

Facility Assessment Report

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

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

Campus Summary			
BuildingName	Year Constructed	Number of Floors	Building Area (Sq Ft)
Main	1965	2	30,500
Addition	1972	2	20,803
Campus Total			51,303

Catego	ry : Exterior		В	uilding			
Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Entrance	· ·	Location	Quantity	COM	Italik	Replacement	Comments
	Entrance Control - Audio and Video	1	1	EA	6	6-10 years	
	Exterior Doors - Side lite	1	1	EA	6	10+ years	
	Exterior Doors - Store Front	1	4	EA	6	10+ years	
	Exterior Doors - Store Front Exterior Doors - Transom Lite	1	2	EA	6	10+ years	
	Power Door Operator and Controls	1	1	EA	7	6-10 years	
	Exterior Doors - Exterior Wood Door	10	2	EA	4	1-2 years	Rotted wood door, corroded frame
	Exterior Doors - Exterior Wood Door	2	2	EA	6	6-10 years	Repaired
	Exterior Stairs - Concrete	2	12	LF	7	10+ years	Repaired
	Exterior Doors - Exterior Steel Door	7	1	EA	6	10+ years	
	Exterior Stairs - Concrete	7	3	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	8	1	EA	6	10+ years	
	Exterior Stairs - Concrete	8	3	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	9	1	EA	6	10+ years	
	Exterior Stairs - Concrete	9	16	LF	5	1-2 years	Cracked concrete
Foundati	ion						
	Foundation - Concrete	Entire Building	368	LF	7	10+ years	
	Superstructure - Concrete	Entire Building	19,365	SF	7	10+ years	
Lighting							
	Exterior Lighting - Parapet or Roof Mounted	Entire Building	8	EA	6	6-10 years	
	Exterior Lighting - Wall Mounted	Entire Building	7	EA	6	6-10 years	

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Catego	ry : Exterior		В	uilding	: Main		
						Recommend	
3roup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
(0	to an						
oof Sys	Coping - Metal	1 North	82	1.5	7	10	
		1 - North		LF	7	10+ years	
	Downspouts - Interior Downspouts	1 - North	23	LF	7	10+ years	
	Roof - Modified Bitumen	1 - North	756	SF	6	10+ years	
	Roof Structure - Steel / Metal Deck/	1 - North	756	SF	7	10+ years	
	Concrete Topping	O. Main	400	. –	7	40	
	Coping - Metal	2 - Main	120	LF	7	10+ years	
	Coping - Metal	2 - Main	194	LF	7	10+ years	
	Downspouts - Interior Downspouts	2 - Main	49	LF	7	10+ years	
	Parapet - Parapet < 16" Height	2 - Main	194	LF	7	10+ years	
	Roof - Modified Bitumen	2 - Main	6,740	SF	6	10+ years	
	Roof Structure - Steel / Metal Deck/	2 - Main	6,740	SF	7	10+ years	
	Concrete Topping			- 4	_	4.0	
	Access Ladder - Metal	3 - Center	1	EA	7	10+ years	
	Coping - Metal	3 - Center	209	LF	7	10+ years	
	Downspouts - Exterior Downspouts	3 - Center	40	LF	7	10+ years	
	Downspouts - Interior Downspouts	3 - Center	25	LF	7	10+ years	
	Roof - Modified Bitumen	3 - Center	4,891	SF	7	10+ years	
	Roof - Modified Bitumen	3 - Center	300	SF	4	1-2 years	Evidence of ponding
	Roof Structure - Steel / Metal Deck/	3 - Center	5,191	SF	7	10+ years	
	Concrete Topping						
	Access Ladder - Metal	4 - South	1	EA	7	10+ years	
	Chimney - Brick Chimney- Concrete/ Mortar	4 - South	32	LF	7	10+ years	Moved from roof number three. The
	Liner						is the correct location for the
							chimney.
	Chimney - Brick Chimney- Concrete/ Mortar	4 - South	8	LF	5	1-2 years	Cracked bricks Moved from roof
	Liner						number three. This is the correct
							location for the chimney.
	Coping - Metal	4 - South	45	LF	7	10+ years	
	Coping - Metal	4 - South	258	LF	7	10+ years	
	Downspouts - Exterior Downspouts	4 - South	64	LF	7	10+ years	
	Downspouts - Interior Downspouts	4 - South	10	LF	7	10+ years	
	Downspouts - Interior Downspouts	4 - South	12	LF	7	10+ years	
	Parapet - 16" - 30" Height	4 - South	45	LF	7	10+ years	
	Roof - Modified Bitumen	4 - South	6,733	SF	6	10+ years	
	Roof Structure - Steel / Metal Deck/	4 - South	6,733	SF	7	10+ years	
	Concrete Topping		,			,	
/alls							
	Canopy - Concrete/ Stucco	Entire Building	310	SF	6	10+ years	
	Cornice - Metal Projecting	Entire Building	368	LF	6	10+ years	
	Exterior Walls - Brick	Entire Building	7,446	SF	6	10+ years	
	Exterior Walls - Stone-Cut	Entire Building	192	SF	6	10+ years	

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Categor	ry : Exterior		В	uilding	: Main		
outego.	,		_			Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,						
Windows							
	Curtain wall - Glazed Double Pane	Entire Building	1,260	SF	6	10+ years	
	Curtain wall - Insulated Panel	Entire Building	1,944	SF	6	10+ years	
	Curtain wall - Louver	Entire Building	90	SF	6	10+ years	
	Curtain wall - Windows	Entire Building	420	SF	6	10+ years	
	Guard - Guards perforated	Entire Building	1,950	SF	6	10+ years	
	Lintels - Stone	Entire Building	18	LF	6	10+ years	
	Windows - Decorative	Entire Building	60	SF	6	10+ years	
	Windows - Louver	Entire Building	9	SF	6	10+ years	
	Windows - Sash Aluminum Double-pane	Entire Building	108	SF	6	10+ years	
	Willdows - Sasii Aldifillidifi Dodbie-parie	Entire Ballating	100	OI.	U	10+ years	
Categor	y : Electrical		В	uilding	: Main		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Emergen	cy System						
	Security System - CCTV	Entire Building	30,754	SF	5	6-10 years	First floor only
	Security System - Intrusion Detection	Entire Building	30,754	SF	5	6-10 years	Poor coverage
	Exit Signs - Corridors and Stairs	Entire Building	6	EA	6	6-10 years	G
	Exit Signs - Gym	Entire Building	2	EA	6	6-10 years	Quantity updated to reflect observed
	3 ,	S				,	conditions
	Emergency Battery Packs - Corridors and	Entire Building	6	EA	6	6-10 years	Quantity updated to reflect observe
	Stairs	S				,	conditions
	Emergency Battery Packs - Gym	Entire Building	4	EA	6	6-10 years	
	Emergency Battery Packs - Students Toilets	Entire Building	4	EA	6	6-10 years	
	Emergency A/C Power - Corridors and	Entire Building	4,492	SF	6	10+ years	
	Stairs	Zittiro Ballallig	1,102	O.	Ū	io. youro	
	Emergency A/C Power - Gym	Entire Building	3,168	SF	6	10+ years	
	Automatic Transfer Switch	Mechanical Room	1	EA	4	0-1 year	Vintage non-functional
	Automatic Transfer Cwitch	Wednamear Room	·	L/\	7	o i yeai	vintage non ranotional
Main Ser	vice						
	Main Electrical Service - 1200 A	Boiler Room	1	EA	6	2-5 years	
	120/208/3PH						
	Independent Electrical Service for	Boiler Room	1	EA	6	10+ years	
	emergency power						
	PA System	Entire Building	30,754	SF	7	10+ years	
Power Di		F (1 B 11 II					
	Lighting and Power Panels - 100 A	Entire Building	1	EA	7	10+ years	
	Lighting and Power Panels - 100 A	Entire Building	1	EA	6	2-5 years	
	Lighting and Power Panels - 100 A	Entire Building	1	EA	4	0-1 year	EM fuse panel next to ATS live front
		Entire Duilding	1	EA	7	10+ years	
	Lighting and Power Panels - Above 100 A Lighting and Power Panels - Above 100 A	Entire Building Entire Building	4 3	EA	6	2-5 years	

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Category : Electrical

Thomas J Higgins Elementary Community Academy 11710 S Morgan STREET, Chicago, IL 60643

Recommend

Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
_	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	4	0-1 year	Missing circuit breaker presents live
							front condition
	Main Distribution Panels - 400 - 600 amp	Entire Building	1	EΑ	6	10+ years	
	Main Distribution Panels - Greater than 600	Entire Building	1	EA	7	10+ years	
	amp						
Catego	ry : Fire Protection		R	uilding	· Main		
Oalcgo				unung	. Walli	Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Fire Alar	• •		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
	Fire ALarm Anunciator	Entire Building	1	EA	7	10+ years	
	Fire Alarm Panel	Entire Building	1	EΑ	6	10+ years	
	Fire Alarm Strobe Lights	Entire Building	30,754	SF	7	10+ years	
	Fire Alarm_System	Entire Building	30,754	SF	6	10+ years	System currently in trouble mode,
		ŭ				•	ceiling smoke detector needs
							replacement
•			_				
Catego	ry : Mechanical		В	uilding	: Main	_	
C	Have Torse	Lagation	O. antitu	LIOM	Dank	Recommend	Comments
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
_Air Hand	ling Systems	5 (
	Roof Top Unit-Single Zone-Roof Mounted-	Roof	1	EA	7	10+ years	
	Gas Heating and DX Cooling Coil - 21 - 30 tons						
	tons						
Boiler Sv	vetame						
_Bollet Sy	Boiler Auxiliary- Condensing Hot Water -	Boiler Room	2	EA	7	10+ years	
	1001 - 2000 HP	Bollet Koolii	2	LA	,	10+ years	
	Chemical Pot Feeder	Boiler Room	1	EA	7	10+ years	
	Condensing- Hot Water Boiler - 1001 - 2000	Boiler Room	2	EΑ	7	10+ years	
	MBH					,	
	Water Fill System	Boiler Room	1	EA	7	10+ years	
Heating							
	Unit Heater - Hot Water	Entire Building	3	EA	7	10+ years	
	Fin Tube - Hot Water	Entire Building	188	LF	6	10+ years	
	Cabinet Heaters - With Hot Water Coil	Entire Building	3	EA	5	6-10 years	
	PTAC - Electric Heating and Self Contained	Entire Building	5	EA	7	10+ years	
	Cooling						
Mechani	cal Plumbing						
	Hydronic Supply and Return - Copper	Entire Building	300	LF	7	10+ years	
	A series and the series of the		550		•	,	

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Catego	ry : Mechanical		В	uilding	: Main		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Hydronic Supply and Return - Steel	Entire Building	100	LF	7	10+ years	
	Hot Water Pump - Less than 10	Mechanical Room	1	EA	7	10+ years	HWP-2
	Hot Water Pump - Less than 10	Mechanical Room	1	EA	7	10+ years	HWP-1
Tempera	ature Control						
	DDC System	Entire Building	30,754	SF	7	10+ years	
	Electric Thermostat	Entire Building	1	EA	7	10+ years	Controls unit heaters and PTAC units. Not included in previous assessment
	Thermostats - DDC	Entire Building	17	EA	7	10+ years	Not included in previous assessment
Unit Ver	ntilation						
	Unit Ventilators- Floor Mounted- Hot Water Heating Coils Only	Entire Building	16	EA	7	10+ years	
Ventilati	on						
	Exhaust Fans- Indoor - Less than 500 CFM	Roof	2	EA	6	10+ years	
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	Roof	1	EA	7	10+ years	
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Roof	3	EA	7	10+ years	
	Roof Mounted Duct Work	Roof	15	LF	7	10+ years	Serves RTU, not included in previous assessment
	Type I Exhaust Hood- Kitchen	Roof	1	EA	7	10+ years	assessment
Catego	ory : Plumbing		В	uilding	: Main		
		Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Group				OOW	Naiik	Replacement	Comments
Group	Item - Type	20041011	Quantity				
•	-	Boiler Room	Quantity 1	EA	7	2-5 years	Replaced new in 2023
Hot Wat	er		•	EA	7	2-5 years	Replaced new in 2023
Hot Wat	er Gas Heater - 150000 - 300000 BTU/HR	Boiler Room	1			•	Replaced new in 2023
Hot Wat	Gas Heater - 150000 - 300000 BTU/HR Domestic Piping-Hot Water Return Lines	Boiler Room Entire Building	30,754	SF	6	10+ years	Replaced new in 2023
Hot Wat	Gas Heater - 150000 - 300000 BTU/HR Domestic Piping-Hot Water Return Lines Domestic Piping-Hot Water Return Risers	Boiler Room Entire Building Entire Building	30,754 30,754	SF SF	6 6	10+ years 10+ years	Replaced new in 2023
Hot Wat	Gas Heater - 150000 - 300000 BTU/HR Domestic Piping-Hot Water Return Lines Domestic Piping-Hot Water Return Risers Domestic Piping-Hot Water from Risers to Fixtures	Boiler Room Entire Building	30,754 30,754 30,754	SF SF SF	6 6 6	10+ years	Replaced new in 2023
Hot Wat	Gas Heater - 150000 - 300000 BTU/HR Domestic Piping-Hot Water Return Lines Domestic Piping-Hot Water Return Risers Domestic Piping-Hot Water from Risers to	Boiler Room Entire Building Entire Building	30,754 30,754	SF SF	6 6	10+ years 10+ years	Replaced new in 2023
Hot Wat	Gas Heater - 150000 - 300000 BTU/HR Domestic Piping-Hot Water Return Lines Domestic Piping-Hot Water Return Risers Domestic Piping-Hot Water from Risers to Fixtures Domestic Piping-Hot/Cold Water Supply	Boiler Room Entire Building Entire Building Entire Building	30,754 30,754 30,754	SF SF SF	6 6 6	10+ years 10+ years 10+ years	Replaced new in 2023
Group Hot Wat	Gas Heater - 150000 - 300000 BTU/HR Domestic Piping-Hot Water Return Lines Domestic Piping-Hot Water Return Risers Domestic Piping-Hot Water from Risers to Fixtures Domestic Piping-Hot/Cold Water Supply (Horizontal Lines) Domestic Piping-Hot/Cold Water Supply (Risers) Domestic Piping-Hot/Cold Water Supply	Boiler Room Entire Building Entire Building Entire Building Entire Building	30,754 30,754 30,754 30,754	SF SF SF	6 6 6	10+ years 10+ years 10+ years 10+ years	Replaced new in 2023
Hot Wat	Gas Heater - 150000 - 300000 BTU/HR Domestic Piping-Hot Water Return Lines Domestic Piping-Hot Water Return Risers Domestic Piping-Hot Water from Risers to Fixtures Domestic Piping-Hot/Cold Water Supply (Horizontal Lines) Domestic Piping-Hot/Cold Water Supply (Risers)	Boiler Room Entire Building Entire Building Entire Building Entire Building Entire Building	30,754 30,754 30,754 30,754 30,754	SF SF SF SF	6 6 6 6	10+ years 10+ years 10+ years 10+ years	Replaced new in 2023



