

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	1937	2	18,315
Addition	1954	2	8,328
Modular 1 (4-Classroom)	2001	1	4,200
Campus Total			30,843

Category : Exterior

Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Entrance</u>							
	Exterior Doors - Exterior Steel Door	# 4.5 Basement, previously #3	1	EA	5	2-5 years	Corroding door and frame
	Exterior Stairs - Concrete	# 4.5 Basement, previously #3	41	LF	6	10+ years	
	Exterior Stairs - Concrete	# 4.5 Basement, previously #3	3	LF	5	1-2 years	Missing chunk of concrete, cracked stone, spalling
	Stair Handrail - Steel_Stair Handrail	# 4.5 Basement, previously #3	8	LF	4	1-2 years	Corroded rail, verified dimension
	Exterior Doors - Exterior Steel Door	#1 - West	2	EA	7	10+ years	
	Exterior Doors - Transom Lite	#1 - West	2	EA	7	10+ years	
	Exterior Stairs - Concrete	#1 - West	54	LF	6	10+ years	
	Entrance Control - Audio and Video	#2 - NorthWest	1	EA	7	10+ years	
	Exterior Doors - Exterior Steel Door	#2 - NorthWest	2	EA	6	10+ years	
	Exterior Doors - Transom Lite	#2 - NorthWest	1	EA	6	10+ years	
	Exterior Stairs - Concrete	#2 - NorthWest	60	LF	6	10+ years	
<u>Foundation</u>							
	Foundation - Concrete	Entire Building	363	LF	7	10+ years	
	Foundation - Concrete	Entire Building	2	LF	5	1-2 years	Cracked concrete in the boiler room is seeping water during heavy rains
	Superstructure - Steel with Clay Tile Arch	Entire Building	18,315	SF	7	10+ years	
<u>Lighting</u>							
	Exterior Lighting - Parapet or Roof Mounted	Entire Building	5	EA	7	10+ years	

Category : Exterior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Exterior Lighting - Wall Mounted	Entire Building	4	EA	6	10+ years	
Roof System							
	Access Ladder - Metal	A	2	EA	7	10+ years	
	Chimney - Brick Chimney- Concrete/ Mortar Liner	A	20	LF	6	10+ years	
	Coping - Stone	A	414	LF	6	10+ years	
	Downspouts - Interior Downspouts	A	68	LF	7	10+ years	
	Parapet - 16" - 30" Height	A	56	LF	7	10+ years	
	Parapet - Parapet < 16" Height	A	242	LF	6	10+ years	
	Parapet - Parapet > 30"	A	116	LF	6	10+ years	
	Roof - Metal	A	144	SF	6	10+ years	
	Roof - Modified Bitumen	A	5,326	SF	5	2-5 years	Blistering throughout
	Roof - Modified Bitumen	A	2,000	SF	4	1-2 years	Soft spots, open seams
	Roof Hatch - Metal	A	1	EA	7	10+ years	
	Roof Structure - Steel with Clay Tile Arch	A	7,326	SF	6	10+ years	
Walls							
	Cheek-Wall - Stone	Entire Building	240	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	6,835	SF	6	10+ years	
	Exterior Walls - Stone-Cast	Entire Building	412	SF	6	10+ years	
Windows							
	Guard - Guards perforated	Entire Building	1,584	SF	7	10+ years	
	Lintels - Steel	Entire Building	133	LF	6	10+ years	
	Lintels - Stone	Entire Building	123	LF	7	10+ years	
	Windows - Louver	Entire Building	21	SF	6	10+ years	
	Windows - Sash Aluminum Double-pane	Entire Building	72	SF	6	10+ years	
	Windows - Sash Aluminum Double-pane	Entire Building	3,000	SF	6	10+ years	

Category : Electrical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Emergency System							
	Automatic Transfer Switch	Boiler Room	1	EA	6	6-10 years	
	Exit Signs - Corridors and Stairs	Corridors and Stairs	4	EA	4	2-5 years	Over 20 years old using incandescent bulbs
	Emergency A/C Power - Corridors and Stairs	Entire Building	2,546	SF	6	6-10 years	
	Emergency A/C Power - Students Toilets	Entire Building	2,876	SF	6	6-10 years	
	Emergency Battery Packs - Corridors and Stairs	Entire Building	4	EA	6	6-10 years	
	Emergency Battery Packs - Students Toilets	Entire Building	4	EA	7	6-10 years	

Category : Electrical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Security System - CCTV	Entire Building	18,315	SF	5	6-10 years	
	Security System - Intrusion Detection	Entire Building	18,315	SF	6	6-10 years	

Main Service

	Main Electrical Service - 1000 A 120/240/3PH	Boiler Room	1	EA	4	2-5 years	Over 50 years old and deteriorating
	Independent Electrical Service for emergency power	Boiler Room	1	EA	6	6-10 years	
	PA System	Entire Building	18,315	SF	6	2-5 years	

Power Distribution

	Lighting and Power Panels - 100 A	Entire Building	3	EA	6	6-10 years	
	Lighting and Power Panels - 100 A	Entire Building	1	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	1	EA	6	2-5 years	
	Lighting and Power Panels - Above 100 A	Entire Building	2	EA	6	6-10 years	
	Transformers - 120/240 - 120/208	Entire Building	1	EA	6	6-10 years	

Category : Fire Protection
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Fire Alarm</u>							
	Fire Alarm Panel	Entire Building	1	EA	7	6-10 years	
	Fire Alarm Strobe Lights	Entire Building	18,315	SF	6	6-10 years	
	Fire Alarm_System	Entire Building	18,315	SF	6	6-10 years	

Category : Mechanical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Air Conditioning</u>							
	Condensing Unit- Ground Mounted - Less than 5 tons	Site West	1	EA	2	0-1 year	Abandoned/not in use
<u>Air Handling Systems</u>							
	Air Handling Unit- Built Up- Multi Zone- Hot Water Coils - 25001 - 35000 cfm	Entire Building	1	EA	5	2-5 years	
	Air Intake	Entire Building	1	EA	5	2-5 years	
	Auxiliaries - 25001 - 35000 cfm	Entire Building	1	EA	5	2-5 years	
	Return Duct Work - Indoor- Vertical Shaft and Ducts	Entire Building	100	LF	4	0-1 year	Intake on roof, no return fan, return ductwork exists but not seen in intake plenum space
	Zone Dampers	Entire Building	16	EA	6	6-10 years	

