



4600 S Hermitage AVENUE, Chicago, IL 60609

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 condition. 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	1894	3	46,265
Addition	1913	3	29,621
Leased-Branch	1962	1	22,489
Campus Total			98,375

Category : Exterior Building : Main

						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Entrance							
	Exterior Doors - Exterior Steel Door	#4 W	2	EA	6	10+ years	
	Exterior Doors - Exterior Steel Door	#5 W	1	EA	5	1-2 years	Corroding frame
	Entrance Control - Audio	#6 N	1	EA	4	2-5 years	Old audio and wiring
	Exterior Doors - Exterior Steel Door	#6 N	2	EA	5	2-5 years	Repairs made
	Exterior Doors - Transom Lite	#6 N	2	EA	6	10+ years	·
	Exterior Stairs - Concrete	#6 N	16	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	Fire escape doors	3	EA	7	10+ years	
	Exterior Doors - Transom Lite	Fire escape doors	3	EA	7	10+ years	
	Exterior Stairs - Concrete	Fire escape doors	9	LF	7	10+ years	
Fire Esca	ape						
	Exterior Doors - Exterior Steel Door	Entire Building	3	EA	6	10+ years	
	Fire Escape	Entire Building	98	LF	6	10+ years	
	Fire Escape	Entire Building	6	LF	4	0-1 year	Missing railing
	Paints	Entire Building	104	LF	5	2-5 years	
		Ğ				·	
_Foundati	on						
	Foundation - Masonry	Entire Building	14,522	LF	7	10+ years	
	Superstructure - Heavy Timber	Entire Building	46,265	SF	7	10+ years	
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Catego	ry : Exterior		В	uilding	: Main		
	_					Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Exterior Lighting - Parapet or Roof Mounted	Entire Building	8	EA	6	10+ years	
	Exterior Lighting - Wall Mounted	Entire Building	8	EA	6	10+ years	
Roof Sys	stem						
	Access Ladder - Metal	Roof #1	4	EA	7	10+ years	
	Access Ladder - Metal	Roof #1	2	EA	7	10+ years	
	Access Ladder - Metal	Roof #1	1	EA	4	0-1 year	Loose ladder at brick open joints
	Coping - Metal	Roof #1	87	LF	6	10+ years	•
	Coping - Stone	Roof #1	126	LF	6	10+ years	
	Coping - Terra Cotta	Roof #1	267	LF	6	10+ years	
	Downspouts - Exterior Downspouts	Roof #1	149	LF	6	10+ years	
	Downspouts - Exterior Downspouts	Roof #1	6	LF	4	1-2 years	Makeshift repair, broken pipe
	Downspouts - Interior Downspouts	Roof #1	60	LF	6	10+ years	, , , , , , , , , , , , , , , , , , , ,
	Parapet - 16" - 30" Height	Roof #1	137	LF	6	10+ years	
	Parapet - Parapet < 16" Height	Roof #1	153	LF	6	10+ years	
	Parapet - Parapet > 30"	Roof #1	185	LF	6	10+ years	
	Parapet - Parapet > 30"	Roof #1	5	LF	5	1-2 years	Open joints
	Roof - Modified Bitumen	Roof #1	10,286	SF	6	10+ years	Open seams at stacks, deteriorated
	Noor - Modified Bitumen	11001#1	10,200	OI.	Ü	10+ years	sealant, that counter flashing
	Roof Hatch - Metal	Roof #1	2	EA	7	10+ years	
	Roof Structure - Heavy Timber	Roof #1	10,286	SF	7	10+ years	
	Access Ladder - Metal	Roof #2	2	EA	7	10+ years	
	Chimney - Brick Chimney- Concrete/ Mortar	Roof #2	79	LF	6	10+ years	
	Liner	D (110	40	. –	•	4.0	
	Chimney - Metal Flue	Roof #2	10	LF	6	10+ years	
	Coping - Stone	Roof #2	215	LF	6	10+ years	
	Downspouts - Exterior Downspouts	Roof #2	40	LF	6	10+ years	
	Parapet - 16" - 30" Height	Roof #2	215	LF	6	10+ years	
	Roof - Modified Bitumen	Roof #2	4,200	SF	6	10+ years	
	Roof Structure - Heavy Timber	Roof #2	4,200	SF	7	10+ years	
	Downspouts - Exterior Downspouts	Roof 3	12	LF	7	10+ years	Not previously assessed
	Roof - Modified Bitumen	Roof 3	150	SF	6	10+ years	Not previously assessed
	Roof Structure - Steel / Metal Deck/	Roof 3	150	SF	7	10+ years	Not previously assessed
	Concrete Topping						
Walls							
	Exterior Walls - Brick	Entire Building	24,787	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	10	SF	4	1-2 years	Open joints, deteriorated mortar
	Exterior Walls - Stone-Cast	Entire Building	4,878	SF	6	10+ years	open joine, actoriorated mortal
Windows							
VIIIOOVS	Curtain wall - Insulated Panel	Entire Building	590	SF	6	10+ years	
	Guard - Guards perforated	Entire Building	2,668	SF	6	10+ years	
			_,500		-	- ,	



Catego	ry : Exterior		В	uilding	: Main		
0	Name Tama	Lagation	0	11014	Danila	Recommend	0
Group	Item - Type	Location Entire Building	Quantity	UOM	Rank	Replacement	Comments
	Lintels - Brick	Entire Building	163	LF	6	10+ years	
	Lintels - Steel	Entire Building	374	LF	6	10+ years	No.
	Windows - Louver	Entire Building	50	SF	5	2-5 years	Not previously assessed
	Windows - Sash Aluminum Double-pane	Entire Building	4,042	SF	6	10+ years	
Catego	ry : Electrical		В	uilding	: Main		
Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
•	ncy System				- 10		
Ü	Automatic Transfer Switch	Electrical Room	2	EA	6	10+ years	
	Emergency A/C Power - Corridors and	Entire Building	8,753	SF	6	6-10 years	
	Stairs	3	-,		-	, , , , , , , , , , , , , , , , , , , ,	
	Emergency A/C Power - Lunchrooms	Entire Building	1,635	SF	6	6-10 years	
	Emergency Battery Packs - Corridors and	Entire Building	12	EA	6	6-10 years	
	Stairs	G				•	
	Emergency Battery Packs - Students Toilets	Entire Building	4	EA	6	10+ years	
	Exit Signs - Corridors and Stairs	Entire Building	16	EA	6	10+ years	
	Exit Signs - Lunchroom	Entire Building	3	EA	7	10+ years	
	Security System - CCTV	Entire Building	46,265	SF	6	6-10 years	
	Security System - Intrusion Detection	Entire Building	46,265	SF	4	1-2 years	Per engineer, wires cut for bells
Main Se	vice						
	Main Electrical Service - 2001 to 3000 A	Electrical Room	1	EA	7	10+ years	
	120/208/3PH		·		•	,	
	Independent Electrical Service for	Electrical Room	1	EA	6	10+ years	For fire
	emergency power		·		•	,	
	Independent Electrical Service for	Electrical Room	1	EA	6	10+ years	
	emergency power		·		•	.o. you.o	
	PA System	Entire Building	46,265	SF	6	2-5 years	
Power D	istribution						
OWEI D	Lighting and Power Panels - 100 A	Entire Building	1	EA	6	2-5 years	
	Lighting and Power Panels - 100 A	Entire Building	2	EA	6	10+ years	
	Lighting and Power Panels - Above 100 A	Entire Building	7	EA	7	10+ years	
	Lighting and Power Panels - Above 100 A	Entire Building	7	EA	6	6-10 years	
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	4	0-1 year	Old fuse and panel type with live from
	Main Distribution Panels - 400 - 600 amp	Entire Building	2	EA	7	10+ years	1 - 21
	Main Distribution Panels - 400 - 600 amp	Entire Building	1	EA	6	10+ years	
	Main Distribution Panels - Greater than 600	Entire Building	1	EA	6	6-10 years	
	amp	E (_	40	
	Main Distribution Panels - Greater than 600 amp	Entire Building	1	EA	6	10+ years	
	Transformers - 277/480 - 120/208	Entire Building	1	EA	5	6-10 years	