Catego	ry : Plumbing		В	uilding	: Main		
Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Vent Piping	Entire Building	30,754	SF	6	10+ years	
Pumps							
·	Pumps - Ejector-Duplex Pumps - Ejector-Simplex	Boiler Room Boiler Room	1 2	EA EA	6 6	10+ years 10+ years	

Building · Main Category : Room

Catego	ry : Room		В	uilding	: Main		
Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	rative Suites/Offices		- Luainity		i vaiin	spiacomonic	
Aummsi	AC Unit	098 Faculty Room	1	EA	7	6-10 years	
	Ceiling - Lay-in	098 Faculty Room	258	SF	6	•	
				SF		10+ years	Water demand
	Ceiling - Lay-in Doors - Steel Doors incl hw	098 Faculty Room 098 Faculty Room	6	SF EA	4 7	0-1 year	Water damage
	Floor - Tile	098 Faculty Room	264	SF	6	10+ years	
		098 Faculty Room	4	EA	7	10+ years	
	Lighting - Lay-in Walls - Concrete Block		=	SF	6	6-10 years	
		098 Faculty Room 099 Office	501 74	SF SF	6	10+ years	
	Ceiling - Lay-in	099 Office	/4	SF EA	6	10+ years	
	Doors - Wood Doors inclu hw Floor - Tile	099 Office	74	SF	6	10+ years	
				SF EA	-	10+ years	
	Lighting - Pendent/Surface	099 Office	2 12	SF	6 7	6-10 years	
	Storage/ Closet	099 Office		SF SF	-	10+ years	
	Walls - Concrete Block	099 Office	212		6	10+ years	
	Ceiling - Lay-in	108 & 107D - Assistant Principal	430	SF	6	10+ years	
	Doors - Side-lite	108 & 107D - Assistant Principal	15	SF	7	10+ years	
	Doors - Wood Doors inclu hw	108 & 107D - Assistant Principal	2	EA	7	10+ years	
	Floor - Tile	108 & 107D - Assistant Principal	430	SF	6	10+ years	
	Lighting - Lay-in	108 & 107D - Assistant Principal	7	EA	6	6-10 years	
	Storage/ Closet	108 & 107D - Assistant Principal	13	SF	7	10+ years	
	Walls - Concrete Block	108 & 107D - Assistant Principal	560	SF	6	10+ years	
	Ceiling - Lay-in	121 Main Office	476	SF	6	10+ years	
	Doors - Side-lite	121 Main Office	72	SF	7	10+ years	
	Doors - Wood Doors inclu hw	121 Main Office	1	EA	7	10+ years	
	Floor - Tile	121 Main Office	476	SF	6	10+ years	
	Lighting - Lay-in	121 Main Office	7	EA	6	6-10 years	
	Storage/ Closet	121 Main Office	141	SF	7	10+ years	
	Walls - Concrete Block	121 Main Office	725	SF	7	10+ years	
	AC Unit	121B Principals Office	1	EA	7	6-10 years	
	Ceiling - Lay-in	121B Principals Office	195	SF	6	10+ years	
	Doors - Wood Doors inclu hw	121B Principals Office	2	EA	7	10+ years	
	Floor - Tile	121B Principals Office	195	SF	6	10+ years	
	Lighting - Lay-in	121B Principals Office	4	EA	6	6-10 years	
	Storage/ Closet	121B Principals Office	5	SF	7	10+ years	
	Walls - Concrete Block	121B Principals Office	419	SF	7	10+ years	

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atego	ry : Room		В	uilding	: Main		
						Recommend	
roup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Ceiling - Lay-in	Engineer's Office	85	SF	6	10+ years	
	Ceiling - Lay-in	Engineer's Office	6	SF	5	1-2 years	Replace tile
	Doors - Wood Doors inclu hw	Engineer's Office	1	EA	7	10+ years	
	Floor - Tile	Engineer's Office	91	SF	6	10+ years	
	Lighting - Pendent/Surface	Engineer's Office	2	ĒA	7	6-10 years	
	Walls - Concrete Block	Engineer's Office	262	SF	7	10+ years	
ymnas	ia						
•	Ceiling - Splined	1st Floor	3,168	SF	6	10+ years	No Max occupancy sign
	Doors - Steel Doors incl hw	1st Floor	2	ĒΑ	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	7	10+ years	
	Floor - Wood	1st Floor	3,168	SF	6	10+ years	
	Lighting - Metal Halide/ High Pressure	1st Floor	12	EA	6	6-10 years	
	Sodium	13(1100)	12	LA	U	U-10 years	
	Scoreboards	1st Floor	1	EA	7	6-10 years	
	Stage	1st Floor	176	SF	7	10+ years	
		1st Floor	-	EA	7	6-10 years	
	Stage Curtain		2				
	Stage Lighting System	1st Floor	1	EA	7	6-10 years	
	Stage-Stairs - Wood	1st Floor	40	LF	6	10+ years	
	Storage/ Closet	1st Floor	72	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	4,193	SF	6	10+ years	
lechani	ical/ Service Rooms						
	Boiler Room	1st Floor	768	SF	7	10+ years	
	Janitor's Closet	1st Floor	20	SF	7	10+ years	Rank changed to match current observations
	Janitor's Closet	1st Floor	27	SF	5	10+ years	observations
	Mechanical/ Service Rooms	1st Floor	30	SF	7	10+ years	
		1st Floor	110	SF	7	10+ years	
	Storage Room		-			,	2474
	Janitor's Closet	2nd Floor	24	SF	7	10+ years	217A
	Mechanical/ Service Rooms	2nd Floor	263	SF	7	10+ years	222
	Mechanical/ Service Rooms	2nd Floor	30	SF	7	10+ years	218A
estroor							
	Accessories	100A	18	SF	7	6-10 years	
	Ceiling - Lay-in	100A	14	SF	6	10+ years	
	Ceiling - Lay-in	100A	4	SF	5	1-2 years	Tile missing
	Doors - Wood Doors inclu hw	100A	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	100A	18	SF	6	10+ years	
	Lighting - Pendent/Surface	100A	1	EA	7	6-10 years	
	Walls - Plaster/Drywall	100A	20	SF	6	10+ years	
	Walls - Tile Ceramic/ Porcelain	100A	49	SF	7	10+ years	
	Water Closet	100A	1	EA	7	10+ years	
	114.51 5.5561	100/1	'	_, 、	•	ioi youid	

