

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	1926	2	53,097
Boiler House	1925	1	3,200
Campus Total			56,297

Category : Exterior

Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Entrance							
	Entrance Control - Audio	#1 - Main - NE	1	EA	7	6-10 years	
	Exterior Doors - Exterior Steel Door	#1 - Main - NE	2	EA	6	10+ years	
	Exterior Doors - Transom Lite	#1 - Main - NE	2	EA	6	10+ years	
	Exterior Stairs - Concrete	#1 - Main - NE	24	LF	7	10+ years	
	Ramps - Concrete	#1 - Main - NE	20	LF	6	10+ years	
	Stair Handrail - Steel_Stair Handrail	#1 - Main - NE	7	LF	6	10+ years	
	Stair Handrail - Steel_Stair Handrail	#1 - Main - NE	3	LF	4	0-1 year	Damaged, bent
	Exterior Doors - Exterior Steel Door	#2 - NE	2	EA	6	10+ years	
	Exterior Doors - Transom Lite	#2 - NE	2	EA	6	10+ years	
	Exterior Stairs - Stone	#2 - NE	14	LF	7	10+ years	
	Exterior Doors - Exterior Steel Door	#3 - SE	2	EA	6	10+ years	
	Exterior Doors - Transom Lite	#3 - SE	2	EA	6	10+ years	
	Exterior Doors - Exterior Steel Door	#4 - SW	2	EA	6	10+ years	
	Exterior Doors - Transom Lite	#4 - SW	2	EA	6	10+ years	
	Exterior Stairs - Stone	#4 - SW	14	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	#5 - NW	2	EA	4	1-2 years	Corroded doors
	Exterior Doors - Transom Lite	#5 - NW	2	EA	6	10+ years	
	Exterior Stairs - Stone	#5 - NW	14	LF	7	10+ years	
	Exterior Doors - Exterior Steel Door	#6 - NW	2	EA	6	10+ years	
	Exterior Doors - Transom Lite	#6 - NW	1	EA	7	10+ years	
	Exterior Doors - Transom Lite	#6 - NW	1	EA	6	10+ years	
	Exterior Stairs - Concrete	#6 - NW	24	LF	7	10+ years	
	Ramps - Concrete	#6 - NW	30	LF	7	10+ years	

Category : Exterior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Stair Handrail - Steel_Stair Handrail	#6 - NW	10	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	#7 - N	1	EA	6	6-10 years	
	Exterior Doors - Transom Lite	#7 - N	1	EA	6	10+ years	
	Exterior Stairs - Stone	#7 - N	8	LF	6	10+ years	

Foundation

	Foundation - Concrete	Entire Building	808	LF	7	10+ years	Subtracted 230 ft.Â² for Fieldhouse
	Superstructure - Concrete	Entire Building	49,897	SF	7	10+ years	Subtracted 3200 ft.Â² for Fieldhouse

Lighting

	Exterior Lighting - Parapet or Roof Mounted	Entire Building	14	EA	7	10+ years	
--	---	-----------------	----	----	---	-----------	--

Roof System

	Coping - Terra Cotta	Low North Roofs	110	LF	7	10+ years	
	Downspouts - Exterior Downspouts	Low North Roofs	39	LF	7	10+ years	
	Parapet - 16" - 30" Height	Low North Roofs	110	LF	7	10+ years	
	Roof - Modified Bitumen	Low North Roofs	426	SF	6	10+ years	
	Roof Structure - Concrete	Low North Roofs	426	SF	7	10+ years	
	Access Ladder - Metal	Main Roof	4	EA	7	10+ years	
	Coping - Metal	Main Roof	40	LF	7	10+ years	
	Coping - Terra Cotta	Main Roof	801	LF	6	10+ years	
	Downspouts - Interior Downspouts	Main Roof	780	LF	7	10+ years	
	Parapet - 16" - 30" Height	Main Roof	316	LF	7	10+ years	
	Parapet - Parapet < 16" Height	Main Roof	172	LF	7	10+ years	
	Parapet - Parapet > 30"	Main Roof	313	LF	7	10+ years	
	Roof - Modified Bitumen	Main Roof	20,308	SF	6	10+ years	
	Roof - Modified Bitumen	Main Roof	2,000	SF	4	1-2 years	Blistering throughout, with some of the blistering showing beginnings of cracks. Minimum amount of ponding. Small soft spots. Deteriorating sealant at counter flashing.
	Roof Hatch - Metal	Main Roof	2	EA	7	10+ years	
	Roof Structure - Concrete	Main Roof	22,308	SF	7	10+ years	

Walls

	Cornice - Cast Stone	Entire Building	914	LF	7	10+ years	
	Exterior Walls - Brick	Entire Building	19,619	SF	6	10+ years	Subtracted 4710 ft.Â² for the Fieldhouse
	Exterior Walls - Stone-Cast	Entire Building	822	SF	6	10+ years	Subtracted 690 ft.Â² for Fieldhouse
	Exterior Walls - Terra Cotta	Entire Building	1,900	SF	6	10+ years	

Windows

	Guard - Guards perforated	Entire Building	3,858	SF	6	10+ years	Subtracted 120 ft.Â² for Fieldhouse
--	---------------------------	-----------------	-------	----	---	-----------	-------------------------------------

Category : Exterior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Lintels - Steel	Entire Building	502	LF	7	10+ years	Subtracted 35linear feet for Fieldhouse
	Lintels - Stone	Entire Building	50	LF	7	10+ years	
	Lintels - Terra Cotta	Entire Building	145	LF	6	10+ years	
	Windows - Louver	Entire Building	48	SF	6	6-10 years	Subtracted 120 ft.Â² for Fieldhouse
	Windows - Sash Aluminum Double-pane	Entire Building	5,028	SF	7	10+ years	
	Windows - Wood- Single-pane	Entire Building	125	SF	5	2-5 years	

Category : Electrical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Emergency System</u>							
	Emergency Battery Packs - Auditorium and Aisle Lighting	Auditorium	1	EA	4	1-2 years	Obsolete parts
	Exit Signs - Auditorium	Entire Building	8	EA	4	2-5 years	Over 20 years old with incandescent bulbs
	Exit Signs - Corridors and Stairs	Entire Building	18	EA	4	2-5 years	Over 20 years old with incandescent bulbs
	Exit Signs - Gym	Entire Building	4	EA	4	2-5 years	Over 20 years old with incandescent bulbs
	Security System - Intrusion Detection	Entire Building	53,097	SF	4	1-2 years	Majority obsolete system/parts
	Emergency A/C Power - Auditorium and Aisle Lighting	Entire Building	1,662	SF	6	6-10 years	
	Emergency A/C Power - Corridors and Stairs	Entire Building	26,406	SF	6	6-10 years	
	Emergency A/C Power - Gym	Entire Building	2,542	SF	6	6-10 years	
	Emergency A/C Power - Students Toilets	Entire Building	563	SF	6	6-10 years	