Assessment Date: 12/21/2023 Campus Name: Seward Page : 3 of 42



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Catego	ry : Electrical		E	Building	: wain	December	
Crous	Itom Tuno	Location	Oughtitu	LIOM	Donk	Recommend	Commonto
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Catego	ry : Fire Protection		F	Building	· Main		
Oatego				Jununng	. Walli	Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Fire Alar							
_ I IIE Alai	Fire ALarm Anunciator	Electrical Room	1	EA	7	6-10 years	
	Fire Alarm Panel	Electrical Room	1	EA	6	6-10 years	
	Fire Alarm Strobe Lights	Electrical Room	46,265		6	6-10 years	
	Fire Alarm_System	Electrical Room	46,265		5	6-10 years	
	Fire Pump Controller	Electrical Room	40,203	EA	6	6-10 years	
	The Fump Controller	Lieothical Noom		LA	U	0-10 years	
Pump Ro	oom Assembly						
	Fire Pump - 25-50 hp	Fire Pump Room	1	EA	6	6-10 years	
	Jockey Pump	Fire Pump Room	1	EA	6	6-10 years	
		•				-	
Sprinkler	•						
	Dry Sprinkler System	Entire Building	4,200		6	10+ years	
	Sprinkler Heads	Entire Building	46,265		7	6-10 years	
	Sprinkler Piping	Entire Building	46,265		6	6-10 years	
	Wet Sprinkler System	Entire Building	46,265	SF	6	10+ years	
Catego	ry : Mechanical		E	Building	: Main		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Air Hand	ling Systems						
	Air Handling Unit- Built Up-Multi Zone-	Basement	1	EA	6	6-10 years	
	Steam Coils - Greater than 35000 cfm	Decement	4	_^	0	0.40	
	Air Intake	Basement	1	EA	6	6-10 years	
	Auxiliaries - Greater than 35000 cfm	Basement	1	EA	5	6-10 years	
	Return Duct Work - Masonry and Ducts-	Basement	100	LF	6	6-10 years	
	Missing or Existing Shaft Zone Dampers	Basement	28	EA	5	2-5 years	
	Δοπο Βαπρείδ	Dasement	20	LA	5	2-0 years	
Boiler Sy	estems						
_	Boiler Auxiliary- Scotch Marine- Steam Low	Entire Building	2	EA	6	10+ years	
	Pressure Boiler - 101 - 150 HP	Fatire Duilding	4	_^	7	10	
	Chemical Feed System	Entire Building	1	EΑ	7	10+ years	Deteriorating
	Combustion Dampers	Entire Building	2		5	2-5 years	Deteriorating
	Condensate Pump	Entire Building	1	EΑ	5	6-10 years	
	Condensate Pump	Entire Building	1	EA	5	6-10 years	
	Feed Water Pumps and Tank	Entire Building	1	EA	6	10+ years	
	Non Condensing- Fire Tube- Scotch Marine-	Entire Building	1	EA	6	10+ years	
	Jama: Saward		Page: 4 of 42				Accomment Date: 12/21/202



Catego	ry : Mechanical		В	uilding	: Main		
Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Joup	Steam- Low Pressure Boiler - 101 - 150 HP	Location	Quantity	OOW	IVALIK	Replacement	Comments
	Non Condensing- Fire Tube- Scotch Marine-	Entire Building	1	EA	6	10+ years	
	Steam- Low Pressure Boiler - 101 - 150 HP	Zittire Ballaning	·	_, 、	Ŭ	ioi youlo	
	Piping - Condensate Pipe- Steel	Entire Building	500	LF	6	10+ years	
	Piping - Steam Pipe- Steel	Entire Building	500	LF	6	10+ years	
	Steam Traps	Entire Building	12	EA	6	6-10 years	
eating	Devices						
	Unit Heater - Electric	Entire Building	1	EA	6	10+ years	
	Unit Heater - Electric	Entire Building	1	EA	5	2-5 years	
	Unit Heater - Gas	Entire Building	1	EA	5	2-5 years	Corroding
	Wall Heater - Electric	Entire Building	10	EA	6	6-10 years	•
	Wall Heater - Electric	Entire Building	2	EA	5	2-5 years	
	Wall Heater - Electric	Entire Building	2	EA	4	0-1 year	Front cover missing
empera	ature Control						
	Electric Thermostat	Entire Building	1	EA	5	2-5 years	
	Pneumatic System	Entire Building	46,265	SF	5	6-10 years	
	Thermostats - Pneumatic	Entire Building	26	EA	6	6-10 years	
entilatio	on						
	Exhaust Fans- Indoor - 500 - 1500 CFM	Entire Building	1	EA	6	6-10 years	
	Exhaust Fans- Indoor - 500 - 1500 CFM	Entire Building	1	EA	5	6-10 years	
	Exhaust Fans- Indoor - Less than 500 CFM	Entire Building	4	EA	5	6-10 years	
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	Entire Building	1	EA	6	6-10 years	
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Entire Building	1	EA	5	6-10 years	
	Exhaust Fans- Roof Mounted - Less than 500 CFM	Entire Building	1	EA	6	6-10 years	
	Type I Exhaust Hood- Kitchen	Entire Building	1	EA	5	6-10 years	
atego	ry : Plumbing		В	uilding	: Main		
roup	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
ot Wate				J J	i (diii)		
UL VVAIL	Gas Heater - 150000 - 300000 BTU/HR	Boiler Room	2	EA	6	10+ years	
	Hot Water Storage Tank_Gas - 201 - 500 Gallons	Boiler Room	1	EA	3	0-1 year	Abandoned
iping							
-	Domestic Piping-Hot Water Return Lines	Entire Building	46,265	SF	4	2-5 years	Galvanized piping over 40 years wi some pipe clamps installed



Catego	ry : Plumbing		В	uilding	: Main		
_				_		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Domestic Piping-Hot Water Return Risers	Entire Building	46,265	SF	4	2-5 years	Galvanized piping over 40 years with some pipe clamps installed
	Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	46,265	SF	4	2-5 years	Galvanized piping over 40 years with some pipe clamps installed
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	46,265	SF	4	2-5 years	Galvanized piping over 40 years with some pipe clamps installed
	Domestic Piping-Hot/Cold Water Supply (Risers)	Entire Building	46,265	SF	4	2-5 years	Galvanized piping over 40 years with some pipe clamps installed
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building	46,265	SF	4	2-5 years	Galvanized piping over 40 years with some pipe clamps installed
	Sanitary Piping	Entire Building	46,265	SF	5	2-5 years	Galvanized piping over 40 years
	Storm Piping	Entire Building	46,265	SF	5	2-5 years	Galvanized piping over 40 years
	Vent Piping	Entire Building	46,265	SF	5	2-5 years	Galvanized piping over 40 years
Pumps							
	Pumps - Domestic Booster Pump-Simplex	Basement	1	EA	5	2-5 years	
	Pumps - Domestic Booster Pump-Simplex	Basement	1	EA	2	0-1 year	Not in use, corroded

Category: Room **Building: Main**

						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
_Administ	trative Suites/Offices						
	AC Unit	107A-ASST Princ Office	1	EA	7	6-10 years	
	Ceiling - Lay-in	107A-ASST Princ Office	168	SF	7	10+ years	
	Doors - Wood Doors inclu hw	107A-ASST Princ Office	2	EA	7	10+ years	
	Floor - Tile	107A-ASST Princ Office	168	SF	6	10+ years	
	Lighting - Lay-in	107A-ASST Princ Office	3	EA	7	6-10 years	
	Power Distribution	107A-ASST Princ Office	8	EA	7	10+ years	
	Storage/ Closet	107A-ASST Princ Office	25	SF	7	10+ years	
	Walls - Plaster/Drywall	107A-ASST Princ Office	622	SF	7	10+ years	
	AC Unit	2nd Floor Faculty Lounge	1	EA	7	6-10 years	
	Ceiling - Lay-in	2nd Floor Faculty Lounge	300	SF	7	10+ years	
	Doors - Transom Window	2nd Floor Faculty Lounge	7	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor Faculty Lounge	1	EA	7	10+ years	
	Floor - Tile	2nd Floor Faculty Lounge	256	SF	7	10+ years	
	Floor - Tile	2nd Floor Faculty Lounge	44	SF	4	1-2 years	Broken tile
	Lighting - Lay-in	2nd Floor Faculty Lounge	5	EA	7	6-10 years	
	Power Distribution	2nd Floor Faculty Lounge	8	EA	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor Faculty Lounge	820	SF	7	10+ years	
	Work SInk	2nd Floor Faculty Lounge	1	EA	7	6-10 years	
	AC Unit	311 - Counselor's Office	1	EA	7	6-10 years	
	Ceiling - Lay-in	311 - Counselor's Office	435	SF	7	10+ years	
	Doors - Wood Doors inclu hw	311 - Counselor's Office	1	EA	7	10+ years	
	Floor - Wood	311 - Counselor's Office	435	SF	6	10+ years	