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Category : Room	
Accessories	
Ceiling - Lay-in 101A 64 SF 7 10+ years Doors - Wood Doors inclu hw 101A 1 EA 7 10+ years Floor - Tile Ceramic/ Porcelain 101A 64 SF 6 10+ years Lighting - Pendent/Surface 101A 1 EA 7 6-10 years Deficiency fixed Walls - Concrete Block 101A 249 SF 7 10+ years Deficiency fixed Walls - Concrete Block 101A 249 SF 7 10+ years Water Closed 101A 249 SF 7 10+ years Accessories 108C 65 SF 7 10+ years Ceiling - Lay-in 108C 50 SF 6 10+ years Ceiling - Plaster/Drywall 108C 5 SF 6 10+ years Doors - Wood Doors inclu hw 108C 50 SF 6 10+ years Floor - Tile Ceramic/ Porcelain 108C 15 SF 6	
Doors - Wood Doors inclu hw	
Floor - Tile Ceramic/ Porcelain	
Lighting - Pendent/Surface 101A 249 SF 7 10+ years 10+ years Walls - Concrete Block 101A 1 EA 7 10+ years Walter Closet 101A 1 EA 7 10+ years Walter Closet 101A 1 EA 7 10+ years Walter Closet 108C 65 SF 7 10+ years Walter Closet 108C 65 SF 7 10+ years Walter Closet 108C 50 SF 6 10+ years Walter Closet 108C 15 SF 7 10+ years Walter Closet 108C 15 SF 6 10+ years Walter Closet Walter Closet 15 SF 6 10+ ye	
Walls - Concrete Block 101A 249 SF 7 10+ years Water Closet 101A 1 EA 7 10+ years Accessories 108C 65 SF 7 10+ years Ceiling - Lay-in 108C 50 SF 6 10+ years Ceiling - Plaster/Drywall 108C 15 SF 6 10+ years Ceiling - Plaster/Drywall 108C 2 EA 7 10+ years Floor - Tile 108C 50 SF 6 10+ years Floor - Tile Ceramic/ Porcelain 108C 15 SF 6 10+ years Layatory 108C 1 EA 7 10+ years Lighting - Pendent/Surface 108C 1 EA 7 10+ years Lighting - Wall Mounted 108C 237 SF 7 10+ years Water Closet 108C 237 SF 7 10+ years Accessories 121D-Principal's Office	
Water Closet 101A 1 EA 7 10+ years Accessories 108C 65 SF 7 10+ years Ceiling - Lay-in 108C 50 SF 6 10+ years Ceiling - Plaster/Drywall 108C 15 SF 6 10+ years Doors - Wood Doors inclu hw 108C 2 EA 7 10+ years Floor - Tile 108C 50 SF 6 10+ years Floor - Tile Ceramic/ Porcelain 108C 15 SF 6 10+ years Layatory 108C 1 EA 7 10+ years Lighting - Pendent/Surface 108C 1 EA 6 6-10 years Lighting - Wall Mounted 108C 1 EA 6 6-10 years Water Closet 108C 237 SF 7 10+ years Water Closet 108C 1 EA 7 10+ years Celling - Plaster/Drywall 121D-Principal's Office	
Accessories	
Ceiling - Lay-in 108C 50 SF 6 10+ years Ceiling - Plaster/Drywall 108C 15 SF 6 10+ years Doors - Wood Doors inclu hw 108C 2 EA 7 10+ years Floor - Tile 108C 50 SF 6 10+ years Floor - Tile Ceramic/ Porcelain 108C 15 SF 6 10+ years Layatory 108C 1 EA 7 10+ years Lighting - Pendent/Surface 108C 1 EA 7 10+ years Lighting - Wall Mounted 108C 1 EA 6 6-10 years Walls - Concrete Block 108C 237 SF 7 10+ years Water Closet 108C 1 EA 7 10+ years Accessories 121D-Principal's Office 21 SF 6 10+ years Ceiling - Plaster/Drywall 121D-Principal's Office 21 SF 6 10+ years Floor - Ti	
Ceiling - Plaster/Drywall 108C 15	
Doors - Wood Doors inclu hw	
Doors - Wood Doors inclu hw 108C 2 EA 7 10+ years Floor - Tile 108C 50 SF 6 10+ years Floor - Tile Ceramic/ Porcelain 108C 15 SF 6 10+ years Floor - Tile Ceramic/ Porcelain 108C 15 SF 6 10+ years Lavatory 108C 1 EA 7 10+ years Lighting - Pendent/Surface 108C 1 EA 6 6-10 years Lighting - Wall Mounted 108C 1 EA 6 6-10 years Walls - Concrete Block 108C 237 SF 7 10+ years Water Closet 108C 237 SF 7 10+ years Water Closet 108C 21 SF 7 6-10 years Ceiling - Plaster/Drywall 121D-Principal's Office 21 SF 6 10+ years Ceiling - Plaster/Drywall 121D-Principal's Office 21 SF 6 10+ years Floor - Tile 121D-Principal's Office 21 SF 6 10+ years Lavatory 121D-Principal's Office 21 SF 6 10+ years Lavatory 121D-Principal's Office 1 EA 7 10+ years Lighting - Pendent/Surface 121D-Principal's Office 1 EA 7 10+ years Lighting - Wall Mounted 121D-Principal's Office 1 EA 7 6-10 years Rank updated to match observations Walls - Concrete Block 121D-Principal's Office 1 EA 7 6-10 years Rank updated to match observations Cancel Servations Cancel	
Floor - Tile	
Floor - Tile Ceramic/ Porcelain 108C	
Lavatory Lighting - Pendent/Surface 108C 108C 11EA 666-10 years Lighting - Wall Mounted 108C 11EA 666-10 years Lighting - Wall Mounted 108C 11EA 666-10 years Walls - Concrete Block 108C 237SF 710+ years Water Closet 108C 11EA 710+ years Water Closet 108C 11EA 710+ years Accessories 121D-Principal's Office 21SF 6610 years Ceiling - Plaster/Drywall 121D-Principal's Office 21SF 610+ years Doors - Wood Doors inclu hw 121D-Principal's Office 11EA 710+ years Floor - Tile 121D-Principal's Office 21SF 610+ years Lavatory 121D-Principal's Office 11EA 710+ years Lighting - Pendent/Surface 121D-Principal's Office 11EA 710+ years Lighting - Wall Mounted 121D-Principal's Office 11EA 710+ years Rank updated to match observations Walls - Concrete Block 121D-Principal's Office	
Lighting - Pendent/Surface 108C 1 EA 6 6-10 years Lighting - Wall Mounted 108C 1 EA 6 6-10 years Walls - Concrete Block 108C 237 SF 7 10+ years Water Closet 108C 1 EA 7 10+ years Accessories 121D-Principal's Office 21 SF 7 6-10 years Ceiling - Plaster/Drywall 121D-Principal's Office 21 SF 6 10+ years Doors - Wood Doors inclu hw 121D-Principal's Office 1 EA 7 10+ years Floor - Tile 121D-Principal's Office 21 SF 6 10+ years Lavatory 121D-Principal's Office 21 SF 6 10+ years Lighting - Pendent/Surface 121D-Principal's Office 1 EA 7 10+ years Lighting - Wall Mounted 121D-Principal's Office 1 EA 6 6-10 years Lighting - Wall Mounted 121D-Principal's Office 1 EA 7 6-10 years Walls - Concrete Block 121D-Principal's Office 1 EA 7 6-10 years Rank updated to match observations	
Lighting - Wall Mounted Walls - Concrete Block Walls - Concrete Block Water Closet Accessories Ceiling - Plaster/Drywall Doors - Wood Doors inclu hw 121D-Principal's Office Doors - Tile Lavatory Lighting - Pendent/Surface Lighting - Pendent/Surface Lighting - Wall Mounted 108C 11 EA 7 10+ years 121D-Principal's Office 21 SF 6 10+ years 21 SF 6 10+ years 121 D-Principal's Office 11 EA 7 10+ years 121 D-Principal's Office 21 SF 6 10+ years 121 D-Principal's Office 121 SF 6 10+ years 121 D-Principal's Office 13 EA 7 10+ years 14 EA 7 10+ years 15 EA 7 10+ years 16 G 10+ years 17 EA 7 10+ years 18 EA 7 10+ years 18 EA 7 10+ years 18 EA 7 10+ years 19 EA 7 10+ years 10 EA 7 10+ years	
Walls - Concrete Block Water Closet 108C 1 EA 7 10+ years Accessories Accessories 121D-Principal's Office 21 SF 7 6-10 years Ceiling - Plaster/Drywall 121D-Principal's Office 21 SF 6 10+ years Doors - Wood Doors inclu hw 121D-Principal's Office 1 EA 7 10+ years Floor - Tile 121D-Principal's Office 21 SF 6 10+ years Lavatory 121D-Principal's Office 21 SF 6 10+ years Lavatory 121D-Principal's Office 1 EA 7 10+ years Lighting - Pendent/Surface 121D-Principal's Office 1 EA 7 10+ years Lighting - Wall Mounted 121D-Principal's Office 1 EA 7 6-10 years Rank updated to match observations Walls - Concrete Block 121D-Principal's Office 126 SF 6 10+ years	
Water Closet Accessories 121D-Principal's Office 21 SF 7 6-10 years Ceiling - Plaster/Drywall 121D-Principal's Office 21 SF 6 10+ years Doors - Wood Doors inclu hw 121D-Principal's Office 1 EA 7 10+ years Floor - Tile 121D-Principal's Office 21 SF 6 10+ years Lavatory 121D-Principal's Office 21 SF 6 10+ years Lavatory 121D-Principal's Office 1 EA 7 10+ years Lighting - Pendent/Surface 121D-Principal's Office 1 EA 7 10+ years Lighting - Wall Mounted 121D-Principal's Office 1 EA 7 6-10 years Rank updated to match observations Walls - Concrete Block 121D-Principal's Office 126 SF 6 10+ years	
Accessories Ceiling - Plaster/Drywall 121D-Principal's Office 21 SF 7 6-10 years Ceiling - Plaster/Drywall 121D-Principal's Office 21 SF 6 10+ years Doors - Wood Doors inclu hw 121D-Principal's Office 1 EA 7 10+ years Floor - Tile 121D-Principal's Office 21 SF 6 10+ years Lavatory 121D-Principal's Office 1 EA 7 10+ years Lighting - Pendent/Surface 121D-Principal's Office 1 EA 6 6-10 years Lighting - Wall Mounted 121D-Principal's Office 1 EA 7 6-10 years Rank updated to match observations Walls - Concrete Block 121D-Principal's Office 126 SF 6 10+ years	
Ceiling - Plaster/Drywall Doors - Wood Doors inclu hw 121D-Principal's Office 1 EA 7 10+ years Floor - Tile 121D-Principal's Office 21 SF 6 10+ years Floor - Tile 121D-Principal's Office 21 SF 6 10+ years Lavatory 121D-Principal's Office 1 EA 7 10+ years Lighting - Pendent/Surface 121D-Principal's Office 1 EA 6 6-10 years Lighting - Wall Mounted 121D-Principal's Office 1 EA 7 6-10 years Rank updated to match observations Walls - Concrete Block 121D-Principal's Office 126 SF 6 10+ years	
Doors - Wood Doors inclu hw 121D-Principal's Office 1 EA 7 10+ years Floor - Tile 121D-Principal's Office 21 SF 6 10+ years Lavatory 121D-Principal's Office 1 EA 7 10+ years Lighting - Pendent/Surface 121D-Principal's Office 1 EA 7 10+ years 10+ years 10+ years 10+ years 11-Principal's Office 1 EA 7 10+ years 11-Principal's Office 1 EA 7 6-10 years 121D-Principal's Office	
Floor - Tile 121D-Principal's Office 21 SF 6 10+ years Lavatory 121D-Principal's Office 1 EA 7 10+ years Lighting - Pendent/Surface 121D-Principal's Office 1 EA 6 6-10 years Lighting - Wall Mounted 121D-Principal's Office 1 EA 7 6-10 years Rank updated to match observations Walls - Concrete Block 121D-Principal's Office 126 SF 6 10+ years	
Lavatory 121D-Principal's Office 1 EA 7 10+ years Lighting - Pendent/Surface 121D-Principal's Office 1 EA 6 6-10 years Lighting - Wall Mounted 121D-Principal's Office 1 EA 7 6-10 years Rank updated to match observations Walls - Concrete Block 121D-Principal's Office 126 SF 6 10+ years	
Lighting - Pendent/Surface 121D-Principal's Office 1 EA 6 6-10 years Lighting - Wall Mounted 121D-Principal's Office 1 EA 7 6-10 years Rank updated to match observations Walls - Concrete Block 121D-Principal's Office 126 SF 6 10+ years	
Lighting - Wall Mounted 121D-Principal's Office 1 EA 7 6-10 years Rank updated to match observations Walls - Concrete Block 121D-Principal's Office 126 SF 6 10+ years	
observations Walls - Concrete Block 121D-Principal's Office 126 SF 6 10+ years	n current
Walls - Concrete Block 121D-Principal's Office 126 SF 6 10+ years	
water Goser 1/10-Pincipal's Office 1 FA / 10+ veal's	
Accessories 1st Floor Boys 166 SF 7 6-10 years	
Ceiling - Plaster/Drywall 1st Floor Boys 166 SF 7 10+ years Rank changed to match	h current
observations	carront
Doors - Wood Doors inclu hw 1st Floor Boys 1 EA 7 10+ years	
Floor - Tile Ceramic/ Porcelain 1st Floor Boys 166 SF 7 10+ years Rank changed to match	:h current
observations	
Floor Drain 1st Floor Boys 1 EA 7 10+ years	
Lavatory 1st Floor Boys 2 EA 7 10+ years	
Lighting - Pendent/Surface 1st Floor Boys 3 EA 7 6-10 years Rank changed to match	:h current
observations	Janone
Partitions 1st Floor Boys 3 EA 7 10+ years	
Urinals 1st Floor Boys 2 EA 7 10+ years	
Walls - Tile Ceramic/ Porcelain 1st Floor Boys 392 SF 7 10+ years	
Water Closet 1st Floor Boys 3 EA 7 10+ years	
Accessories 1st Floor Girls 146 SF 7 6-10 years	
Ceiling - Plaster/Drywall 1st Floor Girls 146 SF 7 10+ years Rank changed to match	h current
Coming Field Train Total Control Control Train Control	Janone

Campus Name: Higgins Page: 8 of 29 Assessment Date: 04/16/2024



Catego	tegory : Room			Building : Main			
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
							observations
	Doors - Wood Doors inclu hw	1st Floor Girls	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor Girls	146	SF	7	10+ years	Rank changed to match current observations
	Floor Drain	1st Floor Girls	1	EA	7	10+ years	
	Lavatory	1st Floor Girls	2	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor Girls	3	EA	7	6-10 years	Rank changed to match current observations
	Partitions	1st Floor Girls	4	EA	7	10+ years	
	Walls - Tile Ceramic/ Porcelain	1st Floor Girls	414	SF	7	10+ years	
	Water Closet	1st Floor Girls	4	EA	7	10+ years	
	Accessories	1st Floor Mens South	72	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor Mens South	72	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor Mens South	1	EA	7	10+ years	
	Floor - Tile	1st Floor Mens South	11	SF	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor Mens South	61	SF	6	10+ years	
	Lavatory	1st Floor Mens South	1	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor Mens South	2	EA	6	6-10 years	
	Urinals	1st Floor Mens South	1	EA	7	10+ years	
	Walls - Concrete Block	1st Floor Mens South	124	SF	7	10+ years	
	Walls - Tile Ceramic/ Porcelain	1st Floor Mens South	124	SF	7	10+ years	
	Water Closet	1st Floor Mens South	1	EA	6	10+ years	
	Accessories	1st Floor Unisex South	151	SF	7	6-10 years	
	Ceiling - Lay-in	1st Floor Unisex South	151	SF	7	10+ years	Rank updated to match current observations
	Doors - Wood Doors inclu hw	1st Floor Unisex South	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor Unisex South	151	SF	6	10+ years	
	Lavatory	1st Floor Unisex South	1	EA	7	10+ years	Quantity updated to match current observations
	Lighting - Lay-in	1st Floor Unisex South	2	EA	7	6-10 years	Quantity updated to match current observations
	Walls - Tile Ceramic/ Porcelain	1st Floor Unisex South	353	SF	7	10+ years	Rank and type changed to match current observations
	Water Closet	1st Floor Unisex South	1	EA	7	10+ years	Quantity updated to match current observations
	Accessories	1st Floor Unisex next to Engineer's Office	44	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor Unisex next to Engineer's Office	44	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor Unisex next to Engineer's Office	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor Unisex next to Engineer's Office	44	SF	6	10+ years	
	Lavatory	1st Floor Unisex next to Engineer's	1	EA	7	10+ years	

Campus Name: Higgins Page : 9 of 29 Assessment Date: 04/16/2024



Catego	ry : Room		В	uilding	: Main		7 TO S MOIGAN STREET, Chicago, IL 6004
						Recommend	
∃roup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
		Office	_		_		
	Lighting - Pendent/Surface	1st Floor Unisex next to Engineer's	2	EA	6	6-10 years	
	0.1	Office			_		5
	Showers	1st Floor Unisex next to Engineer's	1	EA	5	1-2 years	Rusted/not functional
		Office	404	0=		4.0	
	Walls - Concrete Block	1st Floor Unisex next to Engineer's	191	SF	6	10+ years	
	Matan Olasat	Office	4	_^	7	40	
	Water Closet	1st Floor Unisex next to Engineer's	1	EA	7	10+ years	
	A	Office	400	C.E.	7	C 10	
	Accessories	2nd Floor Boys	166	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor Boys	166	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor Boys	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	2nd Floor Boys	160	SF	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	2nd Floor Boys	6	SF	5	1-2 years	Missing tiles
	Floor Drain	2nd Floor Boys	1	EA	7	10+ years	
	Lavatory	2nd Floor Boys	2	EA	6	10+ years	
	Lighting - Lay-in	2nd Floor Boys	2	EA	7	6-10 years	
	Partitions	2nd Floor Boys	3	EA	7	10+ years	
	Urinals	2nd Floor Boys	2	EA	7	10+ years	
	Walls - Concrete Block	2nd Floor Boys	196	SF	6	10+ years	
	Walls - Tile Ceramic/ Porcelain	2nd Floor Boys	196	SF	6	10+ years	
	Water Closet	2nd Floor Boys	3	EA	7	10+ years	
	Accessories	2nd Floor Girls	146	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor Girls	146	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor Girls	1	EA	7	10+ years	
	Floor - Tile	2nd Floor Girls	18	SF	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	2nd Floor Girls	128	SF	6	10+ years	
	Floor Drain	2nd Floor Girls	1	ĒΑ	7	10+ years	
	Lavatory	2nd Floor Girls	2	EA	7	10+ years	
	Lighting - Lay-in	2nd Floor Girls	3	EA	7	6-10 years	
	Partitions	2nd Floor Girls	5	EΑ	7	10+ years	
	Walls - Concrete Block	2nd Floor Girls	183	SF	7	10+ years	
	Walls - Tile Ceramic/ Porcelain	2nd Floor Girls	183	SF	7	10+ years	
	Water Closet	2nd Floor Girls	5	EA	7	10+ years	
	vator closet	2110 1 1001 01110	Ü	_/\	•	Tot youro	
atego	ry : Classroom		В	uilding	: Main		
			0			Recommend	
roup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
assroo	m #100 (Kindergarten)	4 . 5	-			0.10	
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	44	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	1,025	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	7	10+ years	
	Floor - Tile	1st Floor	1,025	SF	6	,	



