

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	1972		25,690
Campus Total			25,690

Category : Exterior

Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Entrance							
	Entrance Control - Audio and Video	#1	1	EA	7	6-10 years	
	Exterior Doors - Side lite	#1	8	EA	7	10+ years	
	Exterior Doors - Store Front	#1	2	EA	7	10+ years	
	Exterior Doors - Transom Lite	#1	2	EA	7	10+ years	
	Exterior Stairs - Concrete	#1	100	LF	7	10+ years	
	Power Door Operator and Controls	#1	1	EA	7	10+ years	
	Ramp Handrail - Steel_Ramp Handrail	#1	90	LF	6	10+ years	
	Ramps - Concrete	#1	45	LF	7	10+ years	
	Stair Handrail - Steel_Stair Handrail	#1	40	LF	6	10+ years	
	Entrance Control - Audio and Video	#2	1	EA	7	6-10 years	
	Exterior Doors - Side lite	#2	8	EA	7	10+ years	
	Exterior Doors - Store Front	#2	2	EA	7	10+ years	
	Exterior Doors - Transom Lite	#2	2	EA	7	10+ years	
	Exterior Stairs - Concrete	#2	40	LF	7	10+ years	
	Stair Handrail - Steel_Stair Handrail	#2	16	LF	7	10+ years	
	Entrance Control - Audio and Video	#3	1	EA	7	6-10 years	
	Exterior Doors - Side lite	#3	8	EA	7	10+ years	
	Exterior Doors - Store Front	#3	2	EA	7	10+ years	
	Exterior Doors - Transom Lite	#3	2	EA	7	10+ years	
	Exterior Stairs - Concrete	#3	12	LF	6	6-10 years	
	Ramp Handrail - Steel_Ramp Handrail	#3	70	LF	7	10+ years	
	Ramps - Concrete	#3	35	LF	6	2-5 years	
	Stair Handrail - Steel_Stair Handrail	#3	6	LF	6	10+ years	
	Exterior Doors - Store Front	#4	1	EA	7	10+ years	

Category : Exterior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Exterior Doors - Transom Lite	#4	1	EA	7	10+ years	
	Exterior Doors - Overhead Rolling/ Garage Door	#5	3	EA	6	10+ years	
Foundation							
	Foundation - Concrete	Entire Building	804	LF	7	10+ years	
	Foundation - Concrete	Entire Building	1	LF	5	1-2 years	Cracking
	Superstructure - Metal Deck/ Concrete Topping	Entire Building	25,690	SF	7	10+ years	
Lighting							
	Exterior Lighting - Wall Mounted	Entire Building	26	EA	7	10+ years	
Roof System							
	Access Ladder - Metal	Entire Building	1	EA	7	10+ years	
	Coping - Metal	Entire Building	805	LF	7	10+ years	
	Downspouts - Interior Downspouts	Entire Building	160	LF	6	10+ years	
	Parapet - 16" - 30" Height	Entire Building	805	LF	7	10+ years	
	Roof - Modified Bitumen	Entire Building	25,090	SF	6	10+ years	
	Roof - Modified Bitumen	Entire Building	600	SF	4	1-2 years	Standing water/vegetation growth/cracking
	Roof Hatch - Metal	Entire Building	1	EA	7	10+ years	
	Roof Structure - Steel / Metal Deck/ Concrete Topping	Entire Building	25,690	SF	7	10+ years	
Walls							
	Canopy - Concrete/ Stucco	Entire Building	212	SF	7	10+ years	
	Cheek-Wall - Concrete	Entire Building	24	SF	7	10+ years	
	Exterior Walls - Hardie Board	Entire Building	8,696	SF	7	10+ years	
	Exterior Walls - Hardie Board	Entire Building	2	SF	4	0-1 year	Cracking
	Exterior Walls - Hardie Board	Entire Building	2	SF	4	1-2 years	Cracking
Windows							
	Curtain wall - Louver	Entire Building	420	SF	7	10+ years	
	Windows - Sash Aluminum	Entire Building	2,313	SF	7	10+ years	
	Windows - Sash Aluminum Double-pane	Entire Building	300	SF	7	10+ years	

