

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	1903	3	69,200
Addition	1911	1	8,275
Campus Total			77,475

Catego	ry : Exterior		В	uilding	: Main		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Entrance							
	Entrance Control - Audio and Video	4	1	EA	4	0-1 year	Damaged
	Exterior Doors - Exterior Steel Door	4	4	EA	5	2-5 years	-
	Entrance Control - Audio	Door 1 - East center	1	EA	5	2-5 years	
	Exterior Doors - Exterior Steel Door	Door 1 - East center	2	EA	5	2-5 years	
	Exterior Doors - Side lite	Door 1 - East center	2	EA	6	10+ years	
	Exterior Doors - Transom Lite	Door 1 - East center	2	EA	6	10+ years	
	Exterior Stairs - Concrete	Door 1 - East center	21	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	Door 1.5 - Elev Mach	1	EA	6	10+ years	
	Exterior Stairs - Concrete	Door 1.5 - Elev Mach	3	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	Door 4.3 - Fire Escape 2nd Floor	1	EA	6	10+ years	
	Exterior Doors - Side lite	Door 4.3 - Fire Escape 2nd Floor	1	EA	6	10+ years	
	Exterior Doors - Transom Lite	Door 4.3 - Fire Escape 2nd Floor	1	EA	6	10+ years	
	Exterior Doors - Exterior Steel Door	Door 4.7 - Fire Escape 3rd Floor	1	EA	4	0-1 year	Door very difficult to close
	Exterior Doors - Side lite	Door 4.7 - Fire Escape 3rd Floor	1	EA	4	1-2 years	Corroded, loose panel
	Exterior Doors - Transom Lite	Door 4.7 - Fire Escape 3rd Floor	1	EA	6	10+ years	·
	Exterior Doors - Exterior Steel Door	Door 5 - West Boiler	1	EA	5	2-5 years	
	Exterior Doors - Exterior Steel Door	Door 6 - Northwest	1	EA	6	10+ years	
	Exterior Doors - Side lite	Door 6 - Northwest	1	EA	6	10+ years	
	Exterior Doors - Exterior Steel Door	Door 7 - Northwest	1	EA	5	1-2 years	Corroded
	Exterior Doors - Side lite	Door 7 - Northwest	1	EA	5	1-2 years	Corroded
	Exterior Doors - Exterior Steel Door	Door 8 - North	4	EA	4	1-2 years	Corroded frame
	Exterior Doors - Transom Lite	Door 8 - North	4	EA	6	10+ years	
	Exterior Doors - Exterior Steel Door	Door 9	1	EA	5	2-5 years	



620 N Sawyer AVENUE, Chicago, IL 60624 **Category : Exterior Building : Main** Recommend Group Item - Type Location Quantity UOM Rank **Replacement** Comments Exterior Doors - Side lite Door 9 FΑ 5 2-5 vears 1 Fire Escape Exterior Doors - Exterior Steel Door West Facade ΕA 1 6 6-10 years Furniture partially obstructing exit Exterior Doors - Exterior Steel Door West Facade ΕA 0-1 year Not closing, difficult to open 1 4 West Façade LF 6 Fire Escape 99 6-10 years Paints West Facade 99 LF 5 2-5 years Foundation Foundation - Masonry Entire Building 500 LF 7 10+ years Superstructure - Heavy Timber Entire Building 32.360 SF 7 10+ years SF Superstructure - Steel with Clay Tile Arch Entire Building 36,840 7 10+ years Lighting Exterior Lighting - Wall Mounted Entire Building 10 ΕA 7 10+ years Roof System Access Ladder - Metal Roof 1 - Main 2 ΕA 7 10+ years Access Ladder - Wood 2 0-1 year Roof 1 - Main EΑ 4 Dangerous, worn Coping - Clay Tile Roof 1 - Main 350 LF 7 6-10 years Coping - Stone Roof 1 - Main LF 7 10+ years 76 LF 7 Coping - Terra Cotta Roof 1 - Main 360 10+ years Downspouts - Exterior Downspouts 200 LF 7 Roof 1 - Main 10+ vears Parapet - 16" - 30" Height Roof 1 - Main 56 LF 7 10+ years Parapet - Parapet < 16" Height 370 LF 7 Roof 1 - Main 10+ years LF Parapet - Parapet > 30" Roof 1 - Main 3.060 7 10+ years Roof - Modified Bitumen SF Roof 1 - Main 13,925 7 10+ years Roof Hatch - Metal Roof 1 - Main 2 ΕA 7 10+ years Roof Structure - Heavy Timber Roof 1 - Main 8,090 SF 7 10+ years Roof Structure - Steel / Metal Deck/ Roof 1 - Main 75 SF 7 10+ years Concrete Toppina Roof Structure - Steel with Clav Tile Arch Roof 1 - Main 5.760 SF 7 10+ vears Chimney - Brick Chimney- Stainless Steel Roof 2 - Lower West LF 6 80 10+ years Liner LF Coping - Clay Tile Roof 2 - Lower West 488 7 10+ years **Downspouts - Exterior Downspouts** Roof 2 - Lower West LF 7 80 10+ years Parapet - Parapet < 16" Height LF Roof 2 - Lower West 488 7 10+ years SF Roof - Modified Bitumen Roof 2 - Lower West 3.830 7 10+ years Roof 2 - Lower West Roof Structure - Steel with Clay Tile Arch 3.830 SF 7 10+ years Walls Cheek-Wall - Stone Entire Building 15 SF 6 10+ years Cornice - Masonry Projecting Limestone LF 7 Entire Building 100 10+ years



	ry : Exterior		В	uilding	: Main		
				U		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Cornice - Metal Projecting	Entire Building	1,860	LF	7	6-10 years	
	Exterior Walls - Brick	Entire Building	19,130	SF	6	10+ years	
	Exterior Walls - Stone-Cut	Entire Building	7,400	SF	6	10+ years	
	Exterior Walls - Stone-Cut	Entire Building	50	SF	4	0-1 year	Displaced, large cracks
Windows	3						
	Guard - Guards perforated	Entire Building	2,240	SF	6	10+ years	
	Guard - Guards wire guard	Entire Building	60	SF	6	10+ years	
	Lintels - Brick	Entire Building	37	LF	6	10+ years	
	Lintels - Steel	Entire Building	360	LF	6	10+ years	
	Lintels - Stone	Entire Building	370	LF	6	10+ years	
	Windows - Sash Aluminum Double-pane	Entire Building	6,215	SF	5	2-5 years	
Catego	ry : Electrical		В	uilding	: Main		
_				_		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Emeraer	ncy System						
Ũ	Automatic Transfer Switch	Electrical Room	1	EA	6	2-5 years	
	Security System - Intrusion Detection	Entire Building	69,200	SF	5	6-10 years	
	Exit Signs - Corridors and Stairs	Entire Building	35	EA	6	6-10 years	
	Emergency Battery Packs - Corridors and Stairs	Entire Building	35	EA	6	2-5 years	
	Emergency Battery Packs - Corridors and	Entire Building	27	EA	6	6-10 years	
	Stairs	Entire Duilding	4		~	0.5	
	Emergency Battery Packs - Students Toilets Emergency A/C Power - Corridors and	Entire Building Entire Building	4 10,648	EA SF	6 6	2-5 years 6-10 years	
	Stairs						
Main Ser		_					
	Independent Electrical Service for emergency power	Basement	1	EA	6	2-5 years	
	Independent Electrical Service for emergency power	Basement	1	EA	6	6-10 years	For fire pump
	Main Electrical Service - 1200 A 120/208/3PH	Electrical Room	1	EA	6	2-5 years	
	Main Electrical Service - 2001 to 3000 A 120/208/3PH	Electrical Room	1	EA	6	6-10 years	
	PA System	Entire Building	69,200	SF	5	1-2 years	The system needs frequent repair.
Power D	istribution						
Power D		Entire Building	4	EA	7	6-10 years	
Power D	istribution Lighting and Power Panels -100 A Lighting and Power Panels -100 A	Entire Building Entire Building	4	EA EA	7 4	6-10 years 0-1 year	Corroded, 40 years old panel



Polaris Charter Academy 620 N Sawyer AVENUE, Chicago, IL 60624

Catego	ry : Electrical	Building : Main					
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
							of electrical circuit breakers tripped and won't turn on, per building engineer
	Lighting and Power Panels - Above 100 A	Entire Building	13	EA	7	6-10 years	
	Lighting and Power Panels - Above 100 A	Entire Building	3	EA	6	6-10 years	
	Main Distribution Panels - 400 - 600 amp	Entire Building	4	EA	6	6-10 years	
	Main Distribution Panels - Greater than 600 amp	Entire Building	1	EA	6	6-10 years	

Catego	ry : Fire Protection		В	uilding	: Main		
						Recommend	_
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Fire Ala	m						
	Fire Alarm Panel	Entire Building	1	EA	3	2-5 years	The control module causes faults in the system. Parts and boards are no longer available
	Fire Alarm Strobe Lights	Entire Building	69,200	SF	6	6-10 years	
	Fire Alarm_System	Entire Building	69,200	SF	5	2-5 years	Older annunciator. No boards and parts are available
	Fire Pump Controller	Entire Building	1	EA	5	6-10 years	
Pump R	oom Assembly						
- 1	Fire Pump - 25-50 hp	Mechanical Room	1	EA	6	6-10 years	
Sprinkle	r Svstem						
	Combination Wet and Dry Sprinkler System	Entire Building	69,200	SF	6	10+ years	
	Sprinkler Heads	Entire Building	69,200	SF	7	6-10 years	
	Sprinkler Piping	Entire Building	69,200	SF	6	6-10 years	
Catego	ry : Mechanical		В	uilding	: Main		
Ŭ	•			Ŭ		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Air Cond	litioning						
	Condensing Unit- Ground Mounted - Less than 5 tons	Center Courtyard	1	EA	5	6-10 years	
	Condensing Unit- Roof Mounted - Less than 5 tons	Roof	1	EA	6	6-10 years	MDF room
_Air Hand	lling Systems						

