

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	1956	1	10,687
Addition	1973	1	17,704
Annex	1996	1	15,191
Modular 1 (8-Classroom)	2000	1	8,400
Modular 2 (4-Classroom)	2003	1	4,900
Campus Total			56,882

Category : Exterior

Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Entrance							
	Exterior Doors - Exterior Steel Door	19 - W Chiller	1	EA	6	10+ years	
	Exterior Stairs - Concrete	19 - W Chiller	3	LF	6	10+ years	
	Exterior Doors - Exterior FRP Door	19A - NE - Outside Mechanical area	1	EA	6	6-10 years	
	Exterior Stairs - Concrete	19A - NE - Outside Mechanical area	3	LF	6	10+ years	
	Exterior Doors - Exterior FRP Door	20 - North	2	EA	6	10+ years	
	Exterior Doors - Transom Lite	20 - North	1	EA	6	10+ years	
	Exterior Stairs - Concrete	20 - North	5	LF	7	10+ years	
	Ramp Handrail - Steel_Ramp Handrail	20 - North	50	LF	6	6-10 years	
	Ramps - Concrete	20 - North	25	LF	7	10+ years	
	Stair Handrail - Steel_Stair Handrail	20 - North	8	LF	6	6-10 years	
	Exterior Doors - Exterior FRP Door	21 - SW	2	EA	6	6-10 years	
	Exterior Doors - Side lite	21 - SW	2	EA	6	6-10 years	
	Exterior Doors - Transom Lite	21 - SW	3	EA	6	6-10 years	
	Ramp Handrail - Steel_Ramp Handrail	21 - SW	30	LF	6	6-10 years	
	Ramps - Concrete	21 - SW	15	LF	7	10+ years	
	Exterior Doors - Exterior FRP Door	22 - South	1	EA	6	6-10 years	
	Exterior Doors - Transom Lite	22 - South	1	EA	6	6-10 years	
	Ramp Handrail - Steel_Ramp Handrail	22 - South	60	LF	7	10+ years	
	Ramps - Concrete	22 - South	30	LF	6	10+ years	

Category : Exterior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Foundation</u>							
	Foundation - Concrete	Entire Building	485	LF	7	10+ years	
	Superstructure - Concrete	Entire Building	10,687	SF	7	10+ years	
<u>Lighting</u>							
	Exterior Lighting - Wall Mounted	Entire Building	14	EA	7	10+ years	
<u>Roof System</u>							
	Access Ladder - Metal	Roof 1	2	EA	7	10+ years	
	Chimney - Metal Flue	Roof 1	40	LF	7	10+ years	
	Coping - Metal	Roof 1	355	LF	6	10+ years	
	Coping - Stone	Roof 1	120	LF	6	10+ years	
	Downspouts - Interior Downspouts	Roof 1	18	LF	6	10+ years	
	Downspouts - Interior Downspouts	Roof 1	24	LF	4	0-1 year	Blocked, sinking, missing cover
	Parapet - 16" - 30" Height	Roof 1	120	LF	6	10+ years	
	Roof - Modified Bitumen	Roof 1	10,087	SF	5	2-5 years	
	Roof - Modified Bitumen	Roof 1	600	SF	4	1-2 years	Vegetative growth, soft spots, cracks
	Roof Hatch - Metal	Roof 1	1	EA	7	10+ years	
	Roof Structure - Concrete	Roof 1	10,687	SF	7	10+ years	
<u>Walls</u>							
	Canopy - Concrete/ Stucco	Entire Building	180	SF	6	6-10 years	
	Cheek-Wall - Concrete	Entire Building	20	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	1,180	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	3,780	SF	6	10+ years	
	Exterior Walls - Concrete Block	Entire Building	1,170	SF	6	10+ years	
	Exterior Walls - Stone-Cast	Entire Building	187	SF	6	10+ years	
	Exterior Walls - Stone-Cast	Entire Building	80	SF	6	10+ years	
<u>Windows</u>							
	Lintels - Steel	Entire Building	305	LF	6	10+ years	
	Windows - Louver	Entire Building	60	SF	6	10+ years	
	Windows - Sash Lexan/ Glass Double-pane	Entire Building	1,781	SF	5	2-5 years	

Category : Electrical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Emergency System</u>							
	Emergency A/C Power - Corridors and Stairs	Entire Building	1,528	SF	6	10+ years	
	Emergency Battery Packs - Corridors and Stairs	Entire Building	5	EA	6	6-10 years	Quantity changed to match current observations.

Category : Electrical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Emergency Battery Packs - Students Toilets	Entire Building	2	EA	6	6-10 years	
	Exit Signs - Corridors and Stairs	Entire Building	3	EA	6	6-10 years	
	Exit Signs - Corridors and Stairs	Entire Building	1	EA	2	0-1 year	Quantity changed to match current observations. Signs have no backup batteries and the school has no emergency generator. Exterior cameras only.
	Security System - CCTV	Entire Building	10,687	SF	5	6-10 years	
	Security System - Intrusion Detection	Entire Building	10,687	SF	5	6-10 years	

Main Service

	Main Electrical Service - 1000 A 120/208/3PH	Electrical Room	1	EA	6	10+ years	
	PA System	Entire Building	10,687	SF	6	6-10 years	Served by Addition.

Power Distribution

	Lighting and Power Panels - Above 100 A	Entire Building	4	EA	7	10+ years	
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Category : Fire Protection
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Fire Alarm</u>							
	Fire Alarm Strobe Lights	Entire Building	10,687	SF	4	2-5 years	System is functional and passes inspection but Reason and Priority Rep changed as the strobe lights are over 25 years old and have exceeded their anticipated service life. FACP is in Addition. System is functional and passes inspection but Rank, Reason and Priority Rep changed as it is over 25 years old and has exceeded its anticipated service life.
	Fire Alarm_System	Entire Building	10,687	SF	4	2-5 years	

Category : Mechanical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Air Conditioning</u>							
	Chemical Pot Feeder	Site - East	1	EA	6	10+ years	
	Chiller-Air Cooled-Scroll Type-Ground Mounted - Less than 50 tons	Site - East	1	EA	6	6-10 years	
	Glycol Feed	Site - East	1	EA	6	6-10 years	
	Pipes - Chilled Water Pipe- Steel	Site - East	200	LF	6	10+ years	
	Pressure Fill System	Site - East	1	EA	6	10+ years	

Category : Mechanical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Air Handling Systems</u>							
	Fan Coil Unit- Floor Mounted - Dual Temperature Coil	Entire Building	1	EA	5	6-10 years	Located in Room 115.
	Fan Coil Unit- Floor Mounted - Dual Temperature Coil	Entire Building	1	EA	5	6-10 years	Located in Room 117.
<u>Boiler Systems</u>							
	Boiler Auxiliary- Condensing Hot Water - 1001 - 2000 HP	Boiler Room	2	EA	6	10+ years	
	Chemical Pot Feeder	Boiler Room	1	EA	6	10+ years	
	Condensing- Hot Water Boiler - 1001 - 2000 MBH	Boiler Room	2	EA	6	10+ years	
	Glycol Feed System	Boiler Room	1	EA	6	10+ years	
	Piping - Dual Temperature Pipes- Copper	Boiler Room	400	LF	6	10+ years	
	Water Fill System	Boiler Room	1	EA	6	10+ years	
<u>Gas Booster</u>							
	Gas Booster	Boiler Room	2	EA	6	10+ years	
<u>Heating Devices</u>							
	Unit Heater - Hot Water	Boiler Room	1	EA	6	6-10 years	
	Cabinet Heaters - With Hot Water Coil	Entire Building	5	EA	6	10+ years	
	Wall Heater - Electric	Entire Building	5	EA	6	6-10 years	
	Fin Tube - Hot Water	Kindergarten Room	8	LF	6	10+ years	Location changed for clarification. Located in north custodial storage room adjacent to Door 20.
	Fin Tube - Hot Water	Kindergarten Room	8	LF	6	10+ years	
<u>Mechanical Plumbing</u>							
	Dual Temperature Pump - Less than 10	Boiler Room	1	EA	6	6-10 years	
	Dual Temperature Pump - Less than 10	Boiler Room	1	EA	6	6-10 years	
	Hydronic Supply and Return - Copper	Entire Building	200	LF	6	10+ years	
	Hydronic Supply and Return - Steel	Entire Building	100	LF	6	10+ years	
<u>Temperature Control</u>							
	DDC System	Entire Building	10,867	SF	6	6-10 years	Quantity changed to match current observations.
	Electric Thermostat	Entire Building	1	EA	5	6-10 years	
	Thermostats - DDC	Entire Building	15	EA	6	6-10 years	
<u>Unit Ventilation</u>							
	Unit Ventilators- Floor Mounted- Dual	Entire Building	8	EA	6	6-10 years	

Category : Mechanical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Temperature Coils (Hot/Chilled) Water						
<u>Ventilation</u>							
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	Roof	3	EA	6	10+ years	

Category : Plumbing
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Hot Water</u>							
	Gas Heater - Less than 150000 BTU/HR	Boiler Room	1	EA	7	10+ years	Rank and Priority Rep adjusted as the water heater was replaced approx. one month prior to this assessment.
<u>Piping</u>							
	Domestic Piping-Hot Water Return Lines	Entire Building	10,687	SF	6	10+ years	
	Domestic Piping-Hot Water Return Risers	Entire Building	10,687	SF	6	10+ years	
	Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	10,687	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	10,687	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (Risers)	Entire Building	10,687	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building	10,687	SF	6	10+ years	
	Sanitary Piping	Entire Building	10,687	SF	6	10+ years	
	Storm Piping	Entire Building	10,687	SF	6	10+ years	
	Vent Piping	Entire Building	10,687	SF	6	10+ years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Administrative Suites/Offices</u>							
	Ceiling - Lay-in	116 Work Room	343	SF	6	10+ years	
	Doors - Side-lite	116 Work Room	28	SF	7	10+ years	
	Doors - Wood Doors inclu hw	116 Work Room	2	EA	7	10+ years	
	Floor - Tile	116 Work Room	343	SF	6	10+ years	
	Lighting - Pendent/Surface	116 Work Room	5	EA	6	6-10 years	
	Power Distribution	116 Work Room	6	EA	7	10+ years	
	Storage/ Closet	116 Work Room	45	SF	7	10+ years	
	Walls - Concrete Block	116 Work Room	703	SF	6	10+ years	
	Ceiling - Lay-in	Teacher's Room 117	4	SF	4	1-2 years	Missing

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Ceiling - Splined	Teacher's Room 117	231	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Teacher's Room 117	2	EA	7	10+ years	
	Floor - Tile	Teacher's Room 117	235	SF	6	10+ years	
	Lighting - Pendent/Surface	Teacher's Room 117	4	EA	6	6-10 years	
	Power Distribution	Teacher's Room 117	6	EA	7	10+ years	
	Storage/ Closet	Teacher's Room 117	45	SF	7	10+ years	
	Walls - Concrete Block	Teacher's Room 117	545	SF	6	10+ years	

Mechanical/ Service Rooms

Boiler Room	1st Floor	748	SF	7	10+ years
Janitor's Closet	1st Floor	42	SF	5	10+ years
Mechanical/ Service Rooms	1st Floor	50	SF	5	10+ years
Storage Room	1st Floor	60	SF	5	10+ years