Category : Electrical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Emergency System							
	Security System - CCTV	1st Floor	25,690	SF	5	6-10 years	Very little coverage throughout the

Category : Electrical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Security System - Intrusion Detection	1st Floor	25,690	SF	7	6-10 years	building
	Exit Signs - Corridors and Stairs	1st Floor	4	EA	7	6-10 years	
	Exit Signs - Multipurpose Room	1st Floor	1	EA	7	6-10 years	
	Automatic Transfer Switch	Electrical Room	1	EA	4	1-2 years	Noisy, humming.
	Emergency A/C Power - Corridors and Stairs	Entire Building	4,900	SF	6	10+ years	
	Emergency A/C Power - Multipurpose Room	Entire Building	1,100	SF	6	10+ years	

Main Service

	Independent Electrical Service for emergency power	1st Floor	1	EA	6	6-10 years	
	PA System	1st Floor	25,690	SF	6	6-10 years	Speakers in place. PA system is not utilized, and is not in operation
	Main Electrical Service - 1600 A 120/208/3PH	Electrical Room	1	EA	6	6-10 years	

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	
	Lighting and Power Panels - Above 100 A	Entire Building	5	EA	6	10+ years	
	Main Distribution Panels - 400 - 600 amp	Entire Building	5	EA	7	10+ years	
	Main Distribution Panels - Less than 400 amp	Entire Building	2	EA	7	10+ years	

Category : Fire Protection
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Fire ALarm Anunciator	1st Floor	1	EA	7	10+ years	
	Fire Alarm Panel	1st Floor	1	EA	7	10+ years	
	Fire Alarm Strobe Lights	1st Floor	25,690	SF	7	10+ years	
	Fire Alarm_System	1st Floor	25,690	SF	7	10+ years	

Category : Mechanical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Air Conditioning						
	Condensing Unit- Roof Mounted - Less than 5 tons	Main Roof	1	EA	6	6-10 years	Serves Room 108
	Condensing Unit- Roof Mounted - Less than 5 tons	Main Roof	1	EA	6	6-10 years	

Category : Mechanical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Air Handling Systems</u>							
	Fan Coil Unit- Celing Mounted - Electric	1st Floor	1	EA	7	10+ years	MDF Room
	Fan Coil Unit- Celing Mounted - Electric	1st Floor	1	EA	7	10+ years	Room 108, in ceiling, underneath tiles. Not previously assessed.
	Air Handling Unit- Package Multi Zone- Indoor- Electric and DX Cooling Coil - 10001-15000 cfm	1st Floor	1	EA	7	10+ years	2020 Install
	Air Intake	1st Floor	1	EA	7	10+ years	
<u>Heating Devices</u>							
	PTAC - Electric Heating and Self Contained Cooling	1st Floor	10	EA	6	6-10 years	Room 124, 122, 120, 118, 115, 113, 110, 107, 103, 101
	Radiator Panels - Electric	1st Floor	14	EA	7	10+ years	Rooms 134, 132, employee break room, not previously assessed.
	Wall Heater - Electric	Entire Building	20	EA	7	10+ years	
<u>Temperature Control</u>							
	Electric Thermostat	Entire Building	20	EA	7	10+ years	Room 124,
<u>Unit Ventilation</u>							
	Unit Ventilators- Floor Mounted- Electric Heating & DX Cooling Coil W/ Self Contained Compressor	Entire Building	14	EA	7	10+ years	
<u>Ventilation</u>							
	Exhaust Fans- Indoor - Less than 500 CFM	Roof	4	EA	6	6-10 years	
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	Roof	15	EA	6	10+ years	
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Roof	1	EA	6	10+ years	

Category : Plumbing
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Hot Water</u>							
	Electric Heater - 20 - 50 KW	Mechanical Room	1	EA	6	6-10 years	
<u>Piping</u>							
	Domestic Piping-Hot Water Return Lines	1st Floor	25,690	SF	7	10+ years	
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	1st Floor	25,690	SF	7	10+ years	