Category : Mechanical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Boiler Systems							
	Boiler Auxiliary- Non Condensing Hot Water - 1001 - 2000 MBH	Boiler Room	3	EA	5	2-5 years	
	Chemical Pot Feeder	Boiler Room	1	EA	4	1-2 years	Deteriorating
	Combustion Dampers	Boiler Room	3	EA	5	6-10 years	
	Non Condensing- Water Tube- Flexible Tube- Force Draft- Hot Water Boiler - 1001 - 2000 MBH	Boiler Room	1	EA	5	2-5 years	2 tubes leaking, currently down however other 2 boilers provide sufficient heating
	Non Condensing- Water Tube- Flexible Tube- Force Draft- Hot Water Boiler - 1001 - 2000 MBH	Boiler Room	1	EA	5	6-10 years	
	Non Condensing- Water Tube- Flexible Tube- Force Draft- Hot Water Boiler - 1001 - 2000 MBH	Boiler Room	1	EA	5	6-10 years	
	Water Fill System	Boiler Room	1	EA	6	6-10 years	
Heating Devices							
	Wall Heater - Electric	Engineer's Office	1	EA	4	0-1 year	Not functional
Mechanical Plumbing							
	Hot Water Pump - Less than 10	Boiler Room	1	EA	6	6-10 years	
	Hot Water Pump - Less than 10	Boiler Room	1	EA	5	6-10 years	
	Hydronic Supply and Return - Steel	Entire Building	200	LF	6	6-10 years	
Temperature Control							
	Pneumatic System	Entire Building	18,315	SF	6	6-10 years	
	Thermostats - Pneumatic	Entire Building	10	EA	6	6-10 years	

Category : Plumbing
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Hot Water							
	Gas Heater - 150000 - 300000 BTU/HR	Boiler Room	1	EA	6	10+ years	
Piping							
	Domestic Piping-Hot Water Return Lines	Entire Building	18,315	SF	6	2-5 years	
	Domestic Piping-Hot Water Return Risers	Entire Building	18,315	SF	6	2-5 years	
	Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	18,315	SF	6	2-5 years	
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	18,315	SF	6	2-5 years	

Category : Plumbing
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Domestic Piping-Hot/Cold Water Supply (Risers)	Entire Building	18,315	SF	6	2-5 years	
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building	18,315	SF	6	2-5 years	
	Sanitary Piping	Entire Building	18,315	SF	5	6-10 years	
	Storm Piping	Entire Building	18,315	SF	5	6-10 years	
	Vent Piping	Entire Building	18,315	SF	5	6-10 years	