Fan Coil Unit- Celing Mounted - Electric Air Handling Unit- Built Up-Multi Zone- Double Delivery- Steam Coils - 30001 -	007 Basement	1 1	EA EA	6 5	6-10 years 2-5 years	Serves Main	



Catego	ry : Mechanical		В	uilding	: Main		
Ŭ				Ŭ		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
•	45000 cfm					•	
	Air Intake	Basement	1	EA	6	6-10 years	
	Auxiliaries - 30001 - 45000 cfm	Basement	1	EA	6	2-5 years	
	Return Duct Work - Indoor- Vertical Shaft	Basement	200	LF	6	6-10 years	
	and Ducts				· ·	0 10 900.0	
	Zone Dampers	Basement	15	EA	5	2-5 years	Some dampers are disconnected
				_/ `	°,	_ 0)00.0	from actuators
	Zone Dampers	Basement	16	EA	5	2-5 years	Some dampers are disconnected
		Dationa		_/ \	Ũ	2 o youro	from actuators
	Air Handling Unit- Built Up-Multi Zone-	Basement - South	1	EA	5	2-5 years	Serves addition
	Steam Coils - 8001 - 15000 cfm	Daschlent Obdah	I		0	2 0 yours	
	Air Intake	Basement - South	1	EA	5	2-5 years	
	Auxiliaries - 8001 - 15000 cfm	Basement - South	1	EA	5	2-5 years	
	Return Duct Work - Indoor- Vertical Shaft	Basement - South	100	LF	6	6-10 years	
		Basement - South	100	LL	0	0-10 years	
	and Ducts Zone Dampers	Basement - South	11	EA	5		
	Zone Dampers	Basement - South	11	EA	5	2-5 years	
oiler Sy	vstems						
	Boiler Auxiliary- Scotch Marine- Steam Low	Entire Building	2	EA	5	6-10 years	
	Pressure Boiler - 101 - 150 HP	0				,	
	Chemical Feed System	Entire Building	1	EA	6	6-10 years	
	Combustion Dampers	Entire Building	2	EA	6	2-5 years	
	Condensate Pump	Entire Building	1	EA	6	6-10 years	
	Condensate Pump	Entire Building	1	EA	6	6-10 years	
	Feed Water Pumps and Tank	Entire Building	1	EA	6	6-10 years	
	Non Condensing- Fire Tube- Scotch Marine-	Entire Building	1	EA	5	2-5 years	
	Steam- Low Pressure Boiler - 101 - 150 HP	Entire Dunung	I	LA	5	Z=0 years	
	Non Condensing- Fire Tube- Scotch Marine-	Entire Building	1	EA	5	2-5 years	
	Steam- Low Pressure Boiler - 101 - 150 HP	Entite Building	I	LA	5	Z-5 years	
	Piping - Condensate Pipe- Steel	Entiro Building	400	LF	6	6-10 years	
		Entire Building Entire Building		LF	6 5	6-10 years	
	Piping - Steam Pipe- Steel		400				Flow is had look of condenants and
	Steam Traps	Entire Building	20	EA	3	1-2 years	Flow is bad, lack of condensate and large quantities of steam leaking out of a trap
leating	Devices						
	Unit Heater - Gas	Boiler Room	1	EA	5	2-5 years	
	Wall Heater - Electric	Entire Building	12	EA	5	6-10 years	
	Wall Heater - Electric	Entire Building	1	EA	4	0-1 year	The unit is corroded and non functional.Missing cover
_							
empera	ature Control						
	Electric Thermostat	Entire Building	2	EA	6	6-10 years	



620 N Sawyer AVENUE, Chicago, IL 60624 Category : Mechanical **Building : Main** Recommend Group Item - Type Location Quantity UOM Rank Replacement Comments Pneumatic System Entire Building 62.900 SF 3 0-1 vear The entire system has leaked, the compressor is not able to maintain pressure in the pipes Entire Building Thermostats - Pneumatic 26 EA 4 0-1 year All thermostats are not working Ventilation Exhaust Fans- Indoor - 500 - 1500 CFM Entire Building 1 FΑ 3 Art Room: indoor exhaust fan has 0-1 vear been capped Exhaust Fans- Indoor - Less than 500 CFM 1 ΕA 7 6-10 vears Entire Building Exhaust Fans- Roof Mounted - 1501 - 8000 Entire Building 1 ΕA 6 6-10 years CFM Exhaust Fans- Roof Mounted - 1501 - 8000 Entire Building 3 ΕA 6 6-10 years CFM Exhaust Fans- Roof Mounted - 500 - 1500 Entire Building 2 FΑ 6 6-10 years CFM Exhaust Fans- Roof Mounted - 500 - 1500 2 FΑ 5 Entire Building 6-10 years CFM Roof Mounted Duct Work Entire Building 10 LF 5 2-5 years ΕA Type II Exhaust Hood- Warming Kitchen Entire Building 1 6 6-10 years **Category : Plumbing Building : Main** Recommend Group Item - Type Location Quantity UOM Rank Replacement Comments Hot Water Gas Heater - 150000 - 300000 BTU/HR **Boiler Room** 1 ΕA 6 10+ years Replaced in 2022 Pipina **Domestic Piping-Hot Water Return Lines** Entire Building 69,200 SF 4 Leaks in bathrooms, deteriorated 2-5 years insulation, and pipe clamps installed SF Leaks in bathrooms, deteriorated **Domestic Piping-Hot Water Return Risers** Entire Building 69,200 4 2-5 years insulation, and pipe clamps installed Domestic Piping-Hot Water from Risers to Entire Building 69.200 SF 4 2-5 years Leaks in bathrooms, deteriorated insulation, and pipe clamps installed Fixtures Domestic Piping-Hot/Cold Water Supply Entire Building 69.200 SF Leaks in bathrooms, deteriorated 4 2-5 years (Horizontal Lines) insulation, and pipe clamps installed Domestic Piping-Hot/Cold Water Supply Entire Building 69,200 SF 4 2-5 years Leaks in bathrooms, deteriorated (Risers) insulation, and pipe clamps installed Domestic Piping-Hot/Cold Water Supply SF Leaks in bathrooms, deteriorated Entire Building 69,200 4 2-5 years (from Risers to Fixtures) insulation, and pipe clamps installed Sanitary Piping 69.200 SF Leaks in bathrooms, deteriorated Entire Building 4 2-5 years insulation, and pipe clamps installed SF Leaks in bathrooms, deteriorated Storm Piping Entire Building 69.200 4 2-5 years insulation, and pipe clamps installed



Group

Pumps

Group

Category : Plumbing

Recommend Item - Type Location Quantity UOM Rank Replacement Comments 2-5 years Vent Piping Entire Building 69.200 SF 4 Leaks in bathrooms, deteriorated insulation, and pipe clamps installed Pumps - Domestic Booster Pump-Simplex Mechanical Room ΕA 2 1 0-1 year Is not in use, not needed ΕA Pumps - Sump-Simplex Mechanical Room 6 6-10 years 1 Elevator pit Category : Room **Building : Main** Recommend Item - Type Location Quantity UOM Rank Replacement Comments Administrative Suites/Offices ΕA AC Unit 007 - Student Support 1 4 AC cover is missing and needs 1-2 years maintenance Ceiling - Plaster/Drywall 007 - Student Support 326 SF 7 10+ years SF Doors - Side-lite 007 - Student Support 12 7 10+ years Doors - Wood Doors inclu hw ΕA 7 007 - Student Support 1 10+ years Floor - Tile 007 - Student Support SF 6 10+ years 326 Lighting - Pendent/Surface 007 - Student Support 8 ΕA 7 10+ years Power Distribution 007 - Student Support 18 FΑ 7 6-10 vears SF Walls - Masonrv 007 - Student Support 735 7 10+ years AC Unit 012 EΑ 7 6-10 years 1 Ceiling - Plaster/Drywall SF 012 257 7 10+ years Doors - Transom Window 012 6 SF 7 10+ years Doors - Wood Doors inclu hw 012 1 EA 7 10+ years Floor - Tile 012 257 SF 7 10+ years Lighting - Pendent/Surface 3 EΑ 7 012 10+ years Power Distribution 012 6 ΕA 7 10+ vears SF Walls - Masonrv 012 451 6 10+ years SF 7 Walls - Plaster/Drywall 012 125 10+ years SF Ceiling - Plaster/Drywall 012A 80 7 10+ years SF 7 Floor - Tile 012A 80 10+ years Lighting - Pendent/Surface 012A 1 ΕA 7 6-10 years Power Distribution 012A 4 EΑ 7 10+ years Walls - Plaster/Drywall 012A 360 SF 7 10+ years AC Unit EΑ 7 6-10 years 101 1 Ceiling - Lav-in 653 SF 7 10+ vears 101 Doors - Transom Window SF 101 12 6 10+ years Doors - Wood Doors inclu hw ΕA 6 10+ years 101 1 SF 6 Floor - Wood 101 653 10+ years ΕA Lighting - Lay-in 101 14 6 10+ years Power Distribution 101 6 FΑ 7 6-10 years Walls - Plaster/Drvwall 101 900 SF 7 10+ vears AC Unit 103 2 EΑ 5 6-10 years SF Ceiling - Lay-in 103 582 7 10+ years