Campus Name: Seward Page : 6 of 42 Assessment Date: 12/21/2023



	Category : Room			Building : Main							
Lighting - Lay-in 311 - Counselor's Office 6 EA 7 6-10 years	_				_						
Power Distribution 311 - Counselor's Office 12	Group							Comments			
Walls - Plaster/Dywall 311 - Counselor's Office 1 EA 7											
Work Sink							•				
AC Unit											
Ceiling - Lay-in				· · · · · · · · · · · · · · · · · · ·							
Doors			0	· · · · · · · · · · · · · · · · · · ·			•				
Doors - Wood Doors inclu hw Engineer's office		•	•				•				
Floor - Wood			3				•				
Lighting - Lay-in							•				
Power Distribution							•				
Walls - Plaster/Drywall Engineer's office 400 SF 7 10+ years 10+			<u> </u>				•				
Ceiling - Plaster/Drywall Doors - Steel Doors incl hw Kitchen office (sprinkler pump room) Figure - Tile Lighting - Pendent/Surface Lighting - Pendent/Surface Kitchen office (sprinkler pump room) Kitchen office (sprinkler pump room) Ritchen office (sprinkler pump room)			•				•				
Doors - Steel Doors inch lw Kitchen office (sprinkler pump room) 1			0								
Floor - Tile											
Lighting - Pendent/Surface Kitchen office (sprinkler pump room) 8 EA 7 10+ years Walls - Concrete Block Kitchen office (sprinkler pump room) 97 SF 7 10+ years Walls - Plaster/Drywall Kitchen office (sprinkler pump room) 163 SF 7 10+ years Ceiling - Lay-in Office 104A (former wardrobe) 60 SF 7 10+ years Doors - Transom Window Office 104A (former wardrobe) 7 SF 7 10+ years Doors - Wood Doors inclu hw Office 104A (former wardrobe) 1 EA 7 10+ years Doors - Wood Doors inclu hw Office 104A (former wardrobe) 1 EA 7 10+ years Doors - Wood Doors inclu hw Office 104A (former wardrobe) 1 EA 7 10+ years Doors - Wood Doors inclu hw Office 104A (former wardrobe) 1 EA 7 10+ years Doors - Wood Doors inclu hw Office 104A (former wardrobe) 1 EA 7 10+ years Doors - Wood Doors inclu hw Office 104A (former wardrobe) 1 EA 7 10+ years Doors - Wood Doors inclu hw Office 104A (former wardrobe) 1 EA 7 10+ years Doors - Wood Doors inclu hw Office 106A (former wardrobe) 1 EA 7 10+ years Doors - Transom Window Office 106A (former wardrobe) 1 EA 7 10+ years Doors - Wood Doors inclu hw Office 106A (former wardrobe) 1 EA 7 10+ years Doors - Wood Doors inclu hw Office 106A (former wardrobe) 1 EA 7 10+ years Doors - Wood Doors inclu hw Office 106A (former wardrobe) 1 EA 7 10+ years Doors - Wood Doors inclu hw Office 106A (former wardrobe) 1 EA 7 10+ years Doors - Wood Doors inclu hw Office 106A (former wardrobe) 1 EA 7 10+ years Doors - Wood Doors inclu hw Office 106A (former wardrobe) 1 EA 7 10+ years Doors - Wood Doors inclu hw Office 207A (former wardrobe) 1 EA 7 10+ years Doors - Wood Doors inclu hw Office 207A (former wardrobe) 1 EA 7 10+ years Doors - Wood Doors inclu hw Office 207A (former wardrobe) 1 EA 7 10+ years Doors - Wood Doors inclu hw Office 207A (former wardrobe) 1 EA 7 10+ years Doors - Wood Doors inclu hw Office 207A (former wardrobe) 1 EA 7 10+ years Doors - Wood Doors inclu hw Office 207A (former wardrobe) 1 EA 7 10+ years Doors - Wood Doors inclu hw Office 207A (former wardrobe) 1 EA 7 10+ years Doors - Wood Doors inclu hw							•				
Power Distribution Kitchen office (sprinkler pump room) 8 EA 7 10+ years Walls - Concrete Block Kitchen office (sprinkler pump room) 97 SF 7 10+ years Walls - Plaster/Drywall Kitchen office (sprinkler pump room) 163 SF 7 10+ years Ceiling - Lay-in Office 104A (former wardrobe) 7 SF 7 10+ years Doors - Transom Window Office 104A (former wardrobe) 7 SF 7 10+ years Doors - Wood Doors inclu hw Office 104A (former wardrobe) 60 SF 7 10+ years Floor - Wood Office 104A (former wardrobe) 60 SF 7 10+ years Floor - Wood Office 104A (former wardrobe) 3 EA 7 6-10 years Power Distribution Office 104A (former wardrobe) 310 SF 7 10+ years AC Unit Office 106A (former wardrobe) 310 SF 7 10+ years Ceiling - Lay-in Office 106A (former wardrobe) 2 SF 7 <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>•</td> <td></td>							•				
Walls - Plaster/Drywall Kitchen office (sprinkler pump room) 97 SF 7 10+ years Ceiling - Lay-in Office 104A (former wardrobe) 60 SF 7 10+ years Doors - Transom Window Office 104A (former wardrobe) 7 SF 7 10+ years Doors - Wood Doors inclu hw Office 104A (former wardrobe) 1 EA 7 10+ years Floor - Wood Office 104A (former wardrobe) 60 SF 7 10+ years Lighting - Lay-in Office 104A (former wardrobe) 8 EA 7 10+ years Power Distribution Office 104A (former wardrobe) 8 EA 7 10+ years Walls - Plaster/Drywall Office 106A (former wardrobe) 31 SF 7 10+ years Walls - Plaster/Drywall Office 106A (former wardrobe) 1 EA 7 10+ years Ceiling - Lay-in Office 106A (former wardrobe) 40 SF 7 10+ years Doors - Transom Window Office 106A (former wardrobe) 7 SF <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td>•</td><td></td></t<>							•				
Walls - Plaster/Drywall Kitchen office (sprinkler pump room) 163 SF 7 10+ years Ceiling - Lay-in Office 104A (former wardrobe) 7 SF 7 10+ years Doors - Transom Window Office 104A (former wardrobe) 7 SF 7 10+ years Doors - Wood Doors inclu hw Office 104A (former wardrobe) 60 SF 7 10+ years Floor - Wood Office 104A (former wardrobe) 60 SF 7 10+ years Lighting - Lay-in Office 104A (former wardrobe) 3 EA 7 6-10 years Power Distribution Office 104A (former wardrobe) 31 SF 7 10+ years Power Distribution Office 104A (former wardrobe) 31 SF 7 10+ years AC Unit Office 104A (former wardrobe) 31 SF 7 10+ years Ceiling - Lay-in Office 106A (former wardrobe) 40 SF 7 10+ years Ceiling - Lay-in Office 106A (former wardrobe) 7 SF 7 10							•				
Ceiling - Lay-in			Kitchen office (sprinkler pump room)				•				
Doors - Transom Window Office 104A (former wardrobe) 7 SF 7 10+ years 10+ ye			Kitchen office (sprinkler pump room)								
Doors - Wood Doors inclu hwOffice 104A (former wardrobe)1EA710+ yearsFloor - WoodOffice 104A (former wardrobe)60SF710+ yearsLighting - Lay-inOffice 104A (former wardrobe)3EA76-10 yearsPower DistributionOffice 104A (former wardrobe)8EA710+ yearsWalls - Plaster/DrywallOffice 106A (former wardrobe)310SF710+ yearsAC UnitOffice 106A (former wardrobe)1EA710+ yearsCeiling - Lay-inOffice 106A (former wardrobe)40SF710+ yearsCeiling - Lay-inOffice 106A (former wardrobe)20SF40-1 yearWater damaged tilesCeiling - Lay-inOffice 106A (former wardrobe)7SF710+ yearsDoors - Transom WindowOffice 106A (former wardrobe)7SF710+ yearsDoors - Wood Doors inclu hwOffice 106A (former wardrobe)2EA710+ yearsFloor - WoodOffice 106A (former wardrobe)3EA76-10 yearsPower DistributionOffice 106A (former wardrobe)8EA710+ yearsStorage/ ClosetOffice 106A (former wardrobe)8EA710+ yearsAC UnitOffice 207A (former wardrobe)1EA76-10 yearsCeiling - Lay-inOffice 207A (former wardrobe)7SF710+ yearsDoors - Transom WindowOffice 207A (fo							•				
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		Lighting - Lay-In									
vvalio - Flastel/Diywall Office 207A (tottilet waturube) 310 SF 7 10+ years							-				
		vvalis - Flastel/DryWall	Office 201A (forfile) warufobe)	310	ЭF	,	10+ years				