Main Service

	PA System	Entire Building	53,097	SF	5	6-10 years	Muffled noise in certain areas
--	-----------	-----------------	--------	----	---	------------	--------------------------------

Power Distribution

	Lighting and Power Panels - 100 A	Entire Building	2	EA	7	10+ years	
	Lighting and Power Panels - 100 A	Entire Building	4	EA	6	2-5 years	
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	7	10+ years	
	Lighting and Power Panels - Above 100 A	Entire Building	6	EA	6	2-5 years	
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	6	6-10 years	
	Main Distribution Panels - 400 - 600 amp	Entire Building	1	EA	7	10+ years	

Category : Fire Protection
Building : Main

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

Category : Fire Protection
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Fire ALarm Anunciator	Entire Building	1	EA	6	6-10 years	
	Fire Alarm Strobe Lights	Entire Building	53,097	SF	6	6-10 years	
	Fire Alarm_System	Entire Building	53,097	SF	6	6-10 years	

Category : Mechanical
Building : Main

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

Air Handling Systems

Air Handling Unit- Built Up- Single Zone w/	Basement - AHU1	1	EA	5	6-10 years	
Air Tunnel- Steam Coils - Greater than 35000 cfm						
Air Intake	Basement - AHU1	1	EA	6	6-10 years	
Auxiliaries - Greater than 35000 cfm	Basement - AHU1	1	EA	5	2-5 years	
Reheat Boxes - Reheat Boxes with Steam Coil	Basement - AHU1	11	EA	6	6-10 years	
Return Duct Work - Masonry and Ducts-Missing or Existing Shaft	Basement - AHU1	300	LF	5	2-5 years	
Zone Dampers	Basement - AHU1	29	EA	5	2-5 years	
Air Handling Unit- Built Up- Single Zone- Steam Coils - 4000 - 8000 cfm	Basement - Auditorium AHU	1	EA	5	2-5 years	
Air Intake	Basement - Auditorium AHU	1	EA	6	6-10 years	
Auxiliaries - 4000 - 8000 cfm	Basement - Auditorium AHU	1	EA	5	2-5 years	
Return Duct Work - Masonry and Ducts-Missing or Existing Shaft	Basement - Auditorium AHU	100	LF	5	2-5 years	
Air Handling Unit- Built Up- Single Zone- Steam Coils - 4000 - 8000 cfm	Basement - Gym AHU	1	EA	5	2-5 years	
Air Intake	Basement - Gym AHU	1	EA	6	6-10 years	
Auxiliaries - 4000 - 8000 cfm	Basement - Gym AHU	1	EA	5	2-5 years	
Return Duct Work - Masonry and Ducts-Missing or Existing Shaft	Basement - Gym AHU	100	LF	5	2-5 years	

Boiler Systems

Piping - Condensate Pipe- Steel	Entire Building	650	LF	5	2-5 years	Corroded/deteriorating
Piping - Steam Pipe- Steel	Entire Building	650	LF	5	6-10 years	
Steam Traps	Entire Building	15	EA	5	2-5 years	Deteriorating

Heating Devices

Radiators - Steam	Entire Building	18	EA	5	6-10 years	
Wall Heater - Electric	Entire Building	2	EA	5	2-5 years	
Fin Tube - Steam	Entire Building	50	LF	6	6-10 years	

Temperature Control

Electric Thermostat	Entire Building	2	EA	6	6-10 years	For indoor fan and MDF cooling unit
---------------------	-----------------	---	----	---	------------	-------------------------------------

Category : Mechanical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Pneumatic System	Entire Building	53,097	SF	5	2-5 years	
	Thermostats - Pneumatic	Entire Building	29	EA	5	2-5 years	Outdated parts

Ventilation

Exhaust Fans- Indoor - 500 - 1500 CFM	Entire Building	1	EA	5	6-10 years	
Exhaust Fans- Indoor - Less than 500 CFM	Entire Building	1	EA	6	6-10 years	
Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Entire Building	4	EA	6	6-10 years	
Exhaust Fans- Roof Mounted - Greater than 8000 CFM	Entire Building	2	EA	6	6-10 years	

Category : Plumbing
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Piping</u>							
	Domestic Piping-Hot Water Return Lines	Entire Building	53,097	SF	4	1-2 years	Insulation damage throughout, pipe clamps installed, over 40 years old galvanized
	Domestic Piping-Hot Water Return Risers	Entire Building	53,097	SF	4	1-2 years	Insulation damage throughout, pipe clamps installed, over 40 years old galvanized
	Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	53,097	SF	4	1-2 years	Insulation damage throughout, pipe clamps installed, over 40 years old galvanized
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	53,097	SF	4	1-2 years	Insulation damage throughout, pipe clamps installed, over 40 years old galvanized
	Domestic Piping-Hot/Cold Water Supply (Risers)	Entire Building	53,097	SF	4	1-2 years	Insulation damage throughout, pipe clamps installed, over 40 years old galvanized
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building	53,097	SF	4	1-2 years	Insulation damage throughout, pipe clamps installed, over 40 years old galvanized
	Sanitary Piping	Entire Building	53,097	SF	5	2-5 years	
	Storm Piping	Entire Building	53,097	SF	5	2-5 years	
	Vent Piping	Entire Building	53,097	SF	5	2-5 years	

Pumps

Pumps - Sump-Simplex	Elevator Pit	1	EA	6	6-10 years	
----------------------	--------------	---	----	---	------------	--