Building : Main



Building : Main Category : Room Recommend Group Item - Type Location Quantity UOM Rank **Replacement** Comments Doors - Transom Window 103 12 SF 6 10+ vears Doors - Wood Doors inclu hw 103 ΕA 6 1 10+ years Floor - Tile 103 582 SF 7 10+ years 103 8 ΕA 7 Lighting - Lay-in 10+ years 6 **Power Distribution** 103 EΑ 6 10+ years SF Walls - Plaster/Drywall 7 103 818 10+ years AC Unit 103 A/B ΕA 7 6-10 years 1 SF Ceiling - Lay-in 103 A/B 216 7 10+ years SF Ceiling - Plaster/Drywall 103 A/B 42 7 10+ vears Doors - Wood Doors inclu hw 2 EΑ 6 10+ years 103 A/B Floor - Tile 103 A/B 258 SF 6 10+ vears Lighting - Lay-in 103 A/B 6 ΕA 6 10+ years **Power Distribution** 12 ΕA 6 6-10 years 103 A/B SF 7 Walls - Plaster/Drywall 103 A/B 885 10+ years ΕA 5 AC Unit 105 1 2-5 years Ceiling - Plaster/Drywall 468 SF 6 105 10+ years Doors - Wood Doors inclu hw ΕA 7 105 1 10+ years Floor - Tile 105 468 SF 6 10+ years Lighting - Pendent/Surface ΕA 105 6 6 10+ vears Power Distribution 105 4 EΑ 6 6-10 years Walls - Plaster/Drywall 105 752 SF 6 10+ years 205 - Business Office ΕA 7 AC Unit 1 6-10 years Rank and Quantity changed to update/correct to match current observation Ceiling - Lay-in 205 - Business Office SF 7 434 10+ years Doors - Side-lite SF 205 - Business Office 18 6 10+ vears 7 Doors - Steel Doors incl hw 205 - Business Office EΑ 10+ years 1 Doors - Transom Window 205 - Business Office 15 SF 6 10+ years Floor - Tile SF 7 205 - Business Office 434 10+ years Lighting - Lay-in 205 - Business Office 9 ΕA 7 10+ years Power Distribution 205 - Business Office 28 ΕA 7 10+ vears Walls - Plaster/Drvwall 205 - Business Office 917 SF 7 10+ vears SF 7 Ceiling - Lay-in 205B 212 10+ years Doors - Wood Doors inclu hw 205B FΑ 7 10+ years 1 Floor - Tile 212 SF 7 205B 10+ years Lighting - Pendent/Surface 205B ΕA 3 6 6-10 years **Power Distribution** 205B 8 EΑ 7 10+ years Walls - Plaster/Drywall 205B 615 SF Quantity changed to update/correct to 7 10+ years match current observation AC Unit ΕA Basement 1 4 1-2 vears AC is not working Ceiling - Plaster/Drywall **Basement** 373 SF 7 10+ years Doors - Wood Doors inclu hw FΑ 7 Basement 10+ years 1 Floor - Tile **Basement** 373 SF 7 10+ years Lighting - Pendent/Surface **Basement** 4 EA 6 10+ years



Catego	ry : Room		В	uilding	: Main		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Power Distribution	Basement	14	EA	7	10+ years	
	Walls - Masonry	Basement	373	SF	7	10+ years	
	Walls - Plaster/Drywall	Basement	373	SF	7	10+ years	
	Ceiling - Plaster/Drywall	Basement - North End	60	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Basement - North End	1	EA	7	10+ years	
	Floor - Concrete Epoxy/ Painted	Basement - North End	60	SF	7	6-10 years	
	Lighting - Pendent/Surface	Basement - North End	1	EA	6	6-10 years	
	Power Distribution	Basement - North End	2	EA	7	10+ years	
	Walls - Plaster/Drywall	Basement - North End	248	SF	7	10+ years	
litchen							
	Ceiling - Exposed	Basement - Food Prep (no cooking	975	SF	7	10+ years	
	Deere Cide lite	or warming)	24	05	7	10	
	Doors - Side-lite	Basement - Food Prep (no cooking or warming)	24	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Basement - Food Prep (no cooking or warming)	2	EA	7	10+ years	
	Floor - Concrete Epoxy/ Painted	Basement - Food Prep (no cooking	975	SF	7	10+ years	
		or warming)					
	Lighting - Pendent/Surface	Basement - Food Prep (no cooking or warming)	5	EA	7	10+ years	
	Storage/ Closet	Basement - Food Prep (no cooking	167	SF	7	10+ years	
		or warming)					
	Walls - Masonry	Basement - Food Prep (no cooking or warming)	860	SF	7	10+ years	
	Walls - Plaster/Drywall	Basement - Food Prep (no cooking or warming)	450	SF	7	10+ years	
1DF ID	F						
	Doors - Wood Doors inclu hw	205A	1	EA	7	10+ years	
	Finishes	205A	105	SF	7	10+ years	
	Other Cooling Unit	205A	1	EA	7	6-10 years	Fan coil unit
echani	cal/ Service Rooms						
	Janitor's Closet	1st Floor	9	SF	4	0-1 year	Water damaged
	Mechanical/ Service Rooms	1st Floor	30	SF	5	6-10 years	
	Storage Room	1st Floor	240	SF	5	6-10 years	
	Vaults	1st Floor	120	SF	5	6-10 years	
	Janitor's Closet	2nd Floor	9	SF	5	10+ years	Rank changed to update/correct to
							match current observation
	Storage Room	2nd Floor	156	SF	7	10+ vears	
	Storage Room Janitor's Closet	2nd Floor 3rd Floor	156 9	SF SF	7 5	10+ years 10+ years	



Polaris Charter Academy 620 N Sawyer AVENUE, Chicago, IL 60624

Catego	ry : Room		В	uilding	: Main		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Storage Room	3rd Floor	156	SF	7	10+ years	
	Air Intake Plenums	Basement	800	SF	7	10+ years	Rank changed to update/correct to match current observation
	Boiler Room	Basement	1,155	SF	7	10+ years	Rank changed to update/correct to match current observation
	Mechanical/ Service Rooms	Basement	612	SF	7	10+ years	Rank changed to update/correct to match current observation
	Mechanical/ Service Rooms	Basement	76	SF	7	10+ years	Rank changed to update/correct to
	Mechanical/ Service Rooms	Basement	2,426	SF	7	10+ years	match current observation Rank changed to update/correct to
	Storage Room	Basement	1,244	SF	7	10+ years	match current observation Rank changed to update/correct to
	Vaults	Basement	125	SF	7	10+ years	match current observation
Restroon	n						
	Accessories	106	52	SF	5	6-10 years	
	Ceiling - Lay-in	106	42	SF	7	10+ years	
	Ceiling - Lay-in	106	10	SF	4	0-1 year	Water damaged
	Doors - Wood Doors inclu hw	106	1	EA	6	10+ years	
	Floor - Tile	106	52	SF	7	10+ years	
	Floor Drain	106	1	EA	7	10+ years	
	Lavatory	106	1	EA	7	10+ years	
	Lighting - Lay-in	106	1	EA	6	10+ years	
	Walls - Plaster/Drywall	106	145	SF	7	10+ years	
	Walls - Tile Ceramic/ Porcelain	106	140	SF	7	10+ years	
	Water Closet	106	1	EA	7	10+ years	
	Accessories	1st Floor - Near Main Entrance	90	SF	5	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor - Near Main Entrance	90	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor - Near Main Entrance	1	EA	6	10+ years	
	Floor - Tile	1st Floor - Near Main Entrance	90	SF	6	10+ years	
	Lavatory	1st Floor - Near Main Entrance	1	EA	5	6-10 years	
	Lighting - Wall Mounted	1st Floor - Near Main Entrance	1	EA	6	6-10 years	
	Walls - Plaster/Drywall	1st Floor - Near Main Entrance	100	SF	6	10+ years	
	Walls - Tile Ceramic/ Porcelain		88	SF	6		
		1st Floor - Near Main Entrance				10+ years	
	Water Closet	1st Floor - Near Main Entrance	1	EA	6	6-10 years	
	Accessories	2nd Floor	360	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	360	SF	7	10+ years	
	Doors - Side-lite	2nd Floor	18	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	2nd Floor	360	SF	7	10+ years	
	Floor Drain	2nd Floor	1	EA	7	10+ years	
	Hand Dryer	2nd Floor	2	EA	7	6-10 years	
		2nd Floor	2	EA		0=10 years	



