

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	1900	3	33,794
Addition	1936	3	15,869
Campus Total			49,663

Category : Exterior

Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Cell Equipment							
	Cell Equipment - Antenna	Main Roof	1	EA	7	10+ years	
	Cell Equipment - Cabinets	Main Roof	2	EA	7	10+ years	
Entrance							
	Entrance Control - Audio and Video	#1 - Main - S	1	EA	7	6-10 years	
	Exterior Doors - Exterior FRP Door	#1 - Main - S	3	EA	6	6-10 years	No issues observed
	Exterior Doors - Side lite	#1 - Main - S	1	EA	6	6-10 years	
	Exterior Doors - Transom Lite	#1 - Main - S	3	EA	6	6-10 years	
	Exterior Doors - Exterior Steel Door	#3 - Southeast	1	EA	6	6-10 years	
	Exterior Stairs - Stone	#3 - Southeast	6	LF	6	10+ years	
	Exterior Doors - Overhead Rolling/ Garage Door	#3A - Southeast OVH	1	EA	6	6-10 years	
	Exterior Doors - Exterior Wood Door	#4 - N	1	EA	6	10+ years	Repaired
	Exterior Doors - Side lite	#4 - N	2	EA	6	10+ years	
	Exterior Stairs - Stone	#4 - N	6	LF	6	10+ years	
	Exterior Doors - Exterior Wood Door	#5 - NW	3	EA	6	6-10 years	Repaired
	Exterior Doors - Side lite	#5 - NW	2	EA	6	6-10 years	
	Exterior Doors - Transom Lite	#5 - NW	3	EA	6	6-10 years	
	Exterior Stairs - Concrete	#5 - NW	12	LF	6	10+ years	
Foundation							
	Foundation - Masonry	Entire Building	440	LF	7	10+ years	

Category : Exterior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Superstructure - Heavy Timber	Entire Building	33,794	SF	7	10+ years	Corrected designation. No exposed superstructure
Lighting							
	Exterior Lighting - Wall Mounted	Entire Building	10	EA	7	10+ years	
Roof System							
	Chimney - Metal Flue	Low roof #1	19	LF	6	6-10 years	
	Coping - Clay Tile	Low roof #1	135	LF	7	10+ years	
	Downspouts - Exterior Downspouts	Low roof #1	6	LF	7	6-10 years	
	Parapet - 16" - 30" Height	Low roof #1	80	LF	7	10+ years	
	Roof - Modified Bitumen	Low roof #1	781	SF	6	10+ years	
	Roof Structure - Steel / Metal Deck/ Concrete Topping	Low roof #1	781	SF	7	10+ years	
	Chimney - Metal Flue	Low roof #2 - boiler room	58	LF	7	10+ years	
	Coping - Clay Tile	Low roof #2 - boiler room	68	LF	7	10+ years	
	Coping - Metal	Low roof #2 - boiler room	36	LF	7	6-10 years	
	Downspouts - Exterior Downspouts	Low roof #2 - boiler room	14	LF	6	6-10 years	
	Parapet - 16" - 30" Height	Low roof #2 - boiler room	68	LF	7	10+ years	
	Roof - Modified Bitumen	Low roof #2 - boiler room	1,007	SF	6	10+ years	
	Roof Structure - Steel / Metal Deck/ Concrete Topping	Low roof #2 - boiler room	1,007	SF	7	10+ years	
	Access Ladder - Metal	Low roof #3	1	EA	7	10+ years	Verizon ladder
	Coping - Clay Tile	Low roof #3	24	LF	7	10+ years	
	Coping - Stone	Low roof #3	26	LF	7	10+ years	
	Downspouts - Exterior Downspouts	Low roof #3	14	LF	7	6-10 years	
	Parapet - 16" - 30" Height	Low roof #3	50	LF	7	10+ years	
	Roof - Modified Bitumen	Low roof #3	406	SF	6	10+ years	
	Roof Structure - Steel with Clay Tile Arch	Low roof #3	406	SF	7	10+ years	
	Coping - Terra Cotta	Main Roof	441	LF	6	10+ years	
	Downspouts - Exterior Downspouts	Main Roof	60	LF	6	6-10 years	
	Parapet - 16" - 30" Height	Main Roof	101	LF	7	10+ years	
	Parapet - Parapet < 16" Height	Main Roof	163	LF	7	10+ years	
	Parapet - Parapet > 30"	Main Roof	177	LF	7	10+ years	
	Roof - Modified Bitumen	Main Roof	7,900	SF	6	10+ years	
	Roof Structure - Heavy Timber	Main Roof	7,900	SF	7	10+ years	Corrected designation
Walls							
	Cornice - Masonry Projecting Limestone	Entire Building	263	LF	6	10+ years	
	Cornice - Metal Projecting	Entire Building	263	LF	6	10+ years	
	Exterior Walls - Brick	Entire Building	18,925	SF	6	10+ years	
	Exterior Walls - Stone-Cast	Entire Building	620	SF	6	10+ years	
	Exterior Walls - Stone-Cut	Entire Building	1,052	SF	6	10+ years	

Category : Exterior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Windows</u>							
	Guard - Guards wire guard	Entire Building	783	SF	6	6-10 years	
	Lintels - Brick	Entire Building	47	LF	6	10+ years	
	Lintels - Steel	Entire Building	246	LF	6	10+ years	
	Lintels - Stone	Entire Building	72	LF	6	10+ years	
	Windows - Louver	Entire Building	9	SF	6	10+ years	
	Windows - Sash Aluminum Double-pane	Entire Building	3,429	SF	6	6-10 years	

Category : Electrical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Emergency System</u>							
	Automatic Transfer Switch	Electrical Room	1	EA	6	10+ years	In 2002, intended to serve UPS which was not installed.
	Emergency A/C Power - Corridors and Stairs	Entire Building	6,786	SF	6	10+ years	
	Emergency A/C Power - Gym	Entire Building	3,200	SF	6	10+ years	
	Emergency A/C Power - Lunchrooms	Entire Building	1,936	SF	6	10+ years	
	Emergency Battery Packs - Corridors and Stairs	Entire Building	6	EA	6	6-10 years	
	Exit Signs - Corridors and Stairs	Entire Building	14	EA	6	6-10 years	
	Exit Signs - Gym	Entire Building	2	EA	6	6-10 years	
	Exit Signs - Lunchroom	Entire Building	3	EA	6	6-10 years	Quantity changed based on current observations and per review with Building Engineer.
	Security System - Intrusion Detection	Entire Building	33,794	SF	6	6-10 years	

Main Service

	Main Electrical Service - 2000 A 120/208/3PH	Electrical Room	1	EA	6	10+ years	Serves Main and Addition.
	PA System	Entire Building	33,794	SF	5	6-10 years	Also serves Addition.