Restroom

Accessories	Boys next to room 107	227	SF	7	6-10 years
Ceiling - Plaster/Drywall	Boys next to room 107	227	SF	6	10+ years
Doors - Wood Doors inclu hw	Boys next to room 107	1	EA	7	10+ years
Floor - Tile Ceramic/ Porcelain	Boys next to room 107	227	SF	6	10+ years
Floor Drain	Boys next to room 107	1	EA	7	10+ years
Hand Dryer	Boys next to room 107	1	EA	7	6-10 years
Lavatory	Boys next to room 107	2	EA	7	10+ years
Lighting - Pendent/Surface	Boys next to room 107	3	EA	6	6-10 years
Partitions	Boys next to room 107	2	EA	5	10+ years
Urinals	Boys next to room 107	2	EA	7	10+ years
Walls - Concrete Block	Boys next to room 107	222	SF	6	10+ years
Walls - Tile Ceramic/ Porcelain	Boys next to room 107	444	SF	6	10+ years
Water Closet	Boys next to room 107	2	EA	7	10+ years
Accessories	Girls next to room 106	253	SF	7	6-10 years
Ceiling - Plaster/Drywall	Girls next to room 106	253	SF	6	10+ years
Doors - Wood Doors inclu hw	Girls next to room 106	2	EA	7	10+ years
Floor - Tile Ceramic/ Porcelain	Girls next to room 106	253	SF	6	10+ years
Floor Drain	Girls next to room 106	1	EA	7	10+ years
Hand Dryer	Girls next to room 106	1	EA	7	6-10 years
Lavatory	Girls next to room 106	2	EA	7	10+ years
Lighting - Pendent/Surface	Girls next to room 106	8	EA	6	6-10 years
Partitions	Girls next to room 106	3	EA	7	10+ years
Walls - Concrete Block	Girls next to room 106	219	SF	6	10+ years
Walls - Structural Glazed Tile	Girls next to room 106	350	SF	6	10+ years
Water Closet	Girls next to room 106	3	EA	7	10+ years
Accessories	Staff toilet in room 117	30	SF	7	6-10 years
Ceiling - Plaster/Drywall	Staff toilet in room 117	30	SF	6	10+ years
Doors - Wood Doors inclu hw	Staff toilet in room 117	1	EA	7	10+ years
Floor - Tile Ceramic/ Porcelain	Staff toilet in room 117	30	SF	6	10+ years

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Lavatory	Staff toilet in room 117	1	EA	7	10+ years	
	Lighting - Pendent/Surface	Staff toilet in room 117	1	EA	6	6-10 years	
	Walls - Concrete Block	Staff toilet in room 117	80	SF	6	10+ years	
	Water Closet	Staff toilet in room 117	1	EA	7	10+ years	
	Accessories	Toilet in room 100	20	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Toilet in room 100	20	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Toilet in room 100	1	EA	7	10+ years	
	Floor - Tile	Toilet in room 100	20	SF	6	10+ years	
	Lavatory	Toilet in room 100	1	EA	7	10+ years	
	Lighting - Pendent/Surface	Toilet in room 100	1	EA	6	6-10 years	
	Walls - Concrete Block	Toilet in room 100	38	SF	6	10+ years	
	Water Closet	Toilet in room 100	1	EA	7	10+ years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Classroom #100 (Kindergarten)</u>							
	Casework	1st Floor	20	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	1,166	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	1,166	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	17	EA	6	6-10 years	
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Storage/ Closet	1st Floor	47	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	1,268	SF	6	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	
<u>Classroom #101 (Kindergarten)</u>							
	Casework	1st Floor	24	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	988	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	988	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	14	EA	6	6-10 years	
	Marker Board	1st Floor	16	LF	7	6-10 years	
	Storage/ Closet	1st Floor	50	SF	7	10+ years	
	Student Lockers - One Tier	1st Floor	22	EA	7	10+ years	
	Walls - Concrete Block	1st Floor	1,126	SF	6	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	
<u>Classroom #102 (Kindergarten)</u>							
	Casework	1st Floor	12	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	650	SF	6	10+ years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	650	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	9	EA	6	6-10 years	
	Marker Board	1st Floor	28	LF	7	6-10 years	
	Storage/ Closet	1st Floor	14	SF	7	10+ years	
	Student Lockers - One Tier	1st Floor	22	EA	7	10+ years	
	Walls - Concrete Block	1st Floor	660	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	250	SF	6	10+ years	
Classroom #103 (Office)							
	Casework	1st Floor	20	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	650	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	650	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	8	EA	6	6-10 years	
	Marker Board	1st Floor	18	LF	7	6-10 years	
	Storage/ Closet	1st Floor	50	SF	7	10+ years	
	Student Lockers - One Tier	1st Floor	5	EA	7	10+ years	
	Walls - Concrete Block	1st Floor	660	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	250	SF	6	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	
Classroom #104 (Office)							
	Casework	1st Floor	12	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	650	SF	6	10+ years	
	Doors - Transom Window	1st Floor	1	SF	7	10+ years	
	Floor - Tile	1st Floor	650	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	10	EA	6	6-10 years	
	Marker Board	1st Floor	24	LF	7	6-10 years	
	Storage/ Closet	1st Floor	40	SF	7	10+ years	
	Student Lockers - One Tier	1st Floor	6	EA	7	10+ years	
	Walls - Concrete Block	1st Floor	660	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	250	SF	6	10+ years	
Classroom #105 (Regular Classroom)							
	Casework	1st Floor	10	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	650	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	650	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	10	EA	7	6-10 years	
	Marker Board	1st Floor	24	LF	7	6-10 years	
	Storage/ Closet	1st Floor	35	SF	7	10+ years	
	Student Lockers - One Tier	1st Floor	5	EA	7	10+ years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Walls - Concrete Block	1st Floor	410	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	500	SF	6	10+ years	

Classroom #106 (Regular Classroom)

	Casework	1st Floor	12	LF	7	6-10 years	
	Ceiling - Lay-in	1st Floor	650	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	650	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	8	EA	6	6-10 years	
	Marker Board	1st Floor	18	LF	7	6-10 years	
	Storage/ Closet	1st Floor	50	SF	7	10+ years	
	Student Lockers - One Tier	1st Floor	5	EA	7	6-10 years	
	Walls - Concrete Block	1st Floor	660	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	250	SF	6	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	

Classroom #107 (Kindergarten)

	Ceiling - Lay-in	1st Floor	650	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	650	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	9	EA	6	6-10 years	
	Marker Board	1st Floor	35	LF	7	6-10 years	
	Storage/ Closet	1st Floor	20	SF	7	10+ years	
	Student Lockers - One Tier	1st Floor	22	EA	7	10+ years	
	Walls - Concrete Block	1st Floor	660	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	250	SF	6	10+ years	

Category : Interior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Corridor							
	Ceiling - Plaster/Drywall	1st Floor	110	SF	6	10+ years	
	Ceiling - Splined	1st Floor	1,528	SF	6	10+ years	
	Doors - Side-lite	1st Floor	8	SF	7	10+ years	
	Doors - Steel Doors incl hw	1st Floor	2	EA	7	10+ years	
	Doors - Transom Window	1st Floor	10	SF	7	10+ years	
	Drinking Fountains - Single Fountain	1st Floor	1	EA	7	6-10 years	
	Drinking Fountains - Single Water Cooler	1st Floor	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	110	SF	6	10+ years	
	Floor - Tile/Sheet	1st Floor	1,528	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	20	EA	6	6-10 years	
	Walls - Concrete Block	1st Floor	3,310	SF	6	10+ years	
	Walls - Masonry	1st Floor	250	SF	6	10+ years	



Category : Interior

Building : Main

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

	Security Cameras	Entire Building	3	EA	7	6-10 years	
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Category : Exterior
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Entrance							
	Exterior Doors - Exterior FRP Door	1 - Main Entrance East	2	EA	6	10+ years	
	Exterior Stairs - Concrete	1 - Main Entrance East	25	LF	6	10+ years	
	Power Door Operator and Controls	1 - Main Entrance East	1	EA	7	10+ years	
	Ramps - Concrete	1 - Main Entrance East	45	LF	7	10+ years	
	Stair Handrail - Steel_ Stair Handrail	1 - Main Entrance East	10	LF	7	10+ years	
	Exterior Doors - Exterior FRP Door	18 - North at interior courtyard	4	EA	6	10+ years	
	Exterior Stairs - Concrete	18 - North at interior courtyard	12	LF	6	10+ years	
	Entrance Control - Audio and Video	2 - North	1	EA	7	10+ years	
	Exterior Doors - Exterior FRP Door	2 - North	2	EA	6	10+ years	
	Power Door Operator and Controls	2 - North	1	EA	7	10+ years	
	Exterior Doors - Exterior FRP Door	23 - South	4	EA	6	10+ years	
	Exterior Doors - Exterior FRP Door	23A - South	2	EA	6	10+ years	
	Exterior Stairs - Concrete	23A - South	6	LF	7	10+ years	
	Ramps - Concrete	23A - South	12	LF	7	10+ years	
	Exterior Doors - Exterior FRP Door	24 - South	1	EA	6	10+ years	
	Exterior Stairs - Concrete	24 - South	3	LF	6	10+ years	
	Exterior Doors - Exterior FRP Door	25 - SE	1	EA	6	10+ years	
	Exterior Stairs - Concrete	25 - SE	13	LF	6	10+ years	
	Exterior Doors - Exterior FRP Door	26 - SE	1	EA	6	10+ years	
	Exterior Stairs - Concrete	26 - SE	6	LF	6	10+ years	
Foundation							
	Foundation - Concrete	Entire Building	635	LF	7	10+ years	
	Superstructure - Concrete	Entire Building	17,704	SF	7	10+ years	
Lighting							
	Exterior Lighting - Wall Mounted	Entire Building	21	EA	6	10+ years	
Roof System							
	Chimney - Metal Flue	Roof 2	20	LF	6	10+ years	
	Coping - Metal	Roof 2	460	LF	6	10+ years	
	Downspouts - Interior Downspouts	Roof 2	70	LF	5	2-5 years	
	Parapet - Parapet < 16" Height	Roof 2	35	LF	6	10+ years	
	Roof - Modified Bitumen	Roof 2	12,288	SF	5	2-5 years	
	Roof - Modified Bitumen	Roof 2	1,000	SF	4	1-2 years	Soft spots, bubbling, cracks
	Roof Structure - Concrete	Roof 2	13,288	SF	7	10+ years	
	Access Ladder - Metal	Roof 3	1	EA	7	10+ years	
	Coping - Metal	Roof 3	280	LF	6	10+ years	
	Downspouts - Interior Downspouts	Roof 3	50	LF	5	2-5 years	
	Roof - Modified Bitumen	Roof 3	4,016	SF	5	2-5 years	
	Roof - Modified Bitumen	Roof 3	400	SF	4	1-2 years	Soft spots, bubbling

Category : Exterior
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Roof Structure - Steel / Metal Deck/ Concrete Topping	Roof 3	4,416	SF	7	10+ years	

Walls

Exterior Walls - Brick	Entire Building	10,860	SF	7	10+ years	
Exterior Walls - Stone-Cast	Entire Building	100	SF	7	10+ years	

Windows

Clerestory - Glass Single-Pane	Entire Building	25	SF	6	10+ years	
Lintels - Steel	Entire Building	245	LF	6	10+ years	
Windows - Louver	Entire Building	60	SF	6	10+ years	
Windows - Sash Lexan/ Glass Double-pane	Entire Building	888	SF	5	2-5 years	

Category : Electrical
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Emergency System</u>							
	Emergency A/C Power - Corridors and Stairs	1st Floor	2,775	SF	6	10+ years	
	Emergency A/C Power - Multipurpose Room	1st Floor	3,780	SF	6	10+ years	
	Emergency Battery Packs - Corridors and Stairs	1st Floor	21	EA	6	6-10 years	
	Emergency Battery Packs - Multipurpose Room	1st Floor	6	EA	6	6-10 years	Quantity changed to match current observations.
	Emergency Battery Packs - Students Toilets	1st Floor	2	EA	6	6-10 years	Quantity changed to match current observations.
	Exit Signs - Corridors and Stairs	1st Floor	10	EA	6	6-10 years	
	Exit Signs - Corridors and Stairs	1st Floor	1	EA	2	0-1 year	Sign has no backup battery and the school has no emergency generator.
	Exit Signs - Multipurpose Room	1st Floor	3	EA	6	6-10 years	
	Exit Signs - Multipurpose Room	1st Floor	1	EA	2	0-1 year	Quantity changed to match current observations. Sign has no backup battery and the school has no emergency generator.
	Automatic Transfer Switch	Electrical Room	1	EA	6	6-10 years	Serves Addition and Main.
	Security System - CCTV	Entire Building	17,704	SF	5	6-10 years	Exterior cameras only.
	Security System - Intrusion Detection	Entire Building	17,704	SF	5	6-10 years	

Main Service

Main Electrical Service - 2000 A 120/208/3PH	Electrical Room	1	EA	6	6-10 years	Priority Rep adjusted based on current observations and on the age of the equipment.
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Category : Electrical
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Independent Electrical Service for emergency power	Electrical Room	1	EA	6	10+ years	Serves Addition and Main.
	PA System	Entire Building	17,704	SF	6	6-10 years	Serves Addition, Main, Annex, Modular 1 and Modular 2.