Catego	ry : Room		В	uilding	: Main		o Tremmage AVENOE, Omeago, ie oooos
				_		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	AC Unit	Office 309A (former wardrobe)	1	EA	7	6-10 years	
	Ceiling - Lay-in	Office 309A (former wardrobe)	52	SF	7	10+ years	
	Ceiling - Lay-in	Office 309A (former wardrobe)	8	SF	4	1-2 years	Water damage
	Doors - Transom Window	Office 309A (former wardrobe)	7	SF	7	10+ years	•
	Doors - Wood Doors inclu hw	Office 309A (former wardrobe)	1	EA	7	10+ years	
	Floor - Wood	Office 309A (former wardrobe)	60	SF	7	10+ years	
	Lighting - Lay-in	Office 309A (former wardrobe)	3	EA	7	6-10 years	
	Lighting - Lay-in	Office 309A (former wardrobe)	1	EA	5	1-2 years	Damaged
	Power Distribution	Office 309A (former wardrobe)	8	EA	7	10+ years	
	Walls - Plaster/Drywall	Office 309A (former wardrobe)	310	SF	7	10+ years	
	AC Unit	Principal office	2	EA	7	6-10 years	
	Ceiling - Lay-in	Principal office	480	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Principal office	2	EA	7	10+ years	
	Floor - Carpet	Principal office	480	SF	6	6-10 years	
	Lighting - Lay-in	Principal office	6	ĒΑ	7	6-10 years	
	Power Distribution	Principal office	6	ΕA	7	10+ years	
	Storage/ Closet	Principal office	18	SF	7	10+ years	
	Walls - Plaster/Drywall	Principal office	900	SF	7	10+ years	
	AC Unit	Teacher's lounge 111	1	EA	7	6-10 years	
	Ceiling - Lay-in	Teacher's lounge 111	330	SF	7	10+ years	
	Doors - Transom Window	Teacher's lounge 111	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Teacher's lounge 111	1	EA	7	10+ years	
	Floor - Tile	Teacher's lounge 111	310	SF	7	10+ years	
	Floor - Tile	Teacher's lounge 111	20	SF	4	1-2 years	Cracked tiles
	Lighting - Lay-in	Teacher's lounge 111	5	EA	7	10+ years	G. 46.164 III.06
	Power Distribution	Teacher's lounge 111	8	EΑ	7	10+ years	
	Walls - Plaster/Drywall	Teacher's lounge 111	820	SF	7	10+ years	
	Work Sink	Teacher's lounge 111	1	EA	7	6-10 years	
	Work Chik	rodonor o rodingo 1111	•	_, 、	•	o io jouio	
Kitchen							
	Ceiling - Plaster/Drywall	Basement	400	SF	7	10+ years	
	Floor - Tile Quarry	Basement	400	SF	7	10+ years	
	Lighting - Pendent/Surface	Basement	4	EA	7	10+ years	
	Walls - Plaster/Drywall	Basement	860	SF	7	10+ years	
Lunch &	Multipurpose Room						
	AC Unit	Basement	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	Basement	1,635	SF	7	10+ years	
	Doors - Steel Doors incl hw	Basement	1	EA	7	10+ years	
	Doors - Wood Doors inclu hw	Basement	3	EA	6	10+ years	
	Doors - Wood Doors inclu hw	Basement	4	EA	6	10+ years	
	Floor - Tile	Basement	1,610	SF	7	10+ years	
	Floor - Tile	Basement	25	SF	5	1-2 years	Cracking
	Lighting - Pendent/Surface	Basement	24	EA	7	6-10 years	-
						-	



atego	ry : Room		В	uilding	: Main		
						Recommend	
roup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Serving Line	Basement	20	LF	7	10+ years	
	Storage/ Closet	Basement	81	SF	7	10+ years	
	Walls - Concrete Block	Basement	250	SF	7	10+ years	
	Walls - Masonry	Basement	430	SF	7	10+ years	
	Walls - Plaster/Drywall	Basement	1,300	SF	7	10+ years	
DF ID	F						
	Doors - Wood Doors inclu hw	209A	1	EA	7	10+ years	
	Finishes	209A	321	SF	7	10+ years	
	Other Cooling Unit	209A	1	EA	4	0-1 year	None found
echani	cal/ Service Rooms						
	Mechanical/ Service Rooms	1st Floor	10	SF	5	2-5 years	
	Boiler Room	Basement	1,444	SF	5	10+ years	Peeling paint throughout
	Coal Room	Basement	500	SF	7	10+ years	31
	Janitor's Closet	Basement	25	SF	7	10+ years	
	Mechanical/ Service Rooms	Basement	722	SF	7	10+ years	
	Storage Room	Basement	140	SF	7	10+ years	
estroor	m						
	Accessories	1st floor boy's	248	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st floor boy's	233	SF	7	10+ years	
	Ceiling - Plaster/Drywall	1st floor boy's	15	SF	5	0-1 year	Chipped plaster
	Floor - Concrete	1st floor boy's	248	SF	7	10+ years	- P1 P
	Floor Drain	1st floor boy's	1	ĒΑ	7	10+ years	
	Lavatory	1st floor boy's	2	EA	7	10+ years	
	Lighting - Pendent/Surface	1st floor boy's	4	EA	7	6-10 years	
	Partitions	1st floor boy's	1	EA	7	10+ years	
	Urinals	1st floor boy's	5	EΑ	6	1-2 years	Continuous running water
	Walls - Concrete Block	1st floor boy's	515	SF	7	10+ years	Continuous ranning water
	Water Closet	1st floor boy's	1	EA	7	10+ years	
	Accessories	2nd Floor Boys	240	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor Boys	240	SF	7	10+ years	
	Floor - Concrete Epoxy/ Painted	2nd Floor Boys	240	SF	7	10+ years	
	Floor Drain	2nd Floor Boys	1	EA	7	10+ years	
	Lavatory	2nd Floor Boys	2	EA	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor Boys	5	EA	7	6-10 years	
	Partitions	2nd Floor Boys 2nd Floor Boys	ე 1	EA	7		
			•	EA	7	10+ years	
	Urinals	2nd Floor Boys	1			10+ years	Continually supplies water
	Urinals	2nd Floor Boys	3	EA	6	1-2 years	Continually running water
	Walls - Concrete Block	2nd Floor Boys	393	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor Boys	229	SF	7	10+ years	
	Water Closet	2nd Floor Boys	1	EΑ	7	10+ years	