Power Distribution

	Lighting and Power Panels - 100 A	Entire Building	1	EA	7	10+ years	
	Lighting and Power Panels - 100 A	Entire Building	1	EA	6	10+ years	Quantity changed as total has been divided/aggregated.
	Lighting and Power Panels - 100 A	Entire Building	1	EA	6	6-10 years	
	Lighting and Power Panels - 100 A	Entire Building	1	EA	4	0-1 year	Open fuse receptacles expose live conductors presenting a live front condition.
	Lighting and Power Panels - 100 A	Entire Building	1	EA	4	0-1 year	Open breaker slots expose live conductors presenting a live front

Category : Electrical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Lighting and Power Panels - 100 A	Entire Building	1	EA	4	0-1 year	condition. Missing interior cover plate exposes live conductors presenting a live front condition.
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	6	10+ years	
	Main Distribution Panels - 400 - 600 amp	Entire Building	1	EA	6	10+ years	Quantity and location changed to match current observations. Located in MDF Room.
	Main Distribution Panels - 400 - 600 amp	Entire Building	1	EA	6	6-10 years	Panel is fully operational with no signs of age-related degradation.
	Main Distribution Panels - 400 - 600 amp	Entire Building	1	EA	6	6-10 years	
	Main Distribution Panels - 400 - 600 amp	Entire Building	1	EA	6	10+ years	
	Main Distribution Panels - 400 - 600 amp	Entire Building	1	EA	4	0-1 year	Open breaker slots expose live conductors presenting a live front condition.
	Main Distribution Panels - Greater than 600 amp	Entire Building	1	EA	6	10+ years	
	Main Distribution Panels - Greater than 600 amp	Entire Building	1	EA	6	6-10 years	Panel is fully operational with no signs of age-related degradation.
	Transformers - 120/240 - 120/208	Entire Building	1	EA	5	6-10 years	

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	33,794	SF	6	10+ years	
	Fire Alarm_System	Entire Building	33,794	SF	6	10+ years	
	Fire Pump Controller	Entire Building	1	EA	5	6-10 years	Serves Main and Addition.
<u>Pump Room Assembly</u>							
	Fire Pump - Less than 25hp	Basement	1	EA	5	6-10 years	
<u>Sprinkler System</u>							
	Dry Sprinkler System	Entire Building	33,794	SF	6	10+ years	Serves Main and Addition.
	Sprinkler Heads	Entire Building	33,794	SF	7	10+ years	
	Sprinkler Piping	Entire Building	33,794	SF	4	1-2 years	A control valve shows signs of a leak.

Category : Mechanical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Air Handling Systems</u>							
	Fan Coil Unit- Celing Mounted - Electric	Basement	1	EA	5	6-10 years	No CPS Asset Tag present. Located near kitchen/lunchroom. Serves

Category : Mechanical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
							Rooms 007, 008, 009 and 010 located in Addition and controlled by electric thermostat located outside Room 009.
Boiler Systems							
	Boiler Auxiliary- Scotch Marine- Steam Low Pressure Boiler - 76 - 100 HP	Boiler Room	2	EA	5	10+ years	
	Chemical Feed System	Boiler Room	1	EA	6	10+ years	
	Chemical Feeder	Boiler Room	1	EA	6	10+ years	
	Combustion Dampers	Boiler Room	2	EA	6	10+ years	
	Condensate Pump	Boiler Room	1	EA	6	6-10 years	
	Feed Water Pumps and Tank	Boiler Room	1	EA	6	10+ years	
	Non Condensing- Fire Tube- Scotch Marine- Steam- Low Pressure Boiler - 76 - 100 HP	Boiler Room	1	EA	5	10+ years	B-1
	Non Condensing- Fire Tube- Scotch Marine- Steam- Low Pressure Boiler - 76 - 100 HP	Boiler Room	1	EA	5	10+ years	B-2
	Piping - Condensate Pipe- Steel	Boiler Room	1,000	LF	5	10+ years	
	Piping - Steam Pipe- Steel	Boiler Room	1,000	LF	5	10+ years	Missing steam piping insulation in boiler room.
	Steam Traps	Boiler Room	5	EA	7	10+ years	Quantity, Rank, Reason and Priority Rep changed to match current observations and per review with Building Engineer. Steam traps were replaced in 2023.
Gas Booster							
	Gas Booster	Boiler Room	2	EA	5	6-10 years	
Heating Devices							
	Fin Tube - Electric	1st Floor	8	LF	5	6-10 years	
	Wall Heater - Electric	Basement	3	EA	5	6-10 years	Location changed for clarification. Quantity changed to match current observations.
	Radiators - Steam	Entire Building	3	EA	5	6-10 years	
Temperature Control							
	Electric Thermostat	Entire Building	1	EA	6	6-10 years	Controls the Electrical Room exhaust fan.
	Pneumatic System	Entire Building	33,794	SF	5	1-2 years	System is largely inoperative and most of the school requires manual temperature control by the Building Engineer.

Category : Mechanical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Thermostats - Pneumatic	Entire Building	17	EA	5	1-2 years	System is largely inoperative and most of the school requires manual temperature control by the Building Engineer.

Ventilation

	Exhaust Fans- Indoor - 500 - 1500 CFM	Entire Building	1	EA	6	10+ years	
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Category : Plumbing
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Hot Water						
	Gas Heater - 150000 - 300000 BTU/HR	Boiler Room	1	EA	4	2-5 years	Serves Main and Addition. Unit is operational and is free of leaks and undue corrosion or deterioration, but is 25 years old. Rank and Priority Rep adjusted as the water heater has exceeded its EUL.