Pumps

Pumps - Sump-Duplex	Boiler Room	1	EA	6	6-10 years	
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Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Administrative Suites/Offices							
	Ceiling - Plaster/Drywall	2nd Floor Faculty Lounge	288	SF	7	10+ years	
	Doors - Transom Window	2nd Floor Faculty Lounge	9	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor Faculty Lounge	1	EA	6	10+ years	
	Floor - Tile	2nd Floor Faculty Lounge	288	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor Faculty Lounge	6	EA	7	6-10 years	
	Power Distribution	2nd Floor Faculty Lounge	7	EA	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor Faculty Lounge	705	SF	7	10+ years	
	Work Slnk	2nd Floor Faculty Lounge	1	EA	7	10+ years	
	Ceiling - Exposed	Basement - Engineer's Office	152	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Basement - Engineer's Office	1	EA	5	10+ years	
	Floor - Epoxy/ Painted	Basement - Engineer's Office	152	SF	7	10+ years	Deficiency fixed
	Lighting - Pendent/Surface	Basement - Engineer's Office	3	EA	4	0-1 year	Re-lamp fixture
	Storage/ Closet	Basement - Engineer's Office	36	SF	5	10+ years	
	Walls - Masonry	Basement - Engineer's Office	394	SF	6	10+ years	
	Work Slnk	Basement - Engineer's Office	1	EA	7	10+ years	
	Ceiling - Plaster/Drywall	Main Office	143	SF	7	10+ years	
	Doors - Transom Window	Main Office	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Main Office	1	EA	7	10+ years	
	Floor - Carpet	Main Office	143	SF	7	6-10 years	
	Lighting - Pendent/Surface	Main Office	2	EA	7	6-10 years	
	Power Distribution	Main Office	8	EA	7	10+ years	
	Storage/ Closet	Main Office	3	SF	7	10+ years	
	Walls - Plaster/Drywall	Main Office	513	SF	7	10+ years	
	AC Unit	Principal's Office	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	Principal's Office	135	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Principal's Office	1	EA	6	10+ years	
	Floor - Carpet	Principal's Office	135	SF	6	6-10 years	
	Lighting - Pendent/Surface	Principal's Office	3	EA	6	6-10 years	
	Power Distribution	Principal's Office	8	EA	7	10+ years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Walls - Plaster/Drywall	Principal's Office	345	SF	7	10+ years	
MDF_IDF							
	Doors - Wood Doors inclu hw	102A-MDF/Copy room	2	EA	6	10+ years	
	Finishes	102A-MDF/Copy room	154	SF	5	10+ years	Chipped tiles
	Other Cooling Unit	102A-MDF/Copy room	1	EA	7	6-10 years	Currently not in use
	Window AC Unit	102A-MDF/Copy room	1	EA	7	6-10 years	
Mechanical/ Service Rooms							
	Janitor's Closet	1st Flr	16	SF	5	10+ years	
	Janitor's Closet	2nd Flr-Janitor's Closet	18	SF	7	10+ years	Updated to match current observations
	Boiler Room	Basement	800	SF	5	10+ years	
	Mechanical/ Service Rooms	Basement	1,485	SF	5	10+ years	
	Storage Room	Basement	500	SF	5	10+ years	
Restroom							
	Accessories	1st Flr - Boys Restroom	224	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Flr - Boys Restroom	224	SF	7	10+ years	
	Doors - Transom Window	1st Flr - Boys Restroom	36	SF	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Flr - Boys Restroom	224	SF	7	6-10 years	
	Floor Drain	1st Flr - Boys Restroom	1	EA	7	10+ years	
	Lavatory	1st Flr - Boys Restroom	3	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Flr - Boys Restroom	4	EA	7	6-10 years	
	Partitions	1st Flr - Boys Restroom	3	EA	7	10+ years	
	Urinals	1st Flr - Boys Restroom	3	EA	7	10+ years	
	Walls - Plaster/Drywall	1st Flr - Boys Restroom	80	SF	7	10+ years	
	Walls - Tile Ceramic/ Porcelain	1st Flr - Boys Restroom	554	SF	7	10+ years	
	Water Closet	1st Flr - Boys Restroom	3	EA	7	10+ years	
	Accessories	1st Flr - Girls Restroom	224	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Flr - Girls Restroom	224	SF	7	10+ years	
	Doors - Transom Window	1st Flr - Girls Restroom	36	SF	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Flr - Girls Restroom	224	SF	7	10+ years	
	Floor Drain	1st Flr - Girls Restroom	1	EA	7	10+ years	
	Lavatory	1st Flr - Girls Restroom	3	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Flr - Girls Restroom	4	EA	7	6-10 years	
	Partitions	1st Flr - Girls Restroom	5	EA	7	10+ years	
	Walls - Plaster/Drywall	1st Flr - Girls Restroom	80	SF	7	10+ years	
	Walls - Tile Ceramic/ Porcelain	1st Flr - Girls Restroom	554	SF	7	10+ years	
	Water Closet	1st Flr - Girls Restroom	5	EA	7	10+ years	
	Accessories	2nd Flr- Faculty Lounge	53	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Flr- Faculty Lounge	53	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Flr- Faculty Lounge	1	EA	6	10+ years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Floor - Tile Ceramic/ Porcelain	2nd Flr- Faculty Lounge	53	SF	6	10+ years	
	Lavatory	2nd Flr- Faculty Lounge	1	EA	6	10+ years	
	Lighting - Pendent/Surface	2nd Flr- Faculty Lounge	1	EA	7	6-10 years	
	Walls - Plaster/Drywall	2nd Flr- Faculty Lounge	100	SF	7	10+ years	
	Walls - Tile Ceramic/ Porcelain	2nd Flr- Faculty Lounge	185	SF	7	10+ years	
	Water Closet	2nd Flr- Faculty Lounge	1	EA	6	10+ years	
	Accessories	2nd Flr- Girls Restroom	224	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Flr- Girls Restroom	224	SF	6	10+ years	
	Doors - Transom Window	2nd Flr- Girls Restroom	36	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Flr- Girls Restroom	4	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	2nd Flr- Girls Restroom	224	SF	6	10+ years	
	Floor Drain	2nd Flr- Girls Restroom	1	EA	7	10+ years	
	Hand Dryer	2nd Flr- Girls Restroom	2	EA	7	6-10 years	
	Lavatory	2nd Flr- Girls Restroom	3	EA	6	10+ years	
	Lighting - Pendent/Surface	2nd Flr- Girls Restroom	3	EA	7	6-10 years	
	Partitions	2nd Flr- Girls Restroom	5	EA	7	10+ years	
	Walls - Plaster/Drywall	2nd Flr- Girls Restroom	80	SF	6	10+ years	
	Walls - Tile Ceramic/ Porcelain	2nd Flr- Girls Restroom	554	SF	6	10+ years	
	Water Closet	2nd Flr- Girls Restroom	5	EA	7	10+ years	
	Accessories	2nd Flr-Boy's Toilet	224	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Flr-Boy's Toilet	224	SF	6	10+ years	
	Doors - Transom Window	2nd Flr-Boy's Toilet	36	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Flr-Boy's Toilet	3	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	2nd Flr-Boy's Toilet	224	SF	6	10+ years	
	Floor Drain	2nd Flr-Boy's Toilet	1	EA	7	10+ years	
	Hand Dryer	2nd Flr-Boy's Toilet	2	EA	7	6-10 years	
	Lavatory	2nd Flr-Boy's Toilet	3	EA	6	10+ years	
	Lighting - Pendent/Surface	2nd Flr-Boy's Toilet	3	EA	7	6-10 years	
	Partitions	2nd Flr-Boy's Toilet	3	EA	7	10+ years	
	Urinals	2nd Flr-Boy's Toilet	3	EA	6	10+ years	
	Walls - Plaster/Drywall	2nd Flr-Boy's Toilet	80	SF	6	10+ years	
	Walls - Tile Ceramic/ Porcelain	2nd Flr-Boy's Toilet	554	SF	6	10+ years	
	Water Closet	2nd Flr-Boy's Toilet	3	EA	7	10+ years	
	Accessories	Basement Engineer's Toilet	42	SF	5	2-5 years	
	Ceiling - Exposed	Basement Engineer's Toilet	42	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Basement Engineer's Toilet	1	EA	6	6-10 years	
	Floor - Concrete Epoxy/ Painted	Basement Engineer's Toilet	42	SF	5	10+ years	
	Lighting - Pendent/Surface	Basement Engineer's Toilet	1	EA	6	6-10 years	Re-lamp fixture
	Walls - Masonry	Basement Engineer's Toilet	218	SF	6	10+ years	
	Water Closet	Basement Engineer's Toilet	1	EA	4	0-1 year	Broken
	Accessories	Main Office Toilet	17	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Main Office Toilet	17	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Main Office Toilet	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	Main Office Toilet	17	SF	7	10+ years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Lavatory	Main Office Toilet	1	EA	7	10+ years	
	Lighting - Pendent/Surface	Main Office Toilet	1	EA	7	6-10 years	
	Lighting - Wall Mounted	Main Office Toilet	1	EA	7	6-10 years	
	Walls - Plaster/Drywall	Main Office Toilet	148	SF	7	10+ years	
	Water Closet	Main Office Toilet	1	EA	7	10+ years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Classroom #100 (Regular Classroom)</u>							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	9	LF	7	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	693	SF	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	693	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	12	EA	7	6-10 years	
	Marker Board	1st Floor	50	LF	7	6-10 years	
	Walls - Plaster/Drywall	1st Floor	1,260	SF	7	10+ years	
<u>Classroom #101 (Regular Classroom)</u>							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	9	LF	7	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	693	SF	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	693	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	12	EA	7	6-10 years	
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Walls - Plaster/Drywall	1st Floor	1,260	SF	7	10+ years	
<u>Classroom #102 (Computer Lab)</u>							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	8	LF	7	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	812	SF	7	10+ years	
	Doors - Transom Window	1st Floor	18	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	7	10+ years	
	Floor - Tile	1st Floor	812	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	16	EA	7	6-10 years	
	Storage/ Closet	1st Floor	70	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	6	SF	7	10+ years	
<u>Classroom #103 (Regular Classroom)</u>							