Catego	ry : Room		В	uilding	: Main		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Accessories	2nd Floor Unisex	43	SF	7	6-10 years	
	Ceiling - Lay-in	2nd Floor Unisex	43	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor Unisex	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	2nd Floor Unisex	43	SF	7	10+ years	
	Floor Drain	2nd Floor Unisex	1	EA	7	10+ years	
	Lavatory	2nd Floor Unisex	1	EA	7	10+ years	
	Lighting - Lay-in	2nd Floor Unisex	1	EA	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor Unisex	90	SF	7	10+ years	
	Walls - Tile Ceramic/ Porcelain	2nd Floor Unisex	180	SF	7	10+ years	
	Water Closet	2nd Floor Unisex	1	EA	7	10+ years	
	Accessories	3rd Floor Boys	240	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	3rd Floor Boys	230	SF	7	10+ years	
	Ceiling - Plaster/Drywall	3rd Floor Boys	10	SF	4	1-2 years	Cracking plaster around emergency
	Floor - Concrete Epoxy/ Painted	3rd Floor Boys	240	SF	7	10+ years	fire system
	Floor Drain	3rd Floor Boys	1	EA	7	10+ years	
	Lavatory	3rd Floor Boys	2	EA	7	10+ years	
	Lighting - Pendent/Surface	3rd Floor Boys	5	EA	7	6-10 years	
	Partitions	3rd Floor Boys	1	EA	7	10+ years	
	Urinals	3rd Floor Boys	2	EA	7	•	
			2	EA		10+ years	Continually running water
	Urinals Walls - Concrete Block	3rd Floor Boys		SF	5	0-1 year	Continually running water
		3rd Floor Boys	392		7	10+ years	
	Walls - Plaster/Drywall	3rd Floor Boys	230	SF	7	10+ years	
	Water Closet	3rd Floor Boys	1	EA	7	10+ years	
	Accessories	Basement boys	276	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Basement boys	276	SF	6	10+ years	
	Floor - Concrete Epoxy/ Painted	Basement boys	276	SF	7	10+ years	
	Floor Drain	Basement boys	1	EA	7	10+ years	
	Lavatory	Basement boys	2	EA	7	10+ years	
	Lighting - Pendent/Surface	Basement boys	4	EA	7	6-10 years	
	Partitions	Basement boys	2	EA	7	10+ years	
	Urinals	Basement boys	5	EA	6	1-2 years	Continuously running water
	Walls - Concrete Block	Basement boys	430	SF	7	10+ years	
	Walls - Structural Glazed Tile	Basement boys	180	SF	7	10+ years	
	Water Closet	Basement boys	2	EA	7	10+ years	
	Accessories	Basement unisex	78	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Basement unisex	78	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Basement unisex	1	EΑ	7	10+ years	
	Floor - Concrete Epoxy/ Painted	Basement unisex	78	SF	7	10+ years	
	Floor Drain	Basement unisex	1	EA	7	10+ years	
	Lavatory	Basement unisex	1	EA	7	10+ years	
	Lighting - Pendent/Surface	Basement unisex	1	EA	7	6-10 years	
	Student Lockers - One Tier	Basement unisex	12	EA	7	10+ years	
	Student Lockers - Two Tiers	Basement unisex	12	EA	7	10+ years	
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Campus Name: Seward Page : 10 of 42 Assessment Date: 12/21/2023



Catego	ry : Room		Building : Main							
_				_		Recommend				
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments			
	Walls - Concrete Block	Basement unisex	370	SF	7	10+ years				
	Water Closet	Basement unisex	1	EA	7	10+ years				
	Accessories	In 2nd Floor Teacher's Lounge	82	SF	7	6-10 years				
	Ceiling - Lay-in	In 2nd Floor Teacher's Lounge	82	SF	6	10+ years				
	Doors - Wood Doors inclu hw	In 2nd Floor Teacher's Lounge	1	EA	7	10+ years				
	Floor - Tile/Sheet	In 2nd Floor Teacher's Lounge	82	SF	7	10+ years				
	Lighting - Lay-in	In 2nd Floor Teacher's Lounge	2	EA	7	6-10 years				
	Partitions	In 2nd Floor Teacher's Lounge	2	EA	7	6-10 years				
	Walls - Plaster/Drywall	In 2nd Floor Teacher's Lounge	370	SF	6	10+ years				
	Water Closet	In 2nd Floor Teacher's Lounge	1	EA	6	6-10 years				
	Water Closet	In 2nd Floor Teacher's Lounge	1	EA	4	1-2 years	Out of order			
	Accessories	In engineers office	43	SF	7	6-10 years				
	Ceiling - Lay-in	In engineers office	31	SF	7	10+ years				
	Ceiling - Lay-in	In engineers office	12	SF	5	10+ years	Water damage			
	Doors - Wood Doors inclu hw	In engineers office	1	EA	7	10+ years				
	Floor - Tile	In engineers office	43	SF	7	10+ years				
	Lavatory	In engineers office	1	EA	7	10+ years				
	Lighting - Wall Mounted	In engineers office	1	EA	7	6-10 years				
	Walls - Plaster/Drywall	In engineers office	257	SF	7	10+ years				
	Walls - Plaster/Drywall	In engineers office	13	SF	5	1-2 years	Water damage			
	Water Closet	In engineers office	1	EA	7	10+ years				
	Accessories	In teacher's lounge 111	82	SF	7	10+ years				
	Ceiling - Lay-in	In teacher's lounge 111	74	SF	7	10+ years				
	Ceiling - Lay-in	In teacher's lounge 111	8	SF	4	1-2 years	Missing tile			
	Doors - Wood Doors inclu hw	In teacher's lounge 111	1	EA	7	10+ years				
	Floor - Tile	In teacher's lounge 111	82	SF	7	10+ years				
	Lavatory	In teacher's lounge 111	1	EA	7	10+ years				
	Lighting - Pendent/Surface	In teacher's lounge 111	2	EA	7	6-10 years				
	Partitions	In teacher's lounge 111	2	EA	7	10+ years				
	Walls - Metal Panel	In teacher's lounge 111	356	SF	7	10+ years				
	Walls - Plaster/Drywall	In teacher's lounge 111	14	SF	5	1-2 years	Cracks in plaster			
	Water Closet	In teacher's lounge 111	2	EA	7	10+ years				
	Accessories	Men's 312A	43	SF	7	6-10 years				
	Ceiling - Lay-in	Men's 312A	43	SF	7	10+ years				
	Doors - Transom Window	Men's 312A	7	SF	7	10+ years				
	Doors - Wood Doors inclu hw	Men's 312A	1	EA	7	10+ years				
	Floor - Tile	Men's 312A	40	SF	6	10+ years	One obigen tile			
	Floor - Tile	Men's 312A	3	SF	5	1-2 years	Cracking tile			
	Lavatory	Men's 312A	1	EΑ	7	6-10 years				
	Lighting - Lay-in	Men's 312A	1	EΑ	7	6-10 years				
	Lighting - Wall Mounted	Men's 312A	1	EA	7	6-10 years				
	Walls - Plaster/Drywall	Men's 312A	270	SF	6	10+ years				
	Water Closet	Men's 312A	1	EA SF	7	10+ years				
	Accessories	PreK 006	24	5F	7	6-10 years				