Piping

	Domestic Piping-Hot Water Return Lines	Entire Building	33,794	SF	6	10+ years	Domestic water is piped in from Addition.
	Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	33,794	SF	6	10+ years	Domestic water is piped in from Addition.
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	33,794	SF	6	10+ years	Domestic water is piped in from Addition.
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building	33,794	SF	6	10+ years	Domestic water is piped in from Addition.
	Sanitary Piping	Entire Building	33,794	SF	6	10+ years	
	Storm Piping	Entire Building	33,794	SF	6	10+ years	
	Vent Piping	Entire Building	33,794	SF	6	6-10 years	

Pumps

	Pumps - Domestic Booster Pump-Simplex	Boiler Room	1	EA	5	6-10 years	Serves Main and Addition. Operational and free of leaks at the time of assessment. No CPS Asset Tag present.
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Category : Room
Building : Main

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

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Ceiling - Plaster/Drywall	Gym Office - 3rd floor	131	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Gym Office - 3rd floor	1	EA	6	10+ years	
	Floor - Wood	Gym Office - 3rd floor	131	SF	6	10+ years	
	Lighting - Pendent/Surface	Gym Office - 3rd floor	1	EA	7	6-10 years	
	Power Distribution	Gym Office - 3rd floor	2	EA	7	10+ years	
	Walls - Plaster/Drywall	Gym Office - 3rd floor	225	SF	6	10+ years	
	Ceiling - Plaster/Drywall	Office 302- previous Wardrobe Room in Classroom 301	300	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Office 302- previous Wardrobe Room in Classroom 301	2	EA	7	10+ years	
	Floor - Tile/Sheet	Office 302- previous Wardrobe Room in Classroom 301	300	SF	7	10+ years	
	Lighting - Pendent/Surface	Office 302- previous Wardrobe Room in Classroom 301	2	EA	7	10+ years	
	Walls - Plaster/Drywall	Office 302- previous Wardrobe Room in Classroom 301	870	SF	7	10+ years	
Gymnasias							
	Ceiling - Plaster/Drywall	3rd Floor	2,332	SF	6	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	4	EA	6	10+ years	
	Floor - Wood	3rd Floor	2,332	SF	6	10+ years	
	Lighting - Metal Halide/Sodium Vapor	3rd Floor	15	EA	7	6-10 years	
	Stage	3rd Floor	396	SF	6	10+ years	
	Stage Curtain	3rd Floor	6	EA	7	10+ years	
	Stage Lighting System	3rd Floor	2	EA	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	4,768	SF	6	10+ years	
	Ceiling - Splined	Boy's Play Room in Basement	868	SF	4	1-2 years	Displaced tiles
	Floor - Sport Flooring	Boy's Play Room in Basement	868	SF	7	10+ years	
	Lighting - Pendent/Surface	Boy's Play Room in Basement	6	EA	7	6-10 years	
	Walls - Masonry	Boy's Play Room in Basement	1,345	SF	6	10+ years	
Kitchen							
	Ceiling - Plaster/Drywall	Basement	291	SF	6	10+ years	
	Floor - Concrete Epoxy/ Painted	Basement	291	SF	7	10+ years	
	Lighting - Pendent/Surface	Basement	2	EA	7	6-10 years	
	Serving Line	Basement	12	LF	6	10+ years	
	Walls - Masonry	Basement	562	SF	6	10+ years	
	Walls - Plaster/Drywall	Basement	100	SF	6	10+ years	
Lunch & Multipurpose Room							
	Ceiling - Splined	Basement	1,936	SF	6	10+ years	
	Floor - Concrete Epoxy/ Painted	Basement	1,936	SF	7	10+ years	
	Lighting - Pendent/Surface	Basement	28	EA	7	6-10 years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Walls - Masonry	Basement	2,034	SF	6	10+ years	
	Walls - Plaster/Drywall	Basement	2,034	SF	6	10+ years	

MDF_IDE

	Doors - Steel Doors incl hw	2nd Floor	2	EA	6	10+ years	
	Finishes	2nd Floor	198	SF	5	10+ years	
	Window AC Unit	2nd Floor	1	EA	5	6-10 years	

Mechanical/ Service Rooms

	Boiler Room	NE corner of basement	979	SF	7	10+ years	
	Coal Room	NE corner of basement	362	SF	7	10+ years	
	Mechanical/ Service Rooms	NE corner of basement	506	SF	5	10+ years	
	Storage Room	NE corner of basement	318	SF	5	10+ years	
	Storage Room	Storeroom next to the gym	192	SF	5	10+ years	

Restroom

	Accessories	Basement north end	253	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Basement north end	253	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Basement north end	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	Basement north end	247	SF	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	Basement north end	6	SF	4	0-1 year	Missing tiles
	Floor Drain	Basement north end	1	EA	7	10+ years	
	Hand Dryer	Basement north end	2	EA	7	10+ years	
	Lavatory	Basement north end	1	EA	6	10+ years	
	Lighting - Pendent/Surface	Basement north end	4	EA	6	6-10 years	
	Partitions	Basement north end	2	EA	7	10+ years	
	Urinals	Basement north end	5	EA	6	10+ years	
	Walls - Plaster/Drywall	Basement north end	224	SF	6	10+ years	
	Walls - Tile Ceramic/ Porcelain	Basement north end	448	SF	6	10+ years	
	Water Closet	Basement north end	2	EA	6	10+ years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Classroom #001 (Kindergarten)</u>							
	AC Units	Basement	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	Basement	688	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Basement	1	EA	7	2-5 years	
	Floor - Tile	Basement	688	SF	6	10+ years	
	Lighting - Pendent/Surface	Basement	12	EA	6	6-10 years	
	Marker Board	Basement	10	LF	6	10+ years	
	Storage/ Closet	Basement	100	SF	7	10+ years	
	Walls - Plaster/Drywall	Basement	688	SF	6	10+ years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Work Sink	Basement	1	EA	7	6-10 years	
Classroom #101 (Kindergarten)							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	900	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	900	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	14	EA	7	6-10 years	
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Storage/ Closet	1st Floor	198	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,486	SF	6	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	
Classroom #102 (Regular Classroom)							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	900	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	900	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	14	EA	7	6-10 years	
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Storage/ Closet	1st Floor	198	SF	7	6-10 years	
	Walls - Plaster/Drywall	1st Floor	1,486	SF	6	10+ years	
Classroom #103 (Kindergarten)							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	900	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	900	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	14	EA	7	6-10 years	
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Storage/ Closet	1st Floor	198	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,486	SF	6	10+ years	
Classroom #104 (Kindergarten)							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	900	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	900	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	14	EA	7	6-10 years	
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Storage/ Closet	1st Floor	198	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,486	SF	6	10+ years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Classroom #201 (Regular Classroom)</u>							
	AC Units	2nd Floor	1	EA	5	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	50	SF	6	1-2 years	Peeling paint
	Ceiling - Plaster/Drywall	2nd Floor	850	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Tile	2nd Floor	900	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	7	6-10 years	
	Marker Board	2nd Floor	20	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	198	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,486	SF	6	10+ years	
<u>Classroom #202 (Regular Classroom)</u>							
	AC Units	2nd Floor	1	EA	5	6-10 years	
	Ceiling - Lay-in	2nd Floor	1,800	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	7	10+ years	
	Floor - Tile	2nd Floor	1,800	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	7	6-10 years	
	Marker Board	2nd Floor	24	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	198	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	2,512	SF	6	10+ years	
<u>Classroom #203 (Regular Classroom)</u>							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Ceiling - Lay-in	2nd Floor	875	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Tile	2nd Floor	875	SF	7	6-10 years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	7	6-10 years	
	Marker Board	2nd Floor	24	LF	6	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	1,650	SF	6	10+ years	
<u>Classroom #204 (Regular Classroom)</u>							
	AC Units	2nd Floor	1	EA	5	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	900	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Tile	2nd Floor	900	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	7	6-10 years	
	Marker Board	2nd Floor	20	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	177	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,486	SF	6	10+ years	
<u>Classroom #301 (Regular Classroom)</u>							
	AC Units	3rd Floor	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	3rd Floor	900	SF	6	10+ years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Tile	3rd Floor	900	SF	6	10+ years	
	Lighting - Pendent/Surface	3rd Floor	14	EA	7	6-10 years	
	Marker Board	3rd Floor	20	LF	7	6-10 years	
	Storage/ Closet	3rd Floor	198	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	1,486	SF	6	10+ years	