Building : Main Category : Room Recommend Group Item - Type Location Quantity UOM Rank Replacement Comments Lighting - Pendent/Surface 2nd Floor ΕA 10+ vears 7 7 2nd Floor 4 ΕA 7 Partitions 10+ years Walls - Plaster/Drywall 2nd Floor 245 SF 7 10+ years Walls - Structural Glazed Tile SF 7 2nd Floor 215 10+ years Water Closet 2nd Floor 4 EΑ 7 10+ years SF 448 7 Accessories 2nd Floor 6-10 years Ceiling - Plaster/Drywall 2nd Floor SF 7 448 10+ years SF Doors - Side-lite 2nd Floor 18 6 10+ years Doors - Wood Doors inclu hw 2nd Floor 1 EΑ 7 10+ years SF Floor - Tile Ceramic/ Porcelain 2nd Floor 448 7 10+ vears Floor Drain 2nd Floor 2 ΕA 7 10+ vears Hand Drver 2nd Floor 2 EΑ 7 6-10 years Lavatory 2nd Floor 2 ΕA 6 10+ years Lighting - Pendent/Surface 8 ΕA 7 2nd Floor 10+ years Partitions 2 ΕA 7 2nd Floor 10+ years 4 FΑ 7 Urinals 2nd Floor 10+ years SF Walls - Plaster/Drvwall 2nd Floor 716 7 10+ years SF Walls - Tile Ceramic/ Porcelain 2nd Floor 238 7 10+ years ΕA Water Closet 2nd Floor 2 7 10+ vears Accessories 2nd Floor - Unisex 158 SF 7 6-10 years Ceiling - Lay-in 2nd Floor - Unisex 150 SF 7 10+ years 2nd Floor - Unisex SF Ceiling - Lay-in 8 5 1-2 years Missing ceiling tiles 7 Doors - Wood Doors inclu hw 2nd Floor - Unisex 1 EA 10+ years 2nd Floor - Unisex SF 7 Floor - Tile 107 10+ years Floor - Tile Ceramic/ Porcelain SF 7 2nd Floor - Unisex 51 10+ years Lavatory 2nd Floor - Unisex 1 EΑ 7 10+ vears Lighting - Pendent/Surface 2 2nd Floor - Unisex EA 7 10+ years Partitions 2nd Floor - Unisex ΕA 7 1 10+ years SF Walls - Plaster/Drywall 2nd Floor - Unisex 500 7 10+ years Walls - Plaster/Drywall 2nd Floor - Unisex 10 SF 5 6-10 years Cracking near toilet SF 7 Walls - Tile Ceramic/ Porcelain 2nd Floor - Unisex 69 10+ vears SF Walls - Tile Ceramic/ Porcelain 2nd Floor - Unisex 3 4 0-1 vear Missing ceramic tiles FΑ 7 Water Closet 2nd Floor - Unisex 1 10+ vears Accessories Basement 897 SF 7 6-10 years Ceiling - Plaster/Drywall SF 7 Basement 897 10+ years SF Doors - Side-lite Basement 25 6 10+ years SF Doors - Side-lite **Basement** 12 6 10+ years Doors - Wood Doors inclu hw 7 Basement 1 EA 10+ years Floor - Tile Ceramic/ Porcelain Basement 897 SF 7 10+ years ΕA Floor Drain Basement 2 7 10+ vears Hand Dryer **Basement** 3 ΕA 7 6-10 years 3 FΑ 7 Lavatorv Basement 10+ vears Lighting - Pendent/Surface **Basement** 11 EΑ 7 10+ years Partitions **Basement** 13 EΑ 7 10+ years



Catego	ry : Room		В	uilding	: Main		
0	-			J		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Walls - Plaster/Drywall	Basement	423	SF	7	10+ years	
	Walls - Structural Glazed Tile	Basement	514	SF	7	10+ years	
	Walls - Structural Glazed Tile	Basement	847	SF	7	10+ years	
	Water Closet	Basement	13	EA	7	10+ years	
	Accessories	Basement	611	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Basement	611	SF	7	10+ years	
	Doors - Side-lite	Basement	12	SF	6	10+ years	Removed
	Doors - Wood Doors inclu hw	Basement	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	Basement	611	SF	7	10+ years	
	Floor Drain	Basement	2	EA	7	10+ years	
	Hand Dryer	Basement	2	EA	7	6-10 years	
	Lavatory	Basement	3	EA	7	10+ years	
	Lighting - Pendent/Surface	Basement	9	EA	7	6-10 years	
	Partitions	Basement	6	EA	7	10+ years	
	Urinals	Basement	5	EA	7	10+ years	
	Walls - Plaster/Drywall	Basement	216	SF	7	10+ years	
	Walls - Structural Glazed Tile	Basement	774	SF	7	10+ years	
	Walls - Tile Ceramic/ Porcelain	Basement	364	SF	7	10+ years	
	Water Closet	Basement	6	EA	7	10+ years	
	Accessories	Basement - Engineer's Office	42	SF	7	6-10 years	Rank changed to update/correct to match current observation
	Ceiling - Plaster/Drywall	Basement - Engineer's Office	42	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Basement - Engineer's Office	1	EA	6	6-10 years	
	Floor - Tile	Basement - Engineer's Office	32	SF	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	Basement - Engineer's Office	10	SF	7	10+ years	
	Lavatory	Basement - Engineer's Office	1	ĒA	7	6-10 years	
	Lighting - Pendent/Surface	Basement - Engineer's Office	2	EA	7	10+ years	
	Walls - Masonry	Basement - Engineer's Office	132	SF	7	10+ years	
	Walls - Plaster/Drywall	Basement - Engineer's Office	132	SF	7	10+ years	
	Water Closet	Basement - Engineer's Office	1	ĒA	7	6-10 years	
	Accessories	Boiler Room	29	SF	7	6-10 years	Rank changed to update/correct to match current observation
	Ceiling - Splined	Boiler Room	29	SF	4	0-1 year	Damaged metal ceiling material
	Doors - Wood Doors inclu hw	Boiler Room	1	EA	5	1-2 years	Missing door hardware
	Floor - Concrete Epoxy/ Painted	Boiler Room	29	SF	5	1-2 years	Peeling and damaged flooring
	Floor Drain	Boiler Room	1	EA	7	6-10 years	3
	Lavatory	Boiler Room	1	EA	6	6-10 years	
	Lighting - Wall Mounted	Boiler Room	1	EA	7	10+ years	
	Showers	Boiler Room	1	EA	7	6-10 years	Rank changed to update/correct to match current observation
	Walls - Masonry	Boiler Room	200	SF	6	10+ years	Quantity changed to update/correct match current observation
	Walls - Masonry	Boiler Room	10	SF	5	1-2 years	Masonry is deteriorating and falling t the floor



620 N Sawyer AVENUE, Chicago, IL 60624 **Building : Main Category : Room** Recommend UOM Group Location Item - Type Quantity Rank **Replacement** Comments Water Closet Boiler Room ΕA 6-10 years 6 1 Accessories Main Office 58 SF 5 6-10 years SF 10+ years Ceiling - Lay-in Main Office 58 7 Doors - Side-lite 10+ years Main Office 12 SF 6 Main Office Doors - Wood Doors inclu hw 1 ΕA 6 10+ years Main Office SF Floor - Tile 54 6-10 years 6 Floor - Tile Main Office 4 SF 4 1-2 years Damaged Main Office ΕA Lavatory 1 6 6-10 years Lighting - Lay-in Main Office 1 ΕA 7 10+ years Partitions Main Office ΕA 7 10+ years 1 Walls - Plaster/Drywall Main Office SF 240 7 10+ years Walls - Structural Glazed Tile Main Office SF 10+ years 44 7 6-10 years Water Closet Main Office ΕA 6 1

Building : Main

Category : Classroom

Jaiego	ry . 0183510011	Building . Main					
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Classroo	m #010 (Music Room)						
	AC Units	Basement	1	EA	7	6-10 years	
	Ceiling - Lay-in	Basement	998	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Basement	1	EA	7	10+ years	
	Floor - Tile	Basement	998	SF	6	10+ years	
	Lighting - Lay-in	Basement	17	ĒA	7	10+ years	
	Lighting - Pendent/Surface	Basement	1	EA	7	10+ years	
	Marker Board	Basement	8	LF	6	6-10 years	
	Storage/ Closet	Basement	78	SF	7	10+ years	
	Walls - Plaster/Drywall	Basement	1,140	SF	7	10+ years	
	Work Sink	Basement	1	EA	7	10+ years	
Classroo	m #013 (Special Program)						
	AC Units	Basement	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	Basement	330	SF	7	10+ years	
	Chalk Board	Basement	8	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	Basement	1	EA	7	10+ years	
	Floor - Tile	Basement	330	SF	7	10+ years	
	Lighting - Pendent/Surface	Basement	6	EA	7	10+ years	
	Walls - Masonry	Basement	400	SF	6	10+ years	
	Walls - Plaster/Drywall	Basement	340	SF	6	10+ years	
Classroo	m #014 (Art Room)						
	AC Units	Basement	1	EA	7	6-10 years	
	Casework	Basement	12	LF	7	6-10 years	
	Ceiling - Exposed	Basement	769	SF	7	10+ years	



Catego	ry : Classroom		R	uilding	: Main		620 N Sawyer AVENUE, Chicago, IL 60624
Julogo				anang	. mant	Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Doors - Wood Doors inclu hw	Basement	1	EA	7	6-10 years	
	Floor - Tile	Basement	719	SF	6	6-10 years	
	Floor - Tile	Basement	50	SF	5	1-2 years	Broken floor tiles
	Instructional Surface	Basement	40	LF	7	10+ years	
	Lighting - Pendent/Surface	Basement	11	EA	7	6-10 years	
	Walls - Masonry	Basement	851	SF	7	10+ years	
	Walls - Plaster/Drywall	Basement	283	SF	7	10+ years	
	Work Sink	Basement	1	EA	7	6-10 years	
Classroo	om #102 (Multi Purpose Room)						
	AC Units	1st Floor	1	EA	5	6-10 years	
	Casework	1st Floor	7	LF	6	6-10 years	
	Ceiling - Lay-in	1st Floor	816	SF	7	10+ years	
	Chalk Board	1st Floor	8	LF	4	2-5 years	
	Doors - Transom Window	1st Floor	12	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	ĒA	6	10+ years	
	Floor - Tile	1st Floor	816	SF	6	6-10 years	
	Lighting - Lay-in	1st Floor	14	ĒA	6	10+ years	
	Marker Board	1st Floor	12	LF	6	6-10 years	
	Storage/ Closet	1st Floor	68	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,038	SF	7	10+ years	
Classroo	m #104 (Kindergarten)						
	AC Units	1st Floor	1	EA	5	6-10 years	
	Ceiling - Lay-in	1st Floor	855	SF	7	10+ years	
	Ceiling - Lay-in	1st Floor	3	SF	5	0-1 year	Missing
	Chalk Board	1st Floor	20	LF	4	2-5 years	
	Doors - Transom Window	1st Floor	12	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Wood	1st Floor	858	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	18	ĒA	6	10+ years	
	Marker Board	1st Floor	12	LF	6	6-10 years	
	Storage/ Closet	1st Floor	180	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,104	SF	7	10+ years	
Classroo	om #106 (Kindergarten)						
	AC Units	1st Floor	1	EA	7	6-10 years	
	Ceiling - Lay-in	1st Floor	834	SF	7	10+ years	
	Ceiling - Lay-in	1st Floor	24	SF	4	0-1 year	Damaged
	Chalk Board	1st Floor	20	LF	4	2-5 years	5
	Doors - Transom Window	1st Floor	12	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	7	10+ years	
	Floor - Tile	1st Floor	858	SF	6	6-10 years	