Catego	ry : Room		В	uilding	: Main		
_				_		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Ceiling - Plaster/Drywall	PreK 006	24	SF	7	10+ years	
	Doors - Wood Doors inclu hw	PreK 006	1	EA	7	10+ years	
	Floor - Tile	PreK 006	24	SF	6	10+ years	
	Hand Dryer	PreK 006	1	EA	7	6-10 years	
	Lavatory	PreK 006	1	EA	7	10+ years	
	Lighting - Pendent/Surface	PreK 006	1	EA	7	6-10 years	
	Walls - Plaster/Drywall	PreK 006	207	SF	6	10+ years	
	Walls - Plaster/Drywall	PreK 006	3	SF	6	1-2 years	Cracking above sink
	Water Closet	PreK 006	1	EA	7	10+ years	
Catego	ry : Classroom		В	Building	: Main		
_				_		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Classro	om #006 (Pre School)		<u> </u>			•	
	AC Units	Basement	2	EA	7	6-10 years	
	Casework	Basement	15	LF	6	10+ years	
	Ceiling - Plaster/Drywall	Basement	850	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Basement	1	ĒΑ	7	10+ years	
	Floor - Wood	Basement	850	SF	6	10+ years	
	Lighting - Pendent/Surface	Basement	15	ĒΑ	7	6-10 years	
	Marker Board	Basement	20	LF	7	6-10 years	
	Walls - Plaster/Drywall	Basement	960	SF	7	10+ years	
	Work Sink	Basement	1	EA	7	10+ years	
Classro	om #007 (Regular Classroom)						
Oldooro	AC Units	Basement	1	EA	7	6-10 years	
	Casework	Basement	15	LF	7	10+ years	
	Ceiling - Plaster/Drywall	Basement	725	SF	7	10+ years	
	Ceiling - Plaster/Drywall	Basement	35	SF	5	10+ years	Peeling paint
	Doors - Wood Doors inclu hw	Basement	1	EA	7	10+ years	r eeiing paint
	Floor - Tile	Basement	760	SF	7	10+ years	
	Lighting - Pendent/Surface	Basement	16	EA	7	6-10 years	
	Marker Board	Basement	20	LF	7	6-10 years	
	Walls - Plaster/Drywall	Basement	980	SF	7	10+ years	
Classro	om #104 (Regular Classroom)						
VIGSSIU	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	15	LF	7	10+ years	
	Casework Ceiling - Lay-in	1st Floor	802	SF	7	10+ years	
	Ceiling - Lay-in	1st Floor	8	SF	5	1-2 years	Water damage
	Doors - Transom Window	1st Floor	14	SF	7	10+ years	vvater damage
	Doors - Wood Doors inclu hw	1st Floor	2	EA	7	10+ years	
	Floor - Wood Doors inclu riw	1st Floor	810	SF	7	10+ years	
	11001 11000	1301 1001	010	51	•	ioi yeais	
Campua	Nama: Saward		Page : 12 of 42				Accessment Date: 12/21/202

Assessment Date: 12/21/2023 Campus Name: Seward Page : 12 of 42



Catego	ry : Classroom		В	uilding	: Main		
						Recommend	
roup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Lighting - Lay-in	1st Floor	12	EΑ	7	6-10 years	
	Marker Board	1st Floor	34	LF	7	6-10 years	
	Walls - Plaster/Drywall	1st Floor	1,070	SF	7	10+ years	
lassroo	m #105 (Regular Classroom)						
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	10	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	810	SF	7	10+ years	
	Doors - Transom Window	1st Floor	7	SF	7	10+ years	Corrected quantity
	Doors - Wood Doors inclu hw	1st Floor	1	ĒΑ	7	10+ years	Corrected quantity
	Floor - Wood	1st Floor	810	SF	7	10+ years	, , , , , , , , , , , , , , , , , , , ,
	Lighting - Lay-in	1st Floor	13	ĒΑ	7	6-10 years	
	Marker Board	1st Floor	30	LF	7	6-10 years	
	Storage/ Closet	1st Floor	60	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,070	SF	7	10+ years	
	valle i lacion biy wall	1001	1,070	O.	•	101 youro	
lassroo	m #106 (Regular Classroom)						
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	15	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	820	SF	7	10+ years	
	Doors - Transom Window	1st Floor	14	SF	7	10+ years	corrected quantity
	Doors - Wood Doors inclu hw	1st Floor	2	EA	7	10+ years	
	Floor - Wood	1st Floor	820	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	7	10+ years	
	Marker Board	1st Floor	30	LF	7	6-10 years	
	Walls - Plaster/Drywall	1st Floor	1,020	SF	7	10+ years	
`laceroo	m #107 (Regular Classroom)						
นสองเบบ	AC Units	1st Floor	2	EA	7	6-10 years	
	Casework	1st Floor	8	LF	7	•	
		1st Floor		SF		10+ years	
	Ceiling - Lay-in Doors - Transom Window		850 9	SF SF	7 7	10+ years	
		1st Floor	9			10+ years	
	Doors - Wood Doors inclu hw	1st Floor		EA SF	7	10+ years	
	Floor - Wood	1st Floor	850		7	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	7	6-10 years	
	Marker Board	1st Floor	30	LF	7	6-10 years	
	Walls - Plaster/Drywall	1st Floor	1,020	SF	7	10+ years	
lassroo	m #108 (Regular Classroom)						
	AC Units	1st Floor	2	EA	7	6-10 years	
	Ceiling - Lay-in	1st Floor	738	SF	7	10+ years	
	Doors - Transom Window	1st Floor	14	SF	7	10+ years	Corrected quantity
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	Corrected quantity



Catego	ry : Classroom		В	uilding	: Main		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Floor - Wood	1st Floor	738	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	15	EA	7	6-10 years	
	Marker Board	1st Floor	22	LF	7	6-10 years	
	Storage/ Closet	1st Floor	182	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,070	SF	7	10+ years	
Classroo	m #109 (Faculty Lounge)						
	AC Units	1st Floor	1	EA	7	6-10 years	
	Ceiling - Lay-in	1st Floor	810	SF	7	10+ years	
	Doors - Transom Window	1st Floor	7	SF	7	10+ years	Corrected quantity
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	Corrected quantity
	Floor - Wood	1st Floor	810	SF	7	10+ years	Corrected quartity
	Lighting - Lay-in	1st Floor	15	EA	7	10+ years	
	Marker Board	1st Floor	22	LF	7	6-10 years	
	Storage/ Closet	1st Floor	175	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,045	SF	7	•	
	walls - Plaster/Drywall	181 11001	1,045	SF	,	10+ years	
Classroo	m #204 (Regular Classroom)						
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	12	LF	6	10+ years	
	Ceiling - Lay-in	2nd Floor	825	SF	7	10+ years	
	Doors - Transom Window	2nd Floor	7	SF	7	10+ years	Corrected quantity
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	Corrected quantity
	Floor - Wood	2nd Floor	825	SF	6	10+ years	
	Lighting - Lay-in	2nd Floor	12	EA	7	6-10 years	
	Marker Board	2nd Floor	34	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	125	SF	7	10+ years	Not previously assessed
	Walls - Plaster/Drywall	2nd Floor	1,040	SF	7	10+ years	•
Classroc	m #205 (Regular Classroom)						
	AC Units	2nd Floor	2	EA	7	6-10 years	
	Casework	2nd Floor	12	LF	6	10+ years	
	Ceiling - Lay-in	2nd Floor	835	SF	7	10+ years	
	Doors - Transom Window	2nd Floor	7	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Wood	2nd Floor	835	SF	6	10+ years	
	Lighting - Lay-in	2nd Floor	12	EA	7	6-10 years	
	Marker Board	2nd Floor	20	LF	7	6-10 years	
	Storage/ Closet	2nd Floor 2nd Floor	60	SF	7 7	,	Not previously assessed
	Walls - Plaster/Drywall	2nd Floor 2nd Floor	1,060	SF	6	10+ years 10+ years	INOL PLEVIOUSIY ASSESSED
01						-	
Classroc	m #206 (Art Room)						
	AC Units	2nd Floor	1	EA	7	6-10 years	