Classroom #304 (Regular Classroom)

	AC Units	3rd Floor	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	3rd Floor	900	SF	6	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	5	10+ years	
	Floor - Tile	3rd Floor	900	SF	6	10+ years	
	Lighting - Pendent/Surface	3rd Floor	14	EA	7	6-10 years	
	Marker Board	3rd Floor	20	LF	7	6-10 years	
	Storage/ Closet	3rd Floor	177	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	1,486	SF	6	10+ years	

Category : Interior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Corridor</u>							
	Ceiling - Plaster/Drywall	1st Floor	1,706	SF	6	10+ years	
	Drinking Fountains - Double Fountain	1st Floor	3	EA	7	6-10 years	
	Floor - Tile/Sheet	1st Floor	1,706	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	16	EA	7	6-10 years	
	Walls - Plaster/Drywall	1st Floor	2,922	SF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	1,706	SF	6	10+ years	
	Drinking Fountains - Double Fountain	2nd Floor	2	EA	7	10+ years	
	Floor - Tile/Sheet	2nd Floor	1,706	SF	5	10+ years	
	Lighting - Pendent/Surface	2nd Floor	16	EA	6	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	2,922	SF	6	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	713	SF	6	10+ years	
	Floor - Tile/Sheet	3rd Floor	713	SF	7	10+ years	
	Lighting - Pendent/Surface	3rd Floor	5	EA	6	6-10 years	
	Walls - Plaster/Drywall	3rd Floor	1,682	SF	6	10+ years	
	Ceiling - Exposed	Basement	2,037	SF	6	10+ years	
	Doors - Wood Doors include hw	Basement	4	EA	6	10+ years	
	Floor - Concrete Epoxy/ Painted	Basement	2,037	SF	7	10+ years	
	Lighting - Pendent/Surface	Basement	8	EA	6	6-10 years	
	Stairs - Concrete Stairs	Basement	30	LF	6	10+ years	
	Walls - Masonry	Basement	1,144	SF	6	10+ years	

Stairs

Category : Interior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Ceiling - Plaster/Drywall	North	595	SF	6	10+ years	
	Floor - Tile	North	312	SF	6	10+ years	
	Handrails	North	204	LF	7	10+ years	
	Lighting - Pendent/Surface	North	7	EA	7	6-10 years	
	Stairs - Terrazzo	North	90	LF	6	10+ years	
	Walls - Plaster/Drywall	North	3,492	SF	6	10+ years	
	Ceiling - Plaster/Drywall	South	595	SF	6	10+ years	
	Floor - Tile	South	312	SF	6	10+ years	
	Handrails	South	204	LF	7	10+ years	
	Lighting - Pendent/Surface	South	7	EA	6	6-10 years	
	Stairs - Terrazzo	South	90	LF	6	10+ years	
	Walls - Plaster/Drywall	South	3,492	SF	6	10+ years	

Category : Exterior
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Cell Equipment							
	Cell Equipment - Antenna	N/A	9	EA	7	10+ years	
	Cell Equipment - Cabinets	N/A	7	EA	7	10+ years	
	Cell Equipment - Generator	N/A	1	EA	7	10+ years	
Entrance							
	Exterior Doors - Exterior Steel Door	#2 - E	2	EA	6	6-10 years	Repaired
	Exterior Doors - Exterior Steel Door	Fire escape Doors East	3	EA	6	6-10 years	Functioning normally, surface rust
Fire Escape							
	Exterior Doors - Exterior Steel Door	Southeast	3	EA	6	6-10 years	
	Fire Escape	Southeast	282	LF	6	6-10 years	Re-rated based on new system
	Paints	Southeast	282	LF	5	1-2 years	Missing paint, corrosion
Foundation							
	Foundation - Concrete	Entire Building	204	LF	7	10+ years	
	Superstructure - Concrete	Entire Building	15,869	SF	7	10+ years	
Lighting							
	Exterior Lighting - Wall Mounted	Entire Building	5	EA	7	10+ years	
	Exterior Lighting - Wall Mounted	Entire Building	3	EA	5	2-5 years	
Roof System							
	Coping - Stone	Low E roof	84	LF	7	10+ years	
	Downspouts - Interior Downspouts	Low E roof	28	LF	7	10+ years	Repaired
	Parapet - 16" - 30" Height	Low E roof	84	LF	7	10+ years	
	Roof - Modified Bitumen	Low E roof	793	SF	7	10+ years	
	Roof Structure - Steel with Clay Tile Arch	Low E roof	793	SF	7	10+ years	
	Coping - Stone	Low N roof	43	LF	7	10+ years	
	Downspouts - Interior Downspouts	Low N roof	28	LF	7	10+ years	
	Parapet - 16" - 30" Height	Low N roof	43	LF	7	10+ years	
	Roof - Modified Bitumen	Low N roof	470	SF	7	10+ years	No roof access
	Roof Structure - Steel with Clay Tile Arch	Low N roof	470	SF	7	10+ years	
	Access Ladder - Metal	Main Roof	1	EA	7	6-10 years	
	Access Ladder - Metal	Main Roof	1	EA	5	2-5 years	Insufficient clearance between ladder and roof opening. Not previously assessed
	Coping - Terra Cotta	Main Roof	216	LF	6	10+ years	
	Downspouts - Interior Downspouts	Main Roof	120	LF	6	6-10 years	
	Parapet - Parapet > 30"	Main Roof	216	LF	7	10+ years	
	Roof - Modified Bitumen	Main Roof	3,534	SF	7	10+ years	