Category : Plumbing
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Sanitary Piping	1st Floor	25,690	SF	7	10+ years	
	Storm Piping	1st Floor	25,690	SF	7	10+ years	
	Vent Piping	1st Floor	25,690	SF	7	10+ years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Administrative Suites/Offices</u>							
	Ceiling - Lay-in	101	200	SF	7	10+ years	
	Doors - Side-lite	101	20	SF	7	10+ years	
	Doors - Steel Doors incl hw	101	1	EA	7	10+ years	
	Floor - Carpet	101	200	SF	7	6-10 years	
	Lighting - Lay-in	101	2	EA	7	10+ years	
	Power Distribution	101	2	EA	7	10+ years	
	Walls - Plaster/Drywall	101	450	SF	6	10+ years	
	Ceiling - Lay-in	102A/102B	842	SF	7	10+ years	
	Ceiling - Lay-in	102A/102B	8	SF	4	0-1 year	Water damage
	Doors - Steel Doors incl hw	102A/102B	2	EA	7	10+ years	
	Floor - Carpet	102A/102B	850	SF	7	6-10 years	
	Lighting - Lay-in	102A/102B	12	EA	7	10+ years	
	Power Distribution	102A/102B	28	EA	7	10+ years	
	Walls - Plaster/Drywall	102A/102B	750	SF	7	10+ years	
	AC Unit	103	1	EA	7	6-10 years	
	Ceiling - Lay-in	103	200	SF	7	10+ years	
	Doors - Side-lite	103	20	SF	7	10+ years	
	Doors - Steel Doors incl hw	103	1	EA	7	10+ years	
	Floor - Carpet	103	200	SF	7	6-10 years	
	Lighting - Lay-in	103	2	EA	7	10+ years	
	Power Distribution	103	6	EA	7	10+ years	
	Walls - Plaster/Drywall	103	450	SF	7	10+ years	
	Ceiling - Lay-in	104A/104B	850	SF	7	10+ years	
	Doors - Steel Doors incl hw	104A/104B	2	EA	7	10+ years	
	Floor - Carpet	104A/104B	850	SF	7	6-10 years	
	Lighting - Lay-in	104A/104B	12	EA	7	10+ years	
	Power Distribution	104A/104B	24	EA	7	10+ years	
	Walls - Plaster/Drywall	104A/104B	750	SF	6	10+ years	
	AC Unit	105	1	EA	7	10+ years	
	Ceiling - Lay-in	105	600	SF	7	10+ years	
	Doors - Steel Doors incl hw	105	1	EA	7	10+ years	
	Floor - Carpet	105	600	SF	7	6-10 years	
	Lighting - Lay-in	105	8	EA	7	10+ years	
	Power Distribution	105	16	EA	7	10+ years	
	Walls - Plaster/Drywall	105	650	SF	6	10+ years	
	AC Unit	107	1	EA	7	6-10 years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Ceiling - Lay-in	107	230	SF	7	10+ years	
	Doors - Steel Doors incl hw	107	1	EA	7	10+ years	
	Floor - Carpet	107	230	SF	7	6-10 years	
	Lighting - Lay-in	107	4	EA	7	10+ years	
	Power Distribution	107	6	EA	7	10+ years	
	Walls - Plaster/Drywall	107	450	SF	6	10+ years	
	Ceiling - Lay-in	108	292	SF	6	10+ years	
	Ceiling - Lay-in	108	8	SF	4	1-2 years	Water damage
	Doors - Steel Doors incl hw	108	1	EA	7	10+ years	
	Floor - Carpet	108	300	SF	7	6-10 years	
	Lighting - Lay-in	108	2	EA	7	10+ years	
	Power Distribution	108	10	EA	7	10+ years	
	Walls - Plaster/Drywall	108	500	SF	6	10+ years	
	AC Unit	110	1	EA	7	10+ years	
	Ceiling - Lay-in	110	250	SF	7	10+ years	
	Doors - Steel Doors incl hw	110	1	EA	7	10+ years	