Power Distribution

	Lighting and Power Panels - 100 A	Electrical Room	1	EA	6	6-10 years	Quantity changed to match current observations. Rank, Reason and Priority Rep adjusted based on current observations and per review with Building Engineer. Older panels remain fully operational with no signs of damage, age-related degradation, or electrical disturbances.
	Lighting and Power Panels - 100 A	Electrical Room	1	EA	4	0-1 year	Open breaker slot exposes live conductors presenting a live front condition.
	Lighting and Power Panels - Above 100 A	Electrical Room	8	EA	7	10+ years	Quantity changed to match current observations.
	Lighting and Power Panels - Above 100 A	Electrical Room	1	EA	3	0-1 year	Missing interior cover plate exposes live conductors presenting a live front condition.
	Main Distribution Panels - 400 - 600 amp	Electrical Room	2	EA	7	10+ years	Misidentified in previous assessment. Quantity changed to match current observations.
	Main Distribution Panels - Greater than 600 amp	Electrical Room	1	EA	7	10+ years	
	Transformers - 120/240 - 120/208	Electrical Room	1	EA	7	10+ years	

Category : Fire Protection
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Fire Alarm							
	Fire ALarm Annunciator	Entire Building	1	EA	6	6-10 years	No CPS Asset Tag present.
	Fire Alarm Panel	Entire Building	1	EA	6	6-10 years	
	Fire Alarm Strobe Lights	Entire Building	17,704	SF	4	2-5 years	System is functional and passes inspection but Reason and Priority Rep changed as the strobe lights are over 25 years old and have exceeded their anticipated service life.
	Fire Alarm_System	Entire Building	17,704	SF	4	2-5 years	System is functional and passes inspection but Rank, Reason and Priority Rep changed as it is over 25 years old and has exceeded its

Category : Fire Protection
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
							anticipated service life.

Category : Mechanical
Building : Addition

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

	Condensing Unit- Roof Mounted - Less than 5 tons	Roof	1	EA	6	6-10 years	Component of a ductless split system serving the MDF Room.
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Air Handling Systems

	Fan Coil Unit- Floor Mounted - Dual Temperature Coil	1st Floor	1	EA	6	10+ years	Located in Room 129.
	Fan Coil Unit- Floor Mounted - Dual Temperature Coil	1st Floor	1	EA	6	10+ years	Located in Room 108 on the exterior wall.
	Fan Coil Unit- Floor Mounted - Dual Temperature Coil	1st Floor	1	EA	6	10+ years	Located in Room 115.
	Fan Coil Unit- Floor Mounted - Dual Temperature Coil	1st Floor	1	EA	6	10+ years	Located in Room 128.
	Fan Coil Unit- Celing Mounted - Dual Temperature Coil	1st Floor	1	EA	6	10+ years	Located in Room 108 off the corridor.
	Roof Top Unit-Single Zone-Roof Mounted-DX Cooling Only with Self Contained Compressor - 11 - 20 tons	Roof	1	EA	4	2-5 years	Older unit that is operational and has been well maintained but has become deteriorated with signs of coil damage. Reason and Priority Rep adjusted to document that the equipment has exceeded its anticipated service life.

Heating Devices

	Cabinet Heaters - With Hot Water Coil	Entire Building	7	EA	6	6-10 years	Quantity changed to match current observations.
	Wall Heater - Electric	Entire Building	10	EA	6	6-10 years	

Mechanical Plumbing

	Hydronic Supply and Return - Copper	Entire Building	200	LF	7	10+ years	Concealed.
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Temperature Control

	DDC System	Entire Building	17,704	SF	6	6-10 years	Two in MDF Room (one each for the split system and the exhaust fan) and one in Multipurpose Room (for the rooftop unit).
	Electric Thermostat	Entire Building	3	EA	5	6-10 years	
	Thermostats - DDC	Entire Building	18	EA	6	6-10 years	

Category : Mechanical
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Unit Ventilation</u>							
	Unit Ventilators- Floor Mounted- Dual Temperature Coils (Hot/Chilled) Water	Entire Building	6	EA	6	6-10 years	
<u>Ventilation</u>							
	Exhaust Fans- Indoor - Less than 500 CFM	Entire Building	1	EA	6	10+ years	
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	Entire Building	2	EA	6	10+ years	
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Entire Building	2	EA	6	10+ years	
	Exhaust Fans- Roof Mounted - Less than 500 CFM	Entire Building	1	EA	6	10+ years	
	Type I Exhaust Hood- Kitchen	Entire Building	1	EA	2	0-1 year	Exhaust hood is not equipped with a fire suppression system.
	Type II Exhaust Hood- Warming Kitchen	Entire Building	1	EA	6	6-10 years	

Category : Plumbing
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Hot Water</u>							
	Electric Heater - Less than 20 KW	1st Floor	1	EA	6	6-10 years	
	Gas Heater - 150000 - 300000 BTU/HR	Mechanical Closet	1	EA	6	6-10 years	Location changed for clarification.
<u>Piping</u>							
	Domestic Piping-Hot Water Return Lines	Entire Building	17,704	SF	6	10+ years	
	Domestic Piping-Hot Water Return Risers	Entire Building	17,704	SF	6	10+ years	
	Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	17,704	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	17,704	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (Risers)	Entire Building	17,704	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building	17,704	SF	6	10+ years	
	Sanitary Piping	Entire Building	17,704	SF	6	10+ years	
	Storm Piping	Entire Building	17,704	SF	6	10+ years	
	Vent Piping	Entire Building	17,704	SF	6	10+ years	

Category : Room
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Administrative Suites/Offices							
	Ceiling - Lay-in	1st Floor-108 Conference Room	130	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor-108 Conference Room	1	EA	7	10+ years	
	Floor - Tile	1st Floor-108 Conference Room	130	SF	6	10+ years	
	Lighting - Lay-in	1st Floor-108 Conference Room	2	EA	7	6-10 years	
	Power Distribution	1st Floor-108 Conference Room	8	EA	7	10+ years	
	Walls - Concrete Block	1st Floor-108 Conference Room	320	SF	6	10+ years	
	Ceiling - Lay-in	1st Floor-108A Workroom	225	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor-108A Workroom	2	EA	7	10+ years	
	Floor - Tile	1st Floor-108A Workroom	225	SF	6	10+ years	
	Lighting - Lay-in	1st Floor-108A Workroom	3	EA	6	6-10 years	
	Power Distribution	1st Floor-108A Workroom	8	EA	7	10+ years	
	Walls - Concrete Block	1st Floor-108A Workroom	565	SF	6	10+ years	
	Work Slnk	1st Floor-108A Workroom	1	EA	7	6-10 years	
	Ceiling - Lay-in	1st Floor-115 Teacher's Lounge	452	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor-115 Teacher's Lounge	1	EA	7	10+ years	
	Floor - Tile	1st Floor-115 Teacher's Lounge	452	SF	6	10+ years	
	Lighting - Lay-in	1st Floor-115 Teacher's Lounge	6	EA	7	6-10 years	
	Power Distribution	1st Floor-115 Teacher's Lounge	12	EA	7	10+ years	
	Walls - Concrete Block	1st Floor-115 Teacher's Lounge	790	SF	6	10+ years	
	Ceiling - Lay-in	1st Floor-121 Gym Office	84	SF	6	10+ years	
	Ceiling - Lay-in	1st Floor-121 Gym Office	6	SF	4	1-2 years	Water damage
	Doors - Wood Doors inclu hw	1st Floor-121 Gym Office	1	EA	7	10+ years	
	Floor - Tile	1st Floor-121 Gym Office	90	SF	6	10+ years	
	Lighting - Lay-in	1st Floor-121 Gym Office	1	EA	7	6-10 years	
	Power Distribution	1st Floor-121 Gym Office	6	EA	7	10+ years	
	Storage/ Closet	1st Floor-121 Gym Office	12	SF	7	10+ years	
	Walls - Concrete Block	1st Floor-121 Gym Office	255	SF	6	10+ years	
	Ceiling - Lay-in	1st Floor-122 Office	110	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor-122 Office	1	EA	7	10+ years	
	Floor - Carpet	1st Floor-122 Office	110	SF	6	6-10 years	
	Lighting - Lay-in	1st Floor-122 Office	1	EA	7	6-10 years	
	Power Distribution	1st Floor-122 Office	4	EA	7	10+ years	
	Storage/ Closet	1st Floor-122 Office	12	SF	7	10+ years	
	Walls - Concrete Block	1st Floor-122 Office	285	SF	6	10+ years	
	Ceiling - Lay-in	1st Floor-123 Counselor's Office	59	SF	6	10+ years	
	Ceiling - Lay-in	1st Floor-123 Counselor's Office	16	SF	4	0-1 year	Water damage
	Doors - Steel Doors incl hw	1st Floor-123 Counselor's Office	1	EA	7	10+ years	
	Floor - Tile	1st Floor-123 Counselor's Office	75	SF	6	10+ years	
	Lighting - Lay-in	1st Floor-123 Counselor's Office	1	EA	5	6-10 years	
	Power Distribution	1st Floor-123 Counselor's Office	4	EA	7	10+ years	
	Walls - Concrete Block	1st Floor-123 Counselor's Office	215	SF	6	10+ years	
	Ceiling - Plaster/Drywall	1st Floor-126A Kitchen Office	65	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor-126A Kitchen Office	1	EA	7	10+ years	

Category : Room
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Floor - Tile Quarry	1st Floor-126A Kitchen Office	65	SF	6	10+ years	
	Lighting - Lay-in	1st Floor-126A Kitchen Office	1	EA	6	6-10 years	
	Power Distribution	1st Floor-126A Kitchen Office	6	EA	7	10+ years	
	Walls - Concrete Block	1st Floor-126A Kitchen Office	190	SF	6	10+ years	
	AC Unit	1st Floor-128 Principal's Office	1	EA	7	6-10 years	
	Ceiling - Lay-in	1st Floor-128 Principal's Office	290	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor-128 Principal's Office	2	EA	7	10+ years	
	Floor - Carpet	1st Floor-128 Principal's Office	290	SF	6	6-10 years	
	Lighting - Lay-in	1st Floor-128 Principal's Office	3	EA	6	6-10 years	
	Lighting - Pendent/Surface	1st Floor-128 Principal's Office	1	EA	7	6-10 years	
	Power Distribution	1st Floor-128 Principal's Office	6	EA	7	10+ years	
	Walls - Concrete Block	1st Floor-128 Principal's Office	630	SF	6	10+ years	
	Ceiling - Lay-in	1st Floor-129 Main Office	325	SF	6	10+ years	
	Doors - Side-lite	1st Floor-129 Main Office	12	SF	7	10+ years	
	Doors - Store Front	1st Floor-129 Main Office	1	EA	7	10+ years	
	Floor - Carpet	1st Floor-129 Main Office	245	SF	6	6-10 years	
	Floor - Tile	1st Floor-129 Main Office	80	SF	6	10+ years	
	Lighting - Lay-in	1st Floor-129 Main Office	7	EA	6	6-10 years	
	Power Distribution	1st Floor-129 Main Office	10	EA	7	10+ years	
	Storage/ Closet	1st Floor-129 Main Office	40	SF	7	10+ years	
	Walls - Concrete Block	1st Floor-129 Main Office	650	SF	6	10+ years	