Campus Name: Seward Page : 14 of 42 Assessment Date: 12/21/2023



Catego	ry : Classroom		В	uilding	: Main		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Casework	2nd Floor	8	LF	6	10+ years	
	Ceiling - Lay-in	2nd Floor	850	SF	7	10+ years	
	Doors - Transom Window	2nd Floor	7	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EΑ	7	10+ years	Corrected quantity
	Floor - Wood	2nd Floor	850	SF	6	6-10 years	
	Lighting - Lay-in	2nd Floor	14	EA	7	6-10 years	
	Marker Board	2nd Floor	32	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	160	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,088	SF	6	10+ years	
	Work Sink	2nd Floor	1	EA	7	10+ years	
Classroo	om #207 (Regular Classroom)						
	AC Units	2nd Floor	2	EA	7	6-10 years	
	Ceiling - Lay-in	2nd Floor	880	SF	7	10+ years	
	Doors - Transom Window	2nd Floor	7	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	ĒΑ	7	10+ years	
	Floor - Wood	2nd Floor	880	SF	6	10+ years	
	Lighting - Lay-in	2nd Floor	12	ĒΑ	7	6-10 years	
	Marker Board	2nd Floor	32	LF	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	1,088	SF	6	10+ years	
Classroo	om #208 (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	754	SF	7	10+ years	
	Doors - Transom Window	2nd Floor	7	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	ĒΑ	7	10+ years	
	Floor - Wood	2nd Floor	754	SF	6	10+ years	
	Lighting - Lay-in	2nd Floor	12	ĒΑ	7	6-10 years	
	Marker Board	2nd Floor	32	LF	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	980	SF	7	10+ years	
Classroo	om #209 (Regular Classroom)						
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	14	LF	6	10+ years	
	Ceiling - Lay-in	2nd Floor	825	SF	7	10+ years	
	Doors - Transom Window	2nd Floor	7	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Wood	2nd Floor	825	SF	7	10+ years	
	Lighting - Lay-in	2nd Floor	12	EA	7	6-10 years	
	Marker Board	2nd Floor 2nd Floor	24	LF	7	6-10 years	
	Walls - Plaster/Drywall			SF	6	•	
	vvalis - riastei/Diywali	2nd Floor	1,040	ЭГ	Ö	10+ years	

Campus Name: Seward Page : 15 of 42 Assessment Date: 12/21/2023



Catego	ry : Classroom		В	uilding	: Main		o Tremmage AVENOE, Omeago, ie oooo
_				_		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Classroo	om #211 (Special Education)						
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Ceiling - Lay-in	2nd Floor	434	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	2	ĒΑ	7	10+ years	
	Floor - Wood	2nd Floor	434	SF	7	10+ years	
	Lighting - Lay-in	2nd Floor	7	EA	7	6-10 years	
	Marker Board	2nd Floor	10	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	40	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	832	SF	6	10+ years	
Classroo	om #304 (Regular Classroom)						
	AC Units	3rd Floor	1	EA	7	6-10 years	
	Casework	3rd Floor	12	LF	6	10+ years	
	Ceiling - Lay-in	3rd Floor	825	SF	7	10+ years	
	Doors - Transom Window	3rd Floor	7	SF	7	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	7	10+ years	
	Floor - Wood	3rd Floor	825	SF	6	10+ years	
	Lighting - Lay-in	3rd Floor	12	EA	7	6-10 years	
	Marker Board	3rd Floor	15	LF	7	6-10 years	
	Storage/ Closet	3rd Floor	125	SF	7	10+ years	Not previously assessed
	Walls - Plaster/Drywall	3rd Floor	1,040	SF	7	10+ years	
_Classroo	om #305 (Regular Classroom)						
	AC Units	3rd Floor	1	EA	7	6-10 years	
	Casework	3rd Floor	12	LF	6	10+ years	
	Ceiling - Lay-in	3rd Floor	825	SF	7	10+ years	
	Doors - Transom Window	3rd Floor	7	SF	7	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	7	10+ years	
	Floor - Wood	3rd Floor	825	SF	6	10+ years	
	Lighting - Lay-in	3rd Floor	12	EA	7	6-10 years	
	Marker Board	3rd Floor	20	LF	7	6-10 years	
	Storage/ Closet	3rd Floor	60	SF	7	10+ years	Not previously assessed
	Walls - Plaster/Drywall	3rd Floor	1,040	SF	7	10+ years	
Classroo	om #306 (Regular Classroom)						
	AC Units	3rd Floor	1	EA	7	6-10 years	
	Casework	3rd Floor	8	LF	6	10+ years	
	Ceiling - Lay-in	3rd Floor	850	SF	7	10+ years	
	Doors - Transom Window	3rd Floor	7	SF	7	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	2	EA	7	10+ years	
	Floor - Wood	3rd Floor	850	SF	7	10+ years	
	Lighting - Lay-in	3rd Floor	14	EA	7	6-10 years	
	Marker Board	3rd Floor	50	LF	7	6-10 years	

Campus Name: Seward Page : 16 of 42 Assessment Date: 12/21/2023



Catego	ry : Classroom		В	uilding	: Main		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Storage/ Closet	3rd Floor	100	SF	7	10+ years	Corrected quantity
	Walls - Plaster/Drywall	3rd Floor	1,088	SF	6	10+ years	
Classroo	om #307 (Science Classroom)						
	AC Units	3rd Floor	2	EA	7	6-10 years	
	Casework	3rd Floor	71	LF	6	10+ years	
	Ceiling - Lay-in	3rd Floor	1,013	SF	7	10+ years	
	Doors - Transom Window	3rd Floor	7	SF	7	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	7	10+ years	
	Floor - Tile	3rd Floor	1,013	SF	7	10+ years	
	Floor - Tile	3rd Floor	10	SF	5	1-2 years	Cracking tiles near cabinets
	Lighting - Lay-in	3rd Floor	15	ĒΑ	7	6-10 years	3
	Marker Board	3rd Floor	20	LF	7	6-10 years	
	Storage/ Closet	3rd Floor	125	SF	7	10+ years	Not previously assessed
	Student Lockers - Three Tiers	3rd Floor	47	EA	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	1,216	SF	7	10+ years	
	Work Sink	3rd Floor	2	EA	7	6-10 years	
	Work Clink	014 1 1001	_	_/\	•	o ro youro	
Classroo	om #308 (Regular Classroom)						
	AC Units	3rd Floor	1	EA	7	6-10 years	
	Casework	3rd Floor	10	LF	6	10+ years	
	Ceiling - Lay-in	3rd Floor	754	SF	7	10+ years	
	Doors - Transom Window	3rd Floor	7	SF	7	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EΑ	7	10+ years	
	Floor - Wood	3rd Floor	754	SF	6	10+ years	
	Lighting - Lay-in	3rd Floor	12	EA	7	6-10 years	
	Marker Board	3rd Floor	24	LF	7	6-10 years	
	Walls - Plaster/Drywall	3rd Floor	980	SF	6	10+ years	
Classroo	om #309 (Computer Lab)						
	AC Units	3rd Floor	2	EA	7	6-10 years	
	Casework	3rd Floor	14	LF	6	10+ years	
	Ceiling - Lay-in	3rd Floor	825	SF	7	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	7	10+ years	
	Floor - Wood	3rd Floor	825	SF	7	10+ years	
	Lighting - Lay-in	3rd Floor	12	EA	7	6-10 years	
	Marker Board	3rd Floor	20	LF	7	6-10 years	
	Walls - Plaster/Drywall	3rd Floor	1,040	SF	7	10+ years	
	Wireless System	3rd Floor	1,040	EA	7	6-10 years	
laseroo	om #313 (Office)						
21CL331UU	AC Units	3rd Floor	1	EA	7	6-10 years	
	Casework	3rd Floor	26	LF	6	10+ years	

Campus Name: Seward Page : 17 of 42 Assessment Date: 12/21/2023



Catego	ry : Classroom		В	uilding	: Main		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Ceiling - Lay-in	3rd Floor	420	SF	7	10+ years	
	Doors - Transom Window	3rd Floor	7	SF	7	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EΑ	7	10+ years	
	Floor - Tile	3rd Floor	400	SF	7	10+ years	
	Floor - Tile	3rd Floor	20	SF	5	1-2 years	Chipping
	Lighting - Lay-in	3rd Floor	6	EΑ	7	6-10 years	
	Marker Board	3rd Floor	14	LF	7	6-10 years	
	Walls - Plaster/Drywall	3rd Floor	824	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	8	SF	5	1-2 years	Cracking near door