	Floor - Carpet	110	250	SF	7	6-10 years	
	Lighting - Lay-in	110	2	EA	7	10+ years	Qty updated
	Power Distribution	110	8	EA	7	10+ years	
	Walls - Plaster/Drywall	110	450	SF	7	10+ years	
	AC Unit	113	1	EA	7	6-10 years	
	Ceiling - Lay-in	113	450	SF	7	10+ years	
	Doors - Steel Doors incl hw	113	1	EA	7	10+ years	
	Floor - Carpet	113	450	SF	7	6-10 years	
	Lighting - Lay-in	113	4	EA	7	10+ years	
	Power Distribution	113	14	EA	7	10+ years	
	Walls - Plaster/Drywall	113	600	SF	7	10+ years	
	Ceiling - Lay-in	114A	400	SF	7	10+ years	
	Doors - Steel Doors incl hw	114A	1	EA	7	10+ years	
	Floor - Carpet	114A	400	SF	7	10+ years	
	Lighting - Lay-in	114A	4	EA	7	10+ years	
	Power Distribution	114A	6	EA	7	10+ years	
	Walls - Plaster/Drywall	114A	600	SF	7	10+ years	
	Ceiling - Lay-in	114B	450	SF	7	10+ years	
	Doors - Steel Doors incl hw	114B	1	EA	7	10+ years	
	Floor - Carpet	114B	450	SF	7	6-10 years	
	Lighting - Lay-in	114B	4	EA	7	10+ years	
	Power Distribution	114B	6	EA	7	10+ years	
	Walls - Plaster/Drywall	114B	600	SF	7	10+ years	
	AC Unit	115	1	EA	7	6-10 years	
	Ceiling - Lay-in	115	350	SF	7	10+ years	
	Doors - Steel Doors incl hw	115	1	EA	7	10+ years	
	Floor - Carpet	115	350	SF	7	6-10 years	
	Lighting - Lay-in	115	4	EA	7	10+ years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Power Distribution	115	6	EA	7	10+ years	
	Walls - Plaster/Drywall	115	600	SF	7	10+ years	
	Ceiling - Lay-in	116A	600	SF	7	10+ years	
	Doors - Steel Doors incl hw	116A	1	EA	7	10+ years	
	Floor - Carpet	116A	600	SF	7	6-10 years	
	Lighting - Lay-in	116A	4	EA	7	10+ years	
	Power Distribution	116A	10	EA	7	10+ years	
	Walls - Plaster/Drywall	116A	720	SF	7	10+ years	
	Ceiling - Lay-in	116B	450	SF	7	10+ years	
	Doors - Steel Doors incl hw	116B	1	EA	7	10+ years	
	Floor - Carpet	116B	450	SF	7	6-10 years	
	Lighting - Lay-in	116B	4	EA	7	10+ years	
	Power Distribution	116B	12	EA	7	10+ years	
	Walls - Plaster/Drywall	116B	600	SF	7	10+ years	
	AC Unit	117A/117B	1	EA	7	10+ years	
	Ceiling - Lay-in	117A/117B	845	SF	7	10+ years	
	Ceiling - Lay-in	117A/117B	5	SF	4	0-1 year	Water damage
	Doors - Steel Doors incl hw	117A/117B	2	EA	7	10+ years	
	Floor - Carpet	117A/117B	850	SF	7	6-10 years	
	Lighting - Lay-in	117A/117B	12	EA	7	10+ years	
	Power Distribution	117A/117B	28	EA	7	10+ years	
	Walls - Metal Panel	117A/117B	850	SF	7	10+ years	
	AC Unit	118	1	EA	7	10+ years	
	Ceiling - Lay-in	118	400	SF	7	10+ years	
	Doors - Steel Doors incl hw	118	1	EA	7	10+ years	
	Floor - Carpet	118	400	SF	7	6-10 years	
	Lighting - Lay-in	118	4	EA	7	10+ years	
	Power Distribution	118	6	EA	7	10+ years	
	Walls - Plaster/Drywall	118	500	SF	7	10+ years	
	AC Unit	119A	1	EA	7	10+ years	
	Ceiling - Lay-in	119A	400	SF	7	10+ years	