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Administrative Suites/Offices							
	Ceiling - Plaster/Drywall	105A	417	SF	7	10+ years	
	Doors - Wood Doors inclu hw	105A	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	105A	417	SF	6	10+ years	
	Lighting - Pendent/Surface	105A	6	EA	6	6-10 years	
	Power Distribution	105A	6	EA	7	10+ years	
	Storage/ Closet	105A	120	SF	7	10+ years	
	Walls - Masonry	105A	377	SF	7	10+ years	
	Walls - Plaster/Drywall	105A	377	SF	7	10+ years	
	AC Unit	112	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	112	275	SF	7	10+ years	
	Doors - Transom Window	112	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	112	1	EA	6	10+ years	
	Floor - Carpet	112	137	SF	7	6-10 years	
	Floor - Tile	112	138	SF	7	6-10 years	
	Lighting - Pendent/Surface	112	5	EA	7	6-10 years	
	Power Distribution	112	10	EA	7	10+ years	
	Storage/ Closet	112	40	SF	7	10+ years	Storage Room in good condition
	Walls - Plaster/Drywall	112	426	SF	7	10+ years	
	AC Unit	112A	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	112A	298	SF	7	10+ years	
	Doors - Wood Doors inclu hw	112A	1	EA	6	10+ years	
	Floor - Carpet	112A	298	SF	7	6-10 years	
	Lighting - Pendent/Surface	112A	2	EA	7	6-10 years	
	Power Distribution	112A	8	EA	7	10+ years	
	Walls - Plaster/Drywall	112A	453	SF	7	10+ years	
	AC Unit	113	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	113	98	SF	6	10+ years	Paint chipping and peeling
	Doors - Wood Doors inclu hw	113	1	EA	6	10+ years	
	Floor - Wood	113	98	SF	6	10+ years	
	Lighting - Pendent/Surface	113	6	EA	6	6-10 years	
	Power Distribution	113	8	EA	7	10+ years	
	Walls - Plaster/Drywall	113	628	SF	6	10+ years	
	Ceiling - Plaster/Drywall	Auditorium Lobby	120	SF	5	2-5 years	Ceiling paint bubbling and cracking
	Doors - Wood Doors inclu hw	Auditorium Lobby	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	Auditorium Lobby	120	SF	7	10+ years	
	Lighting - Pendent/Surface	Auditorium Lobby	3	EA	6	6-10 years	
	Power Distribution	Auditorium Lobby	6	EA	7	10+ years	
	Walls - Masonry	Auditorium Lobby	330	SF	7	10+ years	
	Walls - Plaster/Drywall	Auditorium Lobby	110	SF	7	10+ years	
	Work Sink	Auditorium Lobby	1	EA	7	10+ years	
	Ceiling - Plaster/Drywall	Auditorium Lobby	73	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Auditorium Lobby	1	EA	7	6-10 years	
	Floor - Tile Ceramic/ Porcelain	Auditorium Lobby	58	SF	7	10+ years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Floor - Tile Ceramic/ Porcelain	Auditorium Lobby	15	SF	5	1-2 years	Tiles missing
	Lighting - Pendent/Surface	Auditorium Lobby	1	EA	7	6-10 years	
	Walls - Masonry	Auditorium Lobby	145	SF	7	10+ years	
	Walls - Plaster/Drywall	Auditorium Lobby	200	SF	7	10+ years	
	Ceiling - Plaster/Drywall	Kitchen Manager	120	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Kitchen Manager	1	EA	7	10+ years	
	Floor - Tile	Kitchen Manager	120	SF	7	10+ years	
	Lighting - Pendent/Surface	Kitchen Manager	4	EA	7	6-10 years	
	Power Distribution	Kitchen Manager	4	EA	7	10+ years	
	Walls - Plaster/Drywall	Kitchen Manager	440	SF	7	10+ years	
Auditorium & Theater							
	Balcony Seating	1st Floor	80	EA	7	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	1,662	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	7	10+ years	
	Floor - Tile	1st Floor	964	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	64	EA	6	6-10 years	
	Sound System	1st Floor	1	EA	7	10+ years	
	Stage	1st Floor	698	SF	7	10+ years	
	Stage Curtain	1st Floor	6	EA	7	10+ years	
	Stage Lift	1st Floor	1	EA	7	10+ years	
	Stage Lighting System	1st Floor	1	EA	7	6-10 years	
	Stage-Stairs - Wood	1st Floor	18	LF	7	10+ years	
	Stairs - Terrazzo	1st Floor	130	LF	7	10+ years	
	Storage/ Closet	1st Floor	120	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	2,087	SF	7	10+ years	
	Walls - Sound Panel	1st Floor	2,087	SF	7	10+ years	
Gymnasias							
	Ceiling - Plaster/Drywall	105	2,542	SF	7	10+ years	
	Doors - Wood Doors inclu hw	105	2	EA	7	10+ years	
	Floor - Wood	105	2,542	SF	7	10+ years	
	Lighting - Pendent/Surface	105	10	EA	7	10+ years	
	Storage/ Closet	105	131	SF	7	10+ years	
	Walls - Masonry	105	2,669	SF	7	10+ years	
	Walls - Plaster/Drywall	105	3,559	SF	7	10+ years	
Kitchen							
	Ceiling - Plaster/Drywall	110	731	SF	7	10+ years	
	Doors - Wood Doors inclu hw	110	1	EA	6	10+ years	
	Floor - Tile	110	731	SF	6	6-10 years	
	Lighting - Pendent/Surface	110	14	EA	6	6-10 years	
	Serving Line	110	12	LF	7	10+ years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Walls - Plaster/Drywall	110	1,390	SF	7	10+ years	
<u>Library</u>							
	AC Unit	118	1	EA	7	6-10 years	
	Casework	118	55	LF	7	10+ years	
	Ceiling - Plaster/Drywall	118	730	SF	7	10+ years	
	Doors - Transom Window	118	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	118	1	EA	7	10+ years	
	Floor - Wood	118	730	SF	7	10+ years	
	Lighting - Pendent/Surface	118	14	EA	6	6-10 years	
	Walls - Plaster/Drywall	118	1,118	SF	7	10+ years	
<u>MDF_IDF</u>							
	Doors - Side-lite	224	24	SF	7	10+ years	
	Doors - Transom Window	224	3	SF	7	10+ years	
	Doors - Wood Doors inclu hw	224	1	EA	7	10+ years	
	Finishes	224	167	SF	7	10+ years	
	Finishes	224	2	SF	5	0-1 year	Hole in wall
	Other Cooling Unit	224	1	EA	7	6-10 years	Heat pump
<u>Mechanical/ Service Rooms</u>							
	Janitor's Closet	1st Floor	15	SF	7	6-10 years	
	Janitor's Closet	1st Floor	15	SF	5	2-5 years	Drywall needs repair
	Storage Room	1st Floor	161	SF	7	10+ years	
	Storage Room	1st Floor	15	SF	5	2-5 years	Paint on ceiling is chipping and peeling
	Mechanical/ Service Rooms	2.5 Floor	23	SF	7	10+ years	
	Janitor's Closet	2nd Floor	16	SF	5	10+ years	No light
	Janitor's Closet	2nd Floor	16	SF	5	10+ years	No light
	Air Tunnel	Basement	2,592	SF	7	10+ years	
	Auditorium Plenums	Basement	273	SF	7	10+ years	
	Mechanical/ Service Rooms	Basement	1,694	SF	7	10+ years	
	Storage Room	Basement	1,353	SF	7	6-10 years	
<u>Restroom</u>							
	Accessories	1st Floor	263	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	263	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	6-10 years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	263	SF	6	10+ years	
	Floor Drain	1st Floor	1	EA	7	10+ years	
	Hand Dryer	1st Floor	2	EA	7	6-10 years	
	Lavatory	1st Floor	2	EA	7	6-10 years	
	Lighting - Pendent/Surface	1st Floor	4	EA	7	6-10 years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Partitions	1st Floor	1	EA	7	10+ years	
	Urinals	1st Floor	6	EA	7	10+ years	
	Walls - Masonry	1st Floor	184	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	184	SF	7	10+ years	
	Water Closet	1st Floor	1	EA	7	10+ years	
	Accessories	1st Floor	300	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	300	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	300	SF	5	2-5 years	Cracks in the tile
	Floor Drain	1st Floor	1	EA	7	10+ years	
	Hand Dryer	1st Floor	2	EA	7	6-10 years	
	Lavatory	1st Floor	2	EA	7	6-10 years	
	Lighting - Pendent/Surface	1st Floor	4	EA	7	6-10 years	
	Partitions	1st Floor	6	EA	7	10+ years	
	Walls - Masonry	1st Floor	210	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	210	SF	7	10+ years	
	Water Closet	1st Floor	6	EA	7	10+ years	
	Accessories	213A	105	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	213A	95	SF	7	10+ years	
	Ceiling - Plaster/Drywall	213A	10	SF	5	1-2 years	Water damage
	Doors - Side-lite	213A	70	SF	7	10+ years	
	Doors - Wood Doors inclu hw	213A	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	213A	105	SF	7	10+ years	
	Lavatory	213A	1	EA	7	10+ years	
	Lighting - Pendent/Surface	213A	1	EA	7	10+ years	
	Partitions	213A	2	EA	7	10+ years	
	Walls - Masonry	213A	237	SF	7	10+ years	
	Walls - Plaster/Drywall	213A	189	SF	7	10+ years	
	Water Closet	213A	2	EA	7	10+ years	
	Accessories	2nd Floor	263	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	263	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	2nd Floor	263	SF	7	10+ years	
	Floor Drain	2nd Floor	1	EA	7	10+ years	
	Hand Dryer	2nd Floor	2	EA	7	6-10 years	
	Lavatory	2nd Floor	2	EA	7	6-10 years	
	Lighting - Pendent/Surface	2nd Floor	4	EA	7	6-10 years	
	Partitions	2nd Floor	1	EA	7	6-10 years	Updated to match current observations
	Urinals	2nd Floor	7	EA	7	10+ years	
	Walls - Masonry	2nd Floor	184	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	184	SF	7	10+ years	
	Water Closet	2nd Floor	1	EA	7	10+ years	
	Accessories	2nd Floor	300	SF	7	6-10 years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Ceiling - Plaster/Drywall	2nd Floor	300	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	2nd Floor	300	SF	7	10+ years	
	Floor Drain	2nd Floor	1	EA	7	10+ years	
	Hand Dryer	2nd Floor	2	EA	7	6-10 years	
	Lavatory	2nd Floor	2	EA	7	6-10 years	
	Lighting - Pendent/Surface	2nd Floor	4	EA	7	6-10 years	
	Partitions	2nd Floor	7	EA	7	10+ years	
	Walls - Masonry	2nd Floor	210	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	210	SF	7	10+ years	
	Water Closet	2nd Floor	7	EA	7	10+ years	
	Accessories	2nd Floor - Unisex	27	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor - Unisex	27	SF	7	10+ years	
	Doors - Transom Window	2nd Floor - Unisex	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor - Unisex	1	EA	7	10+ years	
	Floor - Tile Quarry	2nd Floor - Unisex	27	SF	7	6-10 years	
	Lavatory	2nd Floor - Unisex	1	EA	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor - Unisex	1	EA	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor - Unisex	29	SF	7	10+ years	
	Walls - Tile Ceramic/ Porcelain	2nd Floor - Unisex	29	SF	7	10+ years	
	Water Closet	2nd Floor - Unisex	1	EA	7	10+ years	
	Accessories	Principal's Office	27	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Principal's Office	27	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Principal's Office	1	EA	6	6-10 years	
	Floor - Tile Ceramic/ Porcelain	Principal's Office	22	SF	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	Principal's Office	5	SF	4	0-1 year	Hole in the floor
	Lavatory	Principal's Office	1	EA	7	10+ years	
	Lighting - Pendent/Surface	Principal's Office	1	EA	7	6-10 years	
	Walls - Plaster/Drywall	Principal's Office	52	SF	7	10+ years	
	Water Closet	Principal's Office	1	EA	7	10+ years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Classroom #114 (Music Room)							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	3	LF	7	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	336	SF	7	10+ years	
	Chalk Board	1st Floor	15	LF	4	2-5 years	
	Doors - Transom Window	1st Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Wood	1st Floor	336	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	6	EA	7	6-10 years	
	Sound Panels	1st Floor	12	EA	7	10+ years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Storage/ Closet	1st Floor	8	SF	7	10+ years	
	Walls - Metal Panel	1st Floor	300	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	550	SF	7	10+ years	
Classroom #115 (Kindergarten)							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	10	LF	7	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	716	SF	7	10+ years	
	Doors - Transom Window	1st Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	7	10+ years	
	Floor - Tile	1st Floor	716	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	14	EA	7	6-10 years	
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Walls - Plaster/Drywall	1st Floor	1,088	SF	7	10+ years	
Classroom #116 (Dance Room)							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	21	LF	7	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	1,430	SF	7	10+ years	
	Doors - Steel Doors incl hw	1st Floor	2	EA	7	10+ years	
	Doors - Transom Window	1st Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	396	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	14	EA	7	6-10 years	
	Storage/ Closet	1st Floor	215	SF	7	10+ years	
	Storage/ Closet	1st Floor	105	SF	7	10+ years	
	Wall Mirrors	1st Floor	4	SF	7	10+ years	
	Walls - Metal Panel	1st Floor	300	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,420	SF	7	10+ years	
	Weight/ Fitness Room Floor Matting	1st Floor	1,034	SF	7	10+ years	
Classroom #117 (Regular Classroom)							
	AC Units	1st Floor	2	EA	7	6-10 years	
	Casework	1st Floor	10	LF	7	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	716	SF	7	10+ years	
	Chalk Board	1st Floor	19	LF	4	2-5 years	Not in use anymore
	Doors - Transom Window	1st Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	7	10+ years	
	Floor - Tile	1st Floor	716	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	14	EA	7	6-10 years	
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Walls - Plaster/Drywall	1st Floor	1,088	SF	7	10+ years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Classroom #119 (Regular Classroom)</u>							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	10	LF	7	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	716	SF	7	10+ years	
	Chalk Board	1st Floor	19	LF	4	2-5 years	Not in use anymore
	Doors - Transom Window	1st Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	7	10+ years	
	Floor - Tile	1st Floor	716	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	14	EA	7	6-10 years	
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Walls - Plaster/Drywall	1st Floor	1,088	SF	7	10+ years	
<u>Classroom #120 (Art Room)</u>							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	75	LF	6	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	672	SF	7	10+ years	
	Chalk Board	1st Floor	20	LF	4	2-5 years	Not in use anymore
	Doors - Transom Window	1st Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	672	SF	7	10+ years	
	Kiln	1st Floor	1	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	12	EA	7	6-10 years	
	Storage/ Closet	1st Floor	30	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,000	SF	7	10+ years	
	Work Sink	1st Floor	2	EA	7	10+ years	
	Work Sink	1st Floor	3	EA	5	6-10 years	Leaky faucet
<u>Classroom #121 (Regular Classroom)</u>							
	AC Units	1st Floor	2	EA	7	6-10 years	
	Casework	1st Floor	10	LF	7	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	716	SF	7	10+ years	
	Doors - Transom Window	1st Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	7	10+ years	
	Floor - Tile	1st Floor	716	SF	6	6-10 years	
	Lighting - Pendent/Surface	1st Floor	14	EA	7	6-10 years	
	Marker Board	1st Floor	40	LF	7	6-10 years	
	Walls - Plaster/Drywall	1st Floor	1,088	SF	7	10+ years	
<u>Classroom #122 (Special Education)</u>							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	5	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	390	SF	7	10+ years	
	Chalk Board	1st Floor	20	LF	4	2-5 years	Not in use anymore