Gymnasia

	Ceiling - Exposed	1st Floor-118 Gym/Multipurpose	3,330	SF	6	10+ years	
	Ceiling - Lay-in	1st Floor-118 Gym/Multipurpose	560	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor-118 Gym/Multipurpose	3	EA	7	10+ years	
	Floor - Concrete Epoxy/ Painted	1st Floor-118 Gym/Multipurpose	40	SF	7	10+ years	
	Floor - Tile	1st Floor-118 Gym/Multipurpose	3,400	SF	6	10+ years	
	Floor - Wood	1st Floor-118 Gym/Multipurpose	450	SF	6	10+ years	
	Lighting - Lay-in	1st Floor-118 Gym/Multipurpose	6	EA	6	6-10 years	
	Lighting - Metal Halide/Sodium Vapor	1st Floor-118 Gym/Multipurpose	10	EA	7	6-10 years	
	Stage	1st Floor-118 Gym/Multipurpose	450	SF	7	10+ years	
	Stage Curtain	1st Floor-118 Gym/Multipurpose	3	EA	7	10+ years	
	Stage Lighting System	1st Floor-118 Gym/Multipurpose	1	EA	7	10+ years	
	Stage-Stairs - Wood	1st Floor-118 Gym/Multipurpose	10	LF	6	10+ years	
	Storage/ Closet	1st Floor-118 Gym/Multipurpose	230	SF	7	10+ years	
	Walls - Concrete Block	1st Floor-118 Gym/Multipurpose	5,485	SF	6	10+ years	

Kitchen

	Ceiling - Plaster/Drywall	1st Floor-126 Kitchen	1,730	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor-126 Kitchen	3	EA	7	10+ years	
	Floor - Tile Quarry	1st Floor-126 Kitchen	1,730	SF	6	10+ years	
	Lighting - Lay-in	1st Floor-126 Kitchen	16	EA	6	6-10 years	
	Lighting - Pendent/Surface	1st Floor-126 Kitchen	2	EA	6	6-10 years	

Category : Room
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Serving Line	1st Floor-126 Kitchen	25	LF	7	10+ years	
	Storage/ Closet	1st Floor-126 Kitchen	130	SF	7	10+ years	
	Walls - Concrete Block	1st Floor-126 Kitchen	2,210	SF	6	10+ years	
Library							
	Casework	1st Floor-110 Library	130	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor-110 Library	1,635	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor-110 Library	2	EA	7	10+ years	
	Floor - Tile	1st Floor-110 Library	1,631	SF	6	10+ years	
	Floor - Tile	1st Floor-110 Library	4	SF	4	1-2 years	Cracked
	Lighting - Lay-in	1st Floor-110 Library	25	EA	6	6-10 years	
	Walls - Concrete Block	1st Floor-110 Library	1,520	SF	6	10+ years	
Locker/Shower Room							
	Accessories	1st Floor-127 Faculty Locker Room	165	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor-127 Faculty Locker Room	165	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor-127 Faculty Locker Room	2	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor-127 Faculty Locker Room	162	SF	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor-127 Faculty Locker Room	3	SF	4	1-2 years	Missing
	Lavatory	1st Floor-127 Faculty Locker Room	1	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor-127 Faculty Locker Room	2	EA	7	6-10 years	
	Student Lockers - One Tier	1st Floor-127 Faculty Locker Room	10	EA	7	10+ years	
	Walls - Concrete Block	1st Floor-127 Faculty Locker Room	355	SF	6	10+ years	
	Water Closet	1st Floor-127 Faculty Locker Room	1	EA	7	10+ years	
MDF_IDF							
	Doors - Steel Doors incl hw	1st Floor-131 MDF Room	1	EA	7	10+ years	
	Finishes	1st Floor-131 MDF Room	130	SF	7	10+ years	
	Other Cooling Unit	1st Floor-131 MDF Room	1	EA	7	6-10 years	Ductless split system.
Mechanical/ Service Rooms							
	Janitor's Closet	1st Floor	70	SF	5	10+ years	
	Mechanical/ Service Rooms	1st Floor	265	SF	7	10+ years	
	Storage Room	1st Floor	100	SF	7	10+ years	
	Storage Room	1st Floor	65	SF	7	10+ years	
	Vaults	1st Floor	96	SF	7	10+ years	
Restroom							
	Accessories	1st Floor-128 Principal's Office Restroom	40	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor-128 Principal's Office Restroom	40	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor-128 Principal's Office	1	EA	7	10+ years	

Category : Room
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
		Restroom					
	Floor - Tile Ceramic/ Porcelain	1st Floor-128 Principal's Office	40	SF	6	10+ years	
		Restroom					
	Lavatory	1st Floor-128 Principal's Office	1	EA	7	10+ years	
		Restroom					
	Lighting - Pendent/Surface	1st Floor-128 Principal's Office	1	EA	6	6-10 years	
		Restroom					
	Walls - Concrete Block	1st Floor-128 Principal's Office	85	SF	6	10+ years	
		Restroom					
	Water Closet	1st Floor-128 Principal's Office	1	EA	7	10+ years	
		Restroom					
	Accessories	1st Floor-Boy's Restroom	265	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor-Boy's Restroom	265	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor-Boy's Restroom	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor-Boy's Restroom	265	SF	6	10+ years	
	Floor Drain	1st Floor-Boy's Restroom	1	EA	7	10+ years	
	Hand Dryer	1st Floor-Boy's Restroom	1	EA	7	6-10 years	
	Lavatory	1st Floor-Boy's Restroom	2	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor-Boy's Restroom	4	EA	6	6-10 years	
	Partitions	1st Floor-Boy's Restroom	2	EA	5	10+ years	
	Urinals	1st Floor-Boy's Restroom	2	EA	7	10+ years	
	Walls - Concrete Block	1st Floor-Boy's Restroom	705	SF	6	10+ years	
	Water Closet	1st Floor-Boy's Restroom	2	EA	7	10+ years	
	Accessories	1st Floor-Girl's Restroom	265	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor-Girl's Restroom	265	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor-Girl's Restroom	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor-Girl's Restroom	265	SF	6	10+ years	
	Floor Drain	1st Floor-Girl's Restroom	1	EA	7	10+ years	
	Hand Dryer	1st Floor-Girl's Restroom	1	EA	7	6-10 years	
	Lavatory	1st Floor-Girl's Restroom	2	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor-Girl's Restroom	4	EA	6	6-10 years	
	Partitions	1st Floor-Girl's Restroom	3	EA	5	10+ years	
	Walls - Concrete Block	1st Floor-Girl's Restroom	705	SF	6	10+ years	
	Water Closet	1st Floor-Girl's Restroom	3	EA	7	10+ years	
	Accessories	1st Floor-Unisex Staff Restroom	60	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor-Unisex Staff Restroom	60	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor-Unisex Staff Restroom	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor-Unisex Staff Restroom	60	SF	6	10+ years	
	Floor Drain	1st Floor-Unisex Staff Restroom	1	EA	7	10+ years	
	Hand Dryer	1st Floor-Unisex Staff Restroom	1	EA	7	6-10 years	
	Lavatory	1st Floor-Unisex Staff Restroom	1	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor-Unisex Staff Restroom	1	EA	6	6-10 years	
	Walls - Concrete Block	1st Floor-Unisex Staff Restroom	210	SF	6	10+ years	
	Water Closet	1st Floor-Unisex Staff Restroom	1	EA	7	10+ years	

Category : Room
Building : Addition

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

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
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Classroom #109 (Regular Classroom)

	Casework	1st Floor	15	LF	7	6-10 years	
	Ceiling - Lay-in	1st Floor	720	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	720	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	10	EA	6	6-10 years	
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Storage/ Closet	1st Floor	95	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	715	SF	6	10+ years	
	Walls - Metal Panel	1st Floor	265	SF	6	10+ years	
	Work Sink	1st Floor	1	EA	7	6-10 years	

Classroom #111 (Regular Classroom)

	Casework	1st Floor	15	LF	7	6-10 years	
	Ceiling - Lay-in	1st Floor	720	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	720	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	10	EA	6	6-10 years	
	Marker Board	1st Floor	40	LF	7	6-10 years	
	Walls - Concrete Block	1st Floor	715	SF	6	10+ years	
	Walls - Metal Panel	1st Floor	265	SF	6	10+ years	

Classroom #113 (Regular Classroom)

	Casework	1st Floor	20	LF	7	6-10 years	
	Ceiling - Lay-in	1st Floor	720	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	718	SF	6	10+ years	
	Floor - Tile	1st Floor	2	SF	4	1-2 years	Chipped
	Lighting - Lay-in	1st Floor	10	EA	6	6-10 years	
	Marker Board	1st Floor	40	LF	7	6-10 years	
	Walls - Concrete Block	1st Floor	980	SF	6	10+ years	

Classroom #114 (Regular Classroom)

	Casework	1st Floor	20	LF	7	6-10 years	
	Ceiling - Lay-in	1st Floor	720	SF	6	10+ years	
	Chalk Board	1st Floor	40	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	720	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	10	EA	6	6-10 years	

Category : Classroom
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Walls - Concrete Block	1st Floor	980	SF	6	10+ years	
	Wireless System	1st Floor	1	EA	7	6-10 years	

Category : Interior
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Corridor							
	Ceiling - Lay-in	1st Floor	2,683	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	5	EA	7	10+ years	
	Doors - Wood Doors include hw	1st Floor	2	EA	7	10+ years	
	Drinking Fountains - Single Water Cooler	1st Floor	2	EA	7	6-10 years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	908	SF	7	10+ years	
	Floor - Tile/Sheet	1st Floor	1,770	SF	7	10+ years	
	Floor - Tile/Sheet	1st Floor	5	SF	4	0-1 year	Cracked
	Lighting - Lay-in	1st Floor	28	EA	6	6-10 years	
	Walls - Concrete Block	1st Floor	5,035	SF	7	10+ years	
	Walls - Masonry	1st Floor	195	SF	7	10+ years	

Safety

	Camera Viewing Station	1st Floor	1	EA	7	6-10 years	
	Security Cameras	1st Floor	8	EA	7	6-10 years	