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	9	LF	7	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	693	SF	7	10+ years	
	Chalk Board	1st Floor	11	LF	4	2-5 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	693	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	12	EA	7	6-10 years	
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Walls - Plaster/Drywall	1st Floor	1,260	SF	7	10+ years	

Classroom #200 (Regular Classroom)

	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	9	LF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	693	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 - Tile	2nd Floor	693	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	12	EA	7	6-10 years	
	Marker Board	2nd Floor	30	LF	6	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	1,272	SF	7	10+ years	

Classroom #201 (Regular Classroom)

	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	9	LF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	693	SF	6	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 - Tile	2nd Floor	693	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	12	EA	7	6-10 years	
	Marker Board	2nd Floor	20	LF	6	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	1,260	SF	6	10+ years	

Classroom #201A (Office)

	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	42	LF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	340	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 - Tile	2nd Floor	340	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	4	EA	7	6-10 years	
	Marker Board	2nd Floor	6	LF	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	813	SF	6	10+ years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Classroom #202 (Regular Classroom)							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	8	LF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	693	SF	7	10+ years	
	Chalk Board	2nd Floor	30	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	693	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	12	EA	7	6-10 years	
	Marker Board	2nd Floor	10	LF	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	1,260	SF	6	10+ years	

Classroom #203 (Regular Classroom)

	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	9	LF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	693	SF	7	10+ years	
	Chalk Board	2nd Floor	30	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Tile	2nd Floor	693	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	12	EA	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	1,260	SF	7	10+ years	

Category : Interior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Corridor							
	Ceiling - Plaster/Drywall	1st Floor	1,248	SF	7	10+ years	
	Doors - Wood Doors include hw	1st Floor	2	EA	7	10+ years	
	Drinking Fountains - Single Fountain	1st Floor	3	EA	7	10+ years	
	Floor - Tile/Sheet	1st Floor	1,248	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	18	EA	7	6-10 years	
	Student Lockers - Two Tiers	1st Floor	71	EA	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,108	SF	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor	1,108	SF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	1,248	SF	6	10+ years	
	Drinking Fountains - Double Fountain	2nd Floor	1	EA	7	10+ years	
	Drinking Fountains - Single Fountain	2nd Floor	1	EA	7	10+ years	
	Floor - Tile/Sheet	2nd Floor	1,248	SF	7	10+ years	Updated to match current observations
	Lighting - Pendent/Surface	2nd Floor	16	EA	7	6-10 years	
	Student Lockers - Two Tiers	2nd Floor	90	EA	7	10+ years	

Category : Interior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Walls - Plaster/Drywall	2nd Floor	1,108	SF	6	10+ years	
	Walls - Structural Glazed Tile	2nd Floor	1,108	SF	6	10+ years	
Safety							
	Camera Viewing Station	Entire Building	1	EA	7	10+ years	
	Security Cameras	Entire Building	1	EA	7	6-10 years	Updated to match current observations
Stairs							
	Ceiling - Exposed	Basement Stairs	90	SF	6	10+ years	
	Floor - Epoxy/ Painted	Basement Stairs	90	SF	7	6-10 years	Deficiency fixed
	Handrails	Basement Stairs	18	LF	7	10+ years	
	Lighting - Wall Mounted	Basement Stairs	2	EA	7	6-10 years	
	Stairs - Concrete	Basement Stairs	52	LF	6	10+ years	
	Walls - Masonry	Basement Stairs	737	SF	6	10+ years	
	Ceiling - Plaster/Drywall	North Stairs	392	SF	7	10+ years	
	Floor - Terrazzo	North Stairs	315	SF	6	10+ years	
	Handrails	North Stairs	69	LF	7	10+ years	
	Lighting - Pendent/Surface	North Stairs	6	EA	7	6-10 years	
	Lighting - Wall Mounted	North Stairs	2	EA	7	6-10 years	
	Stairs - Terrazzo	North Stairs	172	LF	6	10+ years	
	Walls - Plaster/Drywall	North Stairs	731	SF	6	10+ years	
	Walls - Structural Glazed Tile	North Stairs	731	SF	7	10+ years	
	Ceiling - Plaster/Drywall	South Stairs	392	SF	7	10+ years	
	Floor - Terrazzo	South Stairs	315	SF	6	10+ years	
	Handrails	South Stairs	69	LF	7	10+ years	
	Lighting - Pendent/Surface	South Stairs	8	EA	7	6-10 years	
	Stairs - Terrazzo	South Stairs	172	LF	6	10+ years	
	Walls - Plaster/Drywall	South Stairs	731	SF	6	10+ years	
	Walls - Structural Glazed Tile	South Stairs	731	SF	7	10+ years	