	Doors - Steel Doors incl hw	119A	1	EA	7	10+ years	
	Floor - Carpet	119A	400	SF	7	6-10 years	
	Lighting - Lay-in	119A	4	EA	7	10+ years	
	Power Distribution	119A	16	EA	7	10+ years	
	Walls - Plaster/Drywall	119A	550	SF	7	10+ years	
	AC Unit	119B	1	EA	7	10+ years	
	Ceiling - Lay-in	119B	360	SF	7	10+ years	
	Doors - Steel Doors incl hw	119B	1	EA	7	10+ years	
	Floor - Carpet	119B	360	SF	7	6-10 years	
	Lighting - Lay-in	119B	2	EA	7	10+ years	
	Lighting - Lay-in	119B	2	EA	6	6-10 years	
	Power Distribution	119B	12	EA	7	10+ years	
	Walls - Plaster/Drywall	119B	450	SF	7	10+ years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	AC Unit	120	1	EA	7	10+ years	
	Ceiling - Lay-in	120	350	SF	7	10+ years	
	Doors - Steel Doors incl hw	120	1	EA	7	10+ years	
	Floor - Carpet	120	350	SF	7	6-10 years	
	Lighting - Lay-in	120	4	EA	7	10+ years	
	Power Distribution	120	6	EA	7	10+ years	
	Walls - Plaster/Drywall	120	450	SF	7	10+ years	
	AC Unit	122	1	EA	7	10+ years	
	Ceiling - Lay-in	122	612	SF	7	10+ years	
	Ceiling - Lay-in	122	8	SF	4	0-1 year	Water damage
	Doors - Steel Doors incl hw	122	1	EA	7	10+ years	
	Floor - Carpet	122	620	SF	7	6-10 years	
	Lighting - Lay-in	122	4	EA	7	10+ years	
	Power Distribution	122	6	EA	7	10+ years	
	Walls - Plaster/Drywall	122	720	SF	7	10+ years	
	AC Unit	124	1	EA	7	10+ years	
	Ceiling - Lay-in	124	320	SF	7	10+ years	
	Doors - Steel Doors incl hw	124	1	EA	7	10+ years	
	Floor - Carpet	124	320	SF	7	6-10 years	
	Lighting - Lay-in	124	4	EA	7	10+ years	
	Power Distribution	124	4	EA	7	10+ years	
	Walls - Plaster/Drywall	124	450	SF	7	10+ years	
	Ceiling - Lay-in	128A	102	SF	6	10+ years	
	Ceiling - Lay-in	128A	8	SF	5	1-2 years	Tile cracked
	Doors - Steel Doors incl hw	128A	1	EA	7	10+ years	
	Floor - Tile	128A	110	SF	7	10+ years	
	Lighting - Lay-in	128A	1	EA	7	10+ years	
	Storage/ Closet	128A	40	SF	7	10+ years	
	Walls - Plaster/Drywall	128A	280	SF	7	10+ years	
	Ceiling - Lay-in	128C Engineer's Office	88	SF	7	10+ years	
	Doors - Steel Doors incl hw	128C Engineer's Office	1	EA	7	10+ years	
	Floor - Carpet	128C Engineer's Office	88	SF	7	10+ years	
	Lighting - Lay-in	128C Engineer's Office	1	EA	7	6-10 years	
	Power Distribution	128C Engineer's Office	2	EA	7	10+ years	
	Walls - Plaster/Drywall	128C Engineer's Office	342	SF	7	10+ years	
	Ceiling - Lay-in	128F	120	SF	6	10+ years	
	Doors - Steel Doors incl hw	128F	1	EA	7	10+ years	
	Floor - Carpet	128F	120	SF	7	6-10 years	
	Lighting - Lay-in	128F	1	EA	7	10+ years	
	Power Distribution	128F	4	EA	7	10+ years	
	Walls - Plaster/Drywall	128F	400	SF	6	10+ years	
	Ceiling - Lay-in	130	480	SF	7	10+ years	
	Doors - Side-lite	130	20	SF	7	10+ years	
	Doors - Steel Doors incl hw	130	1	EA	7	10+ years	