Category : Exterior
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Entrance							
	Entrance Control - Audio	3 - South	1	EA	7	10+ years	
	Exterior Doors - Exterior FRP Door	3 - South	2	EA	6	10+ years	
	Power Door Operator and Controls	3 - South	1	EA	7	10+ years	
	Exterior Doors - Exterior Steel Door	4 - West	1	EA	6	6-10 years	
	Exterior Doors - Exterior FRP Door	5 - North	2	EA	6	10+ years	
Foundation							
	Foundation - Concrete	Entire Building	560	LF	7	10+ years	
	Superstructure - Steel	Entire Building	15,191	SF	7	10+ years	
Lighting							
	Exterior Lighting - Wall Mounted	Entire Building	3	EA	7	6-10 years	
Roof System							
	Chimney - Metal Flue	Roof 4	40	LF	7	10+ years	
	Downspouts - Exterior Downspouts	Roof 4	600	LF	6	10+ years	
	Roof - Metal	Roof 4	15,300	SF	6	10+ years	
	Roof Structure - Steel / Metal Deck/ Concrete Topping	Roof 4	15,300	SF	7	10+ years	
Walls							
	Canopy - Metal	Entire Building	50	SF	7	10+ years	
	Exterior Walls - Brick	Entire Building	4,725	SF	7	10+ years	
	Exterior Walls - Prefabricated Metal Panel Wall	Entire Building	840	SF	7	10+ years	
	Exterior Walls - Stone-Cast	Entire Building	110	SF	7	10+ years	
	Exterior Walls - Stone-Cut	Entire Building	105	SF	7	10+ years	
Windows							
	Guard - Guards perforated	Entire Building	1,470	SF	6	10+ years	
	Lintels - Steel	Entire Building	225	LF	6	10+ years	
	Windows - Louver	Entire Building	120	SF	6	10+ years	
	Windows - Sash Aluminum Double-pane	Entire Building	1,470	SF	6	10+ years	

Category : Electrical
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Emergency System							
	Exit Signs - Corridors and Stairs	1st Floor	1	EA	6	6-10 years	
	Exit Signs - Corridors and Stairs	1st Floor	5	EA	2	0-1 year	Signs have no backup batteries and

Category : Electrical
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Emergency Battery Packs - Corridors and Stairs	1st Floor	6	EA	6	6-10 years	the school has no emergency generator.
	Emergency Battery Packs - Students Toilets	1st Floor	4	EA	6	6-10 years	
	Security System - Intrusion Detection	Entire Building	15,191	SF	6	6-10 years	
							Rank, Reason and Priority Rep adjusted based on current observations and per review with Building Engineer that upgrades have been completed since previous assessment.
	Emergency A/C Power - Corridors and Stairs	Entire Building	1,700	SF	6	10+ years	
	Automatic Transfer Switch	Mechanical Room	1	EA	6	6-10 years	

Main Service

	Main Electrical Service - 800 A and Less than 120/208/3PH	Electrical Room	1	EA	6	10+ years	
	Independent Electrical Service for emergency power	Electrical Room	1	EA	6	10+ years	
	PA System	Entire Building	15,191	SF	6	6-10 years	Served by Addition.

Power Distribution

	Lighting and Power Panels - 100 A	Entire Building	1	EA	4	0-1 year	Rank, Reason and Priority Rep changed as open fuse receptacles expose live conductors presenting a live front condition. Quantity changed as total has been divided/aggregated. Open breaker slots expose live conductors presenting a live front condition.
	Lighting and Power Panels - Above 100 A	Entire Building	5	EA	7	10+ years	
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	4	0-1 year	
	Main Distribution Panels - 400 - 600 amp	Entire Building	2	EA	7	10+ years	

Category : Fire Protection
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Fire ALarm Anunciator	Entire Building	1	EA	6	6-10 years	No CPS Asset Tag present.
	Fire Alarm Panel	Entire Building	1	EA	6	6-10 years	Location changed for clarification. Priority Rep adjusted based on current observations and on the age of the equipment. No CPS Asset Tag

Category : Fire Protection
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Fire Alarm Strobe Lights	Entire Building	15,191	SF	6	6-10 years	present.
	Fire Alarm_System	Entire Building	15,191	SF	6	6-10 years	
<u>Sprinkler System</u>							
	Sprinkler Heads	Entire Building	15,191	SF	7	10+ years	Location changed for clarification.
	Sprinkler Piping	Entire Building	15,191	SF	6	10+ years	
	Wet Sprinkler System	Entire Building	15,191	SF	6	10+ years	

Category : Mechanical
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments	
Air Handling Systems								
	Make Up Air Unit- Indoor Mounted- Hot Water Coils - 6000 - 10,000 cfm	Mechanical Room	1	EA	5	6-10 years	Location changed for clarification.	
Boiler Systems								
	Boiler Auxiliary- Non Condensing Hot Water - 2001 - 3000 MBH	Boiler Room	2	EA	6	6-10 years	Misidentified in previous assessment assessment; quantity changed to match current observations. Vertical boiler room venting damper assembly is located adjacent to the combustion dampers.	
	Chemical Pot Feeder	Boiler Room	1	EA	6	6-10 years		
	Combustion Dampers	Boiler Room	2	EA	6	6-10 years		
	Glycol Feed System	Boiler Room	1	EA	6	6-10 years		
	Non Condensing- Water Tube- Flexible Tube- Force Draft- Hot Water Boiler - 2001 - 3000 MBH	Boiler Room	1	EA	6	6-10 years		B-2
	Non Condensing- Water Tube- Flexible Tube- Force Draft- Hot Water Boiler - 2001 - 3000 MBH	Boiler Room	1	EA	6	6-10 years		B-1
	Water Fill System	Boiler Room	1	EA	6	6-10 years		
Heating Devices								
	Cabinet Heaters - With Hot Water Coil	1st Floor	5	EA	6	6-10 years	Quantity changed to match current observations.	
	Unit Heater - Hot Water	Mechanical Room	1	EA	6	6-10 years		
	Unit Heater - Hot Water	Mechanical Room	1	EA	6	6-10 years		
Mechanical Plumbing								
	Hot Water Pump - Less than 10	Boiler Room	1	EA	6	6-10 years		

Category : Mechanical
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Hot Water Pump - Less than 10	Boiler Room	1	EA	4	0-1 year	Rank, Reason and Priority Rep changed as the Pump motor is seized; quote has been submitted for replacement.
	Hydronic Supply and Return - Steel	Entire Building	200	LF	6	10+ years	
Temperature Control							
	Electric Controls	Entire Building	15,191	SF	6	6-10 years	Serve unit heater and venting damper assembly.
	Electric Thermostat	Entire Building	2	EA	6	6-10 years	
Unit Ventilation							
	Unit Ventilators- Floor Mounted- Hot Water w/ DX Cooling Coil & w/ Self Contained Compressors	Entire Building	2	EA	6	6-10 years	Located in office and MDF Room. Vented to the outside; alternate profile units for these two smaller spaces as opposed to the larger classroom-sized machines. Quantity changed as total has been divided/aggregated.
	Unit Ventilators- Floor Mounted- Hot Water w/ DX Cooling Coil & w/ Self Contained Compressors	Entire Building	11	EA	6	6-10 years	
Ventilation							
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	Roof	2	EA	6	6-10 years	Not directly accessible in a safe manner at the time of assessment due to unreliable climbing means and sloped roof. Condition verified by Building Engineer.
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Roof	1	EA	6	6-10 years	

Category : Plumbing
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Hot Water							
	Gas Heater - Less than 150000 BTU/HR	Plumbing Closet	1	EA	7	10+ years	
Piping							
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	15,191	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply	Entire Building	15,191	SF	6	10+ years	

Category : Plumbing
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	(Risers)						
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building	15,191	SF	6	10+ years	
	Sanitary Piping	Entire Building	15,191	SF	6	10+ years	
	Storm Piping	Entire Building	15,191	SF	6	10+ years	
	Vent Piping	Entire Building	15,191	SF	6	10+ years	Vent piping is located inside the walls and discharges at the roof.

Category : Room
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Administrative Suites/Offices</u>							
	Ceiling - Plaster/Drywall	122 Engineer Office	283	SF	6	10+ years	
	Doors - Steel Doors incl hw	122 Engineer Office	1	EA	7	10+ years	
	Floor - Concrete Epoxy/ Painted	122 Engineer Office	283	SF	7	2-5 years	
	Lighting - Pendent/Surface	122 Engineer Office	3	EA	6	6-10 years	
	Power Distribution	122 Engineer Office	4	EA	7	10+ years	
	Storage/ Closet	122 Engineer Office	63	SF	7	10+ years	
	Walls - Concrete Block	122 Engineer Office	664	SF	6	10+ years	
	Ceiling - Lay-in	Office	350	SF	6	10+ years	
	Ceiling - Lay-in	Office	8	SF	4	1-2 years	Stained tile
	Doors - Steel Doors incl hw	Office	1	EA	7	10+ years	
	Floor - Tile	Office	355	SF	6	10+ years	
	Floor - Tile	Office	3	SF	4	1-2 years	Cracked tile
	Lighting - Lay-in	Office	4	EA	6	6-10 years	
	Power Distribution	Office	4	EA	7	10+ years	
	Walls - Concrete Block	Office	320	SF	6	10+ years	
	Walls - Plaster/Drywall	Office	510	SF	6	10+ years	
	Ceiling - Lay-in	Office next to room 205	168	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Office next to room 205	1	EA	7	10+ years	
	Floor - Tile	Office next to room 205	168	SF	6	10+ years	
	Lighting - Lay-in	Office next to room 205	3	EA	6	6-10 years	
	Power Distribution	Office next to room 205	6	EA	7	10+ years	
	Walls - Concrete Block	Office next to room 205	182	SF	6	10+ years	
	Walls - Plaster/Drywall	Office next to room 205	150	SF	6	10+ years	

MDF_IDF

Doors - Steel Doors incl hw	MDF locate in Engineer Office	1	EA	7	10+ years	
Finishes	MDF locate in Engineer Office	80	SF	7	10+ years	
Window AC Unit	MDF locate in Engineer Office	1	EA	7	10+ years	

Mechanical/ Service Rooms

Boiler Room	1st Floor	360	SF	7	10+ years	
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Category : Room
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Janitor's Closet	1st Floor	33	SF	7	10+ years	
	Mechanical/ Service Rooms	1st Floor	100	SF	7	10+ years	
Restroom							
	Accessories	1st Floor	466	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	461	SF	6	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	5	SF	5	1-2 years	Damaged ceiling
	Floor - Concrete Epoxy/ Painted	1st Floor	466	SF	7	10+ years	
	Floor Drain	1st Floor	2	EA	7	10+ years	
	Lavatory	1st Floor	3	EA	7	10+ years	
	Lighting - Lay-in	1st Floor	5	EA	7	6-10 years	
	Partitions	1st Floor	3	EA	5	10+ years	
	Urinals	1st Floor	6	EA	7	10+ years	
	Walls - Concrete Block	1st Floor	906	SF	6	10+ years	
	Water Closet	1st Floor	3	EA	7	10+ years	
	Accessories	1st Floor	688	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	668	SF	6	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	20	SF	5	1-2 years	Damaged ceiling
	Floor - Concrete Epoxy/ Painted	1st Floor	688	SF	7	10+ years	
	Floor Drain	1st Floor	2	EA	7	10+ years	
	Lavatory	1st Floor	9	EA	7	10+ years	
	Lighting - Lay-in	1st Floor	5	EA	6	6-10 years	
	Partitions	1st Floor	9	EA	5	10+ years	
	Walls - Concrete Block	1st Floor	1,380	SF	6	10+ years	
	Water Closet	1st Floor	9	EA	7	10+ years	
	Accessories	Men Staff Toilet	43	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Men Staff Toilet	43	SF	6	10+ years	
	Doors - Steel Doors incl hw	Men Staff Toilet	1	EA	7	10+ years	
	Floor - Tile	Men Staff Toilet	43	SF	6	10+ years	
	Floor Drain	Men Staff Toilet	1	EA	7	10+ years	
	Lavatory	Men Staff Toilet	1	EA	7	10+ years	
	Lighting - Lay-in	Men Staff Toilet	1	EA	6	6-10 years	
	Walls - Concrete Block	Men Staff Toilet	87	SF	6	10+ years	
	Water Closet	Men Staff Toilet	1	EA	7	10+ years	
	Accessories	Women Staff Toilet	43	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Women Staff Toilet	43	SF	6	10+ years	
	Doors - Steel Doors incl hw	Women Staff Toilet	1	EA	7	10+ years	
	Floor - Tile	Women Staff Toilet	42	SF	6	10+ years	
	Floor - Tile	Women Staff Toilet	1	SF	4	1-2 years	Damaged at drain
	Floor Drain	Women Staff Toilet	1	EA	7	10+ years	
	Lavatory	Women Staff Toilet	1	EA	7	10+ years	
	Lighting - Lay-in	Women Staff Toilet	1	EA	6	6-10 years	
	Walls - Concrete Block	Women Staff Toilet	87	SF	6	10+ years	
	Water Closet	Women Staff Toilet	1	EA	7	10+ years	

