - Swingset	North	1	EA	7	10+ years	
	Surface - Poured Surface	North	4,400	SF	7	10+ years	
Sidewalks							
	Sidewalks - Internal Walks	Entire Site	123	LF	6	6-10 years	
	Sidewalks - Perimeter Sidewalks	Entire Site	9,005	SF	6	6-10 years	
	Sidewalks - Perimeter Sidewalks	Entire Site	100	SF	4	0-1 year	Shattered
Signage							
	Flag Pole - Flag Pole	Southwest site	1	EA	7	10+ years	
	Marquee - Free Standing Back Lighted	Southwest site	1	EA	7	10+ years	
	Monument - Building Mounted Cut Letter Sign	Southwest site	1	EA	6	10+ years	

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

Definitions

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

Classroom Summary

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	Regular Classroom	2nd Floor	200	200	894	123	72	N	Y
Office	Regular Classroom	1st Floor	102	102	894	111	39	N	N
Pre School	Kindergarten	1st Floor	101	101	894	134	72	N	Y
Regular Classroom	Kindergarten	1st Floor	100	100	894	78	48	N	N
Regular Classroom	Regular Classroom	2nd Floor	201	201	894	80	48	N	Y
Regular Classroom	Regular Classroom	2nd Floor	202	202	894	78	48	N	Y
Regular Classroom	Regular Classroom	2nd Floor	204	204	130	60	60	N	Y
Regular Classroom	Regular Classroom	3rd Floor	301	301	894	80	48	N	Y
Regular Classroom	Regular Classroom	3rd Floor	302	302	894	111	39	N	Y
Regular Classroom	Regular Classroom	3rd Floor	304	NA	680	116	35	N	Y
Store Room	Kindergarten	Basement	G1	G1	1,290	140	50	N	N

Building : Addition									
Kindergarten	Kindergarten	1st Floor	106	106	845	132	66	N	Y
Regular Classroom	Regular Classroom	1st Floor	107	107	894	132	66	N	Y
Regular Classroom	Regular Classroom	1st Floor	108	108	845	132	66	N	Y
Regular Classroom	Regular Classroom	2nd Floor	206	206	845	132	66	N	Y
Regular Classroom	Regular Classroom	2nd Floor	207	207	894	132	66	N	Y
Regular Classroom	Regular Classroom	2nd Floor	208	208	845	132	66	N	Y
Regular Classroom	Regular Classroom	3rd Floor	306	306	845	132	66	N	Y
Regular Classroom	Regular Classroom	3rd Floor	308	308	845	132	66	N	Y
Science Classroom	Regular Classroom	3rd Floor	307	307	1,128	154	77	N	Y
Store Room	Regular Classroom	Basement	G2	G2	908	111	54	N	N
Store Room	Regular Classroom	Basement	G3	G3	924	198	60	N	N