Catego	ry : Classroom		В	uilding	: Main		
22.090						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
•	Lighting - Pendent/Surface	1st Floor	9	EA	6	6-10 years	
	Marker Board	1st Floor	28	LF	7	6-10 years	
	Storage/ Closet	1st Floor	24	SF	7	10+ vears	
	Walls - Concrete Block	1st Floor	1,267	SF	6	10+ years	
	Work Sink	1st Floor	2	ĒΑ	7	10+ years	
Classroo	om #101 (Kindergarten)						
Oldooroc	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	44	LF	6	10+ years	
	Casework Ceiling - Lay-in	1st Floor	1,032	SF	6	10+ years	
	Doors - Side-lite	1st Floor	12	SF	7	10+ years	
				_	7	•	
	Doors - Wood Doors inclu hw	1st Floor	1 000	EA SF		10+ years	
	Floor - Tile	1st Floor	1,032		6	10+ years	
	Lighting - Pendent/Surface	1st Floor	9	EA	6	6-10 years	
	Storage/ Closet	1st Floor	7	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	1,267	SF	6	10+ years	
	Work Sink	1st Floor	2	EA	7	10+ years	
Classroo	om #102 (Kindergarten)						
	AC Units	1st Floor	1	EA	7	10+ years	
	Casework	1st Floor	21	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	853	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	853	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	10	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	2	EA	7	10+ years	
	Marker Board	1st Floor	15	LF	7	10+ years	
	Storage/ Closet	1st Floor	9	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	1,080	SF	7	10+ years	
Classroo	om #103 (Kindergarten)						
	AC Units	1st Floor	1	EA	7	6-10 years	Quantity updated to match current observations
	Casework	1st Floor	21	LF	6	10+ years	Quantity updated to match current observations
	Ceiling - Lay-in	1st Floor	823	SF	6	10+ years	Quantity updated to match current
	Cailing Lavin	1et Floor	22	C.E.	4	1.0	observations
	Ceiling - Lay-in	1st Floor	30	SF	4	1-2 years	Water damage
	Doors - Side-lite	1st Floor	15	SF	7	10+ years	Quantity updated to match current observations
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	Quantity updated to match current observations
	Floor - Tile	1st Floor	853	SF	6	10+ years	Quantity updated to match current

Campus Name: Higgins Page : 11 of 29 Assessment Date: 04/16/2024



Catego	ry : Classroom		В	uilding	: Main		710 0 Morgan OTNEET, Officago, IE 00040
_				_		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
							observations
	Lighting - Lay-in	1st Floor	10	EA	6	6-10 years	Quantity updated to match current
							observations
	Lighting - Pendent/Surface	1st Floor	2	EA	6	6-10 years	Quantity updated to match current
					_		observations
	Marker Board	1st Floor	15	LF	7	6-10 years	Quantity updated to match current
	Storage/Closet	1st Floor	9	SF	7	10	observations
	Storage/ Closet	IST FIOOI	9	SF	1	10+ years	Quantity updated to match current observations
	Walls - Concrete Block	1st Floor	1,080	SF	6	10+ years	Quantity updated to match current
	Walls - Collete Block	1301 1001	1,000	Oi	U	10+ years	observations
	Work Sink	1st Floor	1	EA	7	10+ years	obdervations
			•		-	, , , , , , , , , , , , , , , , , , , ,	
Classroo	om #104 (Regular Classroom)						
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	21	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	805	SF	6	10+ years	
	Ceiling - Lay-in	1st Floor	48	SF	4	0-1 year	Water damage, chipped tiles
	Chalk Board	1st Floor	20	LF	4	2-5 years	
	Doors - Side-lite	1st Floor	15	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	853	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	11	EA	6	6-10 years	
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Storage/ Closet	1st Floor	9	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	875	SF	6	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	
_Classroo	om #105 (Regular Classroom)						
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	21	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	911	SF	6	10+ years	
	Ceiling - Lay-in	1st Floor	42	SF	4	0-1 year	Cracked and water damaged tiles
	Doors - Side-lite	1st Floor	15	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	953	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	7	6-10 years	
	Lighting - Pendent/Surface	1st Floor	1	EA	6	6-10 years	
	Marker Board	1st Floor	32	LF	7	6-10 years	
	Storage/ Closet	1st Floor	9	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	935	SF	6	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	

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Catego	ry : Classroom		В	uilding	: Main		
Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
•		Location	Quantity	OCIVI	Naiik	Replacement	Comments
assroc	om #106 (Regular Classroom)	4 at 51a a			7	0.40	
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	21	LF	6	10+ years	
	Ceiling - Lay-in	1st Floor	853	SF	6	10+ years	
	Chalk Board	1st Floor	5	LF	4	2-5 years	
	Doors - Side-lite	1st Floor	15	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	853	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	10	EA	6	6-10 years	
	Lighting - Pendent/Surface	1st Floor	1	EA	6	6-10 years	
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Storage/ Closet	1st Floor	9	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	875	SF	6	10+ years	
assroc	om #202 + 203 (Regular Classroom)						
	AC Units	2nd Floor	2	EA	7	6-10 years	
	Casework	2nd Floor	42	LF	6	10+ years	
	Ceiling - Lay-in	2nd Floor	1,724	SF	6	10+ years	
	Chalk Board	2nd Floor	['] 9	ĹF	4	2-5 years	
	Doors - Steel Doors incl hw	2nd Floor	2	EA	7	10+ years	
	Floor - Tile	2nd Floor	1,724	SF	6	10+ years	
	Lighting - Lay-in	2nd Floor	20	ĒΑ	7	6-10 years	
	Lighting - Pendent/Surface	2nd Floor	2	EΑ	6	6-10 years	
	Marker Board	2nd Floor	6	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	18	SF	7	10+ years	
	Walls - Concrete Block	2nd Floor	1,750	SF	6	10+ years	
	Work Sink	2nd Floor	1	EA	5	6-10 years	Continual dripping
assroc	om #204 (Regular Classroom)						
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	21	LF	7	10+ years	
	Ceiling - Lay-in	2nd Floor	862	SF	6	10+ years	
	Chalk Board	2nd Floor	21	LF	4	2-5 years	
	Doors - Side-lite	2nd Floor	15	SF	7	10+ years	
	Doors - Steel Doors incl hw	2nd Floor	1	EA	6	10+ years	
	Floor - Tile	2nd Floor	862	SF	6	10+ years	
	Lighting - Lay-in	2nd Floor	10	ĒΑ	7	6-10 years	
	Lighting - Pendent/Surface	2nd Floor	1	EA	7	6-10 years	
	Marker Board	2nd Floor	12	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	9	SF	7	10+ years	
	Walls - Concrete Block	2nd Floor	875	SF	6	10+ years	

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N-1:	chools					11	710 S Morgan STREET, Chicago, IL 6064
Catego	ry : Classroom		В	uilding	: Main		
						Recommend	
3roup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	21	LF	6	10+ years	
	Ceiling - Lay-in	2nd Floor	962	SF	6	10+ years	
	Doors - Steel Doors incl hw	2nd Floor	1	EA	7	10+ years	
	Floor - Tile	2nd Floor	962	SF	6	10+ years	
	Lighting - Lay-in	2nd Floor	10	EA	6	6-10 years	
	Marker Board	2nd Floor	24	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	9	SF	7	10+ years	
	Walls - Concrete Block	2nd Floor	935	SF	6	10+ years	
lassroo	m #206 (Regular Classroom)						
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	21	LF	7	10+ years	
	Ceiling - Lay-in	2nd Floor	862	SF	6	10+ years	
	Chalk Board	2nd Floor	9	LF	4	2-5 years	
	Doors - Steel Doors incl hw	2nd Floor	1	EΑ	6	10+ years	
	Floor - Tile	2nd Floor	862	SF	6	10+ years	
	Lighting - Lay-in	2nd Floor	10	ĒΑ	7	6-10 years	
	Lighting - Pendent/Surface	2nd Floor	1	ΕA	6	6-10 years	
	Marker Board	2nd Floor	6	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	9	SF	7	10+ years	
	Walls - Concrete Block	2nd Floor	853	SF	6	10+ years	
lassroo	m #207 (Computer Lab)						
	Casework	2nd Floor	5	LF	6	10+ years	
	Ceiling - Lay-in	2nd Floor	862	SF	6	10+ years	
	Chalk Board	2nd Floor	3	LF	4	2-5 years	
	Doors - Steel Doors incl hw	2nd Floor	1	ĒΑ	7	10+ years	
	Floor - Tile	2nd Floor	862	SF	6	10+ years	
	Lighting - Lay-in	2nd Floor	10	EA	7	6-10 years	
	Lighting - Pendent/Surface	2nd Floor	10	EA	6	6-10 years	
	Storage/ Closet	2nd Floor	9	SF	7	10+ years	
	Walls - Concrete Block	2nd Floor	875	SF	6	10+ years	
atego	ry : Interior		В	uilding	: Main		
_						Recommend	
roup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
orridor							
MILION	Ceiling - Lay-in	1st Floor East Corridor	693	SF	6	10+ years	
	Doors - Side-lite	1st Floor East Corridor	40	SF SF	7	-	
				SF EA	7	10+ years	
	Doors - Steel Doors incl hw	1st Floor East Corridor	4			10+ years	
	Floor - Tile/Sheet Lighting - Pendent/Surface	1st Floor East Corridor 1st Floor East Corridor	693 8	SF EA	7 6	10+ years 6-10 years	



Catego	ry : Interior		В	uilding	: Main		<u> </u>
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Walls - Concrete Block	1st Floor East Corridor	630	SF	6	10+ years	
	Ceiling - Lay-in	1st Floor North Corridor	1,116	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor North Corridor	3	EA	7	10+ years	
	Drinking Fountains - Single Fountain	1st Floor North Corridor	2	EA	7	10+ years	
	Floor - Tile/Sheet	1st Floor North Corridor	1,076	SF	7	10+ years	
	Floor - Tile/Sheet	1st Floor North Corridor	40	SF	4	1-2 years	Damaged tiles
	Lighting - Pendent/Surface	1st Floor North Corridor	13	EA	6	6-10 years	-
	Walls - Concrete Block	1st Floor North Corridor	1,959	SF	6	10+ years	
	Ceiling - Lay-in	1st Floor South Corridor	731	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor South Corridor	1	EA	7	10+ years	
	Floor - Tile/Sheet	1st Floor South Corridor	731	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor South Corridor	10	ĒA	6	6-10 years	
	Walls - Concrete Block	1st Floor South Corridor	973	SF	6	10+ years	
	Ceiling - Lay-in	2nd Floor East Corridor	606	SF	6	10+ years	
	Floor - Tile/Sheet	2nd Floor East Corridor	598	SF	7	10+ years	
	Floor - Tile/Sheet	2nd Floor East Corridor	8	SF	4	0-1 year	Chipping tile
	Lighting - Pendent/Surface	2nd Floor East Corridor	6	EA	6	6-10 years	Cimpping and
	Walls - Concrete Block	2nd Floor East Corridor	833	SF	6	10+ years	
	Ceiling - Lay-in	2nd Floor North Corridor	1,110	SF	6	10+ years	
	Ceiling - Lay-in	2nd Floor North Corridor	6	SF	5	1-2 years	Water stain
	Drinking Fountains - Single Fountain	2nd Floor North Corridor	2	EA	7	10+ years	Water Stair
	Floor - Tile/Sheet	2nd Floor North Corridor	1,110	SF	7	10+ years	
	Floor - Tile/Sheet	2nd Floor North Corridor	6	SF	4	0-1 years	Missing and broken tiles
	Lighting - Pendent/Surface	2nd Floor North Corridor	13	EA	6	6-10 years	wissing and broken tiles
	Walls - Concrete Block	2nd Floor North Corridor	1,778	SF	7	10+ years	
	Walls - Coliciete Block	Zila Flooi Nottii Comaoi	1,770	SF	,	10+ years	
Safety							
-	Camera Viewing Station	1st Floor	1	EA	7	10+ years	
	Security Cameras	1st Floor	7	EA	7	6-10 years	
Stairs							
<u>Sidiis</u>	Ceiling - Lay-in	North East (Stair 1)	147	SF	6	10+ years	
	Floor - Tile	North East (Stair 1)	142	SF	6	10+ years	
	Handrails	North East (Stair 1)	48	LF	7	10+ years	
	Lighting - Pendent/Surface	North East (Stair 1)	2	EΑ	7	6-10 years	
	Stairs - Tile	North East (Stair 1)	72	LF	6	10+ years	
	Walls - Concrete Block	North East (Stair 1)	742	SF	6	10+ years	
	Ceiling - Lay-in	South East (Stair 2)	139	SF	6	10+ years	
	Floor - Tile	South East (Stair 2)	128	SF	6	10+ years	
	Handrails	South East (Stair 2)	44	LF	7	10+ years	
	Lighting - Pendent/Surface	South East (Stair 2)	2	EA	7	6-10 years	
	Stairs - Tile	South East (Stair 2)	72	LF	6	10+ years	
	Walls - Concrete Block	South East (Stair 2)	772	SF	7	10+ years	
	Traile Control Diook	South East (Stall 2)	112	0.	,	ioi youis	