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Doors - Transom Window	1st Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	390	SF	7	6-10 years	
	Lighting - Pendent/Surface	1st Floor	7	EA	7	6-10 years	
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Walls - Plaster/Drywall	1st Floor	986	SF	7	10+ years	
	Work Sink	1st Floor	1	EA	7	6-10 years	
Classroom #209 (Regular Classroom)							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	15	LF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	375	SF	7	10+ years	
	Doors - Transom Window	2nd Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Terrazzo	2nd Floor	80	SF	7	10+ years	
	Floor - Tile	2nd Floor	295	SF	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	4	EA	6	6-10 years	
	Marker Board	2nd Floor	15	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	104	SF	7	10+ years	
	Student Lockers - One Tier	2nd Floor	15	EA	7	10+ years	
	Walls - Metal Panel	2nd Floor	181	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	650	SF	7	10+ years	
Classroom #210 (Regular Classroom)							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	10	LF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	711	SF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	5	SF	5	1-2 years	Water damage
	Doors - Transom Window	2nd Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	7	10+ years	
	Floor - Tile	2nd Floor	716	SF	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	7	6-10 years	
	Marker Board	2nd Floor	20	LF	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	1,132	SF	7	10+ years	
Classroom #212 (Regular Classroom)							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	12	LF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	716	SF	7	10+ years	
	Doors - Transom Window	2nd Floor	9	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	7	10+ years	
	Floor - Tile	2nd Floor	714	SF	7	6-10 years	
	Floor - Tile	2nd Floor	2	SF	4	0-1 year	Chipping tile