Category : Room
Building : Annex

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

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
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Classroom #201 (Regular Classroom)

	Casework	1st Floor	20	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	877	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	877	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	9	EA	6	6-10 years	
	Marker Board	1st Floor	24	LF	7	6-10 years	
	Storage/ Closet	1st Floor	12	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	750	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	300	SF	6	10+ years	

Classroom #202 (Regular Classroom)

	Casework	1st Floor	20	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	877	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	877	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	9	EA	6	6-10 years	
	Marker Board	1st Floor	24	LF	7	6-10 years	
	Storage/ Closet	1st Floor	12	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	750	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	300	SF	6	10+ years	

Classroom #203 (Regular Classroom)

	Casework	1st Floor	20	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	877	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	877	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	9	EA	6	6-10 years	
	Marker Board	1st Floor	24	LF	7	6-10 years	
	Storage/ Closet	1st Floor	12	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	750	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	300	SF	6	10+ years	

Classroom #204 (Regular Classroom)

	Casework	1st Floor	20	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	870	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	870	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	9	EA	6	6-10 years	

Category : Classroom
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Marker Board	1st Floor	24	LF	7	6-10 years	
	Storage/ Closet	1st Floor	12	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	750	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	300	SF	6	10+ years	
Classroom #205 (Regular Classroom)							
	Casework	1st Floor	20	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	877	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	877	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	9	EA	6	6-10 years	
	Marker Board	1st Floor	24	LF	7	6-10 years	
	Storage/ Closet	1st Floor	12	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	750	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	300	SF	6	10+ years	
Classroom #206 (Regular Classroom)							
	Casework	1st Floor	20	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	860	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	860	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	9	EA	6	6-10 years	
	Marker Board	1st Floor	24	LF	7	6-10 years	
	Storage/ Closet	1st Floor	12	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	750	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	300	SF	6	10+ years	
Classroom #207 (Regular Classroom)							
	Casework	1st Floor	20	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	877	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	877	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	9	EA	6	6-10 years	
	Marker Board	1st Floor	24	LF	7	6-10 years	
	Storage/ Closet	1st Floor	12	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	750	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	300	SF	6	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	
Classroom #208 (Other Instructional Use)							
	Casework	1st Floor	20	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	877	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	

Category : Classroom
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Floor - Tile	1st Floor	877	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	9	EA	6	6-10 years	
	Marker Board	1st Floor	24	LF	7	6-10 years	
	Storage/ Closet	1st Floor	12	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	750	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	300	SF	6	10+ years	

Classroom #209 (Store Room)

	Casework	1st Floor	20	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	877	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	877	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	9	EA	6	6-10 years	
	Marker Board	1st Floor	24	LF	7	6-10 years	
	Storage/ Closet	1st Floor	12	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	750	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	300	SF	6	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	

Classroom #210 (Regular Classroom)

	Casework	1st Floor	20	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	877	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	877	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	9	EA	6	6-10 years	
	Marker Board	1st Floor	24	LF	7	6-10 years	
	Storage/ Closet	1st Floor	12	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	750	SF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	300	SF	6	10+ years	

Category : Interior
Building : Annex

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Corridor</u>							
	Ceiling - Lay-in	1st Floor	1,700	SF	6	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	158	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	4	EA	7	10+ years	
	Drinking Fountains - Double Fountain	1st Floor	1	EA	7	6-10 years	
	Floor - Tile Quarry	1st Floor	155	SF	7	10+ years	
	Floor - Tile Quarry	1st Floor	3	SF	4	1-2 years	Cracked tile
	Floor - Tile/Sheet	1st Floor	1,695	SF	7	10+ years	
	Floor - Tile/Sheet	1st Floor	5	SF	4	1-2 years	Damaged tile
	Lighting - Lay-in	1st Floor	20	EA	6	6-10 years	

Category : Interior**Building : Annex**

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Walls - Concrete Block	1st Floor	4,440	SF	6	10+ years	

Category : Exterior
Building : Modular 1 (8-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Entrance							
	Exterior Doors - Exterior Steel Door	10 - SW	1	EA	5	2-5 years	
	Exterior Stairs - Steel or Aluminum	10 - SW	56	LF	6	10+ years	
	Stair Handrail - Steel_Stair Handrail	10 - SW	25	LF	7	10+ years	
	Exterior Doors - Exterior Steel Door	11 - West	1	EA	5	2-5 years	
	Exterior Stairs - Steel or Aluminum	11 - West	56	LF	6	10+ years	
	Stair Handrail - Steel_Stair Handrail	11 - West	25	LF	7	10+ years	
	Exterior Doors - Exterior Steel Door	12 - West	1	EA	5	2-5 years	
	Exterior Stairs - Steel or Aluminum	12 - West	56	LF	6	10+ years	
	Stair Handrail - Steel_Stair Handrail	12 - West	25	LF	7	10+ years	
	Exterior Doors - Exterior Steel Door	13 - NW	1	EA	6	6-10 years	
	Exterior Stairs - Steel or Aluminum	13 - NW	56	LF	6	10+ years	
	Stair Handrail - Steel_Stair Handrail	13 - NW	25	LF	7	10+ years	
	Exterior Doors - Exterior Steel Door	14 - SE	1	EA	4	1-2 years	Corrosion at base and frame
	Exterior Stairs - Steel or Aluminum	14 - SE	56	LF	6	10+ years	
	Stair Handrail - Steel_Stair Handrail	14 - SE	25	LF	7	10+ years	
	Exterior Doors - Exterior Steel Door	15 - East	1	EA	5	2-5 years	
	Exterior Stairs - Steel or Aluminum	15 - East	56	LF	6	10+ years	
	Stair Handrail - Steel_Stair Handrail	15 - East	25	LF	7	10+ years	
	Exterior Doors - Exterior Steel Door	16 - East	1	EA	5	2-5 years	
	Exterior Stairs - Steel or Aluminum	16 - East	56	LF	6	10+ years	
	Stair Handrail - Steel_Stair Handrail	16 - East	25	LF	7	10+ years	
	Exterior Doors - Exterior Steel Door	17 - NE	1	EA	5	2-5 years	
	Exterior Stairs - Steel or Aluminum	17 - NE	56	LF	6	10+ years	
	Stair Handrail - Steel_Stair Handrail	17 - NE	25	LF	7	10+ years	
	Exterior Doors - Exterior Steel Door	8 - South	1	EA	5	2-5 years	
	Ramp Handrail - Steel_Ramp Handrail	8 - South	115	LF	6	10+ years	
	Ramps - Steel or Aluminum	8 - South	60	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	9 - North	1	EA	4	0-1 year	Missing bottom of frame
	Ramp Handrail - Steel_Ramp Handrail	9 - North	115	LF	7	10+ years	
	Ramps - Steel or Aluminum	9 - North	60	LF	6	10+ years	
Foundation							
	Foundation - Concrete	Entire Building	400	LF	7	10+ years	
	Superstructure - Steel	Entire Building	8,400	SF	7	10+ years	
Lighting							
	Exterior Lighting - Wall Mounted	Entire Building	10	EA	6	6-10 years	
Roof System							
	Coping - Metal	Roof 5	280	LF	6	10+ years	
	Downspouts - Exterior Downspouts	Roof 5	280	LF	6	10+ years	

Category : Exterior
Building : Modular 1 (8-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Downspouts - Exterior Downspouts	Roof 5	28	LF	6	10+ years	
	Roof - Modified Bitumen	Roof 5	8,400	SF	6	6-10 years	
	Roof Structure - Steel / Metal Deck/ Concrete Topping	Roof 5	8,400	SF	7	10+ years	

Walls

Exterior Walls - Wood Siding	Entire Building	4,000	SF	4	0-1 year	Holes, warped, cracked, leaning
Exterior Walls - Wood Siding	Entire Building	500	SF	3	0-1 year	Siding is falling off building

Windows

Guard - Guards wire guard	Entire Building	560	SF	6	10+ years	
Windows - Sash Aluminum Double-pane	Entire Building	545	SF	5	2-5 years	
Windows - Sash Aluminum Double-pane	Entire Building	15	SF	4	0-1 year	Frames at windows loose

Category : Electrical
Building : Modular 1 (8-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Emergency System</u>							
	Exit Signs - Corridors and Stairs	Entire Building	2	EA	6	6-10 years	Quantity changed to match current observations. Rank, Reason and Priority Rep adjusted as both exit signs are illuminated in the appropriate manner.
	Emergency Battery Packs - Corridors and Stairs	Entire Building	4	EA	6	6-10 years	Quantity changed to match current observations.
	Security System - Intrusion Detection	Entire Building	8,400	SF	5	6-10 years	

Main Service

PA System	Entire Building	8,400	SF	5	6-10 years	Served by Addition.
Main Electrical Service - 800 A and Less than 120/208/3PH	Exterior Wall	1	EA	6	10+ years	Location changed for clarification.

Power Distribution

Lighting and Power Panels - 100 A	Entire Building	3	EA	7	10+ years	Quantity changed as total has been divided/aggregated. Located in Rooms 302, 304 and 306
Lighting and Power Panels - 100 A	Entire Building	1	EA	7	10+ years	Not directly accessible at the time of assessment due to excessive classroom materials blocking the panel. Condition verified by the Building Engineer.

Category : Fire Protection
Building : Modular 1 (8-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Fire Alarm</u>							
	Fire Alarm_System	Entire Building	8,400	SF	7	6-10 years	Rank misdocumented in previous assessment and changed based on current observations that the system is not of a type that employs pull stations, strobe lights, or an FACP, hence such items are not applicable. The system consists of a water flow sensor in the sprinkler piping which activates the audible alarm horn.
<u>Sprinkler System</u>							
	Sprinkler Heads	Entire Building	8,400	SF	7	10+ years	
	Sprinkler Piping	Entire Building	8,400	SF	6	10+ years	
	Wet Sprinkler System	Entire Building	8,400	SF	7	10+ years	

Category : Mechanical
Building : Modular 1 (8-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Temperature Control</u>							
	Electric Thermostat	Entire Building	8	EA	5	6-10 years	
<u>Unit Ventilation</u>							
	Unit Ventilators - Vertical Package Electric Heat & Self Contained Cooling	Exterior Wall	8	EA	5	6-10 years	
<u>Ventilation</u>							
	Exhaust Fans- Roof Mounted - Less than 500 CFM	Roof	8	EA	5	6-10 years	Not directly accessible in a safe manner at the time of assessment due to unreliable climbing means. Condition verified by Building Engineer.

Category : Plumbing
Building : Modular 1 (8-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Hot Water</u>							
	Electric Heater - Less than 20 KW	1st Floor	2	EA	5	2-5 years	Units are fully operational and are leak-free with no signs of undue age-related degradation but they are 20-plus years old and have reached the end of their anticipated service life.

Category : Plumbing
Building : Modular 1 (8-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Piping							
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	8,400	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (Risers)	Entire Building	8,400	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building	8,400	SF	6	10+ years	
	Sanitary Piping	Entire Building	8,400	SF	6	10+ years	
	Storm Piping	Entire Building	8,400	SF	6	10+ years	
	Vent Piping	Entire Building	8,400	SF	6	10+ years	Vent piping is located inside the walls and discharges at the roof.