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Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Floor - Carpet	130	480	SF	7	6-10 years	
	Lighting - Lay-in	130	8	EA	7	10+ years	
	Power Distribution	130	16	EA	7	10+ years	
	Walls - Plaster/Drywall	130	850	SF	7	10+ years	
	Ceiling - Lay-in	132	1,250	SF	7	10+ years	
	Doors - Steel Doors incl hw	132	1	EA	7	10+ years	
	Floor - Carpet	132	1,250	SF	7	6-10 years	
	Lighting - Lay-in	132	12	EA	7	10+ years	
	Power Distribution	132	16	EA	7	10+ years	
	Walls - Plaster/Drywall	132	1,250	SF	7	10+ years	
	AC Unit	134	2	EA	7	10+ years	
	Ceiling - Lay-in	134	1,640	SF	7	10+ years	
	Doors - Steel Doors incl hw	134	2	EA	7	10+ years	
	Floor - Carpet	134	1,640	SF	7	6-10 years	
	Lighting - Lay-in	134	13	EA	7	10+ years	
	Lighting - Lay-in	134	3	EA	6	6-10 years	
	Power Distribution	134	68	EA	7	10+ years	
	Storage/ Closet	134	200	SF	7	10+ years	
	Walls - Plaster/Drywall	134	1,475	SF	7	10+ years	
	AC Unit	136	1	EA	7	10+ years	
	Ceiling - Lay-in	136	414	SF	7	10+ years	
	Doors - Steel Doors incl hw	136	1	EA	7	10+ years	
	Floor - Carpet	136	414	SF	6	6-10 years	
	Lighting - Lay-in	136	4	EA	7	10+ years	
	Power Distribution	136	6	EA	7	10+ years	
	Walls - Plaster/Drywall	136	500	SF	6	10+ years	
	AC Unit	140	1	EA	7	10+ years	
	Ceiling - Lay-in	140	532	SF	7	10+ years	
	Ceiling - Lay-in	140	8	SF	5	1-2 years	Water damage
	Doors - Steel Doors incl hw	140	1	EA	7	10+ years	
	Floor - Carpet	140	540	SF	7	6-10 years	
	Lighting - Lay-in	140	8	EA	7	10+ years	
	Power Distribution	140	8	EA	7	10+ years	
	Walls - Plaster/Drywall	140	650	SF	7	10+ years	
Lunch & Multipurpose Room							
	Ceiling - Lay-in	128	540	SF	7	10+ years	Max occupancy sign not posted
	Doors - Steel Doors incl hw	128	2	EA	7	10+ years	
	Floor - Tile	128	540	SF	7	10+ years	
	Lighting - Lay-in	128	4	EA	7	10+ years	
	Storage/ Closet	128	50	SF	7	10+ years	
	Walls - Metal Panel	128	1,100	SF	7	10+ years	