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Lighting - Pendent/Surface	2nd Floor	14	EA	6	6-10 years	
	Marker Board	2nd Floor	40	LF	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	1,132	SF	7	10+ years	
Classroom #213 (Office)							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	186	SF	7	10+ years	
	Doors - Transom Window	2nd Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	7	10+ years	
	Floor - Tile	2nd Floor	186	SF	7	6-10 years	
	Lighting - Pendent/Surface	2nd Floor	5	EA	7	6-10 years	
	Marker Board	2nd Floor	5	LF	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	632	SF	7	10+ years	
Classroom #214 (Regular Classroom)							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	12	LF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	716	SF	6	10+ years	
	Chalk Board	2nd Floor	20	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	7	10+ years	
	Floor - Tile	2nd Floor	716	SF	6	6-10 years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	6	6-10 years	
	Marker Board	2nd Floor	20	LF	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	1,132	SF	7	10+ years	
Classroom #215 (Regular Classroom)							
	AC Units	2nd Floor	2	EA	7	6-10 years	
	Casework	2nd Floor	10	LF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	716	SF	7	10+ years	
	Doors - Transom Window	2nd Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	7	10+ years	
	Floor - Tile	2nd Floor	716	SF	7	6-10 years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	7	6-10 years	
	Marker Board	2nd Floor	40	LF	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	1,132	SF	7	10+ years	
Classroom #216 (Regular Classroom)							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	10	LF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	716	SF	6	10+ years	
	Doors - Transom Window	2nd Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	7	10+ years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Floor - Tile	2nd Floor	716	SF	7	6-10 years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	6	6-10 years	
	Marker Board	2nd Floor	40	LF	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	1,132	SF	7	10+ years	
Classroom #217 (Regular Classroom)							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	10	LF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	716	SF	7	10+ years	
	Chalk Board	2nd Floor	26	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	7	10+ years	
	Floor - Tile	2nd Floor	716	SF	7	6-10 years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	7	6-10 years	
	Marker Board	2nd Floor	20	LF	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	1,132	SF	7	10+ years	
Classroom #218 (Regular Classroom)							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	10	LF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	716	SF	7	10+ years	
	Chalk Board	2nd Floor	26	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	9	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	6	10+ years	
	Floor - Tile	2nd Floor	716	SF	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	7	6-10 years	
	Marker Board	2nd Floor	20	LF	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	1,132	SF	7	10+ years	
Classroom #219 (Regular Classroom)							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	10	LF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	716	SF	7	10+ years	
	Chalk Board	2nd Floor	26	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	9	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Tile	2nd Floor	716	SF	7	6-10 years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	7	6-10 years	
	Marker Board	2nd Floor	20	LF	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	1,132	SF	7	10+ years	
Classroom #220 (Music Room)							
	AC Units	2nd Floor	1	EA	7	6-10 years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Casework	2nd Floor	10	LF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	716	SF	7	10+ years	
	Doors - Transom Window	2nd Floor	9	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Wood	2nd Floor	716	SF	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	6	6-10 years	
	Sound Panels	2nd Floor	12	EA	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,132	SF	7	10+ years	