Category : Exterior
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Entrance							
	Entrance Control - Audio and Video	#3 - Southwest previously 5	1	EA	7	10+ years	
	Exterior Doors - Exterior Steel Door	#3 - Southwest previously 5	2	EA	7	10+ years	
	Exterior Doors - Transom Lite	#3 - Southwest previously 5	2	EA	6	10+ years	
	Exterior Stairs - Concrete	#3 - Southwest previously 5	134	LF	7	10+ years	
	Exterior Stairs - Concrete	#3 - Southwest previously 5	10	LF	5	1-2 years	Cracked concrete
	Power Door Operator and Controls	#3 - Southwest previously 5	1	EA	7	10+ years	
	Ramp Handrail - Steel_Ramp Handrail	#3 - Southwest previously 5	40	LF	7	10+ years	
	Ramps - Concrete	#3 - Southwest previously 5	20	LF	7	10+ years	
	Stair Handrail - Steel_Stair Handrail	#3 - Southwest previously 5	22	LF	7	10+ years	
	Entrance Control - Audio and Video	#4 - Southeast	1	EA	7	10+ years	
	Exterior Doors - Exterior Steel Door	#4 - Southeast	2	EA	6	10+ years	
	Exterior Doors - Transom Lite	#4 - Southeast	2	EA	6	10+ years	
	Exterior Stairs - Concrete	#4 - Southeast	14	LF	6	10+ years	
	Exterior Stairs - Stone	#4 - Southeast	7	LF	6	10+ years	
	Ramp Handrail - Steel_Ramp Handrail	#4 - Southeast	41	LF	6	10+ years	
	Ramps - Steel or Aluminum	#4 - Southeast	42	LF	6	10+ years	
	Ramps - Steel or Aluminum	#4 - Southeast	3	LF	5	1-2 years	Corroding steel
Foundation							
	Foundation - Concrete	Entire Building	333	LF	7	10+ years	
	Superstructure - Steel with Clay Tile Arch	Entire Building	8,328	SF	7	10+ years	
Lighting							
	Exterior Lighting - Parapet or Roof Mounted	Entire Building	1	EA	7	10+ years	
	Exterior Lighting - Wall Mounted	Entire Building	3	EA	6	10+ years	
Roof System							
	Access Ladder - Metal	B	1	EA	7	10+ years	
	Coping - Stone	B	137	LF	6	10+ years	
	Downspouts - Interior Downspouts	B	62	LF	6	10+ years	
	Parapet - Parapet < 16" Height	B	17	LF	6	10+ years	
	Parapet - Parapet < 16" Height	B	120	LF	6	10+ years	
	Roof - Modified Bitumen	B	1,945	SF	5	2-5 years	Blistering throughout
	Roof - Modified Bitumen	B	400	SF	4	1-2 years	Soft spots, blistering
	Roof Hatch - Metal	B	1	EA	7	10+ years	
	Roof Structure - Steel / Metal Deck/Concrete Topping	B	2,345	SF	7	10+ years	
	Access Ladder - Metal	C	1	EA	7	10+ years	
	Coping - Stone	C	216	LF	6	10+ years	
	Downspouts - Interior Downspouts	C	28	LF	6	10+ years	
	Parapet - Parapet < 16" Height	C	216	LF	6	10+ years	

Category : Exterior
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Roof - Modified Bitumen	C	3,638	SF	4	2-5 years	Blistering throughout
	Roof Structure - Steel / Metal Deck/	C	3,638	SF	7	10+ years	
	Concrete Topping						

Walls

Exterior Walls - Brick	Entire Building	6,901	SF	6	10+ years	Cracked brick
Exterior Walls - Brick	Entire Building	10	SF	4	1-2 years	
Exterior Walls - Stone-Cast	Entire Building	124	SF	6	10+ years	

Windows

Guard - Guards perforated	Entire Building	495	SF	7	10+ years
Guard - Guards wire guard	Entire Building	360	SF	6	10+ years
Lintels - Steel	Entire Building	96	LF	6	10+ years
Windows - Sash Aluminum Double-pane	Entire Building	1,179	SF	6	10+ years

Category : Electrical
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Emergency System</u>							
	Emergency Battery Packs - Corridors and Stairs	Corridor and Stairs	1	EA	6	6-10 years	Over 20 years old with incandescent bulbs Over 20 years old with incandescent bulbs
	Emergency Battery Packs - Students Toilets	Corridor and Stairs	1	EA	6	6-10 years	
	Emergency A/C Power - Corridors and Stairs	Entire Building	562	SF	6	6-10 years	
	Emergency A/C Power - Gym	Entire Building	2,413	SF	6	6-10 years	
	Exit Signs - Corridors and Stairs	Entire Building	2	EA	4	2-5 years	
	Exit Signs - Gym	Entire Building	3	EA	4	2-5 years	
	Security System - CCTV	Entire Building	8,328	SF	5	6-10 years	
	Security System - Intrusion Detection	Entire Building	8,328	SF	6	6-10 years	

Main Service

PA System	Entire Building	8,328	SF	6	2-5 years
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Power Distribution

Lighting and Power Panels - 100 A	Entire Building	1	EA	6	6-10 years
Lighting and Power Panels - Above 100 A	Entire Building	2	EA	6	6-10 years
Lighting and Power Panels - Above 100 A	Entire Building	1	EA	6	2-5 years

Category : Fire Protection
Building : Addition

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

Fire Alarm Strobe Lights	Entire Building	8,328	SF	6	6-10 years	
Fire Alarm_System	Entire Building	8,328	SF	6	6-10 years	

Category : Mechanical
Building : Addition

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

Wall Heater - Electric	Gym Restrooms	2	EA	5	2-5 years	Dated
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Temperature Control

Pneumatic System	Entire Building	8,328	SF	6	6-10 years	Fed from main building
Thermostats - Pneumatic	Entire Building	6	EA	6	6-10 years	

Ventilation

Exhaust Fans- Indoor - 1501 - 8000 CFM	Attic	2	EA	4	1-2 years	New belts and motor needed
Exhaust Fans- Roof Mounted - Less than 500 CFM	Attic	1	EA	3	0-1 year	Not in use
Roof Mounted Duct Work	Attic	25	LF	5	2-5 years	

Category : Plumbing
Building : Addition

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

Domestic Piping-Hot Water Return Lines	Entire Building	8,328	SF	6	2-5 years	
Domestic Piping-Hot Water Return Risers	Entire Building	8,328	SF	6	2-5 years	
Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	8,328	SF	6	2-5 years	
Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	8,328	SF	6	2-5 years	
Domestic Piping-Hot/Cold Water Supply (Risers)	Entire Building	8,328	SF	6	2-5 years	
Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building	8,328	SF	6	2-5 years	
Sanitary Piping	Entire Building	8,328	SF	5	6-10 years	
Storm Piping	Entire Building	8,328	SF	5	6-10 years	
Vent Piping	Entire Building	8,328	SF	5	6-10 years	

Category : Room
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
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Administrative Suites/Offices

Ceiling - Plaster/Drywall	105 - Assistant Principal	323	SF	7	10+ years	
Doors - Transom Window	105 - Assistant Principal	9	SF	7	10+ years	

Category : Room
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Doors - Wood Doors inclu hw	105 - Assistant Principal	1	EA	7	10+ years	
	Floor - Tile	105 - Assistant Principal	323	SF	7	10+ years	
	Lighting - Pendent/Surface	105 - Assistant Principal	6	EA	7	6-10 years	
	Power Distribution	105 - Assistant Principal	8	EA	7	10+ years	
	Walls - Plaster/Drywall	105 - Assistant Principal	850	SF	7	10+ years	
	Ceiling - Plaster/Drywall	Library Office	86	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Library Office	2	EA	6	10+ years	
	Floor - Tile	Library Office	86	SF	6	10+ years	
	Lighting - Pendent/Surface	Library Office	2	EA	7	6-10 years	
	Power Distribution	Library Office	8	EA	7	10+ years	
	Storage/ Closet	Library Office	3	SF	7	10+ years	Could not assess due to material blockage
	Walls - Plaster/Drywall	Library Office	291	SF	6	10+ years	
	Work Slnk	Library Office	1	EA	7	10+ years	