Category : Exterior
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Roof Hatch - Metal	Main Roof	1	EA	7	10+ years	
	Roof Structure - Steel with Clay Tile Arch	Main Roof	3,534	SF	7	10+ years	

Walls

Cornice - Masonry Projecting Limestone	Entire Building	83	LF	6	10+ years	
Cornice - Metal Projecting	Entire Building	83	LF	6	10+ years	
Exterior Walls - Brick	Entire Building	12,578	SF	7	10+ years	
Exterior Walls - Stone-Cast	Entire Building	424	SF	7	10+ years	
Exterior Walls - Stone-Cut	Entire Building	848	SF	7	10+ years	

Windows

Guard - Guards wire guard	Entire Building	435	SF	6	6-10 years	
Lintels - Steel	Entire Building	224	LF	6	10+ years	
Lintels - Stone	Entire Building	16	LF	6	10+ years	
Windows - Sash Aluminum	Entire Building	70	SF	7	6-10 years	Steel
Windows - Sash Aluminum Double-pane	Entire Building	1,615	SF	6	6-10 years	

Category : Electrical
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Emergency System</u>							
	Emergency Battery Packs - Corridors and Stairs	Entire Building	7	EA	6	6-10 years	
	Emergency A/C Power - Corridors and Stairs	Entire Building	1,489	SF	6	10+ years	
	Security System - Intrusion Detection	Entire Building	15,869	SF	6	6-10 years	
	Exit Signs - Corridors and Stairs	Entire Building	4	EA	6	6-10 years	Quantity changed as total has been divided/aggregated.
	Exit Signs - Corridors and Stairs	Entire Building	1	EA	4	0-1 year	Exit Sign is functional but damaged.

Main Service

PA System	Entire Building	15,869	SF	5	6-10 years	Served by Main.
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Power Distribution

Lighting and Power Panels - Above 100 A	Entire Building	1	EA	6	10+ years	Quantity changed as total has been divided/aggregated.
Lighting and Power Panels - Above 100 A	Entire Building	1	EA	6	6-10 years	Misdocumented as a Main Distribution Panel in previous assessment.

Category : Fire Protection
Building : Addition

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

Fire Alarm Panel	Entire Building	1	EA	6	10+ years
Fire Alarm Strobe Lights	Entire Building	15,869	SF	6	10+ years
Fire Alarm_System	Entire Building	15,869	SF	5	10+ years

Sprinkler System

Sprinkler Heads	Entire Building	5,290	SF	7	6-10 years
Sprinkler Piping	Entire Building	5,289	SF	6	6-10 years

Category : Mechanical
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Air Handling Systems							
	Air Handling Unit- Built Up-Multi Zone- Steam Coils - 25001 - 35000 cfm	Basement	1	EA	5	10+ years	Serves Addition and Main.
	Air Intake	Basement	2	EA	6	10+ years	Location changed for clarification. Equipment is well- maintained and fully operational. Rank, Reason and Priority Rep adjusted based on current observations and per detailed review with Building Engineer.
	Auxiliaries - 25001 - 35000 cfm	Basement	1	EA	6	6-10 years	
	Return Duct Work - Masonry and Ducts- Missing or Existing Shaft	Basement	60	LF	6	10+ years	
	Zone Dampers	Basement	32	EA	5	6-10 years	Seven zone dampers serve Addition and 25 zone dampers serve Main, operated manually in the absence of a functional temperature control system. Reason and Priority Rep adjusted to reflect that the dampers are in a condition such that they are able to be adjusted despite having no mechanical actuators.
Heating Devices							
	Unit Heater - Steam	Basement	1	EA	2	0-1 year	Based on current observations and per review with Building Engineer, unit is nonfunctional.
	Radiators - Steam	Entire Building	6	EA	5	6-10 years	Quantity changed based on current observations.
	Wall Heater - Electric	Entire Building	8	EA	5	2-5 years	
Temperature Control							
	Electric Thermostat	Entire Building	1	EA	6	10+ years	Controls the ceiling mounted fan coil unit in Main that serves Rooms 007, 008, 009 and 010.

Category : Mechanical
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Pneumatic System	Entire Building	15,869	SF	5	1-2 years	Served by Main. System is largely inoperative and most of the school requires manual temperature control by the Building Engineer.
	Thermostats - Pneumatic	Entire Building	15	EA	5	1-2 years	System is largely inoperative and most of the school requires manual temperature control by the Building Engineer. Reason and Priority Rep adjusted based on current observations and detailed review with the Building Engineer.

Ventilation

Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	Roof	1	EA	6	10+ years
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Category : Plumbing
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Piping</u>							
	Domestic Piping-Hot Water Return Lines	Entire Building	15,869	SF	6	10+ years	
	Domestic Piping-Hot Water Return Risers	Entire Building	15,869	SF	6	10+ years	
	Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	15,869	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	15,869	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (Risers)	Entire Building	15,869	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building	15,869	SF	6	10+ years	
	Sanitary Piping	Entire Building	15,869	SF	6	10+ years	
	Storm Piping	Entire Building	15,869	SF	6	10+ years	
	Vent Piping	Entire Building	15,869	SF	6	6-10 years	

Category : Room
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Administrative Suites/Offices</u>							
	AC Unit	1st flr Main Office Suite	2	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	1st flr Main Office Suite	1,060	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st flr Main Office Suite	6	EA	6	10+ years	
	Floor - Carpet	1st flr Main Office Suite	1,060	SF	6	6-10 years	
	Lighting - Pendent/Surface	1st flr Main Office Suite	16	EA	7	6-10 years	

Category : Room
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Power Distribution	1st flr Main Office Suite	24	EA	6	10+ years	
	Storage/ Closet	1st flr Main Office Suite	70	SF	7	10+ years	
	Walls - Plaster/Drywall	1st flr Main Office Suite	2,754	SF	6	10+ years	
	Ceiling - Exposed	Basement NE corner, engineer's office	133	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Basement NE corner, engineer's office	1	EA	6	10+ years	
	Floor - Tile/Sheet	Basement NE corner, engineer's office	133	SF	7	10+ years	
	Lighting - Pendent/Surface	Basement NE corner, engineer's office	1	EA	6	6-10 years	
	Power Distribution	Basement NE corner, engineer's office	6	EA	6	10+ years	
	Storage/ Closet	Basement NE corner, engineer's office	22	SF	7	10+ years	
	Walls - Plaster/Drywall	Basement NE corner, engineer's office	560	SF	6	10+ years	
	Work Slnk	Basement NE corner, engineer's office	1	EA	7	10+ years	
	Ceiling - Exposed	Basement Teacher's Lounge	825	SF	6	6-10 years	
	Doors - Wood Doors inclu hw	Basement Teacher's Lounge	1	EA	5	6-10 years	
	Floor - Concrete Epoxy/ Painted	Basement Teacher's Lounge	825	SF	7	10+ years	
	Lighting - Pendent/Surface	Basement Teacher's Lounge	4	EA	7	6-10 years	
	Power Distribution	Basement Teacher's Lounge	4	EA	7	10+ years	
	Walls - Masonry	Basement Teacher's Lounge	1,160	SF	6	6-10 years	
	Work Slnk	Basement Teacher's Lounge	1	EA	7	10+ years	