Classroom #222 (Music Room)

	AC Units	2nd Floor	2	EA	7	6-10 years	
	Casework	2nd Floor	50	LF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	1,091	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	2nd Floor	1,091	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	20	EA	7	6-10 years	
	Marker Board	2nd Floor	15	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	8	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,527	SF	7	10+ years	
	Work Sink	2nd Floor	1	EA	7	10+ years	

Classroom #225 (Computer Lab)

	AC Units	2nd Floor	2	EA	5	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	476	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Terrazzo	2nd Floor	440	SF	7	10+ years	
	Floor - Tile	2nd Floor	34	SF	7	10+ years	
	Floor - Tile	2nd Floor	2	SF	4	0-1 year	Damaged tile
	Lighting - Pendent/Surface	2nd Floor	6	EA	7	6-10 years	
	Marker Board	2nd Floor	18	LF	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	772	SF	7	10+ years	

Category : Interior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Corridor</u>							
	Ceiling - Plaster/Drywall	1st Floor	7,895	SF	7	10+ years	
	Doors - Transom Window	1st Floor	40	SF	7	10+ years	
	Doors - Wood Doors include hw	1st Floor	6	EA	7	10+ years	
	Drinking Fountains - Single Water Cooler	1st Floor	4	EA	7	6-10 years	
	Floor - Terrazzo	1st Floor	750	SF	7	10+ years	
	Floor - Tile/Sheet	1st Floor	7,145	SF	7	10+ years	

Category : Interior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Lighting - Pendent/Surface	1st Floor	32	EA	7	10+ years	
	Student Lockers - One Tier	1st Floor	197	EA	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	12,384	SF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	7,895	SF	7	10+ years	
	Drinking Fountains - Single Fountain	2nd Floor	4	EA	7	10+ years	
	Floor - Terrazzo	2nd Floor	790	SF	7	10+ years	
	Floor - Tile/Sheet	2nd Floor	7,099	SF	7	10+ years	
	Floor - Tile/Sheet	2nd Floor	6	SF	4	0-1 year	Cracking
	Lighting - Pendent/Surface	2nd Floor	32	EA	7	10+ years	
	Rescue Panel	2nd Floor	1	EA	7	6-10 years	
	Stairs - Concrete Stairs	2nd Floor	100	LF	7	10+ years	
	Student Lockers - One Tier	2nd Floor	208	EA	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	12,384	SF	7	10+ years	

Safety

Camera Viewing Station	Entire Building	1	EA	7	6-10 years	
------------------------	-----------------	---	----	---	------------	--

Stairs

Ceiling - Plaster/Drywall	North East	5,308	SF	7	10+ years	
Floor - Terrazzo	North East	5,308	SF	7	10+ years	
Handrails	North East	284	LF	7	10+ years	
Lighting - Pendent/Surface	North East	4	EA	7	6-10 years	
Stairs - Terrazzo	North East	284	LF	7	10+ years	
Walls - Plaster/Drywall	North East	8,226	SF	7	10+ years	
Ceiling - Plaster/Drywall	North West	5,308	SF	7	10+ years	
Floor - Terrazzo	North West	5,308	SF	7	10+ years	
Handrails	North West	242	LF	7	10+ years	
Lighting - Pendent/Surface	North West	4	EA	7	6-10 years	
Stairs - Terrazzo	North West	242	LF	7	10+ years	
Walls - Plaster/Drywall	North West	8,226	SF	7	10+ years	
Ceiling - Plaster/Drywall	North West - To Basement	50	SF	5	1-2 years	Water damage
Handrails	North West - To Basement	42	LF	7	10+ years	
Lighting - Wall Mounted	North West - To Basement	1	EA	7	6-10 years	
Stairs - Concrete	North West - To Basement	60	LF	6	10+ years	
Walls - Plaster/Drywall	North West - To Basement	232	SF	5	1-2 years	Water damage

Vertical Conveyance

Elevator - Hydraulic Elevator	West	1	EA	7	6-10 years	
-------------------------------	------	---	----	---	------------	--

Category : Exterior
Building : Boiler House

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Entrance</u>							
	Exterior Doors - Exterior Steel Door	8	2	EA	6	6-10 years	
	Exterior Doors - Exterior Steel Door	9	1	EA	6	6-10 years	
	Exterior Doors - Transom Lite	9	1	EA	6	10+ years	
	Exterior Stairs - Stone	9	3	LF	6	10+ years	
<u>Foundation</u>							
	Foundation - Concrete	Boiler House	228	LF	7	10+ years	
	Foundation - Concrete	Boiler House	2	LF	5	1-2 years	Cracks seeping water
	Superstructure - Concrete	Boiler House	3,190	SF	7	10+ years	
	Superstructure - Concrete	Boiler House	10	SF	6	10+ years	Cracks, corroding rebar
<u>Lighting</u>							
	Exterior Lighting - Wall Mounted	Boiler House	6	EA	6	6-10 years	
<u>Roof System</u>							
	Access Ladder - Metal	Boiler House	2	EA	4	0-1 year	Old, poor transition from one ladder to the next. Dangerous transition
	Chimney - Metal Flue	Boiler House	37	LF	7	10+ years	
	Coping - Terra Cotta	Boiler House	230	LF	6	6-10 years	Verified dimension, sealant is in poor condition. Comes off in one's finger upon touch
	Downspouts - Exterior Downspouts	Boiler House	18	LF	7	10+ years	
	Parapet - Parapet > 30"	Boiler House	173	LF	7	10+ years	
	Parapet - Parapet > 30"	Boiler House	57	LF	5	0-1 year	Spoiled brick, open joints, parapet in very poor condition
	Roof - Modified Bitumen	Boiler House	3,000	SF	7	10+ years	Verified dimension
	Roof - Modified Bitumen	Boiler House	200	SF	4	0-1 year	Detached, damaged counter, flashing
	Roof Hatch - Metal	Boiler House	1	EA	7	6-10 years	
	Roof Structure - Concrete	Boiler House	3,200	SF	7	10+ years	
<u>Walls</u>							
	Exterior Walls - Brick	Boiler House	4,710	SF	7	10+ years	
	Exterior Walls - Stone-Cast	Boiler House	685	SF	7	10+ years	
	Exterior Walls - Stone-Cast	Boiler House	5	SF	5	1-2 years	Open joints
<u>Windows</u>							
	Guard - Guards perforated	Boiler House	120	SF	6	10+ years	
	Guard - Guards wire guard	Boiler House	24	SF	6	10+ years	
	Lintels - Steel	Boiler House	35	LF	7	10+ years	
	Windows - Louver	Boiler House	24	SF	6	10+ years	