Campus Name: Higgins Page : 15 of 29 Assessment Date: 04/16/2024





Category : Exterior **Building: Addition**

Item - Type					Recommend	
ITAM - IVA		A	11011	D- 1		0
item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Exterior Doors - Exterior Steel Door	3	2	EA	4	0-1 year	Damaged hardware. Panic bars do not open. Doors get stuck at threshold as well.
Exterior Stairs - Concrete	3	12	LF	7	10+ years	
Exterior Doors - Exterior FRP Door	3A	1	EA	6		
Exterior Stairs - Concrete	3A	3	LF	6		
Entrance Control - Audio and Video	4	1	EΑ	6	6-10 years	
Exterior Doors - Exterior FRP Door	4	3	EA	6		
Exterior Doors - Side lite	4		EA	6		
Exterior Doors - Transom Lite	4		EA	6		
	4	9	LF	7		
	4	10	LF	7		
	4	9	LF	6		
	5	1		4		Corroded door
		1				
Exterior Stairs - Concrete	5	4			•	
Exterior Doors - Exterior Steel Door	6	2	EA			
		_ 6				
		_		_	, , , , ,	
n						
Foundation - Concrete	Entire Building	605		7	10+ years	
Superstructure - Concrete	Entire Building	11,389	SF	7	10+ years	
Exterior Lighting - Parapet or Roof Mounted	Entire Building	7	EA	7	6-10 years	
em						
	5 - Main	1	EA	7	10+ vears	
	5 - Main			6		
Liner					, , , , ,	
Coping - Metal	5 - Main	540	LF	7	10+ vears	Verified quantity
	5 - Main					Torring quarting
	5 - Main					
						Verified quantity
						Verified quantity
		1				Broken hardware
				7	•	Verified quantity
		, .00		•	,	
	6 - North	82	LF	7	10+ vears	
Roof - Modified Bitumen	6 - North	756	SF	6	10+ years	
	Exterior Doors - Exterior FRP Door Exterior Stairs - Concrete Entrance Control - Audio and Video Exterior Doors - Exterior FRP Door Exterior Doors - Side lite Exterior Doors - Transom Lite Exterior Stairs - Concrete Ramps - Concrete Stair Handrail - Steel_Stair Handrail Exterior Doors - Transom Lite Exterior Doors - Exterior Steel Door Exterior Doors - Transom Lite Exterior Stairs - Concrete Exterior Stairs - Concrete Exterior Stairs - Concrete Exterior Stairs - Concrete Exterior Stairs - Concrete Exterior Lighting - Parapet or Roof Mounted Exterior Lighting - Parapet or Roof Mounted Exterior Lighting - Metal Chimney - Brick Chimney- Concrete/ Mortar Liner Coping - Metal Downspouts - Exterior Downspouts Downspouts - Interior Downspouts Parapet - Parapet < 16" Height Roof - Modified Bitumen Roof Hatch - Metal Roof Structure - Steel / Metal Deck/ Concrete Topping Coping - Metal Downspouts - Interior Downspouts	Exterior Stairs - Concrete Exterior Doors - Exterior FRP Door Exterior Stairs - Concrete Exterior Stairs - Concrete Exterior Stairs - Concrete Exterior Doors - Exterior FRP Door Exterior Doors - Exterior FRP Door Exterior Doors - Side lite Exterior Doors - Side lite Exterior Stairs - Concrete Exterior Stairs - Concrete Exterior Stairs - Concrete Exterior Doors - Exterior Steel Door Exterior Doors - Exterior Steel Door Exterior Doors - Exterior Steel Door Exterior Stairs - Concrete Exterior Exterior Stairs - Concrete Exterior Stairs - Concrete Exterior Stairs - Concrete Entire Building Exterior Lighting - Parapet or Roof Mounted Exterior Building Exterior Lighting - Parapet or Roof Mounted Exterior Stairs - Concrete Entire Building Exterior Lighting - Parapet or Roof Mounted Exterior Stairs - Concrete Entire Building Exterior Building Exterior Downspouts - Main 5 - Main Downspouts - Interior Downspouts 5 - Main Concrete Topping Coping - Metal Downspouts - Interior Downspouts 6 - North Downspouts - Interior Downspouts 6 - North	Exterior Stairs - Concrete 3 12 Exterior Doors - Exterior FRP Door 3A 1 Exterior Stairs - Concrete 3A 3 Exterior Stairs - Concrete 3A 3 Exterior Stairs - Concrete 3A 3 Exterior Doors - Exterior FRP Door 4 Exterior Doors - Exterior FRP Door 4 Exterior Doors - Side lite 4 Exterior Doors - Side lite 4 Exterior Doors - Transom Lite 4 Exterior Stairs - Concrete 4 Ramps - Concrete 4 Ramps - Concrete 4 Exterior Doors - Exterior Steel Door 5 Exterior Stairs - Concrete 5 Exterior Stairs - Concrete 6 Exterior Stairs - Concrete 6 Exterior Stairs - Concrete 7 Exterior Stairs - Concrete 8 Exterior Doors - Exterior Steel Door 6 Exterior Stairs - Concrete 6 Exterior Stairs - Concrete 7 Exterior Stairs - Concrete 8 Exterior Stairs - Concrete 9 Exterior Stairs - Concrete 10 Exterior Stairs - Concrete 10 Exterior Stairs - Concrete 5 ACCESS Ladder - Metal 5 - Main 1 Chimney - Brick Chimney- Concrete/ Mortar 5 - Main 1 Chimney - Brick Chimney- Concrete/ Mortar 5 - Main 200 Liner Coping - Metal 5 - Main 540 Downspouts - Exterior Downspouts 5 - Main 23 Downspouts - Interior Downspouts 5 - Main 49 Parapet - Parapet < 16" Height 5 - Main 14,400 Roof - Modified Bitumen 5 - Main 14,400 Concrete Topping Coping - Metal 6 - North 82 Downspouts - Interior Downspouts 6 - North 70	Exterior Stairs - Concrete 3 12 LF Exterior Doors - Exterior FRP Door 3A 1 EA Exterior Stairs - Concrete 3A 3 LF Entrance Control - Audio and Video 4 1 EA Exterior Doors - Exterior FRP Door 4 2 3 EA Exterior Doors - Side lite 4 2 EA Exterior Doors - Side lite 4 2 EA Exterior Doors - Transom Lite 4 2 EA Exterior Stairs - Concrete 4 9 LF Exterior Stairs - Concrete 4 9 LF Stair Handrail - Steel_Stair Handrail 4 9 LF Exterior Doors - Exterior Steel Door 5 1 EA Exterior Doors - Exterior Steel Door 5 1 EA Exterior Doors - Exterior Steel Door 5 1 EA Exterior Doors - Exterior Steel Door 6 1 EA Exterior Stairs - Concrete 5 4 LF Exterior Doors - Exterior Steel Door 6 2 EA Exterior Stairs - Concrete 5 1 EA Exterior Doors - Exterior Steel Door 6 EA Exterior Stairs - Concrete 5 1 EA Exterior Stairs - Concrete 5 1 EA Exterior Stairs - Concrete 5 Entire Building 605 LF Exterior Lighting - Parapet or Roof Mounted Entire Building 7 EA Access Ladder - Metal 5 - Main 1 EA Chirmney - Brick Chirmney- Concrete/ Mortar 5 - Main 200 LF Liner Coping - Metal 5 - Main 540 LF Downspouts - Exterior Downspouts 5 - Main 49 LF Parapet - Parapet - 16' Height 5 - Main 540 LF Roof - Modified Bitumen 5 - Main 14,400 SF Roof Hatch - Metal 5 - Main 1 EA Roof Farapet - 16' Height 5 - Main 1 EA Roof - Modified Bitumen 5 - Main 1 EA Roof Fucture - Steel / Metal Deck/ 5 - Main 14,400 SF Concrete Topping Coping - Metal 6 - North 50 LF	Exterior Stairs - Concrete 3 12 LF 7 Exterior Doors - Exterior FRP Door 3A 1 EA 6 Entrance Control - Audio and Video 4 1 EA 6 Entrance Control - Audio and Video 4 1 EA 6 Entrance Control - Audio and Video 4 1 EA 6 Exterior Doors - Exterior FRP Door 4 3 EA 6 Exterior Doors - Side lite 4 2 EA 6 Exterior Doors - Side lite 4 2 EA 6 Exterior Doors - Side lite 4 2 EA 6 Exterior Doors - Side lite 4 2 EA 6 Exterior Doors - Side lite 4 2 EA 6 Exterior Stairs - Concrete 4 9 LF 7 Exterior Stairs - Concrete 4 9 LF 7 Stair Handrail - Steel_Stair Handrail 4 9 LF 7 Exterior Doors - Exterior Steel Door 5 1 EA 4 Exterior Doors - Exterior Steel Door 5 1 EA 6 Exterior Stairs - Concrete 5 1 EA 6 Exterior Stairs - Concrete 6 1 EA 7 Exterior Lighting - Parapet or Roof Mounted 6 Entire Building 7 EA 7 Exterior Lighting - Parapet or Roof Mounted 7 EA 7 Exterior Lighting - Parapet or Roof Mounted 8 Entire Building 1 EA 7 Exterior Lighting - Parapet or Roof Mounted 8 Entire Building 9 EA 7 Exterior Lighting - Parapet or Roof Mounted 8 Entire Building 9 EA 7 Exterior Lighting - Parapet or Roof Mounted 9 EA 7 Exterior Lighting - Parapet or Roof Mounted 9 EA 7 Exterior Lighting - Parapet or Roof Mounted 9 EA 7 Exterior Lighting - Parapet or Roof Mounted 9 EA 7 Exterior Lighting - Parapet or Roof Mounted 9 EA 7 Exterior Lighting - Parapet or Roof Mounted 9 EA 7 Exterior Lighting - Parapet or Roof Mounted 9 EA 7 Exterior Lighting - Parapet or Roof Mounted 9 EA 7 Exterior Lighting - Parapet or Roof Mounted 9 EA 7 Exterior Lighting - Parapet or Roof Mounted 9 EA 7 Exterior Lighting - Parapet or Roof Mounted 9 EA 7 Exterior Lighting - Parapet or Roof Mounted 9 EA 7 Exterior	Exterior Stairs - Concrete 3 12 LF 7 10+ years Exterior Doors - Exterior FRP Door 3A 1 EA 6 10+ years Exterior Stairs - Concrete 3A 3 LF 6 10+ years Entrance Control - Audio and Video 4 1 EA 6 6-10 years Entrance Control - Audio and Video 4 1 EA 6 6-10 years Exterior Doors - Exterior FRP Door 4 3 EA 6 6-10 years Exterior Doors - Exterior FRP Door 4 3 EA 6 10+ years Exterior Doors - Side lite 4 2 EA 6 10+ years Exterior Doors - Side lite 4 2 EA 6 10+ years Exterior Doors - Transom Lite 4 2 EA 6 10+ years Exterior Doors - Transom Lite 4 2 EA 6 10+ years Exterior Doors - Transom Lite 4 9 LF 7 10+ years Exterior Doors - Exterior Stairs - Concrete 4 9 LF 7 10+ years Exterior Doors - Exterior Stair Handrail 4 9 LF 7 10+ years Exterior Doors - Exterior Steel Door 5 1 EA 4 1-2 years Exterior Doors - Exterior Steel Door 5 1 EA 6 10+ years Exterior Doors - Exterior Stairs - Concrete 5 4 LF 6 10+ years Exterior Doors - Exterior Stairs - Concrete 5 4 LF 6 10+ years Exterior Doors - Exterior Steel Door 6 2 EA 6 10+ years Exterior Doors - Exterior Stairs - Concrete 5 4 LF 6 10+ years Exterior Doors - Exterior Stairs - Concrete 6 6 E F 10+ years Exterior Doors - Exterior Stairs - Concrete 6 10+ years Exterior Doors - Exterior Stairs - Concrete 5 - 2 EA 6 10+ years Exterior Doors - Exterior Stairs - Concrete 6 10+ years Exterior Doors - Exterior Stairs - Concrete 5 - 4 LF 6 10+ years Exterior Doors - Exterior Stairs - Concrete 6 10+ years Exterior Stairs - Concrete 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5

Campus Name: Higgins Page : 16 of 29 Assessment Date: 04/16/2024



Category : Exterior

Thomas J Higgins Elementary Community Academy 11710 S Morgan STREET, Chicago, IL 60643