Mechanical/ Service Rooms

Janitor's Closet	1st Floor	71	SF	5	10+ years
Janitor's Closet	2nd Floor	71	SF	5	10+ years
Janitor's Closet	3rd Floor	71	SF	7	10+ years
Air Intake Plenums	Basement	847	SF	5	10+ years
Mechanical/ Service Rooms	Basement	476	SF	5	10+ years
Storage Room	Basement	699	SF	5	10+ years

Restroom

Accessories	1st Floor	273	SF	7	6-10 years
Ceiling - Plaster/Drywall	1st Floor	273	SF	6	10+ years
Floor - Tile Ceramic/ Porcelain	1st Floor	273	SF	6	10+ years
Floor Drain	1st Floor	1	EA	7	10+ years
Hand Dryer	1st Floor	2	EA	7	6-10 years
Lavatory	1st Floor	2	EA	7	10+ years
Lighting - Pendent/Surface	1st Floor	3	EA	7	6-10 years
Partitions	1st Floor	6	EA	7	10+ years

Category : Room
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Walls - Plaster/Drywall	1st Floor	441	SF	6	10+ years	
	Water Closet	1st Floor	6	EA	6	10+ years	
	Accessories	1st flr inside principal's office	35	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st flr inside principal's office	35	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st flr inside principal's office	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st flr inside principal's office	35	SF	6	10+ years	
	Lavatory	1st flr inside principal's office	1	EA	6	10+ years	
	Lighting - Pendent/Surface	1st flr inside principal's office	1	EA	7	6-10 years	
	Walls - Plaster/Drywall	1st flr inside principal's office	220	SF	6	10+ years	
	Water Closet	1st flr inside principal's office	1	EA	6	10+ years	
	Accessories	2nd Floor	273	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	273	SF	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	2nd Floor	268	SF	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	2nd Floor	5	SF	4	0-1 year	Broken/ missing tiles
	Floor Drain	2nd Floor	1	EA	7	10+ years	
	Hand Dryer	2nd Floor	2	EA	7	6-10 years	
	Lavatory	2nd Floor	2	EA	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	3	EA	7	10+ years	
	Partitions	2nd Floor	4	EA	7	10+ years	
	Urinals	2nd Floor	3	EA	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	442	SF	6	10+ years	
	Water Closet	2nd Floor	4	EA	7	10+ years	
	Accessories	2nd Floor	42	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	42	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	2nd Floor	42	SF	6	10+ years	
	Lavatory	2nd Floor	1	EA	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	1	EA	7	6-10 years	
	Partitions	2nd Floor	1	EA	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	194	SF	6	10+ years	
	Water Closet	2nd Floor	1	EA	7	10+ years	
	Accessories	3rd Floor	273	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	3rd Floor	273	SF	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	3rd Floor	273	SF	6	10+ years	
	Floor Drain	3rd Floor	1	EA	7	10+ years	
	Hand Dryer	3rd Floor	2	EA	7	6-10 years	
	Lavatory	3rd Floor	2	EA	6	10+ years	
	Lighting - Pendent/Surface	3rd Floor	3	EA	7	6-10 years	
	Partitions	3rd Floor	7	EA	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	441	SF	6	10+ years	
	Water Closet	3rd Floor	7	EA	6	10+ years	
	Accessories	Basement NE Corner Office 005E	48	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Basement NE Corner Office 005E	48	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Basement NE Corner Office 005E	1	EA	7	10+ years	

Category : Room
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Floor - Tile	Basement NE Corner Office 005E	48	SF	6	10+ years	
	Lavatory	Basement NE Corner Office 005E	1	EA	7	10+ years	
	Lighting - Pendent/Surface	Basement NE Corner Office 005E	1	EA	7	10+ years	
	Walls - Plaster/Drywall	Basement NE Corner Office 005E	308	SF	7	10+ years	
	Accessories	Basement inside Office 105E	22	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Basement inside Office 105E	22	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Basement inside Office 105E	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	Basement inside Office 105E	22	SF	6	10+ years	
	Lighting - Pendent/Surface	Basement inside Office 105E	1	EA	6	6-10 years	
	Walls - Plaster/Drywall	Basement inside Office 105E	170	SF	7	10+ years	
	Water Closet	Basement inside Office 105E	1	EA	6	10+ years	
	Accessories	In Classroom 005	22	SF	7	6-10 years	
	Ceiling - Exposed	In Classroom 005	22	SF	6	10+ years	
	Doors - Wood Doors inclu hw	In Classroom 005	1	EA	6	10+ years	
	Floor - Tile	In Classroom 005	22	SF	6	6-10 years	
	Lighting - Pendent/Surface	In Classroom 005	1	EA	6	6-10 years	
	Walls - Masonry	In Classroom 005	44	SF	6	10+ years	
	Water Closet	In Classroom 005	1	EA	6	10+ years	
	Accessories	Restroom inside 101	5	SF	7	10+ years	
	Ceiling - Plaster/Drywall	Restroom inside 101	19	SF	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	Restroom inside 101	19	SF	6	10+ years	
	Lighting - Pendent/Surface	Restroom inside 101	1	EA	6	6-10 years	
	Walls - Plaster/Drywall	Restroom inside 101	160	SF	6	10+ years	
	Water Closet	Restroom inside 101	1	EA	6	10+ years	
	Accessories	Unisex Room, 3rd Floor	42	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Unisex Room, 3rd Floor	42	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Unisex Room, 3rd Floor	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	Unisex Room, 3rd Floor	42	SF	6	10+ years	
	Lavatory	Unisex Room, 3rd Floor	1	EA	6	10+ years	
	Lighting - Pendent/Surface	Unisex Room, 3rd Floor	1	EA	7	6-10 years	
	Partitions	Unisex Room, 3rd Floor	1	EA	7	10+ years	
	Walls - Plaster/Drywall	Unisex Room, 3rd Floor	194	SF	6	10+ years	
	Water Closet	Unisex Room, 3rd Floor	1	EA	6	10+ years	
	Accessories	Women's Room, 1st Floor	42	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Women's Room, 1st Floor	42	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Women's Room, 1st Floor	1	EA	6	10+ years	
	Floor - Tile Ceramic/ Porcelain	Women's Room, 1st Floor	42	SF	6	10+ years	
	Lavatory	Women's Room, 1st Floor	1	EA	6	10+ years	
	Lighting - Pendent/Surface	Women's Room, 1st Floor	1	EA	7	6-10 years	
	Partitions	Women's Room, 1st Floor	1	EA	7	10+ years	
	Walls - Plaster/Drywall	Women's Room, 1st Floor	194	SF	6	10+ years	
	Water Closet	Women's Room, 1st Floor	1	EA	6	10+ years	