Catego	ry : Classroom		В	uilding	: Main		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Lighting - Lay-in	1st Floor	13	EA	7	10+ years	
	Lighting - Lay-in	1st Floor	1	EA	6	10+ years	
	Marker Board	1st Floor	12	LF	6	6-10 years	
	Storage/ Closet	1st Floor	120	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,059	SF	7	10+ years	
	Wallo T laster/Drywall		1,000	0.		ior youro	
Classroo	om #107 (Kindergarten)						
	AC Units	1st Floor	1	EA	7	6-10 years	
	Ceiling - Lay-in	1st Floor	855	SF	7	10+ years	
	Ceiling - Lay-in	1st Floor	3	SF	5	0-1 year	Missing
	Chalk Board	1st Floor	20	LF	4	2-5 years	
	Doors - Transom Window	1st Floor	12	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Wood	1st Floor	858	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	18	EA	7	10+ years	
	Marker Board	1st Floor	12	LF	6	6-10 years	
	Storage/ Closet	1st Floor	180	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,104	SF	7	10+ years	
Classroo	om #108 (Regular Classroom) AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	7	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	816	SF	7	10+ years	
	Chalk Board	1st Floor	8	LF	4	2-5 years	
	Doors - Transom Window	1st Floor	12	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	ĒA	6	10+ years	
	Floor - Wood	1st Floor	816	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	14	ĒA	7	10+ years	
	Marker Board	1st Floor	12	LF	6	6-10 years	
	Storage/ Closet	1st Floor	68	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	948	SF	6	10+ years	
Classroo	om #109 (Regular Classroom)						
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	7	LF	6	6-10 years	
	Ceiling - Lay-in	1st Floor	816	SF	7	10+ years	
	Chalk Board	1st Floor	8	LF	4	2-5 years	
	Doors - Transom Window	1st Floor	12	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Wood	1st Floor	816	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	14	EA	7	10+ years	
	Marker Board	1st Floor	12	LF	6	6-10 years	
	Storage/ Closet	1st Floor	68	SF	7	10+ years	
	Olorage/ Olosel	13(1100)	08	0	'	IUT years	



Building : Main Category : Classroom Recommend **Replacement** Comments Group Item - Type Location Quantity UOM Rank Walls - Plaster/Drywall SF 1st Floor 1.038 6 10+ vears Classroom #201 (Special Education) AC Units 2nd Floor 1 ΕA 7 6-10 years Casework 2nd Floor 6 LF 7 10+ years Ceiling - Lay-in 2nd Floor SF 7 651 10+ years Chalk Board 2nd Floor LF 4 2-5 years 12 SF 7 Doors - Transom Window 2nd Floor 12 10+ years Doors - Wood Doors inclu hw 2nd Floor EΑ 7 10+ years 1 SF Floor - Wood 2nd Floor 651 7 10+ years Lighting - Lay-in 2nd Floor ΕA 13 7 10+ years Marker Board 2nd Floor 12 LF 6 6-10 years Walls - Plaster/Drywall 2nd Floor SF 7 971 10+ years Classroom #202 (Regular Classroom) AC Units 2nd Floor 1 ΕA 7 6-10 years 2nd Floor 6 LF Casework 6 10+ years Ceiling - Lay-in 2nd Floor 823 SF 7 10+ years 2nd Floor LF Chalk Board 18 2-5 years 4 Doors - Transom Window 2nd Floor 12 SF 7 10+ years Doors - Wood Doors inclu hw 2nd Floor 1 EΑ 7 10+ years SF Floor - Wood 2nd Floor 823 7 10+ years Lighting - Lay-in 2nd Floor 14 EΑ 6 10+ years Marker Board 2nd Floor 15 LF 6-10 years 6 Storage/ Closet 2nd Floor 68 SF 7 10+ years Walls - Plaster/Drywall 2nd Floor SF 7 1.090 10+ years Classroom #203 (Regular Classroom) AC Units 2nd Floor 1 ΕA 7 6-10 years Casework 2nd Floor 6 LF 6 10+ years 2nd Floor SF 7 Ceiling - Lay-in 863 10+ years Quantity changed as total has been aggregated/divided. Chalk Board 2nd Floor 20 LF 4 2-5 years SF Doors - Transom Window 2nd Floor 12 7 10+ years Doors - Wood Doors inclu hw 2nd Floor EΑ 7 10+ years 1 Floor - Wood 2nd Floor 863 SF 7 10+ vears 2nd Floor Lighting - Lay-in 14 EΑ 7 10+ years Marker Board 2nd Floor 16 LF 6 6-10 years Storage/ Closet 2nd Floor SF 7 180 10+ years Walls - Plaster/Drywall SF 7 2nd Floor 1,153 10+ years Classroom #204 (Regular Classroom) AC Units 2nd Floor 7 1 ΕA 6-10 years



	ry : Classroom		R	uilding	620 N Sawyer AVENUE, Chicago, IL 60624		
Jacyo				anang	. mann	Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
oroup	Casework	2nd Floor	6	LF	6	10+ years	
	Ceiling - Lay-in	2nd Floor	863	SF	7	10+ years	
	Chalk Board	2nd Floor	20	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Wood	2nd Floor	863	SF	7	10+ years	
	Lighting - Lay-in	2nd Floor	14	EA	6	10+ years	
	Marker Board	2nd Floor	16	LF	6	6-10 years	
	Storage/ Closet	2nd Floor	180	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,153	SF	7	10+ years	
		2.1011001	1,100	0.	•	ior youro	
Classroo	om #207 (Regular Classroom)						
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Ceiling - Lay-in	2nd Floor	863	SF	7	10+ years	
	Chalk Board	2nd Floor	20	LF	4	2-5 years	
	Doors - Steel Doors incl hw	2nd Floor	2	EA	7	10+ years	
	Doors - Transom Window	2nd Floor	24	SF	7	10+ years	
	Floor - Wood	2nd Floor	863	SF	7	10+ years	
	Lighting - Lay-in	2nd Floor	14	EA	6	10+ years	
	Marker Board	2nd Floor	12	LF	6	6-10 years	
	Storage/ Closet	2nd Floor	180	SF	7	10+ years	Rank changed to update/correct to
	Walls - Plaster/Drywall	2nd Floor	1,153	SF	7	10+ years	match current observation
Classro							
Classfor	om #208 (Regular Classroom) AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	6	LF		•	
		2nd Floor 2nd Floor	823	SF	6 7	10+ years	
	Ceiling - Lay-in Chalk Board	2nd Floor 2nd Floor		LF	4	10+ years 2-5 years	
	Doors - Transom Window		8	SF	4 7	•	
	Doors - Wood Doors inclu hw	2nd Floor 2nd Floor	23 2	EA	7	10+ years	
	Floor - Wood Doors Inclu hw			SF	7	10+ years	
	Lighting - Lay-in	2nd Floor 2nd Floor	823 14	EA		10+ years	
					6	10+ years	
	Marker Board	2nd Floor	16	SF	6	6-10 years	
	Storage/ Closet	2nd Floor	68	SF	7 7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,090	SF	1	10+ years	
Classroo	om #209 (Regular Classroom)						
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	6	LF	6	10+ years	
	Ceiling - Lay-in	2nd Floor	651	SF	7	10+ years	
	Chalk Board	2nd Floor	8	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	12	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
		2101100	I	L /\	'	ioi youio	