Gymnasia

Ceiling - Lay-in	1st Floor	1,800	SF	7	10+ years	
Ceiling - Lay-in	1st Floor	1,004	SF	4	0-1 year	Missing tiles
Ceiling - Plaster/Drywall	1st Floor	399	SF	7	10+ years	
Doors - Steel Doors incl hw	1st Floor	2	EA	6	10+ years	
Doors - Wood Doors inclu hw	1st Floor	5	EA	6	10+ years	
Floor - Tile	1st Floor	85	SF	7	10+ years	
Floor - Tile	1st Floor	304	SF	7	10+ years	
Floor - Wood	1st Floor	2,814	SF	6	10+ years	
Lighting - Lay-in	1st Floor	12	EA	7	6-10 years	
Lighting - Pendent/Surface	1st Floor	6	EA	7	6-10 years	
Sound System	1st Floor	1	EA	7	10+ years	
Stage	1st Floor	414	SF	7	10+ years	
Stage Curtain	1st Floor	8	EA	7	10+ years	
Stage-Stairs - Tile	1st Floor	41	LF	7	10+ years	
Storage/ Closet	1st Floor	154	SF	5	6-10 years	
Walls - Plaster/Drywall	1st Floor	990	SF	7	10+ years	
Walls - Structural Glazed Tile	1st Floor	3,589	SF	7	10+ years	

Library

AC Unit	204	1	EA	7	6-10 years	
Casework	204	66	LF	6	10+ years	
Ceiling - Plaster/Drywall	204	5	SF	5	1-2 years	Water damage over entrance to office
Ceiling - Splined	204	687	SF	6	10+ years	
Doors - Transom Window	204	9	SF	6	10+ years	
Doors - Wood Doors inclu hw	204	1	EA	6	10+ years	
Floor - Tile	204	693	SF	6	6-10 years	
Lighting - Pendent/Surface	204	14	EA	7	6-10 years	
Walls - Plaster/Drywall	204	1,260	SF	6	10+ years	

Category : Room
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Mechanical/ Service Rooms</u>							
	Storage Room	Storage near library	10	SF	7	10+ years	Relamp
<u>Restroom</u>							
	Ceiling - Plaster/Drywall	Gymnasium - Men's (Used as Storage)	58	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Gymnasium - Men's (Used as Storage)	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	Gymnasium - Men's (Used as Storage)	58	SF	7	10+ years	
	Lighting - Pendent/Surface	Gymnasium - Men's (Used as Storage)	1	EA	7	6-10 years	
	Partitions	Gymnasium - Men's (Used as Storage)	1	EA	7	10+ years	
	Walls - Plaster/Drywall	Gymnasium - Men's (Used as Storage)	275	SF	7	10+ years	
	Accessories	Gymnasium - Unisex	58	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Gymnasium - Unisex	58	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Gymnasium - Unisex	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	Gymnasium - Unisex	58	SF	7	10+ years	
	Lavatory	Gymnasium - Unisex	1	EA	7	10+ years	
	Lighting - Pendent/Surface	Gymnasium - Unisex	7	EA	7	6-10 years	
	Partitions	Gymnasium - Unisex	1	EA	7	10+ years	
	Walls - Plaster/Drywall	Gymnasium - Unisex	60	SF	7	10+ years	
	Walls - Tile Ceramic/ Porcelain	Gymnasium - Unisex	215	SF	7	10+ years	
	Water Closet	Gymnasium - Unisex	1	EA	7	10+ years	

Category : Classroom
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Classroom #104 (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	691	SF	7	10+ years	
	Doors - Transom Window	1st Floor	9	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	691	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	12	EA	6	6-10 years	
	Marker Board	1st Floor	40	LF	7	6-10 years	
	Walls - Plaster/Drywall	1st Floor	1,260	SF	7	10+ years	

Classroom #205 (Science Classroom)

Category : Classroom
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	24	LF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	706	SF	7	10+ years	
	Chalk Board	2nd Floor	5	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	706	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	10	EA	7	6-10 years	
	Marker Board	2nd Floor	11	LF	6	6-10 years	
	Storage/ Closet	2nd Floor	6	SF	7	10+ years	Updated to match current observations
	Storage/ Closet	2nd Floor	72	SF	5	10+ years	Could not assess due to material blockage
	Walls - Plaster/Drywall	2nd Floor	1,229	SF	6	10+ years	
	Work Sink	2nd Floor	2	EA	7	10+ years	

Category : Interior
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Corridor							
	Ceiling - Plaster/Drywall	1sr Floor - S + SE Corridor	591	SF	7	10+ years	
	Doors - Transom Window	1sr Floor - S + SE Corridor	18	SF	7	10+ years	
	Doors - Wood Doors include hw	1sr Floor - S + SE Corridor	2	EA	7	10+ years	
	Floor - Tile/Sheet	1sr Floor - S + SE Corridor	591	SF	5	10+ years	
	Lighting - Pendent/Surface	1sr Floor - S + SE Corridor	8	EA	7	6-10 years	
	Student Lockers - Two Tiers	1sr Floor - S + SE Corridor	65	EA	7	10+ years	
	Walls - Plaster/Drywall	1sr Floor - S + SE Corridor	708	SF	7	10+ years	
	Walls - Structural Glazed Tile	1sr Floor - S + SE Corridor	666	SF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor S Corridor	264	SF	6	10+ years	
	Floor - Tile/Sheet	2nd Floor S Corridor	264	SF	7	10+ years	Updated to match current observations
	Lighting - Pendent/Surface	2nd Floor S Corridor	2	EA	7	6-10 years	
	Student Lockers - Two Tiers	2nd Floor S Corridor	36	EA	6	10+ years	
	Walls - Plaster/Drywall	2nd Floor S Corridor	264	SF	6	10+ years	
	Walls - Structural Glazed Tile	2nd Floor S Corridor	201	SF	6	10+ years	