Recommend

Building: Addition

						Recommend					
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments				
	Roof Structure - Steel / Metal Deck/	6 - North	756	SF	7	10+ years					
	Concrete Topping										
	Coping - Metal	7 - West	33	LF	7	10+ years	Verified quantity				
	Downspouts - Interior Downspouts	7 - West	18	LF	6	10+ years					
	Parapet - Parapet < 16" Height	7 - West	33	LF	7	10+ years	Verified quantity				
	Roof - Modified Bitumen	7 - West	180	SF	7	10+ years	Verified quantity				
	Roof Structure - Steel / Metal Deck/	7 - West	190	SF	7	10+ years	Verified quantity				
	Concrete Topping					,	,				
	5										
Walls											
	Canopy - Concrete/ Stucco	Entire Building	200	SF	6	10+ years					
	Cornice - Metal Projecting	Entire Building	440	LF	6	10+ years					
	Exterior Walls - Brick	Entire Building	4,107	SF	6	10+ years					
	Exterior Walls - Brick	Entire Building	7,107	OI.	O	10+ years					
\\/index											
_Windows	Curtain wall - Glazed Double Pane	Entire Building	1 110	SF	6	1011/22/2					
		Entire Building	1,440		6	10+ years					
	Curtain wall - Insulated Panel	Entire Building	18	SF	6	10+ years					
	Curtain wall - Insulated Panel	Entire Building	1,224	SF	6	10+ years					
	Curtain wall - Louver	Entire Building	90	SF	6	10+ years					
	Curtain wall - Windows	Entire Building	480	SF	6	10+ years					
	Guard - Guards perforated	Entire Building	1,824	SF	6	10+ years					
	Windows - Louver	Entire Building	4	SF	6	10+ years					
Catago	nu . Electrical		D	uildina	egory : Electrical Building : Addition						
Catego	ry : Electrical		В	uilding	: Addition						
_		Location				Recommend	Comments				
Group	Item - Type	Location	Bo Quantity	uilding UOM	: Addition		Comments				
Group	Item - Type acy System		Quantity	UOM	Rank	Recommend Replacement	Comments				
Group	Item - Type acy System Exit Signs - Corridors and Stairs	Entire Building	Quantity	UOM	Rank	Recommend Replacement 6-10 years					
Group	Item - Type acy System		Quantity	UOM	Rank	Recommend Replacement	Quantity updated to reflective,				
Group	Item - Type ncy System Exit Signs - Corridors and Stairs Exit Signs - Lunchroom	Entire Building Entire Building	Quantity 10 4	UOM EA EA	Rank 7 7	Recommend Replacement 6-10 years 6-10 years					
Group	Item - Type acy System Exit Signs - Corridors and Stairs Exit Signs - Lunchroom Emergency A/C Power - Corridors and	Entire Building	Quantity	UOM	Rank	Recommend Replacement 6-10 years	Quantity updated to reflective,				
Group	Item - Type acy System Exit Signs - Corridors and Stairs Exit Signs - Lunchroom Emergency A/C Power - Corridors and Stairs	Entire Building Entire Building Entire Building	Quantity 10 4 3,913	UOM EA EA SF	7 7 6	Recommend Replacement 6-10 years 6-10 years 6-10 years	Quantity updated to reflective,				
Group	Item - Type Acy System Exit Signs - Corridors and Stairs Exit Signs - Lunchroom Emergency A/C Power - Corridors and Stairs Emergency A/C Power - Lunchrooms	Entire Building Entire Building Entire Building Entire Building	Quantity 10 4 3,913 2,508	UOM EA EA SF SF	7 7 6 6 6	Recommend Replacement 6-10 years 6-10 years 6-10 years 6-10 years	Quantity updated to reflective,				
Group	Item - Type Acy System Exit Signs - Corridors and Stairs Exit Signs - Lunchroom Emergency A/C Power - Corridors and Stairs Emergency A/C Power - Lunchrooms Emergency Battery Packs - Corridors and	Entire Building Entire Building Entire Building	Quantity 10 4 3,913	UOM EA EA SF	7 7 6	Recommend Replacement 6-10 years 6-10 years 6-10 years	Quantity updated to reflective,				
Group	Item - Type Acy System Exit Signs - Corridors and Stairs Exit Signs - Lunchroom Emergency A/C Power - Corridors and Stairs Emergency A/C Power - Lunchrooms Emergency Battery Packs - Corridors and Stairs	Entire Building Entire Building Entire Building Entire Building Entire Building	Quantity 10 4 3,913 2,508 6	UOM EA EA SF SF EA	7 7 6 6 6 6	Recommend Replacement 6-10 years 6-10 years 6-10 years 6-10 years 10+ years	Quantity updated to reflective, observed conditions				
Group	Item - Type Acy System Exit Signs - Corridors and Stairs Exit Signs - Lunchroom Emergency A/C Power - Corridors and Stairs Emergency A/C Power - Lunchrooms Emergency Battery Packs - Corridors and Stairs Emergency Battery Packs - Multipurpose	Entire Building Entire Building Entire Building Entire Building	Quantity 10 4 3,913 2,508	UOM EA EA SF SF	7 7 6 6 6	Recommend Replacement 6-10 years 6-10 years 6-10 years 6-10 years	Quantity updated to reflective, observed conditions Quantity updated to reflect observed				
Group	Item - Type Acy System Exit Signs - Corridors and Stairs Exit Signs - Lunchroom Emergency A/C Power - Corridors and Stairs Emergency A/C Power - Lunchrooms Emergency Battery Packs - Corridors and Stairs Emergency Battery Packs - Multipurpose Room	Entire Building Entire Building Entire Building Entire Building Entire Building Entire Building	Quantity 10 4 3,913 2,508 6 4	UOM EA EA SF SF EA EA	7 7 6 6 6 6 6	Recommend Replacement 6-10 years 6-10 years 6-10 years 10+ years 10+ years	Quantity updated to reflective, observed conditions				
Group	Item - Type Acy System Exit Signs - Corridors and Stairs Exit Signs - Lunchroom Emergency A/C Power - Corridors and Stairs Emergency A/C Power - Lunchrooms Emergency Battery Packs - Corridors and Stairs Emergency Battery Packs - Multipurpose Room Emergency Battery Packs - Students Toilets	Entire Building	Quantity 10 4 3,913 2,508 6 4 4	UOM EA EA SF SF EA EA	7 7 6 6 6 6 6 6	Recommend Replacement 6-10 years 6-10 years 6-10 years 10+ years 10+ years 10+ years	Quantity updated to reflective, observed conditions Quantity updated to reflect observed conditions				
Group	Item - Type Acy System Exit Signs - Corridors and Stairs Exit Signs - Lunchroom Emergency A/C Power - Corridors and Stairs Emergency A/C Power - Lunchrooms Emergency Battery Packs - Corridors and Stairs Emergency Battery Packs - Multipurpose Room Emergency Battery Packs - Students Toilets Security System - CCTV	Entire Building	Quantity 10 4 3,913 2,508 6 4 4 20,803	UOM EA EA SF SF EA EA EA SF	7 7 6 6 6 6 6 5	Recommend Replacement 6-10 years 6-10 years 6-10 years 10+ years 10+ years 10+ years 6-10 years	Quantity updated to reflective, observed conditions Quantity updated to reflect observed				
Group	Item - Type Acy System Exit Signs - Corridors and Stairs Exit Signs - Lunchroom Emergency A/C Power - Corridors and Stairs Emergency A/C Power - Lunchrooms Emergency Battery Packs - Corridors and Stairs Emergency Battery Packs - Multipurpose Room Emergency Battery Packs - Students Toilets	Entire Building	Quantity 10 4 3,913 2,508 6 4 4	UOM EA EA SF SF EA EA	7 7 6 6 6 6 6 6	Recommend Replacement 6-10 years 6-10 years 6-10 years 10+ years 10+ years 10+ years	Quantity updated to reflective, observed conditions Quantity updated to reflect observed conditions				
Group Emerger	Item - Type Acy System Exit Signs - Corridors and Stairs Exit Signs - Lunchroom Emergency A/C Power - Corridors and Stairs Emergency A/C Power - Lunchrooms Emergency Battery Packs - Corridors and Stairs Emergency Battery Packs - Multipurpose Room Emergency Battery Packs - Students Toilets Security System - CCTV Security System - Intrusion Detection	Entire Building	Quantity 10 4 3,913 2,508 6 4 4 20,803	UOM EA EA SF SF EA EA EA SF	7 7 6 6 6 6 6 5	Recommend Replacement 6-10 years 6-10 years 6-10 years 10+ years 10+ years 10+ years 6-10 years	Quantity updated to reflective, observed conditions Quantity updated to reflect observed conditions				
Group	Item - Type Icy System Exit Signs - Corridors and Stairs Exit Signs - Lunchroom Emergency A/C Power - Corridors and Stairs Emergency A/C Power - Lunchrooms Emergency Battery Packs - Corridors and Stairs Emergency Battery Packs - Multipurpose Room Emergency Battery Packs - Students Toilets Security System - CCTV Security System - Intrusion Detection	Entire Building	Quantity 10 4 3,913 2,508 6 4 20,803 20,803	UOM EA EA SF SF EA EA SF SF SF	7 7 6 6 6 6 6 6 5 6	Recommend Replacement 6-10 years 6-10 years 6-10 years 10+ years 10+ years 10+ years 6-10 years 6-10 years	Quantity updated to reflective, observed conditions Quantity updated to reflect observed conditions				
Group Emerger	Item - Type Acy System Exit Signs - Corridors and Stairs Exit Signs - Lunchroom Emergency A/C Power - Corridors and Stairs Emergency A/C Power - Lunchrooms Emergency Battery Packs - Corridors and Stairs Emergency Battery Packs - Multipurpose Room Emergency Battery Packs - Students Toilets Security System - CCTV Security System - Intrusion Detection	Entire Building	Quantity 10 4 3,913 2,508 6 4 4 20,803	UOM EA EA SF SF EA EA EA SF	7 7 6 6 6 6 6 5	Recommend Replacement 6-10 years 6-10 years 6-10 years 10+ years 10+ years 10+ years 6-10 years	Quantity updated to reflective, observed conditions Quantity updated to reflect observed conditions				
Group Emerger	Item - Type Icy System Exit Signs - Corridors and Stairs Exit Signs - Lunchroom Emergency A/C Power - Corridors and Stairs Emergency A/C Power - Lunchrooms Emergency Battery Packs - Corridors and Stairs Emergency Battery Packs - Multipurpose Room Emergency Battery Packs - Students Toilets Security System - CCTV Security System - Intrusion Detection	Entire Building	Quantity 10 4 3,913 2,508 6 4 20,803 20,803	UOM EA EA SF SF EA EA SF SF SF	7 7 6 6 6 6 6 6 5 6	Recommend Replacement 6-10 years 6-10 years 6-10 years 10+ years 10+ years 10+ years 6-10 years 6-10 years	Quantity updated to reflective, observed conditions Quantity updated to reflect observed conditions				



Catego	ry : Electrical		B	Building : Addition					
						Recommend			
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments		
	120/208/3PH								
	Main Electrical Service - 2000 A	Electrical Room	1	EA	6	6-10 years			
	120/208/3PH								
	PA System	Entire Building	20,803	SF	7	10+ years	Served by main building		
Power D	Distribution								
	Lighting and Power Panels - 100 A	Entire Building	3	EA	6	2-5 years	Quantity segregated to reflect		
	gg	9			•	,	observed conditions		
	Lighting and Power Panels - 100 A	Entire Building	1	EA	4	0-1 year	Missing breakers create live front		
	3 . 3	3				, , , , ,	condition		
	Lighting and Power Panels - Above 100 A	Entire Building	3	EA	7	10+ years	Quantity updated to reflect observe		
		Ü				•	conditions		
	Main Distribution Panels - 400 - 600 amp	Entire Building	3	EA	6	10+ years			
^atono	ory : Fire Protection		B	uilding	· Additi	on.			
Jaiego	y . The Frotection			unung	. Additiv	Recommend			
Group	Item - Type	Location	Quantity	UOM	Rank		Comments		
•		Location	Quantity	OOM	Italik	Replacement	Comments		
Fire Alaı			22.222						
	Fire Alarm Strobe Lights	Entire Building	20,803	SF	6	10+ years			
	Fire Alarm_System	Entire Building	20,803	SF	6	10+ years	Served by fire alarm panel in Main		
Catego	ory : Mechanical		В	uilding	: Additio	on			
						Recommend			
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments		
Air Cond	ditioning								
	Condensing Unit- Roof Mounted - Less	Roof	1	EA	6	10+ years	Serves MDF room		
	than 5 tons				-	, , , , , , , , , , , , , , , , , , , ,			
Air Hand	dling Systems								
		Б (_ ^	6	6-10 years	Noisy		
	Roof Top Unit-Single Zone-Roof Mounted-	Roof	1	EA	U	•			
	Roof Top Unit-Single Zone-Roof Mounted- Electric Coil - 11 - 20 tons	Root	1	EA	Ü	Ţ			
-l eating	Electric Coil - 11 - 20 tons	Root	1	EA	Ů	,			
Heating.	Electric Coil - 11 - 20 tons Devices		·						
-leating.	Electric Coil - 11 - 20 tons Devices Wall Heater - Electric	Entire Building	3 1	EA	6	6-10 years	Functional during assessment		
-leating	Devices Wall Heater - Electric Wall Heater - Electric	Entire Building Entire Building	3 1	EA EA	6	6-10 years 6-10 years	Functional during assessment		
Heating.	Electric Coil - 11 - 20 tons Devices Wall Heater - Electric	Entire Building	3	EA	6	6-10 years	Functional during assessment Vintage nonfunctional		
Ū	Electric Coil - 11 - 20 tons Devices Wall Heater - Electric Wall Heater - Electric Wall Heater - Electric ature Control	Entire Building Entire Building Entire Building	3 1 1	EA EA EA	6	6-10 years 6-10 years	Vintage nonfunctional		
Ū	Devices Wall Heater - Electric Wall Heater - Electric Wall Heater - Electric Wall Heater - Electric	Entire Building Entire Building	3 1	EA EA	6	6-10 years 6-10 years			
Ū	Electric Coil - 11 - 20 tons Devices Wall Heater - Electric Wall Heater - Electric Wall Heater - Electric ature Control	Entire Building Entire Building Entire Building	3 1 1	EA EA EA	6 6 4	6-10 years 6-10 years 2-5 years	Vintage nonfunctional		
ū	Devices Wall Heater - Electric Wall Heater - Electric Wall Heater - Electric Wall Heater - Electric DDC System	Entire Building Entire Building Entire Building Entire Building	20,803	EA EA EA	6 6 4	6-10 years 6-10 years 2-5 years	Vintage nonfunctional		