620 N Sawyer AVENUE, Chicago, IL 60624 **Building : Main** Category : Classroom Recommend Group Item - Type Location Quantity UOM Rank **Replacement** Comments Floor - Wood 2nd Floor 651 SF 10+ years 7 2nd Floor ΕA 7 Lighting - Lay-in 14 10+ years Marker Board 2nd Floor 12 LF 6 6-10 years Storage/ Closet 2nd Floor 68 SF 7 10+ years SF 7 Walls - Plaster/Drywall 2nd Floor 971 10+ years Classroom #301 (Special Program) AC Units 7 3rd Floor 1 ΕA 6-10 years LF Casework 3rd Floor 6 7 10+ years SF Ceiling - Lay-in 3rd Floor 651 7 10+ years Doors - Transom Window 3rd Floor SF 12 6 10+ years Doors - Wood Doors inclu hw 3rd Floor 1 ΕA 6 10+ years Floor - Wood 3rd Floor SF 7 651 10+ years Lighting - Lay-in 3rd Floor 13 ΕA 7 10+ years Marker Board 3rd Floor 24 LF 6 6-10 years Walls - Plaster/Drywall 3rd Floor 971 SF 7 10+ years Classroom #302 (Regular Classroom) AC Units 3rd Floor FΑ 7 1 6-10 years Casework 3rd Floor 6 LF 7 10+ years SF 823 Ceiling - Lay-in 3rd Floor 7 10+ years LF Chalk Board 3rd Floor 15 4 2-5 years SF Doors - Transom Window 3rd Floor 12 6 10+ years Doors - Wood Doors inclu hw 6 3rd Floor 1 EΑ 10+ years Floor - Wood 3rd Floor 823 SF 7 10+ years 3rd Floor 14 ΕA 7 Lighting - Lay-in 10+ years LF Marker Board 3rd Floor 24 6 6-10 years 3rd Floor SF 7 Storage/ Closet 68 10+ years Walls - Plaster/Drywall 3rd Floor 1.090 SF 7 10+ years Classroom #303 (Regular Classroom) AC Units 3rd Floor 7 1 EΑ 6-10 years Casework 3rd Floor 6 LF 7 10+ years SF Ceiling - Lay-in 3rd Floor 863 7 10+ years LF Chalk Board 3rd Floor 20 4 2-5 years SF Doors - Transom Window 3rd Floor 12 6 10+ vears Doors - Wood Doors inclu hw 3rd Floor 1 EΑ 6 10+ years Floor - Wood 3rd Floor 863 SF 6 10+ years 3rd Floor ΕA 7 Lighting - Lay-in 14 10+ years Marker Board 3rd Floor 15 LF 6 6-10 years SF 5 Storage/ Closet 3rd Floor 180 10+ years Walls - Plaster/Drywall 3rd Floor 1.153 SF 7 10+ years



Building : Main Category : Classroom Recommend Group Item - Type Location Quantity UOM Rank **Replacement** Comments Classroom #304 (Regular Classroom) AC Units 3rd Floor 1 ΕA 7 6-10 years Casework 3rd Floor 6 LF 6 10+ years 3rd Floor 863 SF 7 10+ years Ceiling - Lay-in Chalk Board 24 LF 2-5 years 3rd Floor 4 SF Doors - Transom Window 3rd Floor 12 6 10+ years Doors - Wood Doors inclu hw 3rd Floor FΑ 6 10+ years 1 SF Floor - Wood 3rd Floor 863 7 10+ years Lighting - Lay-in 3rd Floor EΑ 7 10+ years 14 Marker Board LF 3rd Floor 10 6 6-10 years Storage/ Closet 3rd Floor SF 7 180 10+ years Walls - Plaster/Drywall 3rd Floor 1,153 SF 7 10+ years Classroom #305 (Other Instructional Use) AC Units 3rd Floor 2 7 EΑ 6-10 years Casework 3rd Floor 6 LF 6 10+ years Ceiling - Lay-in 3rd Floor 780 SF 7 10+ years Chalk Board LF 2-5 years 3rd Floor 18 4 Doors - Transom Window SF 3rd Floor 12 6 10+ years Doors - Wood Doors inclu hw 3rd Floor FΑ 6 10+ years 1 SF Floor - Wood 3rd Floor 780 7 10+ years Lighting - Lay-in 3rd Floor 14 EΑ 7 10+ years 1 F Marker Board 3rd Floor 6 6 6-10 years Storage/ Closet 68 SF 7 3rd Floor 10+ years Walls - Plaster/Drywall 3rd Floor 1,150 SF 7 10+ years 3rd Floor ΕA 7 6-10 years Wireless System 1 Classroom #306 (Regular Classroom) AC Units 3rd Floor 1 ΕA 7 6-10 years Casework 3rd Floor 6 LF 6 10+ years SF 7 10+ years Ceiling - Lay-in 3rd Floor 863 I F Chalk Board 3rd Floor 20 4 2-5 years Doors - Transom Window 3rd Floor 12 SF 6 10+ years Doors - Wood Doors inclu hw 3rd Floor 2 EΑ 6 10+ years SF 7 Floor - Wood 3rd Floor 859 10+ years SF Floor - Wood 3rd Floor 4 4 0-1 vear Damaged 14 7 Lighting - Lay-in 3rd Floor EA 10+ years Marker Board 3rd Floor 12 LF 6 6-10 years Storage/ Closet SF 5 3rd Floor 168 10+ years Walls - Plaster/Drywall SF 7 3rd Floor 1,153 10+ years Classroom #307 (Regular Classroom) AC Units 7 3rd Floor 1 ΕA 6-10 years



Catego	ry : Classroom		B	uilding	: Main		
				-		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Casework	3rd Floor	6	LF	6	10+ years	
	Ceiling - Lay-in	3rd Floor	863	SF	7	10+ years	
	Chalk Board	3rd Floor	36	LF	4	2-5 years	
	Doors - Transom Window	3rd Floor	12	SF	6	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Wood	3rd Floor	863	SF	6	10+ years	
	Lighting - Lay-in	3rd Floor	14	EA	7	10+ years	
	Marker Board	3rd Floor	12	LF	6	6-10 years	
	Storage/ Closet	3rd Floor	180	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	1,153	SF	7	10+ years	
Classroo	m #308 (Regular Classroom)						
_1000100	AC Units	3rd Floor	1	EA	7	6-10 years	
	Casework	3rd Floor	6	LF	6	10+ years	
	Ceiling - Lay-in	3rd Floor	823	SF	7	10+ years	
	Chalk Board	3rd Floor	8	LF	4		
	Doors - Transom Window		12	SF	4 6	2-5 years	
	Doors - Wood Doors inclu hw	3rd Floor 3rd Floor	12	EA	6	10+ years	
	Floor - Wood		=	SF	6	10+ years	
		3rd Floor	823		-	10+ years	
	Lighting - Lay-in	3rd Floor	14	EA	7	10+ years	
	Marker Board	3rd Floor	16	LF	6	6-10 years	
	Storage/ Closet	3rd Floor	68	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	1,090	SF	7	10+ years	
Classroo	m #309 (Regular Classroom)						
	AC Units	3rd Floor	1	EA	7	6-10 years	
	Casework	3rd Floor	6	LF	6	10+ years	
	Ceiling - Lay-in	3rd Floor	815	SF	7	10+ years	
	Chalk Board	3rd Floor	8	LF	4	2-5 years	
	Doors - Transom Window	3rd Floor	12	SF	6	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Wood	3rd Floor	815	SF	7	10+ years	
	Lighting - Lay-in	3rd Floor	14	EA	7	10+ years	
	Marker Board	3rd Floor	12	LF	6	6-10 years	
	Storage/ Closet	3rd Floor	86	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	1,100	SF	7	10+ years	
Catego	ry : Interior		B	uilding	: Main		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Corridor							
	Ceiling - Lay-in	1st Floor	2,140	SF	7	10+ years	
	Drinking Fountains - Single Water Cooler	1st Floor	2	EA	7	10+ years	



Category : Interior **Building : Main** Recommend Location Group Item - Type Quantity UOM Rank Replacement Comments Floor - Asphalt Floor 1st Floor 2,140 SF 10+ vears 6 12 ΕA 7 Lighting - Lav-in 1st Floor 10+ years Walls - Plaster/Drywall 1st Floor 3.177 SF 7 10+ years Ceiling - Lay-in SF 7 2nd Floor 2,152 10+ years Drinking Fountains - Single Water Cooler 2nd Floor 2 EΑ 7 10+ years SF Floor - Asphalt Floor 2nd Floor 2,152 6 10+ years Lighting - Lay-in 2nd Floor ΕA 7 10+ years 14 Walls - Plaster/Drywall SF 10+ years 2nd Floor 3.146 6 Ceiling - Lay-in 3rd Floor 2.140 SF 6 6-10 years Drinking Fountains - Single Fountain 3rd Floor EΑ 5 6-10 years 2 Floor - Asphalt Floor 3rd Floor 509 SF 7 10+ vears Floor - Asphalt Floor 3rd Floor 12 SF 5 6-10 years Floor - Tile/Sheet 1,631 SF 7 10+ years 3rd Floor 7 Lighting - Lay-in 3rd Floor 17 EΑ 6-10 years Walls - Plaster/Drywall SF 7 3rd Floor 3.146 10+ years Ceiling - Plaster/Drywall SF Basement 3.237 7 10+ years Doors - Side-lite SF **Basement** 32 6 6-10 years SF Doors - Transom Window Basement 60 6 10+ years Doors - Wood Doors include hw **Basement** 8 ΕA 6 10+ vears Doors - Wood Doors include hw Basement 1 EΑ 6 10+ years Floor - Asphalt Floor Basement 3.184 SF 7 10+ years Floor - Tile/Sheet SF 7 Basement 53 10+ years 6 7 Lighting - Pendent/Surface **Basement** EA 10+ years Lighting - Pendent/Surface Basement 22 FΑ 7 10+ years Lighting - Wall Mounted 2 ΕA 7 Basement 10+ years Stairs - Concrete Stairs LF Basement 10 6 10+ vears SF 7 Walls - Masonry **Basement** 3,245 10+ years Walls - Plaster/Drywall 2,655 SF 7 10+ years **Basement** Walls - Structural Glazed Tile SF Basement 7,025 7 10+ years Walls - Structural Glazed Tile **Basement** 30 SF 7 10+ years Safety **Camera Viewing Station** Entire Building 1 EΑ 4 0-1 year Not working Security Cameras Entire Building 1 ΕA 7 6-10 years Stairs Ceiling - Lay-in SF 7 Center (Basement to 1st Floor only) 257 10+ vears Ceiling - Lay-in Center (Basement to 1st Floor only) 8 SF 5 10+ years Ceiling - Plaster/Drywall Center (Basement to 1st Floor only) 340 SF 7 10+ years SF Floor - Asphalt Center (Basement to 1st Floor only) 240 6 10+ years Center (Basement to 1st Floor only) LF 7 Handrails 192 10+ years Center (Basement to 1st Floor only) ΕA 7 10+ years Lighting - Lay-in 1 Lighting - Pendent/Surface Center (Basement to 1st Floor only) 4 ΕA 7 10+ years Stairs - Asphalt Center (Basement to 1st Floor only) 93 LF 6 10+ years