MDF_IDF

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Doors - Steel Doors incl hw	136A	1	EA	7	10+ years	
	Finishes	136A	70	SF	5	10+ years	
	Other Cooling Unit	136A	1	EA	7	6-10 years	
Mechanical/ Service Rooms							
	Janitor's Closet	Entire Building	40	SF	7	10+ years	
	Janitor's Closet	Entire Building	90	SF	5	10+ years	
	Loading Docks	Entire Building	2,100	SF	7	10+ years	
	Mechanical/ Service Rooms	Entire Building	100	SF	7	10+ years	
	Mechanical/ Service Rooms	Entire Building	200	SF	5	10+ years	
	Storage Room	Entire Building	350	SF	7	10+ years	
Restroom							
	Accessories	111	50	SF	7	6-10 years	
	Ceiling - Lay-in	111	50	SF	7	10+ years	
	Doors - Steel Doors incl hw	111	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	111	50	SF	7	10+ years	
	Lavatory	111	1	EA	7	10+ years	
	Lighting - Lay-in	111	1	EA	7	10+ years	
	Walls - Metal Panel	111	250	SF	6	10+ years	
	Water Closet	111	1	EA	7	10+ years	
	Accessories	112	60	SF	7	6-10 years	
	Ceiling - Lay-in	112	60	SF	7	10+ years	
	Doors - Steel Doors incl hw	112	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	112	60	SF	7	10+ years	
	Lavatory	112	1	EA	7	10+ years	
	Lighting - Lay-in	112	1	EA	7	10+ years	
	Partitions	112	1	EA	7	10+ years	
	Walls - Metal Panel	112	300	SF	7	10+ years	
	Water Closet	112	1	EA	7	10+ years	
	Accessories	121	40	SF	7	6-10 years	
	Ceiling - Lay-in	121	40	SF	7	10+ years	
	Doors - Steel Doors incl hw	121	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	121	40	SF	7	10+ years	
	Lavatory	121	1	EA	7	10+ years	
	Lighting - Lay-in	121	1	EA	7	10+ years	
	Walls - Metal Panel	121	240	SF	7	10+ years	
	Water Closet	121	1	EA	7	10+ years	
	Accessories	123	50	SF	7	6-10 years	
	Ceiling - Lay-in	123	50	SF	7	10+ years	
	Doors - Steel Doors incl hw	123	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	123	50	SF	7	10+ years	
	Lavatory	123	1	EA	7	6-10 years	
	Lighting - Lay-in	123	1	EA	7	6-10 years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Partitions	123	1	EA	7	10+ years	
	Walls - Metal Panel	123	282	SF	7	10+ years	
	Water Closet	123	1	EA	7	10+ years	Removed
	Accessories	128B	25	SF	7	6-10 years	
	Ceiling - Lay-in	128B	25	SF	7	10+ years	
	Doors - Steel Doors incl hw	128B	1	EA	7	10+ years	
	Floor - Tile	128B	25	SF	7	10+ years	
	Lavatory	128B	1	EA	7	6-10 years	
	Lighting - Lay-in	128B	1	EA	7	10+ years	
	Walls - Metal Panel	128B	200	SF	7	10+ years	
	Water Closet	128B	1	EA	7	10+ years	
	Accessories	138	60	SF	7	6-10 years	
	Ceiling - Lay-in	138	60	SF	7	10+ years	
	Doors - Steel Doors incl hw	138	1	EA	7	10+ years	
	Floor - Tile	138	60	SF	7	10+ years	
	Floor Drain	138	1	EA	7	10+ years	
	Lavatory	138	1	EA	7	10+ years	
	Lighting - Lay-in	138	1	EA	7	10+ years	
	Walls - Metal Panel	138	200	SF	7	10+ years	
	Walls - Tile Ceramic/ Porcelain	138	90	SF	7	10+ years	
	Water Closet	138	1	EA	7	10+ years	
	Accessories	South - Multi User	500	SF	5	6-10 years	
	Ceiling - Lay-in	South - Multi User	490	SF	7	10+ years	
	Ceiling - Lay-in	South - Multi User	10	SF	5	1-2 years	Damaged tiles
	Doors - Steel Doors incl hw	South - Multi User	2	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	South - Multi User	500	SF	7	10+ years	
	Floor Drain	South - Multi User	1	EA	7	10+ years	
	Lavatory	South - Multi User	5	EA	6	10+ years	
	Lighting - Lay-in	South - Multi User	2	EA	7	10+ years	
	Lighting - Lay-in	South - Multi User	2	EA	5	6-10 years	Missing diffuser
	Partitions	South - Multi User	6	EA	7	6-10 years	
	Walls - Metal Panel	South - Multi User	800	SF	6	10+ years	
	Water Closet	South - Multi User	6	EA	6	10+ years	