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XIII S	Schools					11	710 S Morgan STREET, Chicago, IL 60643
Catego	ry : Mechanical		В	uilding	: Additi	on	
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Unit Ventilators- Floor Mounted- Electric	Entire Building	12	EA	7	10+ years	
	Heating & DX Cooling Coil W/ Self						
	Contained Compressor						
<u>Ventilation</u>	on						
	Exhaust Fans- Roof Mounted - 1501 - 8000	Roof	2	EA	6	10+ years	Capacity updated to reflect observed
	CFM					-	conditions
	Exhaust Fans- Roof Mounted - Less than	Roof	2	EA	6	10+ years	
	500 CFM						
Catego	ry : Plumbing		В	uilding	: Additi	on	
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Hot Wate	er						
	Electric Heater - Less than 20 KW	Mechanical Room	1	EA	6	6-10 years	
_Piping							
	Domestic Piping-Hot Water Return Lines	Entire Building	20,803	SF	6	10+ years	
	Domestic Piping-Hot Water Return Risers	Entire Building	20,803	SF	6	10+ years	
	Domestic Piping-Hot Water from Risers to	Entire Building	20,803	SF	6	10+ years	
	Fixtures	-				-	
	Domestic Piping-Hot/Cold Water Supply	Entire Building	20,803	SF	6	10+ years	
	(Horizontal Lines)						
	Domestic Piping-Hot/Cold Water Supply	Entire Building	20,803	SF	6	10+ years	
	(Risers)						
	Domestic Piping-Hot/Cold Water Supply	Entire Building	20,803	SF	6	10+ years	
	(from Risers to Fixtures)	Father Dudlation	00.000	0.5	0	40	DVO in Litaban
	Sanitary Piping	Entire Building	20,803	SF	6	10+ years	PVC in kitchen
	Storm Piping	Entire Building	20,803	SF SF	6	10+ years	
	Vent Piping	Entire Building	20,803	SF	6	10+ years	
Catago	ry . Boom		ь	uildina	. ۸	on	
Calego	ry : Room		В	unung	: Additi	Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
•		Location	Quantity	UOIVI	Naiik	Replacement	Comments
_Administ	rative Suites/Offices	16: 1 Off 407D					
	Ceiling - Lay-in	Kitchen Office 107B Kitchen Office 107B	53	SF	6	10+ years	
	Doors - Steel Doors incl hw		1	EA	7	10+ years	
	Floor - Terrazzo Lighting - Pendent/Surface	Kitchen Office 107B Kitchen Office 107B	53 1	SF EA	7 6	10+ years	
	Walls - Plaster/Drywall	Kitchen Office 107B	241	SF	6	6-10 years 10+ years	
	Ceiling - Lay-in	Teachers' Lounge & Lunchroom	254	SF SF	6	10+ years 10+ years	
	Doors - Steel Doors incl hw	Teachers' Lounge & Lunchroom	2J 4 1	EA	7	10+ years	
	Floor - Tile	Teachers' Lounge & Lunchroom	254	SF	6	10+ years	
	11001 1110	. cachere Louings & Lunomooni	204	5 1	J	ioi youis	

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Catego	ry : Room		Building : Addition						
_				_		Recommend			
roup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments		
	Lighting - Lay-in	Teachers' Lounge & Lunchroom	2	EA	7	6-10 years			
	Walls - Plaster/Drywall	Teachers' Lounge & Lunchroom	438	SF	6	10+ years			
itchen									
	Ceiling - Lay-in	1st Floor	783	SF	6	10+ years			
	Doors - Steel Doors incl hw	1st Floor	3	EA	7	10+ years			
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years			
	Floor - Terrazzo	1st Floor	763	SF	6	10+ years			
	Floor - Terrazzo	1st Floor	20	SF	4	1-2 years	Cracking		
	Lighting - Lay-in	1st Floor	12	EA	6	6-10 years	ordoning .		
	Lighting - Pendent/Surface	1st Floor	3	EA	6	6-10 years			
	Storage/ Closet	1st Floor	85	SF	7	10+ years			
	Walls - Concrete Block	1st Floor	467	SF	7	10+ years			
	Walls - Plaster/Drywall			SF	6				
	walls - Plaster/Drywall	1st Floor	467	SF	б	10+ years			
brary									
	Casework	2nd Floor	72	LF	7	10+ years			
	Ceiling - Lay-in	2nd Floor	1,764	SF	6	10+ years			
	Doors - Steel Doors incl hw	2nd Floor	2	EA	7	10+ years			
	Floor - Carpet	2nd Floor	1,750	SF	6	6-10 years			
	Floor - Carpet	2nd Floor	14	SF	5	1-2 years	Torn carpet		
	Lighting - Lay-in	2nd Floor	17	EA	6	6-10 years	·		
	Storage/ Closet	2nd Floor	180	SF	7	10+ years			
	Walls - Concrete Block	2nd Floor	675	SF	7	10+ years			
	Walls - Plaster/Drywall	2nd Floor	675	SF	6	10+ years			
ınch &	Multipurpose Room								
unon G	Ceiling - Lay-in	1st Floor	2,217	SF	6	10+ years			
	Doors - Steel Doors incl hw	1st Floor	5	EA	7	10+ years			
	Floor - Tile	1st Floor	2,117	SF	6	10+ years			
	Floor - Tile	1st Floor		SF	4		Crooked tiles		
			100			1-2 years	Cracked tiles		
	Lighting - Lay-in	1st Floor	33	EA	6	6-10 years			
	Walls - Concrete Block	1st Floor	720	SF	7	10+ years			
	Walls - Metal Panel	1st Floor	300	SF	7	10+ years			
	Walls - Plaster/Drywall	1st Floor	880	SF	6	10+ years			
DF_ID									
	Doors - Steel Doors incl hw	2nd Floor	1	EA	7	10+ years			
	Finishes	2nd Floor	83	SF	7	10+ years			
	Other Cooling Unit	2nd Floor	1	EA	7	6-10 years			
echani	cal/ Service Rooms								
	Janitor's Closet	1st Floor	30	SF	5	10+ years			



Catego	Category: Room			Building : Addition				
_						Recommend		
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments	
	Janitor's Closet	2nd Floor	37	SF	7	10+ years	209	
	Storage Room	2nd Floor	184	SF	7	10+ years	219	
	Storage Room	2nd Floor	180	SF	7	10+ years	221A, only night janitors has key	
Restroor	n							
	Accessories	1st Floor Boys	131	SF	7	6-10 years		
	Ceiling - Lay-in	1st Floor Boys	131	SF	6	10+ years		
	Doors - Steel Doors incl hw	1st Floor Boys	1	ĒΑ	7	10+ years		
	Floor - Tile Ceramic/ Porcelain	1st Floor Boys	111	SF	6	10+ years		
	Floor - Tile Ceramic/ Porcelain	1st Floor Boys	20	SF	4	1-2 years	Chipped tiles	
	Floor Drain	1st Floor Boys	1	EΑ	7	10+ years	oppod moo	
	Lavatory	1st Floor Boys	2	EΑ	7	10+ years		
	Lighting - Lay-in	1st Floor Boys	2	EA	6	6-10 years		
	Partitions	1st Floor Boys	2	EA	7	10+ years		
	Urinals	1st Floor Boys	3	EA	7	10+ years		
	Walls - Tile Ceramic/ Porcelain	1st Floor Boys	345	SF	6	10+ years		
	Water Closet	1st Floor Boys	2	EA	7	10+ years		
	Accessories	1st Floor Girls	182	SF	7	6-10 years		
	Ceiling - Lay-in	1st Floor Girls	174	SF	7	•		
	Ceiling - Lay-in	1st Floor Girls	8	SF	4	10+ years 1-2 years	Broken corner	
	Doors - Steel Doors incl hw	1st Floor Girls	2	EA	7	10+ years	Blokell colliel	
	Floor - Tile Ceramic/ Porcelain	1st Floor Girls	182	SF	6	10+ years		
	Floor Drain	1st Floor Girls	102	EA	-	•		
			1	EA	7	10+ years		
	Lavatory	1st Floor Girls	1		7	10+ years	Duelson conomic hose	
	Lavatory	1st Floor Girls	1	EΑ	4	1-2 years	Broken ceramic base	
	Lighting - Lay-in	1st Floor Girls	3	EΑ	6	6-10 years		
	Partitions	1st Floor Girls	4	EA	5	10+ years		
	Walls - Concrete Block	1st Floor Girls	308	SF	7	10+ years		
	Walls - Tile Ceramic/ Porcelain	1st Floor Girls	103	SF	7	10+ years		
	Water Closet	1st Floor Girls	4	EA	7	10+ years		
	Accessories	2nd Floor Boys	131	SF	7	6-10 years		
	Ceiling - Lay-in	2nd Floor Boys	131	SF	6	10+ years		
	Doors - Steel Doors incl hw	2nd Floor Boys	1	EA	7	10+ years		
	Floor - Tile Ceramic/ Porcelain	2nd Floor Boys	131	SF	6	10+ years		
	Floor Drain	2nd Floor Boys	1	EA	7	10+ years		
	Lavatory	2nd Floor Boys	2	EA	7	10+ years		
	Lighting - Lay-in	2nd Floor Boys	2	EA	7	6-10 years		
	Lighting - Pendent/Surface	2nd Floor Boys	2	EA	6	6-10 years		
	Partitions	2nd Floor Boys	2	EA	7	10+ years		
	Urinals	2nd Floor Boys	3	EA	7	10+ years		
	Walls - Tile Ceramic/ Porcelain	2nd Floor Boys	324	SF	7	10+ years		
	Water Closet	2nd Floor Boys	2	EA	7	10+ years		
	Accessories	2nd Floor Girls	182	SF	7	6-10 years		
	Ceiling - Lay-in	2nd Floor Girls	182	SF	6	10+ years		



Catego	ry : Room		Building : Addition						
						Recommend			
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments		
	Doors - Steel Doors incl hw	2nd Floor Girls	2	EA	7	10+ years			
	Floor - Tile Ceramic/ Porcelain	2nd Floor Girls	182	SF	6	10+ years			
	Floor Drain	2nd Floor Girls	1	EA	7	10+ years			
	Lavatory	2nd Floor Girls	2	EA	7	10+ years			
	Lighting - Lay-in	2nd Floor Girls	3	EA	6	6-10 years			
	Partitions	2nd Floor Girls	4	EA	7	10+ years			
	Walls - Concrete Block	2nd Floor Girls	308	SF	7	10+ years			
	Walls - Tile Ceramic/ Porcelain	2nd Floor Girls	103	SF	7	10+ years			
	Water Closet	2nd Floor Girls	4	EA	7	10+ years			
	Accessories	Kitchen Locker Room	82	SF	7	6-10 years			
	Ceiling - Lay-in	Kitchen Locker Room	82	SF	6	10+ years			
	Doors - Steel Doors incl hw	Kitchen Locker Room	2	EA	7	10+ years			
	Floor - Terrazzo	Kitchen Locker Room	82	SF	6	10+ years			
	Lavatory	Kitchen Locker Room	1	EA	7	10+ years			
	Lighting - Pendent/Surface	Kitchen Locker Room	2	EA	6	6-10 years			
	Student Lockers - One Tier	Kitchen Locker Room	3	EA	6	10+ years			
	Walls - Concrete Block	Kitchen Locker Room	152	SF	7	10+ years			
	Walls - Vinyl Coated Gypsum Panel	Kitchen Locker Room	152	SF	6	10+ years			
	Water Closet	Kitchen Locker Room	1	EA	7	10+ years			

Category : Classroom **Building: Addition**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
•	om #110 (Regular Classroom)	Location	Quantity	OOM	Italik	Replacement	Comments
Classiu	Casework	1st Floor	23	LF	7	10+ years	
		1st Floor		SF	6	-	
	Ceiling - Lay-in		856		6	10+ years	Developed and discount tile
	Ceiling - Lay-in	1st Floor	6	SF	4	0-1 year	Buckled grid and tile
	Doors - Steel Doors incl hw	1st Floor	1	EA	/	10+ years	
	Floor - Tile	1st Floor	862	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	11	EA	7	6-10 years	
	Marker Board	1st Floor	16	LF	7	6-10 years	
	Walls - Concrete Block	1st Floor	36	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	896	SF	6	10+ years	
_Classro	om #111 (Regular Classroom)						
	Casework	1st Floor	23	LF	6	10+ years	
	Ceiling - Lay-in	1st Floor	862	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	ĒΑ	7	10+ years	
	Floor - Tile	1st Floor	862	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	11	EA	7	6-10 years	
	Marker Board	1st Floor	16	LF	7	6-10 years	
	Walls - Concrete Block	1st Floor	261	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	671	SF	6	10+ years	
	vvalis - i iastei/Diywali	1301 1001	071	OI.	U	10+ years	

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Catego	Category : Classroom			uilding	7 To O Morgan O TREET, Onloago, IE 00040		
				Ŭ		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Classroo	om #112 (Regular Classroom)						
	Casework	1st Floor	23	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	856	SF	6	10+ years	
	Ceiling - Lay-in	1st Floor	6	SF	4	0-1 year	Water damage, quantity updated to
			_	-		5 · J · 5 · ·	match current observations
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	862	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	11	ĒΑ	7	6-10 years	
	Marker Board	1st Floor	16	LF	7	6-10 years	
	Walls - Concrete Block	1st Floor	36	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	882	SF	6	10+ years	
						, , , , , , , , , , , , , , , , , , , ,	
_Classroo	om #113 (Regular Classroom)						
	Casework	1st Floor	23	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	862	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	862	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	11	EA	6	6-10 years	
	Walls - Concrete Block	1st Floor	36	SF	7	10+ years	
	Walls - Metal Panel	1st Floor	225	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	671	SF	6	10+ years	
Classroo	om #114 (Store Room)						
Classion	Ceiling - Lay-in	1st Floor	852	SF	6	10+ years	
	Ceiling - Lay-in	1st Floor	10	SF	4		Water damage and missing tiles
	Doors - Steel Doors incl hw	1st Floor	10	EA	7	0-1 year 10+ years	Water damage and missing tiles
	Floor - Tile	1st Floor		SF		10+ years 10+ years	
		1st Floor	862	Sr EA	6	6-10 years	
	Lighting - Lay-in Marker Board		11	LF	6 7	6-10 years	
	Walls - Concrete Block	1st Floor 1st Floor	12 224	SF	7		
				SF SF		10+ years	
	Walls - Metal Panel	1st Floor	225		6	10+ years	
	Walls - Plaster/Drywall	1st Floor	447	SF	6	10+ years	
Classroo	om #209 (Store Room)						
	Casework	2nd Floor	60	LF	7	10+ years	
	Ceiling - Lay-in	2nd Floor	708	SF	6	10+ years	
	Doors - Steel Doors incl hw	2nd Floor	1	ĒΑ	7	10+ years	
	Floor - Carpet	2nd Floor	708	SF	6	6-10 years	
	Lighting - Lay-in	2nd Floor	11	ĒΑ	6	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	937	SF	6	10+ years	
Classes	m #210 (Dogular Classical)						
_Classroc	om #210 (Regular Classroom)	0 1.5'				40.	
	Casework	2nd Floor	14	LF	7	10+ years	