Category : Classroom
Building : Modular 1 (8-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Classroom #301 (Regular Classroom)							
	Ceiling - Lay-in	1st Floor	634	SF	6	10+ years	
	Ceiling - Lay-in	1st Floor	16	SF	4	1-2 years	Stained tile
	Doors - Steel Doors incl hw	1st Floor	1	EA	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	650	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	
	Storage/ Closet	1st Floor	48	SF	7	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	757	SF	6	10+ years	
Classroom #302 (Regular Classroom)							
	Ceiling - Lay-in	1st Floor	650	SF	7	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	645	SF	6	10+ years	
	Floor - Tile	1st Floor	5	SF	4	1-2 years	Cracked and damaged tile
	Lighting - Lay-in	1st Floor	12	EA	6	6-10 years	
	Marker Board	1st Floor	12	LF	7	6-10 years	
	Storage/ Closet	1st Floor	48	SF	7	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	757	SF	6	10+ years	
Classroom #303 (Regular Classroom)							
	Ceiling - Lay-in	1st Floor	650	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	650	SF	6	10+ years	

Category : Classroom
Building : Modular 1 (8-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Lighting - Lay-in	1st Floor	12	EA	6	6-10 years	
	Marker Board	1st Floor	12	LF	7	6-10 years	
	Storage/ Closet	1st Floor	48	SF	7	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	756	SF	6	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	1	SF	5	1-2 years	Hole in wall
Classroom #304 (Regular Classroom)							
	Ceiling - Lay-in	1st Floor	650	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	630	SF	6	10+ years	
	Floor - Tile	1st Floor	20	SF	4	1-2 years	Cracked floor
	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	48	SF	7	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	757	SF	6	10+ years	
Classroom #305 (Regular Classroom)							
	Ceiling - Lay-in	1st Floor	650	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	630	SF	6	10+ years	
	Floor - Tile	1st Floor	20	SF	4	1-2 years	Cracked tile
	Lighting - Lay-in	1st Floor	12	EA	6	6-10 years	
	Marker Board	1st Floor	12	LF	7	6-10 years	
	Storage/ Closet	1st Floor	48	SF	7	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	757	SF	6	10+ years	
Classroom #306 (Regular Classroom)							
	Ceiling - Lay-in	1st Floor	650	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	630	SF	6	10+ years	
	Floor - Tile	1st Floor	20	SF	4	1-2 years	Cracked tile
	Lighting - Lay-in	1st Floor	12	EA	6	6-10 years	
	Marker Board	1st Floor	12	LF	7	6-10 years	
	Storage/ Closet	1st Floor	48	SF	7	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	757	SF	6	10+ years	
Classroom #307 (Regular Classroom)							
	Ceiling - Lay-in	1st Floor	650	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	

Category : Classroom
Building : Modular 1 (8-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Floor - Tile	1st Floor	650	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	6	6-10 years	
	Marker Board	1st Floor	12	LF	7	6-10 years	
	Storage/ Closet	1st Floor	48	SF	7	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	757	SF	6	10+ years	

Classroom #308 (Regular Classroom)

	Ceiling - Lay-in	1st Floor	650	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	630	SF	6	10+ years	
	Floor - Tile	1st Floor	20	SF	4	1-2 years	Cracked tile
	Lighting - Lay-in	1st Floor	12	EA	6	6-10 years	
	Marker Board	1st Floor	12	LF	7	6-10 years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	757	SF	6	10+ years	

Category : Room
Building : Modular 1 (8-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
MDF_IDF	Doors - Wood Doors inclu hw	1st Floor-MDF Room, in Room 308	1	EA	7	10+ years	
	Finishes	1st Floor-MDF Room, in Room 308	52	SF	5	10+ years	

Restroom

	Accessories	1st Floor-Boy's Restroom	145	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor-Boy's Restroom	145	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor-Boy's Restroom	1	EA	7	10+ years	
	Floor - Tile	1st Floor-Boy's Restroom	143	SF	6	10+ years	
	Floor - Tile	1st Floor-Boy's Restroom	2	SF	4	1-2 years	Cracked tile
	Floor Drain	1st Floor-Boy's Restroom	1	EA	7	10+ years	
	Lavatory	1st Floor-Boy's Restroom	2	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor-Boy's Restroom	1	EA	6	6-10 years	
	Partitions	1st Floor-Boy's Restroom	1	EA	7	10+ years	
	Urinals	1st Floor-Boy's Restroom	3	EA	7	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor-Boy's Restroom	324	SF	6	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor-Boy's Restroom	2	SF	4	1-2 years	Hole in wall
	Water Closet	1st Floor-Boy's Restroom	1	EA	7	10+ years	
	Accessories	1st Floor-Girl's Restroom	195	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor-Girl's Restroom	195	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor-Girl's Restroom	1	EA	7	10+ years	
	Floor - Tile	1st Floor-Girl's Restroom	193	SF	6	10+ years	
	Floor - Tile	1st Floor-Girl's Restroom	2	SF	4	1-2 years	Damaged by drain
	Floor Drain	1st Floor-Girl's Restroom	1	EA	7	10+ years	

Category : Room
Building : Modular 1 (8-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Lavatory	1st Floor-Girl's Restroom	2	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor-Girl's Restroom	2	EA	6	6-10 years	
	Partitions	1st Floor-Girl's Restroom	4	EA	7	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor-Girl's Restroom	490	SF	6	10+ years	
	Water Closet	1st Floor-Girl's Restroom	4	EA	7	10+ years	
	Accessories	1st Floor-Men's Faculty Restroom	195	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor-Men's Faculty Restroom	195	SF	6	10+ years	
	Ceiling - Plaster/Drywall	1st Floor-Men's Faculty Restroom	2	SF	5	1-2 years	Damaged ceiling
	Doors - Wood Doors inclu hw	1st Floor-Men's Faculty Restroom	1	EA	7	10+ years	
	Floor - Tile	1st Floor-Men's Faculty Restroom	192	SF	6	10+ years	
	Floor - Tile	1st Floor-Men's Faculty Restroom	3	SF	4	1-2 years	Damaged floor
	Lavatory	1st Floor-Men's Faculty Restroom	2	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor-Men's Faculty Restroom	2	EA	6	6-10 years	
	Partitions	1st Floor-Men's Faculty Restroom	1	EA	7	10+ years	
	Urinals	1st Floor-Men's Faculty Restroom	3	EA	7	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor-Men's Faculty Restroom	490	SF	6	10+ years	
	Water Closet	1st Floor-Men's Faculty Restroom	1	EA	7	10+ years	
	Accessories	1st Floor-Women's Faculty Restroom	195	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor-Women's Faculty Restroom	195	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor-Women's Faculty Restroom	1	EA	7	10+ years	
	Floor - Tile	1st Floor-Women's Faculty Restroom	195	SF	6	10+ years	
	Lavatory	1st Floor-Women's Faculty Restroom	2	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor-Women's Faculty Restroom	2	EA	6	6-10 years	
	Partitions	1st Floor-Women's Faculty Restroom	4	EA	7	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor-Women's Faculty Restroom	490	SF	6	10+ years	
	Water Closet	1st Floor-Women's Faculty Restroom	4	EA	7	10+ years	

Category : Interior
Building : Modular 1 (8-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Corridor</u>							
	Ceiling - Lay-in	1st Floor	1,095	SF	6	10+ years	
	Drinking Fountains - Double Fountain	1st Floor	1	EA	7	6-10 years	
	Drinking Fountains - Double Fountain	1st Floor	1	EA	5	2-5 years	
	Floor - Tile/Sheet	1st Floor	1,045	SF	7	10+ years	

Category : Interior

Building : Modular 1 (8-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Floor - Tile/Sheet	1st Floor	50	SF	4	1-2 years	Cracked tile
	Lighting - Lay-in	1st Floor	15	EA	6	6-10 years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	2,180	SF	6	10+ years	

Category : Exterior
Building : Modular 2 (4-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Entrance							
	Exterior Doors - Exterior Steel Door	6 - South	2	EA	6	6-10 years	
	Exterior Stairs - Concrete	6 - South	16	LF	6	6-10 years	
	Exterior Doors - Exterior Steel Door	7 - North	2	EA	6	10+ years	
	Exterior Stairs - Concrete	7 - North	16	LF	7	10+ years	
	Stair Handrail - Steel_Stair Handrail	7 - North	25	LF	6	6-10 years	
Foundation							
	Foundation - Masonry	Entire Building	280	LF	7	10+ years	
	Superstructure - Steel	Entire Building	4,900	SF	7	10+ years	
Lighting							
	Exterior Lighting - Wall Mounted	Entire Building	8	EA	6	10+ years	
Roof System							
	Coping - Metal	Roof 6	280	LF	5	2-5 years	Deteriorated soffits, bent, missing
	Downspouts - Exterior Downspouts	Roof 6	330	LF	4	1-2 years	
	Roof - Modified Bitumen	Roof 6	4,900	SF	5	2-5 years	
	Roof Structure - Steel / Metal Deck/ Concrete Topping	Roof 6	4,900	SF	7	10+ years	
Walls							
	Exterior Walls - Concrete Block	Entire Building	800	SF	6	10+ years	Holes, cracks, chipping
	Exterior Walls - Hardie Board	Entire Building	2,351	SF	4	0-1 year	
Windows							
	Guard - Guards wire guard	Entire Building	400	SF	4	1-2 years	Corroded, bent
	Windows - Sash Aluminum Double-pane	Entire Building	400	SF	6	10+ years	

Category : Electrical
Building : Modular 2 (4-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Emergency System							
	Exit Signs - Corridors and Stairs	Entire Building	2	EA	2	0-1 year	Quantity changed to match current observations. Signs have no backup batteries and the school has no emergency generator.
	Emergency Battery Packs - Corridors and Stairs	Entire Building	2	EA	6	6-10 years	Quantity changed to match current observations.
	Security System - Intrusion Detection	Entire Building	4,900	SF	6	6-10 years	

Category : Electrical
Building : Modular 2 (4-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Main Service</u>							
	Main Electrical Service - 800 A and Less than 120/208/3PH PA System	East Façade	1	EA	6	10+ years	
		Entire Building	4,900	SF	6	6-10 years	Served by Addition.
<u>Power Distribution</u>							
	Lighting and Power Panels - 100 A	Entire Building	2	EA	7	10+ years	Located in Rooms 501 and 503

Category : Fire Protection
Building : Modular 2 (4-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Fire Alarm</u>							
	Fire Alarm_System	Entire Building	4,800	SF	6	10+ years	Rank misdocumented in previous assessment and changed based on current observations that the system is not of a type that employs pull stations, strobe lights, or an FACP, hence such items are not applicable. The system consists of a water flow sensor in the sprinkler piping which activates the audible alarm bell.
<u>Sprinkler System</u>							
	Sprinkler Heads	Entire Building	4,900	SF	7	10+ years	
	Sprinkler Piping	Entire Building	4,900	SF	6	10+ years	
	Wet Sprinkler System	Entire Building	4,900	SF	7	10+ years	Location changed for clarification.

Category : Mechanical
Building : Modular 2 (4-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Temperature Control</u>							
	Electric Thermostat	Entire Building	4	EA	6	6-10 years	Rank adjusted based on current observations.
<u>Unit Ventilation</u>							
	Unit Ventilators - Vertical Package Electric Heat & Self Contained Cooling	Exterior Wall	4	EA	5	6-10 years	
<u>Ventilation</u>							
	Exhaust Fans- Roof Mounted - Less than 500 CFM	Roof	4	EA	6	6-10 years	Not directly accessible in a safe manner at the time of assessment due to unreliable climbing means.

Category : Mechanical
Building : Modular 2 (4-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
							Condition verified by Building Engineer.