620 N Sawyer AVENUE, Chicago, IL 60624 **Category : Interior Building : Main** Recommend Item - Type Group Location Quantity UOM Rank **Replacement** Comments Walls - Plaster/Drywall Center (Basement to 1st Floor only) 1,300 SF 10+ years 7 Ceiling - Plaster/Drywall 573 SF 5 6-10 years North Floor - Asphalt North 375 SF 5 6-10 years Handrails 284 LF 5 6-10 years North Lighting - Pendent/Surface 6 North 14 EΑ 6-10 years LF Stairs - Asphalt 5 North 192 10+ years Walls - Plaster/Drywall 1,920 SF 6 10+ years North Ceiling - Plaster/Drywall SF South 518 5 6-10 years Floor - Asphalt South 220 SF 5 6-10 years Handrails LF 5 South 450 6-10 years Lighting - Pendent/Surface South 5 ΕA 6 6-10 years Stairs - Asphalt South 215 LF 5 10+ years Walls - Plaster/Drywall South 1,220 SF 7 10+ years SF 5 Ceiling - Lay-in West 780 6-10 years Floor - Asphalt SF 5 6-10 years West 144 Handrails 330 LF 5 West 6-10 years Lighting - Pendent/Surface ΕA 6 West 16 6-10 years LF Stairs - Asphalt West 165 5 6-10 years Walls - Plaster/Drywall SF 7 West 2.290 10+ years Walls - Plaster/Drywall SF West 10 5 10+ years Vertical Conveyance ΕA Elevator - Hydraulic Elevator South 1 6 10+ years



Category : Exterior Building : Addition Recommend Location Item - Type Quantity UOM Replacement **Comments** Group Rank Entrance FΑ Entrance Control - Audio and Video Door 2 - Southeast Main Entrance 1 6 6-10 years 6 FΑ Exterior Doors - Exterior Steel Door Door 2 - Southeast Main Entrance 4 0-1 vear Heavily corroded 7 Power Door Operator and Controls Door 2 - Southeast Main Entrance 1 EΑ 6-10 years Exterior Doors - Exterior Steel Door Door 3 - South 1 ΕA 4 1-2 years Frame damaged 1 F Exterior Stairs - Concrete Door 3 - South 7 4 0-1 year Collapsed Foundation Foundation - Masonry Entire Building LF 7 300 10+ years Superstructure - Steel with Clay Tile Arch SF 7 Entire Building 8,275 10+ years Lighting Exterior Lighting - Parapet or Roof Mounted Entire Building 4 ΕA 7 10+ years 2 Exterior Lighting - Wall Mounted Entire Building FΑ 7 10+ years Roof System Access Ladder - Metal Roof 1 2 ΕA 7 10+ vears Outside Access Ladder - Wood Roof 1 2 FΑ 4 0-1 year Ladder missing, and unstable wood ladder LF Coping - Clay Tile Roof 1 20 7 10+ years Coping - Metal 236 LF 7 Roof 1 10+ years **Downspouts - Exterior Downspouts** Roof 1 75 1 F 7 10+ years LF 7 Parapet - 16" - 30" Height Roof 1 236 10+ years Roof - Modified Bitumen 6,287 SF 7 Roof 1 10+ years Roof Hatch - Metal EΑ 7 Roof 1 2 10+ years Roof Structure - Steel with Clay Tile Arch Roof 1 6.287 SF 7 10+ years Access Ladder - Metal Roof 2 1 ΕA 7 10+ years Coping - Clay Tile Roof 2 86 LF 7 10+ vears LF 7 Downspouts - Exterior Downspouts Roof 2 2 10+ years Parapet - 16" - 30" Height 86 LF 7 6-10 years Roof 2 Roof - Modified Bitumen Roof 2 918 SF 7 6-10 years Roof Structure - Steel with Clay Tile Arch SF 7 Roof 2 918 10+ years LF Coping - Clay Tile Roof 3 45 7 10+ years LF **Downspouts - Exterior Downspouts** Roof 3 10 7 10+ years Parapet - 16" - 30" Height Roof 3 45 LF 7 10+ years Roof - Modified Bitumen SF Roof 3 268 7 10+ vears SF Roof Structure - Steel with Clay Tile Arch Roof 3 268 7 10+ years LF 7 Coping - Stone Roof 4 15 10+ years Downspouts - Exterior Downspouts LF 7 Roof 4 5 10+ years LF Parapet - Parapet < 16" Height Roof 4 15 6 10+ years SF Roof - Modified Bitumen Roof 4 30 7 10+ years SF Roof Structure - Steel with Clay Tile Arch 30 7 Roof 4 10+ years



Catego	ory : Exterior		В	uilding	: Additi	on	
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Coping - Stone	Roof 5	26	LF	7	10+ years	
	Downspouts - Interior Downspouts	Roof 5	9	LF	7	10+ years	
	Parapet - 16" - 30" Height	Roof 5	26	LF	7	10+ years	
	Roof - Modified Bitumen	Roof 5	140	SF	7	10+ years	
	Roof Structure - Steel with Clay Tile Arch	Roof 5	140	SF	7	10+ years	
Valls							
10.10	Cheek-Wall - Stone	Entire Building	10	SF	6	10+ years	
	Cornice - Masonry Projecting Limestone	Entire Building	110	LF	6	10+ years	
	Cornice - Metal Projecting	Entire Building	578	LF	6	6-10 years	
	Exterior Walls - Brick	Entire Building	8,100	SF	6	10+ years	
	Exterior Walls - Stone-Cut	0	878	SF	7	,	
	Exterior Walls - Stone-Cut	Entire Building	878	SF	/	10+ years	
Vindow							
	Lintels - Stone	Entire Building	21	LF	6	10+ years	
Catego	ry : Electrical		В	uilding	: Additi		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Emerge	ncy System						
	Security System - Intrusion Detection	Entire Building	8,275	SF	5	6-10 years	
	Exit Signs - Corridors and Stairs	Entire Building	4	EA	6	6-10 years	
	Exit Signs - Lunchroom	Entire Building	3	EA	6	6-10 years	
	Exit Signs - Multipurpose Room	Entire Building	2	EA	6	6-10 years	Gym and Multipurpose room is the
			_		•		same area
	Emergency Battery Packs - Corridors and Stairs	Entire Building	5	EA	6	2-5 years	
	Emergency Battery Packs - Lunchrooms	Entire Building	1	EA	2	0-1 year	Battery backup is outdated, no
	Emorgonov Bottony Booka Multinumana	Entiro Building	0		6	6 10 vooro	replacement parts, deteriorated
	Emergency Battery Packs - Multipurpose Room	Entire Building	3	EA	0	6-10 years	Gym and Multipurpose room is the same area
	Emergency A/C Power - Corridors and Stairs	Entire Building	488	SF	6	6-10 years	
	Emergency A/C Power - Lunchrooms	Entire Building	2,208	SF	6	6-10 years	
	Emergency A/C Power - Multipurpose	Entire Building	4,060	SF	6	6-10 years	
	Room	Entric Building	4,000	01	U	o to years	
	Ruulli						
Main Se							
Main Se		Entire Building	8,275	SF	5	1-2 years	The addition is served from the ma

Power Distribution



Catego	Category : Electrical			uilding	: Additi		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Lighting and Power Panels - Above 100 A	1st Floor	1	EA	6	6-10 years	
	Lighting and Power Panels - Above 100 A	1st Floor	1	EA	4	0-1 year	Fuse panel for normal power still exists. Access to live connections

Catego	Category : Fire Protection			uilding			
Group Fire Alar	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Fire Alar	m Fire Alarm Strobe Lights Fire Alarm_System	Entire Building Entire Building	8,275 8,275	SF SF	6 6	6-10 years 6-10 years	
Sprinkler	System						
	Sprinkler Heads Sprinkler Piping	Entire Building Entire Building	8,275 8,275	SF SF	7 6	6-10 years 6-10 years	
Catego	Category : Mechanical		В	uilding			
Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Heating							
0	Wall Heater - Electric	1st Floor	1	EA	6	6-10 years	
Tempera	ture Control						
	Pneumatic System	Entire Building	8,275	SF	3	0-1 year	The entire system has leaks, the compressor is not able to maintain pressure in the pipes
	Thermostats - Pneumatic	Entire Building	5	EA	4	0-1 year	All thermostats are not working
Ventilatio	on						
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	Roof	1	EA	7	10+ years	

Catego	Category : Plumbing			Building			
Group Piping	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u> </u>	Domestic Piping-Hot Water Return Lines	Entire Building	8,275	SF	4	2-5 years	Leaks in bathrooms, deteriorated insulation, and pipe clamps installed
	Domestic Piping-Hot Water Return Risers	Entire Building	8,275	SF	4	2-5 years	Leaks in bathrooms, deteriorated insulation, and pipe clamps installed
	Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	8,275	SF	4	2-5 years	Leaks in bathrooms, deteriorated insulation, and pipe clamps installed
	Domestic Piping-Hot/Cold Water Supply	Entire Building	8,275	SF	4	2-5 years	Leaks in bathrooms, deteriorated