Category : Exterior
Building : Boiler House

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Windows - Sash Aluminum Double-pane	Boiler House	120	SF	6	10+ years	

Category : Electrical
Building : Boiler House

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

Emergency System

	Automatic Transfer Switch	Boiler Room	1	EA	6	10+ years	
--	---------------------------	-------------	---	----	---	-----------	--

Main Service

	Main Electrical Service - 2000 A 120/208/3PH	Boiler Room	1	EA	4	1-2 years	Corroding throughout
	Independent Electrical Service for emergency power	Boiler Room	1	EA	6	6-10 years	

Power Distribution

	Lighting and Power Panels - 100 A	Entire Building	4	EA	6	2-5 years	
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	6	2-5 years	
	Main Distribution Panels - 400 - 600 amp	Entire Building	2	EA	7	10+ years	
	Main Distribution Panels - 400 - 600 amp	Entire Building	1	EA	3	0-1 year	Corroded and exposed live parts

Category : Fire Protection
Building : Boiler House

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

Fire Alarm

	Fire Alarm Panel	Boiler Room	1	EA	6	6-10 years	
	Fire Alarm_System	Boiler Room	3,200	SF	5	6-10 years	

Category : Mechanical
Building : Boiler House

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

Boiler Systems

	Boiler Auxiliary- Scotch Marine- Steam Low Pressure Boiler - 101 - 150 HP	Entire Building	2	EA	6	6-10 years	
	Chemical Feed System	Entire Building	1	EA	6	6-10 years	
	Combustion Dampers	Entire Building	3	EA	6	2-5 years	
	Condensate Pump	Entire Building	1	EA	4	0-1 year	Leaking, heavily corroded
	Feed Water Pumps and Tank	Entire Building	1	EA	5	2-5 years	
	Non Condensing- Fire Tube- Scotch Marine- Steam- Low Pressure Boiler - 101 - 150 HP	Entire Building	1	EA	6	6-10 years	
	Non Condensing- Fire Tube- Scotch Marine- Steam- Low Pressure Boiler - 101 - 150 HP	Entire Building	1	EA	6	6-10 years	
	Piping - Condensate Pipe- Steel	Entire Building	100	LF	5	2-5 years	

Category : Mechanical
Building : Boiler House

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Piping - Steam Pipe- Steel	Entire Building	100	LF	5	2-5 years	
	Steam Traps	Entire Building	3	EA	5	2-5 years	

Heating Devices

	Unit Heater - Steam	Boiler Room	1	EA	6	6-10 years	
	Wall Heater - Electric	Engineer's Office	1	EA	6	6-10 years	
	Wall Heater - Electric	Engineer's Office	2	EA	5	2-5 years	Outdated parts

Temperature Control

	Electric Thermostat	Entire Building	1	EA	5	2-5 years	
	Pneumatic System	Entire Building	3,200	SF	5	2-5 years	

Category : Plumbing
Building : Boiler House

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Gas Heater - 150000 - 300000 BTU/HR	Mechanical Room	1	EA	5	6-10 years	
	Hot Water Storage Tank_Gas - 201 - 500 Gallons	Mechanical Room	1	EA	3	0-1 year	Disconnected/abandoned

Piping

	Domestic Piping-Hot Water Return Lines	Entire Building	3,200	SF	4	1-2 years	Insulation damage throughout, pipe clamps installed, over 40 years old galvanized
	Domestic Piping-Hot Water Return Risers	Entire Building	3,200	SF	4	1-2 years	Insulation damage throughout, pipe clamps installed, over 40 years old galvanized
	Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	3,200	SF	4	1-2 years	Insulation damage throughout, pipe clamps installed, over 40 years old galvanized
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	3,200	SF	4	1-2 years	Insulation damage throughout, pipe clamps installed, over 40 years old galvanized
	Domestic Piping-Hot/Cold Water Supply (Risers)	Entire Building	3,200	SF	4	1-2 years	Insulation damage throughout, pipe clamps installed, over 40 years old galvanized
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building	3,200	SF	4	1-2 years	Insulation damage throughout, pipe clamps installed, over 40 years old galvanized
	Sanitary Piping	Entire Building	3,200	SF	5	2-5 years	
	Storm Piping	Entire Building	3,200	SF	5	2-5 years	
	Vent Piping	Entire Building	3,200	SF	5	2-5 years	

Category : Plumbing
Building : Boiler House

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Pumps</u>							
	Pumps - Domestic Booster Pump-Simplex	Mechanical Room	1	EA	5	2-5 years	Beginning to corrode
	Pumps - Sump-Duplex	Mechanical Room	1	EA	6	2-5 years	

Category : Room
Building : Boiler House

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Administrative Suites/Offices</u>							
	AC Unit	Boiler House	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	Boiler House	95	SF	4	0-1 year	Large cracks, falling off
	Doors - Wood Doors inclu hw	Boiler House	1	EA	7	6-10 years	
	Floor - Carpet	Boiler House	95	SF	7	6-10 years	
	Lighting - Pendent/Surface	Boiler House	2	EA	7	6-10 years	
	Power Distribution	Boiler House	4	EA	7	10+ years	
	Walls - Plaster/Drywall	Boiler House	140	SF	6	6-10 years	
	Walls - Plaster/Drywall	Boiler House	7	SF	5	1-2 years	Broken plaster

Mechanical/ Service Rooms

Boiler Room	Entire Building	2,054	SF	5	10+ years	
Coal Room	Entire Building	938	SF	7	6-10 years	
Storage Room	Entire Building	91	SF	7	6-10 years	