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Catego	ry : Classroom		Building : Addition							
						Recommend				
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments			
	Ceiling - Lay-in	2nd Floor	862	SF	7	10+ years				
	Doors - Steel Doors incl hw	2nd Floor	1	EA	7	10+ years				
	Floor - Tile	2nd Floor	862	SF	6	10+ years				
	Lighting - Lay-in	2nd Floor	11	EA	7	6-10 years				
	Marker Board	2nd Floor	16	LF	7	6-10 years				
	Walls - Concrete Block	2nd Floor	36	SF	7	10+ years				
	Walls - Plaster/Drywall	2nd Floor	916	SF	6	10+ years				
Classroo	om #211 (Music Room)									
	Casework	2nd Floor	18	LF	7	10+ years				
	Ceiling - Lay-in	2nd Floor	930	SF	7	10+ years				
	Doors - Steel Doors incl hw	2nd Floor	1	EA	7	10+ years				
				SF		•				
	Floor - Tile	2nd Floor	930		6	10+ years				
	Lighting - Lay-in	2nd Floor	11	EA	6	6-10 years				
	Storage/ Closet	2nd Floor	68	SF	7	10+ years				
	Walls - Concrete Block	2nd Floor	261	SF	7	10+ years				
	Walls - Plaster/Drywall	2nd Floor	671	SF	6	10+ years				
Classroo	om #212 (Art Room)									
	Casework	2nd Floor	16	LF	6	10+ years				
	Ceiling - Lay-in	2nd Floor	862	SF	7	10+ years				
	Doors - Steel Doors incl hw	2nd Floor	1	EA	6	10+ years				
	Floor - Tile	2nd Floor	862	SF	6	10+ years				
	Lighting - Lay-in	2nd Floor	11	EΑ	6	6-10 years				
	Marker Board	2nd Floor	6	LF	6	6-10 years				
	Walls - Concrete Block	2nd Floor	225	SF	7	10+ years				
	Walls - Plaster/Drywall	2nd Floor	691	SF	6	10+ years				
Classroo	om #213 (Store Room)									
	Casework	2nd Floor	16	LF	7	10+ years				
	Ceiling - Lay-in	2nd Floor	862	SF	6	10+ years				
	Doors - Steel Doors incl hw	2nd Floor	1	EA	7	10+ years				
	Floor - Tile	2nd Floor	862	SF	6	10+ years				
		2nd Floor		EA						
	Lighting - Lay-in		11	LF	6	6-10 years				
	Marker Board	2nd Floor	16		7	6-10 years				
	Walls - Concrete Block	2nd Floor	36	SF	7	10+ years				
	Walls - Plaster/Drywall	2nd Floor	916	SF	6	10+ years				
Classroo	om #214 (Regular Classroom)									
	Casework	2nd Floor	16	LF	7	10+ years				
	Ceiling - Lay-in	2nd Floor	862	SF	6	10+ years				
	Chalk Board	2nd Floor	32	LF	4	2-5 years				
	Doors - Steel Doors incl hw	2nd Floor	1	EA	7	10+ years				
						,				

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Categoi	ategory : Classroom			Building : Addition					
						Recommend			
iroup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments		
	Floor - Tile	2nd Floor	862	SF	6	10+ years			
	Lighting - Lay-in	2nd Floor	11	EA	6	6-10 years			
	Marker Board	2nd Floor	16	LF	7	6-10 years			
	Walls - Concrete Block	2nd Floor	108	SF	7	10+ years			
	Walls - Plaster/Drywall	2nd Floor	844	SF	6	10+ years			
ategory : Interior			В	uilding	: Additi	on			
	Now Tors	Location	Overstitus	HOM	Dank	Recommend	Comments		
roup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments		
orridor	Ceiling - Lay-in	1st Floor North Corridor	1,476	SF	6	10+ years			
	Doors - Steel Doors incl hw	1st Floor North Corridor	3	EA	7	10+ years			
	Doors - Wood Doors include hw	1st Floor North Corridor	3	EA	7	-			
					7 7	10+ years			
	Floor - Tile/Sheet	1st Floor North Corridor	1,476	SF		10+ years			
	Lighting - Lay-in	1st Floor North Corridor	11	EA	6	6-10 years			
	Walls - Plaster/Drywall	1st Floor North Corridor	1,971	SF	6	10+ years			
	Ceiling - Lay-in	1st Floor West Corridor	678	SF	6	10+ years			
	Drinking Fountains - Single Fountain	1st Floor West Corridor	1	EA	7	10+ years			
	Floor - Tile/Sheet	1st Floor West Corridor	678	SF	7	10+ years			
	Lighting - Lay-in	1st Floor West Corridor	6	EA	6	6-10 years			
	Walls - Masonry	1st Floor West Corridor	626	SF	6	10+ years			
	Walls - Plaster/Drywall	1st Floor West Corridor	689	SF	6	10+ years			
	Ceiling - Lay-in	2nd Floor North Corridor	1,285	SF	6	10+ years			
	Drinking Fountains - Single Fountain	2nd Floor North Corridor	1	EA	7	10+ years	Updated quantity to match currer observations		
	Floor - Tile/Sheet	2nd Floor North Corridor	1,205	SF	7	10+ years			
	Lighting - Lay-in	2nd Floor North Corridor	9	EA	6	6-10 years			
	Walls - Masonry	2nd Floor North Corridor	90	SF	6	10+ years			
	Walls - Plaster/Drywall	2nd Floor North Corridor	1,971	SF	6	10+ years			
	Ceiling - Lay-in	2nd Floor West Corridor	558	SF	6	10+ years			
	Floor - Tile/Sheet	2nd Floor West Corridor	558	SF	7	10+ years			
	Lighting - Lay-in	2nd Floor West Corridor	5	EA	6	6-10 years			
	Walls - Masonry	2nd Floor West Corridor	626	SF	7	10+ years			
	Walls - Plaster/Drywall	2nd Floor West Corridor	657	SF	6	10+ years			
afety									
	Security Cameras	1st Floor	6	EA	7	6-10 years			
tairs									
	Ceiling - Lay-in	North West (Stair 4)	164	SF	6	10+ years			
	Floor - Terrazzo	North West (Stair 4)	73	SF	6	10+ years			
	Floor - Tile	North West (Stair 4)	28	SF	6	10+ years			
	Handrails	North West (Stair 4)	44	LF	7	10+ years			

Campus Name: Higgins Page : 25 of 29 Assessment Date: 04/16/2024



Catego	ry : Interior		Building : Addition						
			Recommend						
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments		
	Lighting - Lay-in	North West (Stair 4)	1	EA	6	6-10 years			
	Stairs - Terrazzo	North West (Stair 4)	72	LF	6	10+ years			
	Walls - Concrete Block	North West (Stair 4)	597	SF	7	10+ years			
	Walls - Plaster/Drywall	North West (Stair 4)	220	SF	6	10+ years			
	Ceiling - Lay-in	South West (Stair 3)	194	SF	6	10+ years			
	Floor - Terrazzo	South West (Stair 3)	40	SF	7	10+ years			
	Floor - Tile	South West (Stair 3)	100	SF	6	10+ years			
	Handrails	South West (Stair 3)	44	LF	7	10+ years			
	Lighting - Lay-in	South West (Stair 3)	2	EA	6	6-10 years			
	Stairs - Terrazzo	South West (Stair 3)	72	LF	6	10+ years			
	Walls - Concrete Block	South West (Stair 3)	817	SF	6	10+ years			





Category : Site **Building: Site**

arege.	y . Oite		_	Dulluling . Site				
	Mana Tama	Landin	0	11014	Danie	Recommend	0	
roup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments	
ivil/Drai								
	Civil/ Drainage - Catch Basin	Entire Site	4	EA	6	10+ years		
	Civil/ Drainage - Site Manhole	Entire Site	4	EA	6	10+ years		
encing								
	Fencing - Chain Link	Entire Site	32	LF	6	10+ years	Verified quantity	
	Fencing - New Standard Ornamental	Entire Site	702	LF	6	10+ years		
andscap								
	Benches	Entire Site	5	EA	6	10+ years		
	Benches	Entire Site	1	EA	4	0-1 year	Missing legs	
	Landscape - Grass	Entire Site	10,044	SF	6	10+ years		
	Landscape - Hardscape- Concrete	Entire Site	4,210	SF	6	10+ years		
	Parkway trees	Entire Site	6	EA	6	10+ years		
	Planting Beds/ Area	Entire Site	720	SF	6	10+ years		
	Play Area - Hardscape- Asphalt	Entire Site	1,600	SF	6	10+ years		
	Retaining Wall - Masonry	Entire Site	468	SF	6	10+ years		
arking L	ot							
J	Surface - Asphalt	West	6,084	SF	6	6-10 years	Verified quantity, and condition	
	Surface - Asphalt	West	4,500	SF	5	1-2 years	Potholes, alligatored surface, large cracks. Verified quantity	
	Surface - Concrete	West	850	SF	6	10+ years	y	
	Trash Enclosure - Chain Links	West	608	SF	6	10+ years		
	Vehicular Screening	West	80	LF	6	10+ years		
laygrou	nd							
nay grown	Equipment - School Age 5-12	West	1	EA	6	6-10 years		
	Surface - Poured Surface	West	1,599	SF	6	6-10 years		
Sidewalk	0							
idewaik.	Sidewalks - Internal Walks	Entire Site	125	LF	6	10+ years		
	Sidewalks - Internal Walks	Entire Site	75	LF	5	1-2 years	Cracks, displacement	
	Sidewalks - Perimeter Sidewalks	Entire Site	6,133	SF	6	10+ years	Oracks, displacement	
	Sidewalks - Perimeter Sidewalks	Entire Site	200	SF	4	1-2 years	Cracks, holes	
	Sidewalks - I elimeter Sidewalks	Littile Oile	200	Oi.	7	1-2 years	Oracks, Holes	
ignage								
	Flag Pole - Flag Pole	East	1	EA	6	10+ years		
	Marquee - Free Standing Back Lighted	East	1	EA	6	6-10 years		
	Monument - Building Mounted Cut Letter	East	1	EA	6	10+ years		
	Sign							

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Thomas J Higgins Elementary Community Academy

Recommend

11710 S Morgan STREET, Chicago, IL 60643

Category : Site Building : Site

Group Item - Type Location Quantity UOM Rank Replacement Comments

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").

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Classroom Summary

			Room	Floor Plan Room	Area	Glazed Window	Operable Window	Window	Smart-
Current Usage	Intended Usage	Room Location	Number	Number	(SF)	Area	Area	Stop	Board
Building : Main			•	•		•		•	
Computer Lab	Computer Lab	2nd Floor	207	207	862	140	21	N	Υ
Kindergarten	Kindergarten	1st Floor	100	100	1,025	180	18	N	N
Kindergarten	Kindergarten	1st Floor	101	101	1,032	180	18	N	N
Kindergarten	Kindergarten	1st Floor	103	103	853	140	21	N	N
Kindergarten	Regular Classroom	1st Floor	102	102	853	140	21		Υ
Regular Classroom	Regular Classroom	1st Floor	104	104	853	140	21	N	N
Regular Classroom	Regular Classroom	1st Floor	105	105	953	150	26	N	Υ
Regular Classroom	Regular Classroom	1st Floor	106	106	853	140	21	N	Υ
Regular Classroom	Regular Classroom	2nd Floor	204	204	862	140	21	N	Υ
Regular Classroom	Regular Classroom	2nd Floor	205	205	962	150	26	N	Y
Regular Classroom	Regular Classroom	2nd Floor	206	206	862	140	21	N	Υ
Regular Classroom	Science	2nd Floor	202 + 203	202 + 203	1,724	280	42	N	Υ
Building : Addition									
Art Room	Regular Classroom	2nd Floor	212	203	862	120	21	N	Υ
Music Room	Regular Classroom	2nd Floor	211	204	930	120	21	N	Y
Regular Classroom	Regular Classroom	1st Floor	110	105	862	120	21	N	Y
Regular Classroom	Regular Classroom	1st Floor	111	104	862	120	21	N	Y
Regular Classroom	Regular Classroom	1st Floor	112	103	862	120	21	N	Y
Regular Classroom	Regular Classroom	1st Floor	113	102	862	120	21	N	Y
Regular Classroom	Regular Classroom	2nd Floor	210	205	862	118	31	N	Y
Regular Classroom	Regular Classroom	2nd Floor	214	201	862	120	21	N	Y
Store Room	Regular Classroom	1st Floor	114	101	862	140	21	N	N
Store Room	Regular Classroom	2nd Floor	209	206	708	0	0	N	Υ
Store Room	Regular Classroom	2nd Floor	213	202	862	120	21	N	N