Category : Classroom
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Classroom #005 (Multi Purpose Room)							
	Ceiling - Exposed	Basement	345	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Basement	1	EA	7	10+ years	
	Floor - Tile	Basement	345	SF	6	10+ years	
	Lighting - Pendent/Surface	Basement	1	EA	7	10+ years	
	Marker Board	Basement	8	LF	7	6-10 years	
	Storage/ Closet	Basement	24	SF	7	10+ years	
	Walls - Plaster/Drywall	Basement	814	SF	6	10+ years	
	Work Sink	Basement	1	EA	7	6-10 years	
Classroom #007 (Multi Purpose Room)							
	AC Units	Basement	1	EA	7	2-5 years	
	Ceiling - Exposed	Basement	200	SF	7	6-10 years	
	Doors - Wood Doors inclu hw	Basement	1	EA	7	6-10 years	
	Floor - Concrete	Basement	200	SF	7	6-10 years	
	Lighting - Pendent/Surface	Basement	2	EA	7	6-10 years	
	Marker Board	Basement	24	LF	7	6-10 years	
	Walls - Masonry	Basement	200	SF	7	10+ years	
	Walls - Plaster/Drywall	Basement	200	SF	7	6-10 years	
Classroom #008 (Special Program)							
	Ceiling - Plaster/Drywall	Basement	200	SF	7	6-10 years	
	Doors - Wood Doors inclu hw	Basement	1	EA	7	6-10 years	
	Floor - Tile/Sheet	Basement	200	SF	7	6-10 years	
	Lighting - Pendent/Surface	Basement	3	EA	7	10+ years	
	Marker Board	Basement	6	LF	7	6-10 years	
	Walls - Masonry	Basement	80	SF	7	10+ years	
	Walls - Metal Panel	Basement	200	SF	7	6-10 years	
	Walls - Plaster/Drywall	Basement	120	SF	7	10+ years	
Classroom #009 (Special Program)							
	Ceiling - Plaster/Drywall	Basement	300	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Basement	1	EA	7	6-10 years	
	Floor - Tile/Sheet	Basement	300	SF	7	6-10 years	
	Lighting - Pendent/Surface	Basement	3	EA	7	6-10 years	
	Walls - Masonry	Basement	120	SF	7	10+ years	
	Walls - Metal Panel	Basement	440	SF	7	6-10 years	
Classroom #010 (Special Program)							
	AC Units	Basement	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	Basement	200	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Basement	1	EA	7	6-10 years	
	Floor - Tile/Sheet	Basement	200	SF	7	6-10 years	

Category : Classroom
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Lighting - Pendent/Surface	Basement	2	EA	7	6-10 years	
	Walls - Masonry	Basement	240	SF	7	10+ years	
	Walls - Metal Panel	Basement	49	SF	7	6-10 years	
Classroom #106 (Regular Classroom)							
	AC Units	1st Floor	2	EA	7	6-10 years	
	Casework	1st Floor	8	LF	6	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	816	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	6	10+ years	
	Floor - Tile	1st Floor	816	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	12	EA	7	6-10 years	
	Marker Board	1st Floor	16	LF	6	6-10 years	
	Walls - Plaster/Drywall	1st Floor	1,300	SF	6	10+ years	
Classroom #107 (Regular Classroom)							
	AC Units	1st Floor	2	EA	7	6-10 years	
	Casework	1st Floor	8	LF	6	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	816	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	816	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	12	EA	7	6-10 years	
	Marker Board	1st Floor	16	LF	6	6-10 years	
	Walls - Plaster/Drywall	1st Floor	1,300	SF	6	10+ years	
Classroom #205 (Regular Classroom)							
	AC Units	2nd Floor	2	EA	5	6-10 years	
	Casework	2nd Floor	8	LF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	816	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	6	10+ years	
	Floor - Tile	2nd Floor	816	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	12	EA	7	6-10 years	
	Marker Board	2nd Floor	16	LF	6	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	1,300	SF	6	10+ years	
Classroom #206 (Regular Classroom)							
	AC Units	2nd Floor	2	EA	7	6-10 years	
	Casework	2nd Floor	8	LF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	816	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	6	10+ years	
	Floor - Tile	2nd Floor	816	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	12	EA	7	6-10 years	
	Marker Board	2nd Floor	16	LF	6	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	1,300	SF	6	10+ years	

Category : Classroom
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Work Sink	2nd Floor	1	EA	7	6-10 years	
Classroom #207 (Regular Classroom)							
	AC Units	2nd Floor	2	EA	5	6-10 years	
	Casework	2nd Floor	8	LF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	716	SF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	100	SF	6	1-2 years	Peeling paint
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Tile	2nd Floor	816	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	12	EA	7	6-10 years	
	Marker Board	2nd Floor	16	LF	6	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	1,298	SF	6	10+ years	
	Walls - Plaster/Drywall	2nd Floor	2	SF	6	1-2 years	Hole in wall
Classroom #305 (Regular Classroom)							
	AC Units	3rd Floor	2	EA	7	6-10 years	
	Casework	3rd Floor	8	LF	6	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	816	SF	6	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	2	EA	6	10+ years	
	Floor - Tile	3rd Floor	816	SF	6	10+ years	
	Lighting - Pendent/Surface	3rd Floor	12	EA	7	6-10 years	
	Marker Board	3rd Floor	16	LF	6	6-10 years	
	Walls - Plaster/Drywall	3rd Floor	1,300	SF	6	10+ years	
Classroom #306 (Regular Classroom)							
	AC Units	3rd Floor	2	EA	7	6-10 years	
	Casework	3rd Floor	8	LF	6	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	816	SF	6	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	2	EA	6	10+ years	
	Floor - Tile	3rd Floor	816	SF	6	10+ years	
	Lighting - Pendent/Surface	3rd Floor	12	EA	7	6-10 years	
	Marker Board	3rd Floor	16	LF	6	6-10 years	
	Walls - Plaster/Drywall	3rd Floor	1,300	SF	6	10+ years	
Classroom #307 (Regular Classroom)							
	AC Units	3rd Floor	2	EA	7	6-10 years	
	Casework	3rd Floor	8	LF	6	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	816	SF	6	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Tile	3rd Floor	816	SF	6	10+ years	
	Lighting - Pendent/Surface	3rd Floor	12	EA	6	6-10 years	
	Marker Board	3rd Floor	22	LF	6	6-10 years	
	Walls - Plaster/Drywall	3rd Floor	1,300	SF	6	10+ years	