Restroom

Accessories	Restroom in Engineer's Office	22	SF	7	6-10 years	
Ceiling - Plaster/Drywall	Restroom in Engineer's Office	22	SF	4	0-1 year	Water damage
Doors - Wood Doors inclu hw	Restroom in Engineer's Office	1	EA	7	6-10 years	
Floor - Epoxy/ Painted	Restroom in Engineer's Office	22	SF	7	6-10 years	
Lavatory	Restroom in Engineer's Office	1	EA	6	6-10 years	
Lighting - Pendent/Surface	Restroom in Engineer's Office	1	EA	6	6-10 years	
Walls - Plaster/Drywall	Restroom in Engineer's Office	175	SF	6	10+ years	
Water Closet	Restroom in Engineer's Office	1	EA	7	6-10 years	

Category : Site
Building : Site

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Athletic</u>							
	Metal Bleachers	SE	20	LF	7	10+ years	
	Surface - Natural	SE	50,298	SF	5	6-10 years	
<u>Civil/Drainage</u>							
	Civil/ Drainage - Catch Basin	Entire Site	11	EA	7	10+ years	
	Civil/ Drainage - Site Manhole	Entire Site	15	EA	7	10+ years	
<u>Fencing</u>							
	Fencing - Chain Link	Entire Site	302	LF	6	10+ years	
	Fencing - Chain Link	Entire Site	159	LF	6	10+ years	
	Fencing - Chain Link	Entire Site	20	LF	5	1-2 years	Broken chain links
	Fencing - New Standard Ornamental	Entire Site	1,768	LF	6	10+ years	
<u>Landscape</u>							
	Benches	Entire Site	16	EA	6	10+ years	
	Benches	Entire Site	12	EA	6	10+ years	
	Irrigation	Entire Site	33,800	SF	6	10+ years	
	Landscape - Grass	Entire Site	8,769	SF	6	10+ years	
	Landscape - Grass	Entire Site	3,000	SF	4	1-2 years	Bare soil
	Landscape - Hardscape- Concrete	Entire Site	1,611	SF	6	10+ years	
	Landscape - Hardscape- Concrete	Entire Site	100	SF	5	1-2 years	Damaged with exposed rebar, broken concrete, upheaved
	Lighting - Pole Mounted	Entire Site	6	EA	6	10+ years	
	Parkway trees	Entire Site	20	EA	6	10+ years	
	Play Area - Hardscape- Asphalt	Entire Site	12,270	SF	6	6-10 years	Some repairs made
	Play Area - Hardscape- Asphalt	Entire Site	1,000	SF	5	1-2 years	Large cracks, alligating of surface
	Retaining Wall - Concrete	Entire Site	100	SF	6	10+ years	
	Trash Receptacles	Entire Site	4	EA	6	10+ years	
	Walking Path - Hardscape- Asphalt	Entire Site	1,873	SF	6	6-10 years	
	Walking Path - Hardscape- Asphalt	Entire Site	200	SF	4	0-1 year	Upheaved, tripping hazard
<u>Parking Lot</u>							
	Concrete Curbs	West	1,318	LF	6	10+ years	
	Interior Plantings	West	130	LF	6	10+ years	
	Lighting - Pole Mounted	West	7	EA	6	10+ years	
	Surface - Asphalt	West	32,000	SF	6	6-10 years	Cracks throughout
	Surface - Asphalt	West	3,307	SF	5	0-1 year	Large cracks, alligatored surface, potholes
	Trash Enclosure - Chain Links	West	503	SF	5	6-10 years	Some slats are missing
	Vehicular Screening	West	386	LF	6	10+ years	

Category : Site
Building : Site

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Playground</u>							
	Equipment - Pre K 3-5	South	2	EA	6	10+ years	
	Equipment - Swingset	South	2	EA	6	10+ years	
	Surface - Poured Surface	South	600	SF	6	10+ years	
<u>Sidewalks</u>							
	Sidewalks - Internal Walks	Entire Site	87	LF	7	10+ years	
	Sidewalks - Internal Walks	Entire Site	1,660	LF	7	10+ years	
	Sidewalks - Perimeter Sidewalks	Entire Site	16,204	SF	6	10+ years	
	Sidewalks - Perimeter Sidewalks	Entire Site	20	SF	5	0-1 year	Cracks, broken
<u>Signage</u>							
	Flag Pole - Flag Pole	Entire Site	1	EA	6	10+ years	
	Monument - Building Mounted Cut Letter Sign	Entire Site	1	EA	6	10+ years	
	Monument - Sign	Entire 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	1st Floor	120	120	672	135	110	N	N
Computer Lab	Regular Classroom	2nd Floor	225	225	476	42	42	N	N
Dance Room	Dance Room	1st Floor	116	116	1,430	140	71	N	N
Kindergarten	Regular Classroom	1st Floor	115	115	716	135	110	N	Y
Music Room	Multi Purpose Room	1st Floor	114	114	336	70	35	N	N
Music Room	Regular Classroom	2nd Floor	220	220	716	135	110	N	N
Music Room	Regular Classroom	2nd Floor	222	222	1,091	189	154	N	N
Office	Regular Classroom	2nd Floor	213	213	186	54	44	N	N
Regular Classroom	Regular Classroom	1st Floor	117	117	716	135	110	N	Y
Regular Classroom	Regular Classroom	1st Floor	119	119	716	135	110	N	Y
Regular Classroom	Regular Classroom	1st Floor	121	121	716	97	66	N	Y
Regular Classroom	Regular Classroom	2nd Floor	209	209	375	25	14	N	Y
Regular Classroom	Regular Classroom	2nd Floor	210	210	716	135	110	N	N
Regular Classroom	Regular Classroom	2nd Floor	212	212	716	124	88	N	N
Regular Classroom	Regular Classroom	2nd Floor	214	214	716	135	110	N	N
Regular Classroom	Regular Classroom	2nd Floor	215	215	716	113	66	N	Y
Regular Classroom	Regular Classroom	2nd Floor	216	216	716	135	110	N	Y
Regular Classroom	Regular Classroom	2nd Floor	217	217	716	135	110	N	Y
Regular Classroom	Regular Classroom	2nd Floor	218	218	716	135	110	N	Y
Regular Classroom	Regular Classroom	2nd Floor	219	219	716	135	110	N	N
Special Education	Regular Classroom	1st Floor	122	122	390	54	44	N	Y