Category : Interior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Corridor							
	Ceiling - Lay-in	1st Floor	4,120	SF	7	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	100	SF	7	10+ years	
	Doors - Side-lite	1st Floor	75	SF	7	10+ years	
	Doors - Store Front	1st Floor	6	EA	7	10+ years	
	Drinking Fountains - Single Water Cooler	1st Floor	4	EA	7	10+ years	
	Floor - Tile/Sheet	1st Floor	4,250	SF	7	10+ years	

Category : Interior

Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Lighting - Lay-in	1st Floor	6	EA	7	10+ years	
	Walls - Metal Panel	1st Floor	5,800	SF	6	10+ years	
Safety							
	Camera Viewing Station	Entire Building	1	EA	7	6-10 years	
	Security Cameras	Entire Building	5	EA	7	6-10 years	3 outside 2 inside

Category : Site
Building : Site

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Civil/Drainage</u>							
	Civil/ Drainage - Catch Basin	Entire Site	1	EA	6	10+ years	
	Civil/ Drainage - Site Manhole	Entire Site	1	EA	6	10+ years	Covered with playground flooring
<u>Fencing</u>							
	Fencing - Guard Rail	Entire Site	316	LF	5	2-5 years	
	Fencing - Guard Rail	Entire Site	10	LF	4	0-1 year	Bending
	Fencing - New Standard Ornamental	Entire Site	310	LF	6	10+ years	
	Fencing - Old Standard Ornamental	Entire Site	927	LF	6	10+ years	Added to match current observations
<u>Landscape</u>							
	Landscape - Grass	Entire Site	4,520	SF	5	2-5 years	
	Landscape - Hardscape- Concrete	Entire Site	2,648	SF	6	6-10 years	
	Landscape - Hardscape- Concrete	Entire Site	1,500	SF	4	1-2 years	Cracking, displacement
	Lighting - Pole Mounted	Entire Site	2	EA	6	10+ years	
	Parkway trees	Entire Site	9	EA	6	10+ years	
	Planting Beds/ Area	Entire Site	800	SF	5	2-5 years	Quantity adjusted
	Trash Receptacles	Entire Site	3	EA	6	6-10 years	
<u>Parking Lot</u>							
	Lighting - Pole Mounted	West	2	EA	6	6-10 years	
	Surface - Asphalt	West	33,480	SF	4	1-2 years	Cracking/potholes throughout. Quantity adjusted
	Vehicular Screening	West	410	LF	6	10+ years	
<u>Playground</u>							
	Surface - Square Rubber Mats	West Courtyard	5,880	SF	4	0-1 year	Gaps/separated/vegetation growth
<u>Sidewalks</u>							
	Sidewalks - Perimeter Sidewalks	Entire Site	1,355	SF	6	6-10 years	
	Sidewalks - Perimeter Sidewalks	Entire Site	100	SF	5	1-2 years	Heaving
<u>Signage</u>							
	Flag Pole - Flag Pole	East	1	EA	6	10+ years	
	Monument - Building Mounted Cut Letter Sign	East	1	EA	7	10+ years	

¹ It is very rare for assessors to find a feature in this condition. If assessors do, they are required to report it to CPS right away, and CPS facilities will address it immediately. As a result, no features should be ranked "1" in this report; by the time the report is compiled, they will have been resolved.

Definitions

- **Quantity** means, for each item, the total number (or amount) of that item that exists and was evaluated
 - **Unit** means the generally accepted standard unit of measure for each item. Some items, like doors, are measured individually and use the unit of measurement "EA" for "each." Other items, like chimneys, are measured in terms of linear feet ("LF"). Still other items, like flooring, are generally measured in square feet ("SF").
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Classroom Summary

Current Usage	Intended Usage	Room Location	Room Number	Floor Plan Room Number	Area (SF)	Glazed Window Area	Operable Window Area	Window Stop	Smart-Board
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