Category : Exterior
Building : Modular 1 (4-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Entrance							
	Entrance Control - Audio and Video	#5 West	1	EA	7	10+ years	
	Exterior Doors - Exterior Steel Door	#5 West	2	EA	7	10+ years	New
	Power Door Operator and Controls	#5 West	1	EA	7	10+ years	
	Exterior Doors - Exterior Steel Door	#6 East	2	EA	7	10+ years	
	Exterior Stairs - Concrete	#6 East	15	LF	7	10+ years	
	Stair Handrail - Steel_Stair Handrail	#6 East	35	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	#7 south	1	EA	7	10+ years	New
	Exterior Stairs - Concrete	#7 south	20	LF	7	10+ years	New
	Stair Handrail - Steel_Stair Handrail	#7 south	26	LF	7	10+ years	New
Foundation							
	Foundation - Concrete	Entire Building	260	LF	7	10+ years	
	Superstructure - Slab on Grade	Entire Building	4,200	SF	7	10+ years	
Lighting							
	Exterior Lighting - Wall Mounted	Entire Building	8	EA	6	10+ years	
Roof System							
	Coping - Metal	D	200	LF	6	10+ years	
	Coping - Metal	D	60	LF	6	10+ years	
	Roof - Modified Bitumen	D	4,200	SF	7	10+ years	New
	Roof Structure - Steel / Metal Deck/ Concrete Topping	D	4,200	SF	7	10+ years	
Walls							
	Canopy - Metal	Entire Building	4	SF	7	10+ years	
	Exterior Walls - Brick	Entire Building	450	SF	7	10+ years	New
	Exterior Walls - Brick	Entire Building	2,670	SF	7	10+ years	
Windows							
	Guard - Guards perforated	Entire Building	260	SF	7	10+ years	
	Lintels - Steel	Entire Building	48	LF	7	10+ years	
	Windows - Sash Aluminum Double-pane	Entire Building	240	SF	6	10+ years	

Category : Electrical
Building : Modular 1 (4-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Emergency System							
	Exit Signs - Corridors and Stairs	Corridors and Stairs	3	EA	7	10+ years	
	Emergency Battery Packs - Corridors and	Entire Building	2	EA	7	10+ years	

Category : Electrical
Building : Modular 1 (4-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Stairs						
	Emergency Battery Packs - Students Toilets	Entire Building	2	EA	7	10+ years	
	Security System - Intrusion Detection	Entire Building	4,200	SF	7	10+ years	
<u>Main Service</u>							
	PA System	1st Floor	4,200	SF	7	10+ years	
	Main Electrical Service - 800 A and Less than 120/208/3PH	West Facade	2	EA	6	6-10 years	
<u>Power Distribution</u>							
	Lighting and Power Panels - Above 100 A	Entire Building	2	EA	6	6-10 years	

Category : Fire Protection
Building : Modular 1 (4-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Fire Alarm</u>							
	Fire Alarm Strobe Lights	Entire Building	4,200	SF	7	10+ years	
	Fire Alarm_System	Entire Building	4,200	SF	7	10+ years	
<u>Sprinkler System</u>							
	Sprinkler Heads	Entire Building	4,200	SF	7	6-10 years	
	Sprinkler Piping	Entire Building	4,200	SF	6	6-10 years	
	Wet Sprinkler System	Entire Building	4,200	SF	6	6-10 years	

Category : Mechanical
Building : Modular 1 (4-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Heating Devices</u>							
	Wall Heater - Electric	1st Floor	2	EA	7	10+ years	
<u>Temperature Control</u>							
	Electric Thermostat	Entire Building	4	EA	7	10+ years	
<u>Unit Ventilation</u>							
	Unit Ventilators - Vertical Package Electric Heat & Self Contained Cooling	Entire Building	4	EA	7	10+ years	
<u>Ventilation</u>							
	Exhaust Fans- Roof Mounted - Less than 500 CFM	Roof	7	EA	7	10+ years	New per engineer

Category : Plumbing
Building : Modular 1 (4-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Hot Water</u>							
	Electric Heater - Less than 20 KW	Mechanical Room	1	EA	7	10+ years	
<u>Piping</u>							
	Domestic Piping-Hot Water Return Lines	Entire Building	4,200	SF	6	6-10 years	
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	4,200	SF	6	6-10 years	
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building	4,200	SF	6	6-10 years	
	Sanitary Piping	Entire Building	4,200	SF	6	6-10 years	
	Storm Piping	Entire Building	4,200	SF	6	6-10 years	
	Vent Piping	Entire Building	4,200	SF	6	6-10 years	

Category : Classroom
Building : Modular 1 (4-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Classroom #A-2nd Grade (Regular Classroom)</u>							
	Ceiling - Lay-in	1st Floor	643	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	643	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	7	6-10 years	
	Marker Board	1st Floor	12	LF	6	6-10 years	
	Walls - Metal Panel	1st Floor	769	SF	7	10+ years	
<u>Classroom #B-1st Grade (Regular Classroom)</u>							
	Ceiling - Lay-in	1st Floor	643	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	643	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	7	10+ years	
	Marker Board	1st Floor	12	LF	7	6-10 years	
	Storage/ Closet	1st Floor	46	SF	7	10+ years	
	Walls - Metal Panel	1st Floor	769	SF	7	10+ years	
<u>Classroom #C-Kindergarten (Regular Classroom)</u>							
	Ceiling - Lay-in	1st Floor	643	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	643	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	7	6-10 years	
	Marker Board	1st Floor	12	LF	7	6-10 years	
	Storage/ Closet	1st Floor	40	SF	7	10+ years	
	Walls - Metal Panel	1st Floor	769	SF	7	10+ years	

Category : Classroom
Building : Modular 1 (4-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Classroom #D-3rd Grade (Regular Classroom)</u>							
	Ceiling - Lay-in	1st Floor	643	SF	7	10+ years	Updated to match current observations
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	643	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	7	10+ years	
	Marker Board	1st Floor	12	LF	7	6-10 years	
	Storage/ Closet	1st Floor	46	SF	7	10+ years	
	Walls - Metal Panel	1st Floor	769	SF	7	10+ years	