Category : Plumbing
Building : Modular 2 (4-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Hot Water</u>							
	Electric Heater - Less than 20 KW	1st Floor	1	EA	6	6-10 years	Location changed for clarification.
<u>Piping</u>							
	Domestic Piping-Hot Water Return Lines	Entire Building	4,900	SF	6	10+ years	
	Domestic Piping-Hot Water Return Risers	Entire Building	4,900	SF	6	10+ years	
	Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	4,900	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	4,900	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (Risers)	Entire Building	4,000	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building	4,900	SF	6	10+ years	
	Sanitary Piping	Entire Building	4,900	SF	6	10+ years	
	Storm Piping	Entire Building	4,900	SF	6	10+ years	
	Vent Piping	Entire Building	4,900	SF	6	10+ years	Vent piping is located inside the walls and discharges at the roof.

Category : Classroom
Building : Modular 2 (4-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Classroom #501 (Regular Classroom)</u>							
	Ceiling - Lay-in	1st Floor	826	SF	6	10+ years	
	Ceiling - Lay-in	1st Floor	4	SF	4	1-2 years	Stained tile
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	780	SF	6	10+ years	
	Floor - Tile	1st Floor	50	SF	4	1-2 years	Cracked and damaged tile
	Lighting - Lay-in	1st Floor	16	EA	6	6-10 years	
	Marker Board	1st Floor	15	LF	7	6-10 years	
	Storage/ Closet	1st Floor	85	SF	7	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	945	SF	6	10+ years	
<u>Classroom #502 (Regular Classroom)</u>							
	Ceiling - Lay-in	1st Floor	830	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	800	SF	6	10+ years	

Category : Classroom
Building : Modular 2 (4-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Floor - Tile	1st Floor	30	SF	4	1-2 years	Cracked and damaged tile
	Lighting - Lay-in	1st Floor	16	EA	6	6-10 years	
	Marker Board	1st Floor	15	LF	7	6-10 years	
	Storage/ Closet	1st Floor	85	SF	7	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	945	SF	6	10+ years	

Classroom #503 (Regular Classroom)

	Ceiling - Lay-in	1st Floor	822	SF	6	10+ years	Stained tile
	Ceiling - Lay-in	1st Floor	8	SF	4	1-2 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	815	SF	6	10+ years	Cracked and damaged tile
	Floor - Tile	1st Floor	15	SF	4	1-2 years	
	Lighting - Lay-in	1st Floor	16	EA	6	6-10 years	
	Marker Board	1st Floor	15	LF	7	6-10 years	
	Storage/ Closet	1st Floor	85	SF	7	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	945	SF	6	10+ years	

Classroom #504 (Regular Classroom)

	Ceiling - Lay-in	1st Floor	826	SF	6	10+ years	Stained tile
	Ceiling - Lay-in	1st Floor	4	SF	4	1-2 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	795	SF	6	10+ years	Cracked tile
	Floor - Tile	1st Floor	35	SF	4	1-2 years	
	Lighting - Lay-in	1st Floor	16	EA	6	6-10 years	
	Marker Board	1st Floor	15	LF	7	6-10 years	
	Storage/ Closet	1st Floor	85	SF	7	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	945	SF	6	10+ years	

Category : Room
Building : Modular 2 (4-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Mechanical/ Service Rooms							
	Janitor's Closet	1st Floor	5	SF	7	10+ years	
	Mechanical/ Service Rooms	1st Floor	56	SF	7	10+ years	

Restroom

	Accessories	1st Floor-Boy's Restroom	160	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor-Boy's Restroom	160	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor-Boy's Restroom	1	EA	7	10+ years	
	Floor - Tile/Sheet	1st Floor-Boy's Restroom	160	SF	7	10+ years	
	Floor Drain	1st Floor-Boy's Restroom	1	EA	7	10+ years	
	Hand Dryer	1st Floor-Boy's Restroom	1	EA	7	6-10 years	
	Lavatory	1st Floor-Boy's Restroom	2	EA	7	10+ years	

Category : Room
Building : Modular 2 (4-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Lighting - Pendent/Surface	1st Floor-Boy's Restroom	1	EA	6	6-10 years	
	Partitions	1st Floor-Boy's Restroom	2	EA	7	10+ years	
	Urinals	1st Floor-Boy's Restroom	2	EA	7	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor-Boy's Restroom	445	SF	6	10+ years	
	Water Closet	1st Floor-Boy's Restroom	2	EA	7	10+ years	
	Accessories	1st Floor-Girl's Restroom	180	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor-Girl's Restroom	180	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor-Girl's Restroom	1	EA	7	10+ years	
	Floor - Tile/Sheet	1st Floor-Girl's Restroom	180	SF	7	10+ years	
	Floor Drain	1st Floor-Girl's Restroom	1	EA	7	10+ years	
	Hand Dryer	1st Floor-Girl's Restroom	1	EA	7	6-10 years	
	Lavatory	1st Floor-Girl's Restroom	2	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor-Girl's Restroom	2	EA	6	6-10 years	
	Partitions	1st Floor-Girl's Restroom	4	EA	7	10+ years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor-Girl's Restroom	475	SF	6	10+ years	
	Water Closet	1st Floor-Girl's Restroom	4	EA	7	10+ years	

Category : Interior
Building : Modular 2 (4-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Corridor							
	Ceiling - Lay-in	1st Floor	552	SF	6	10+ years	
	Ceiling - Lay-in	1st Floor	8	SF	5	1-2 years	Damaged tile
	Doors - Steel Doors incl hw	1st Floor	4	EA	6	10+ years	
	Drinking Fountains - Double Fountain	1st Floor	1	EA	7	6-10 years	
	Drinking Fountains - Single Fountain	1st Floor	1	EA	7	6-10 years	
	Floor - Tile/Sheet	1st Floor	540	SF	7	10+ years	
	Floor - Tile/Sheet	1st Floor	20	SF	4	1-2 years	Cracked and damaged tile
	Lighting - Lay-in	1st Floor	7	EA	6	6-10 years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	1,190	SF	6	10+ years	

Category : Site
Building : Site

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Civil/Drainage							
	Civil/ Drainage - Catch Basin	Entire Site	6	EA	6	10+ years	Too high for drainage
	Civil/ Drainage - Catch Basin	Entire Site	1	EA	5	0-1 year	
	Civil/ Drainage - Site Manhole	Entire Site	5	EA	6	10+ years	
Fencing							
	Fencing - Chain Link	Entire Site	1,000	LF	6	10+ years	Corroded
	Fencing - Chain Link	Entire Site	145	LF	4	1-2 years	
	Fencing - Guard Rail	Entire Site	80	LF	6	6-10 years	
	Fencing - New Standard Ornamental	Entire Site	1,385	LF	6	10+ years	
Landscape							
	Benches	Entire Site	6	EA	7	10+ years	Muddy, drainage issues
	Landscape - Grass	Entire Site	37,767	SF	6	10+ years	
	Landscape - Grass	Entire Site	10,000	SF	4	0-1 year	
	Landscape - Hardscape- Asphalt	Entire Site	220	SF	5	2-5 years	
	Landscape - Hardscape- Concrete	Entire Site	1,620	SF	6	10+ years	
	Landscape - Hardscape- Concrete	Entire Site	50	SF	5	2-5 years	
	Landscape - Hardscape- Pavers	Entire Site	1,195	SF	6	10+ years	
	Parkway trees	Entire Site	33	EA	6	10+ years	
	Planting Beds/ Area	Entire Site	4,624	SF	6	10+ years	
	Play Area - Hardscape- Asphalt	Entire Site	16,800	SF	6	10+ years	
	Trash Receptacles	Entire Site	5	EA	6	10+ years	
Parking Lot							
	Concrete Curbs	West	100	LF	6	6-10 years	Cracked, uneven
	Interior Plantings	West	30	LF	6	6-10 years	
	Surface - Asphalt	West	8,340	SF	4	1-2 years	
	Trash Enclosure - Chain Links	West	975	SF	7	10+ years	
Playground							
	Equipment - Combo 3-12	West	1	EA	6	10+ years	
	Surface - Poured Surface	West	4,330	SF	6	10+ years	
Sidewalks							
	Sidewalks - Internal Walks	Entire Site	1,035	LF	6	10+ years	Cracked/uneven.
	Sidewalks - Internal Walks	Entire Site	50	LF	4	0-1 year	
	Sidewalks - Perimeter Sidewalks	Entire Site	13,455	SF	6	10+ years	
Signage							
	Flag Pole - Flag Pole	Entire Site	1	EA	6	10+ years	

Category : Site

Building : Site

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Monument - Building Mounted Cut Letter Sign	Entire Site	2	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									
Kindergarten	Kindergarten	1st Floor	100	100	1,166	180	90	N	N
Kindergarten	Regular Classroom	1st Floor	101	101	988	180	90	N	N
Kindergarten	Regular Classroom	1st Floor	102	102	650	120	60	N	N
Kindergarten	Regular Classroom	1st Floor	107	107	650	120	60	N	N
Office	Regular Classroom	1st Floor	103	103	650	120	60	N	N
Office	Regular Classroom	1st Floor	104	104	650	120	60	N	N
Regular Classroom	Regular Classroom	1st Floor	105	105	650	120	60	N	N
Regular Classroom	Regular Classroom	1st Floor	106	106	650	120	60	N	N

Building : Annex									
Other Instructional Use	Regular Classroom	1st Floor	208	102	877	105	54	N	Y
Regular Classroom	Regular Classroom	1st Floor	201	122	877	150	75	N	Y
Regular Classroom	Regular Classroom	1st Floor	202	121	877	105	54	N	Y
Regular Classroom	Regular Classroom	1st Floor	203	108	877	150	75	N	Y
Regular Classroom	Regular Classroom	1st Floor	204	104	870	105	54	N	Y
Regular Classroom	Regular Classroom	1st Floor	205	107	877	150	75	N	Y
Regular Classroom	Regular Classroom	1st Floor	206	103	860	105	54	N	Y
Regular Classroom	Regular Classroom	1st Floor	207	106	877	150	75	N	Y
Regular Classroom	Regular Classroom	1st Floor	210	101	877	105	54	N	Y
Store Room	Regular Classroom	1st Floor	209	105	877	150	75	N	Y

Building : Addition									
Regular Classroom	Computer Lab	1st Floor	114	114	720	90	45	N	N
Regular Classroom	Regular Classroom	1st Floor	109	109	720	58	31	N	Y
Regular Classroom	Regular Classroom	1st Floor	111	111	720	90	45	N	N
Regular Classroom	Regular Classroom	1st Floor	113	113	720	90	45	N	N

Building : Modular 1 (8-Classroom)									
Regular Classroom	Regular Classroom	1st Floor	301	301	650	64	32	N	Y
Regular Classroom	Regular Classroom	1st Floor	302	302	650	64	32	N	Y
Regular Classroom	Regular Classroom	1st Floor	303	303	650	64	32	N	Y
Regular Classroom	Regular Classroom	1st Floor	304	304	650	64	32	N	Y
Regular Classroom	Regular Classroom	1st Floor	305	305	650	64	32	N	Y
Regular Classroom	Regular Classroom	1st Floor	306	306	650	64	32	N	Y
Regular Classroom	Regular Classroom	1st Floor	307	307	650	12	64	N	Y
Regular Classroom	Regular Classroom	1st Floor	308	308	650	64	32	N	Y

Building : Modular 2 (4-Classroom)									
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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
Regular Classroom	Regular Classroom	1st Floor	501	501	830	60	30	N	Y
Regular Classroom	Regular Classroom	1st Floor	502	502	830	60	30	N	N
Regular Classroom	Regular Classroom	1st Floor	503	503	830	60	30	N	Y
Regular Classroom	Regular Classroom	1st Floor	504	504	830	60	30	N	Y