Category : Classroom
Building : Addition

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

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

	Ceiling - Plaster/Drywall	1st Floor	369	SF	6	10+ years	
	Doors - Wood Doors include hw	1st Floor	2	EA	6	10+ years	
	Drinking Fountains - Single Fountain	1st Floor	1	EA	7	10+ years	
	Floor - Tile/Sheet	1st Floor	369	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	3	EA	7	6-10 years	
	Walls - Plaster/Drywall	1st Floor	1,200	SF	6	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	369	SF	6	10+ years	
	Doors - Wood Doors include hw	2nd Floor	2	EA	6	10+ years	
	Drinking Fountains - Single Fountain	2nd Floor	1	EA	7	10+ years	
	Floor - Tile/Sheet	2nd Floor	369	SF	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	3	EA	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	1,200	SF	6	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor	369	SF	6	10+ years	
	Doors - Wood Doors include hw	3rd Floor	2	EA	6	10+ years	
	Drinking Fountains - Single Fountain	3rd Floor	1	EA	7	10+ years	
	Floor - Tile/Sheet	3rd Floor	369	SF	7	10+ years	
	Lighting - Pendent/Surface	3rd Floor	3	EA	7	6-10 years	
	Walls - Plaster/Drywall	3rd Floor	1,200	SF	6	10+ years	
	Ceiling - Exposed	Basement	382	SF	6	10+ years	
	Doors - Steel Doors incl hw	Basement	2	EA	6	10+ years	
	Floor - Concrete Epoxy/ Painted	Basement	387	SF	7	10+ years	
	Lighting - Pendent/Surface	Basement	5	EA	7	6-10 years	
	Stairs - Concrete Stairs	Basement	24	LF	6	10+ years	
	Walls - Masonry	Basement	1,161	SF	6	10+ years	

Category : Site
Building : Site

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Athletic							
	Surface - Synthetic	East	15,200	SF	7	10+ years	
Civil/Drainage							
	Civil/ Drainage - Catch Basin	Entire Site	2	EA	6	6-10 years	
	Civil/ Drainage - Site Manhole	Entire Site	4	EA	6	6-10 years	
Fencing							
	Fencing - Chain Link	Entire Site	77	LF	6	6-10 years	
	Fencing - New Standard Ornamental	Entire Site	558	LF	6	10+ years	
	Fencing - New Standard Ornamental	Entire Site	8	LF	5	1-2 years	Dented
Landscape							
	Benches	Entire Site	3	EA	6	6-10 years	
	Landscape - Mulch	Entire Site	300	SF	7	2-5 years	
	Parkway trees	Entire Site	9	EA	6	10+ years	
	Parkway trees	Entire Site	1	EA	4	0-1 year	Missing
	Planting Beds/ Area	Entire Site	383	SF	6	10+ years	
	Play Area - Hardscape- Asphalt	Entire Site	1,786	SF	4	0-1 year	Worn, uneven surface
Parking Lot							
	Surface - Asphalt	Parking Lot- East	11,260	SF	6	6-10 years	Recalculated and recombined quantities. Rating based on current observations
	Trash Enclosure - Chain Links	Parking Lot- East	56	SF	7	6-10 years	
Playground							
	Equipment - Combo 3-12	North	1	EA	6	6-10 years	
	Surface - Poured Surface	North	2,678	SF	6	6-10 years	
Sidewalks							
	Sidewalks - Internal Walks	Entire Site	70	LF	6	10+ years	
	Sidewalks - Perimeter Sidewalks	Entire Site	9,841	SF	6	10+ years	
Signage							
	Flag Pole - Flag Pole	Site East, South East and Entrance 1 & 2	1	EA	7	10+ years	
	Marquee - Free Standing Back Lighted	Site East, South East and Entrance 1 & 2	1	EA	6	6-10 years	
	Monument - Building Mounted Cut Letter	Site East, South East and Entrance	2	EA	6	10+ years	

Category : Site
Building : Site

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Sign	1 & 2					

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	101	101	900	85	9	Y	N
Kindergarten	Kindergarten	Basement	001	001	688	120	20	N	N
Kindergarten	Regular Classroom	1st Floor	103	103	900	85	9	Y	N
Kindergarten	Regular Classroom	1st Floor	104	104	900	121	15	Y	N
Regular Classroom	Regular Classroom	1st Floor	102	102	900	85	9	Y	N
Regular Classroom	Regular Classroom	2nd Floor	201	201	900	85	9	Y	N
Regular Classroom	Regular Classroom	2nd Floor	202	202	1,800	136	6	N	N
Regular Classroom	Regular Classroom	2nd Floor	203	202,203	875	150	75		
Regular Classroom	Regular Classroom	2nd Floor	204	204	900	121	15	Y	N
Regular Classroom	Regular Classroom	3rd Floor	301	301	900	85	9	Y	N
Regular Classroom	Regular Classroom	3rd Floor	304	304	900	121	15	Y	N

Building : Addition									
Multi Purpose Room	Office	Basement	007	007	200	12	6		
Multi Purpose Room	Regular Classroom	Basement	005	005	345	32	16		
Regular Classroom	Library	2nd Floor	205	205	816	180	90	N	N
Regular Classroom	Regular Classroom	1st Floor	106	106	816	180	90	N	N
Regular Classroom	Regular Classroom	1st Floor	107	107	816	180	90	N	N
Regular Classroom	Regular Classroom	2nd Floor	206	206	816	180	90	N	N
Regular Classroom	Regular Classroom	2nd Floor	207	207	816	180	90	N	N
Regular Classroom	Regular Classroom	3rd Floor	305	305	816	180	90	N	N
Regular Classroom	Regular Classroom	3rd Floor	306	306	816	180	90	N	N
Regular Classroom	Regular Classroom	3rd Floor	307	307	816	180	90	N	N
Special Program	Regular Classroom	Basement	008	008	200	15	7		
Special Program	Regular Classroom	Basement	009	009	300	15	7		
Special Program	Regular Classroom	Basement	010	010	200	0	0		