Category : Room
Building : Modular 1 (4-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Mechanical/ Service Rooms</u>							
	Mechanical/ Service Rooms	1st Floor	60	SF	7	10+ years	Updated to match current observations
<u>Restroom</u>							
	Accessories	1st Floor	138	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	138	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile/Sheet	1st Floor	138	SF	7	10+ years	
	Floor Drain	1st Floor	1	EA	7	10+ years	
	Hand Dryer	1st Floor	1	EA	7	6-10 years	
	Lavatory	1st Floor	2	EA	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	1	EA	7	6-10 years	
	Partitions	1st Floor	1	EA	7	10+ years	
	Urinals	1st Floor	3	EA	6	10+ years	
	Walls - Tile	1st Floor	390	SF	7	10+ years	
	Water Closet	1st Floor	1	EA	6	10+ years	
	Accessories	1st Floor	170	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	170	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile/Sheet	1st Floor	170	SF	7	10+ years	
	Floor Drain	1st Floor	1	EA	7	10+ years	
	Hand Dryer	1st Floor	1	EA	7	6-10 years	
	Lavatory	1st Floor	2	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	2	EA	7	10+ years	
	Partitions	1st Floor	4	EA	7	10+ years	
	Walls - Tile	1st Floor	435	SF	7	10+ years	
	Water Closet	1st Floor	4	EA	7	10+ years	

Category : Interior
Building : Modular 1 (4-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Corridor							
	Ceiling - Lay-in	1st Floor	679	SF	7	10+ years	
	Doors - Steel Doors incl hw	1st Floor	4	EA	7	10+ years	
	Drinking Fountains - Double Fountain	1st Floor	1	EA	7	10+ years	
	Floor - Tile/Sheet	1st Floor	679	SF	7	6-10 years	Updated to match current observations
	Lighting - Lay-in	1st Floor	8	EA	7	10+ years	
	Student Lockers - Two Tiers	1st Floor	72	EA	6	10+ years	
	Walls - Metal Panel	1st Floor	1,138	SF	7	10+ years	

Category : Site
Building : Site

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Athletic							
	Surface - Natural	northeast	5,125	SF	6	10+ years	
	Surface - Natural	northeast	500	SF	5	1-2 years	Bare soil
Civil/Drainage							
	Civil/ Drainage - Catch Basin	Entire Site	2	EA	6	10+ years	Visited the site twice and was unable to find a catch basin or a manhole within the boundaries. Took pictures of two items just outside the fence. Spoke with the engineer and she has not been able to find any manholes or catch basins within the property boundaries either.
	Civil/ Drainage - Site Manhole	Entire Site	3	EA	7	10+ years	Visited the site twice and was unable to find a catch basin or a manhole within the boundaries. Took pictures of two items just outside the fence. Spoke with the engineer and she has not been able to find any manholes or catch basins within the property boundaries either.
Fencing							
	Fencing - Chain Link	Entire Site	111	LF	6	10+ years	
	Fencing - Guard Rail	Entire Site	180	LF	6	10+ years	
	Fencing - New Standard Ornamental	Entire Site	1,801	LF	7	10+ years	
	Fencing - New Standard Ornamental	Entire Site	20	LF	5	1-2 years	Bent posts and rails
Landscape							
	Benches	Entire Site	4	EA	7	10+ years	
	Landscape - Grass	Entire Site	84,500	SF	6	10+ years	
	Landscape - Hardscape- Pavers	Entire Site	212	SF	6	10+ years	
	Parkway trees	Entire Site	55	EA	7	10+ years	
	Planting Beds/ Area	Entire Site	2,100	SF	7	10+ years	
	Play Area - Hardscape- Asphalt	Entire Site	2,700	SF	5	1-2 years	Large cracks, alligating, potholes
	Retaining Wall - Concrete	Entire Site	168	SF	6	10+ years	
	Retaining Wall - Concrete	Entire Site	16	SF	5	1-2 years	Large crack in the retaining wall near boiler room
	Trash Receptacles	Entire Site	1	EA	6	10+ years	
Parking Lot							
	Surface - Asphalt	North	14,160	SF	6	6-10 years	

Category : Site
Building : Site

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Trash Enclosure - Chain Links	North	765	SF	6	10+ years	
Playground							
	Equipment - Combo 3-12	West	1	EA	6	2-5 years	
	Equipment - Pre K 3-5	West	1	EA	6	2-5 years	
	Equipment - Swingset	West	1	EA	6	2-5 years	
	Surface - Poured Surface	West	2,525	SF	5	2-5 years	Some patching has been done. Surface is worn and has some rips and small holes.
Sidewalks							
	Sidewalks - Internal Walks	Entire Site	400	LF	6	10+ years	
	Sidewalks - Perimeter Sidewalks	Entire Site	129,756	SF	6	10+ years	
Signage							
	Flag Pole - Flag Pole	Entire Site	1	EA	7	10+ years	
	Monument - Building Mounted Cut Letter Sign	Entire Site	1	EA	7	10+ years	
	Monument - Sign	Entire Site	1	EA	7	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									
Computer Lab	Kindergarten	1st Floor	102	102	812	150	60	Y	Y
Office	Store Room	2nd Floor	201A	N/A	340	60	24	Y	N
Regular Classroom	Regular Classroom	1st Floor	100	100	693	150	60	Y	Y
Regular Classroom	Regular Classroom	1st Floor	101	101	693	150	60	Y	Y
Regular Classroom	Regular Classroom	1st Floor	103	103	693	150	60	Y	Y
Regular Classroom	Regular Classroom	2nd Floor	200	200	693	150	60	Y	Y
Regular Classroom	Regular Classroom	2nd Floor	201	201	693	150	60	Y	Y
Regular Classroom	Regular Classroom	2nd Floor	202	202	693	150	48	Y	Y
Regular Classroom	Regular Classroom	2nd Floor	203	203	693	150	60	Y	Y

Building : Addition									
Regular Classroom	Regular Classroom	1st Floor	104	104	691	150	60	Y	N
Science Classroom	Regular Classroom	2nd Floor	205	205	706	150	60	Y	Y

Building : Modular 1 (4-Classroom)									
Regular Classroom	Regular Classroom	1st Floor	A-2nd Grade	004	643	60	30	Y	N
Regular Classroom	Regular Classroom	1st Floor	B-1st Grade	003	643	60	30	Y	N
Regular Classroom	Regular Classroom	1st Floor	C-Kindergarten	001	643	60	30	Y	Y
Regular Classroom	Regular Classroom	1st Floor	D-3rd Grade	002	643	60	30	Y	Y