Polaris Charter Academy 620 N Sawyer AVENUE, Chicago, IL 60624

Catego	tegory : Plumbing			uilding	: Additie			
			Recommend					
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments	
	(Horizontal Lines) Domestic Piping-Hot/Cold Water Supply (Risers) Domestic Piping-Hot/Cold Water Supply	Entire Building Entire Building	8,275 8,275	SF SF	4 4	2-5 years 2-5 years	insulation, and pipe clamps installed Leaks in bathrooms, deteriorated insulation, and pipe clamps installed Leaks in bathrooms, deteriorated	
	(from Risers to Fixtures) Sanitary Piping	Entire Building	8,275	SF	4	2-5 years	insulation, and pipe clamps installed Leaks in bathrooms, deteriorated insulation, and pipe clamps installed	
	Storm Piping	Entire Building	8,275	SF	4	2-5 years	Leaks in bathrooms, deteriorated insulation, and pipe clamps installed	
	Vent Piping	Entire Building	8,275	SF	4	2-5 years	Leaks in bathrooms, deteriorated insulation, and pipe clamps installed	

Category : Room

Catego	ry : Room	В	uilding	: Additi			
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Gymnas	ia						
	Bleacher Seating	012	106	EA	6	10+ years	
	Ceiling - Plaster/Drywall	012	4,060	SF	7	10+ years	
	Doors - Wood Doors inclu hw	012	3	EA	6	10+ years	
	Floor - Tile	012	216	SF	6	10+ years	
	Floor - Wood	012	3,844	SF	6	10+ years	
	Lighting - Metal Halide/ High Pressure	012	12	EA	7	10+ years	
	Sodium						
	Lighting - Pendent/Surface	012	3	EA	7	10+ years	
	Sound System	012	1	EA	7	10+ years	
	Stage	012	680	SF	6	10+ years	
	Stage Curtain	012	4	EA	7	10+ years	
	Stage Lift	012	1	EA	7	10+ years	
	Stage Lighting System	012	1	EA	7	10+ years	
	Stage-Stairs - Wood	012	30	LF	7	10+ years	
	Storage/ Closet	012	184	SF	7	10+ years	
	Walls - Concrete Block	012	1,020	SF	7	10+ years	
	Walls - Plaster/Drywall	012	2,292	SF	7	10+ years	
	Walls - Structural Glazed Tile	012	3,062	SF	7	10+ years	
Lunch &	Multipurpose Room						
	Ceiling - Plaster/Drywall	001	2,208	SF	7	10+ years	
	Doors - Transom Window	001	108	SF	7	10+ years	
	Doors - Wood Doors inclu hw	001	6	EA	7	10+ years	
	Floor - Tile	001	2,208	SF	7	10+ years	
	Lighting - Metal Halide/ High Pressure	001	9	EA	7	10+ years	
	Sodium						
	Serving Line	001	25	LF	7	10+ years	
	Storage/ Closet	001	150	SF	5	10+ years	Quantity changed to update/correct to
	-					•	



620 N Sawyer AVENUE, Chicago, IL 60624 **Building : Addition Category : Room** Recommend Group Item - Type Quantity UOM Comments Location Replacement Rank match current observation Storage/ Closet 001 96 SF 5 1-2 years Ceiling tiles are missing or broken Walls - Concrete Block 960 SF 7 10+ years 001 SF 10+ years Walls - Masonry 001 560 7 Walls - Plaster/Drywall 2,240 SF 7 10+ years 001

Catego	ry : Interior		В				
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Corridor							
	Ceiling - Plaster/Drywall	Basement	488	SF	7	10+ years	
	Drinking Fountains - Single Fountain	Basement	2	EA	7	10+ years	
	Floor - Asphalt Floor	Basement	464	SF	6	10+ years	
	Floor - Tile/Sheet	Basement	24	SF	5	10+ years	
	Lighting - Pendent/Surface	Basement	5	EA	7	10+ years	
	Walls - Plaster/Drywall	Basement	352	SF	7	10+ years	
Safety							
-	Security Cameras	Exterior	1	EA	7	6-10 years	
Vertical (
	Wheelchair Lift - Platform Lift	Basement	1	EA	7	10+ years	Good



Category : Site Building : Site Recommend Location Item - Type Quantity UOM Replacement **Comments** Group Rank Civil/Drainage 3 FΑ 6 Civil/ Drainage - Catch Basin Entire Site 10+ years 2 FΑ Civil/ Drainage - Catch Basin Entire Site 4 0-1 year Missing cover Civil/ Drainage - Site Manhole 6 Entire Site 9 ΕA 10+ years Fencina LF Fencing - Chain Link Entire Site 632 5 2-5 years LF Fencing - New Standard Ornamental Entire Site 452 6 10+ years LF Fencing - New Standard Ornamental Entire Site 40 4 0-1 year Gate not operational, bent Fencing - Wood Fencing w/ Steel Frame **Entire Site** 66 LF 6 10+ years LF Fencing - Wood Fencing w/ Steel Frame Entire Site 10 4 0-1 year Missing pieces Landscape SF Landscape - Grass Entire Site 725 6 10+ vears Landscape - Hardscape- Concrete SF Entire Site 250 6 10+ years Entire Site 20 ΕA 6 10+ years Parkway trees Planting Beds/ Area Entire Site 3,756 SF 5 10+ years Play Area - Hardscape- Asphalt Entire Site 2,690 SF 4 0-1 year Cracks, exposed gravel **Trash Receptacles** Entire Site 3 FΑ 6 6-10 years Parking Lot Concrete Curbs Parking Lot- North 344 LF 6 10+ years LF Interior Plantings Parking Lot- North 10+ years 20 6 Surface - Asphalt Parking Lot- North SF 6 10+ years 7,452 LF Vehicular Screening Parking Lot- North 6 10+ years 140 Lighting - Pole Mounted Parking Lot- West 7 EΑ 6 10+ years SF Surface - Asphalt Parking Lot- West 27.000 4 0-1 year Spalling, holes throughout, over arown Trash Enclosure - Chain Links SF 6 Parking Lot-West 200 6-10 years Vehicular Screening Parking Lot- West 10 1 F 6 10+ years Playground Equipment - School Age 5-12 West EΑ 6 10+ years 1 SF Surface - Poured Surface West 2.200 4 0-1 year Holes, missing surface Sidewalks Sidewalks - Internal Walks Entire Site LF 5 87 10+ years SF Sidewalks - Perimeter Sidewalks Entire Site 14.000 6 10+ years Signage Flag Pole - Building Mounted Flag Pole Entire Site 1 EΑ 6 10+ years



Category : Site Building : Site Recommend Group Item - Type Location Quantity UOM Rank **Replacement** Comments Flag Pole - Flag Pole Entire Site ΕA 5 2-5 years 1 Marquee - Free Standing Back Lighted Entire Site ΕA 6 10+ years 1 Monument - Building Mounted Cut Letter Entire Site 1 ΕA 7 10+ years

Sign

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

			Room	Floor Plan Room	Area	Glazed Window	Operable Window	Window	Smart-
Current Usage	Intended Usage	Room Location	Number	Number	(SF)	Area	Area	Stop	Board
Building : Main									
Art Room	Lunch Room	Basement	014	014	769	20	0		
Kindergarten	Regular Classroom	1st Floor	104	104	858	81	36	N	N
Kindergarten	Regular Classroom	1st Floor	106	106	858	108	48	N	N
Kindergarten	Regular Classroom	1st Floor	107	107	858	81	36	N	N
Multi Purpose Room	Regular Classroom	1st Floor	102	102	816	108	48	N	N
Music Room	Play Room	Basement	010	010	998	42	26	N	N
Other Instructional Use	Computer Lab	3rd Floor	305	305	780	54	12	N	Y
Regular Classroom	Regular Classroom	1st Floor	108	108	816	162	72	N	N
Regular Classroom	Regular Classroom	1st Floor	109	109	816	108	48	N	N
Regular Classroom	Regular Classroom	2nd Floor	202	202	823	96	60	N	N
Regular Classroom	Regular Classroom	2nd Floor	203	203	863	84	48	N	N
Regular Classroom	Regular Classroom	2nd Floor	204	204	863	48	30	N	N
Regular Classroom	Regular Classroom	2nd Floor	207	205	863	60	42	N	N
Regular Classroom	Regular Classroom	2nd Floor	208	208	823	96	60	N	N
Regular Classroom	Regular Classroom	2nd Floor	209	209	651	96	56	N	N
Regular Classroom	Regular Classroom	3rd Floor	302	302	823	96	60	N	N
Regular Classroom	Regular Classroom	3rd Floor	303	303	863	84	48	N	N
Regular Classroom	Regular Classroom	3rd Floor	304	304	863	48	30	N	N
Regular Classroom	Regular Classroom	3rd Floor	306	306	863	48	30	N	N
Regular Classroom	Regular Classroom	3rd Floor	307	307	863	60	42	N	N
Regular Classroom	Regular Classroom	3rd Floor	308	308	823	96	60	N	N
Regular Classroom	Regular Classroom	3rd Floor	309	309	815	96	56	N	Ν
Special Education	Regular Classroom	2nd Floor	201	201	651	96	56	N	Ν
Special Program	Office	Basement	013	013	330	42	21	N	N
Special Program	Regular Classroom	3rd Floor	301	301	651	96	56	Ν	Ν