Category : Interior **Building: Main**

						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Corridor							
	Ceiling - Lay-in	1st Floor	1,92	3 SF	7	10+ years	
	Doors - Transom Window	1st Floor	3	7 SF	7	10+ years	
	Doors - Wood Doors include hw	1st Floor	;	B EA	7	10+ years	
	Drinking Fountains - Double Fountain	1st Floor	:	2 EA	7	6-10 years	
	Floor - Concrete Epoxy/ Painted	1st Floor	1,89	3 SF	7	10+ years	
	Floor - Concrete Epoxy/ Painted	1st Floor	3) SF	5	1-2 years	Cracking
	Lighting - Lay-in	1st Floor	2		7	6-10 years	
	Walls - Plaster/Drywall	1st Floor	3,36	2 SF	7	10+ years	
	Ceiling - Lay-in	2nd Floor	1,92		7	10+ years	
	Doors - Transom Window	2nd Floor	3	7 SF	7	10+ years	
	Doors - Wood Doors include hw	2nd Floor	;	B EA	7	10+ years	
	Floor - Tile/Sheet	2nd Floor	1,87		7	10+ years	
	Floor - Tile/Sheet	2nd Floor	5) SF	5	1-2 years	Cracking tile near foot of stairs
	Lighting - Lay-in	2nd Floor	2:	2 EA	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	3,36	2 SF	7	10+ years	
	Ceiling - Lay-in	3rd Floor	1,92		7	10+ years	
	Doors - Transom Window	3rd Floor	3	7 SF	7	10+ years	
	Doors - Wood Doors include hw	3rd Floor		1 EA	7	10+ years	
	Drinking Fountains - Double Fountain	3rd Floor		I EA	7	6-10 years	Updated quantity
	Floor - Tile/Sheet	3rd Floor	1,92	3 SF	7	10+ years	
	Lighting - Lay-in	3rd Floor	2		7	6-10 years	
	Walls - Plaster/Drywall	3rd Floor	3,36	2 SF	7	10+ years	
	Ceiling - Exposed	Basement	24) SF	6	10+ years	
	Ceiling - Plaster/Drywall	Basement	2,02		6	10+ years	
	Doors - Transom Window	Basement	2		7	10+ years	
	Doors - Wood Doors include hw	Basement	;		7	10+ years	
	Floor - Asphalt Floor	Basement	2,26	5 SF	7	10+ years	
	Lighting - Pendent/Surface	Basement	2		7	6-10 years	
	Lighting - Wall Mounted	Basement		I EA	7	6-10 years	
	Walls - Concrete Block	Basement	1,78	SF	7	10+ years	

Campus Name: Seward Page : 18 of 42 Assessment Date: 12/21/2023



Catego	ry : Interior		В	uilding	: Main		
_				_		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Walls - Plaster/Drywall	Basement	1,941	SF	7	10+ years	
	Walls - Plaster/Drywall	Basement	32	SF	7	10+ years	
Safety							
•	Camera Viewing Station	1st Floor	1	EA	7	6-10 years	
	Security Cameras	1st Floor	10	EA	7	6-10 years	
Stairs							
	Ceiling - Lay-in	North (Stair 3)	192	SF	7	10+ years	
	Floor - Asphalt	North (Stair 3)	176	SF	7	10+ years	
	Handrails .	North (Stair 3)	75	LF	7	10+ years	
	Lighting - Pendent/Surface	North (Stair 3)	6	EA	7	6-10 years	
	Stairs - Asphalt	North (Stair 3)	68	LF	7	10+ years	
	Walls - Plaster/Drywall	North (Stair 3)	767	SF	6	10+ years	
	Ceiling - Lay-in	West (Stair 2)	192	SF	7	10+ years	
	Floor - Asphalt	West (Stair 2)	176	SF	7	10+ years	
	Handrails .	West (Stair 2)	75	LF	7	10+ years	
	Lighting - Pendent/Surface	West (Stair 2)	6	EA	7	6-10 years	
	Stairs - Asphalt	West (Stair 2)	68	LF	7	10+ years	
	Walls - Plaster/Drywall	West (Stair 2)	767	SF	7	10+ years	
Vertical (Conveyance						
	Elevator - Hydraulic Elevator	1st to 3rd floors	1	EA	6	10+ years	



Category : Exterior **Building: Addition**

		Recommend						
Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments		
· •		444						
	#1 F	1	FΔ	6	10± vears			
		· · · · · · · · · · · · · · · · · · ·						
		•						
				-				
				_	•			
						Corroded doors and frames		
		· · · · · · · · · · · · · · · · · · ·				Corroded deors and frames		
		·		_		Corroding doors and frames		
		· · · · · · · · · · · · · · · · · · ·		·=		Corroding doors and frames		
						Cracked stone		
					•	Corroded door and frame		
Exterior Boord Exterior Gloof Boor	#6.1 **	_		Ū	1 2 youro	Corroded door and name		
on								
Foundation - Concrete	Entire Building	376	LF	7	10+ years			
Superstructure - Steel with Clay Tile Arch	Entire Building	22,489	SF	7	10+ years			
Estados Liebticas December as Dect Massated	Fatina Buildia a				40			
Exterior Lighting - wall Mounted	Entire Building	11	EA	ь	10+ years			
tem								
Coping - Metal	Roof #1	70	LF	7	10+ years			
Coping - Stone	Roof #1	80	LF	6	10+ years			
Coping - Terra Cotta	Roof #1	194	LF	6	10+ years			
	Roof #1	128	LF	6				
	Roof #1	95	LF	6				
	Roof #1	133	LF	6				
			SF	6	•			
				7				
	Roof #2			6				
	Roof #2	270	LF	6				
	Roof #2		LF	6	•			
Downspouts - Exterior Downspouts	Roof #2	2	LF	5	1-2 years	Detached wall anchor at brick ope		
Parapet - 16" - 30" Height	Roof #2	140	LF	6	10+ years	joints		
	1.001 πΔ	140	LF	J	TOT years			
	Entrance Control - Audio and Video Exterior Doors - Exterior FRP Door Exterior Doors - Transom Lite Exterior Stairs - Concrete Power Door Operator and Controls Ramp Handrail - Steel_Ramp Handrail Ramps - Concrete Stair Handrail - Steel_Stair Handrail Exterior Doors - Exterior Wood Door Exterior Doors - Transom Lite Exterior Stairs - Stone Entrance Control - Audio and Video Exterior Doors - Exterior Steel Door Exterior Doors - Transom Lite Exterior Stairs - Stone Exterior Doors - Exterior Steel Door Exterior Doors - Exterior Steel Door Foundation - Concrete Superstructure - Steel with Clay Tile Arch Exterior Lighting - Parapet or Roof Mounted Exterior Lighting - Wall Mounted tem Coping - Metal Coping - Stone Coping - Terra Cotta Downspouts - Interior Downspouts Parapet - 16" - 30" Height Parapet - Parapet < 16" Height Roof - Modified Bitumen Roof Structure - Steel with Clay Tile Arch Coping - Stone Coping	Entrance Control - Audio and Video #1 E Exterior Doors - Exterior FRP Door #1 E Exterior Doors - Transom Lite #1 E Exterior Stairs - Concrete #1 E Power Door Operator and Controls #1 E Ramp Handrail - Steel_Ramp Handrail #1 E Ramps - Concrete #1 E Stair Handrail - Steel_Stair Handrail #1 E Exterior Doors - Exterior Wood Door #2 E Exterior Doors - Transom Lite #2 E Exterior Stairs - Stone #2 E Entrance Control - Audio and Video #3 W Exterior Doors - Exterior Steel Door #3 W Exterior Doors - Transom Lite #3 W Exterior Doors - Transom Lite #3 W Exterior Doors - Exterior Steel Door #3 W Exterior Doors - Exterior Steel Door #3 W Exterior Stairs - Stone #3 W Exterior Stairs - Stone #3 W Exterior Stairs - Stone #3 W Exterior Lighting - Parapet or Roof Mounted Entire Building Exterior Lighting - Parapet or Roof Mounted Entire Building Exterior Lighting - Wall Mounted Entire Building Entire Build	Entrance Control - Audio and Video #1 E	Entrance Control - Audio and Video #1 E	Entrance Control - Audio and Video #1 E	Entrance Control - Audio and Video #1 E		

Campus Name: Seward Page : 20 of 42 Assessment Date: 12/21/2023



Catego	ry : Exterior		В	uilding	: Addition		7 5 Herrillage AVENUE, Chicago, IL 606
<u> </u>				J		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
•	Roof - Modified Bitumen	Roof #2	7,328	SF	6	10+ years	
	Roof Structure - Steel with Clay Tile Arch	Roof #2	7,328	SF	7	10+ years	
			,			, , , , , ,	
<i>N</i> alls							
	Exterior Walls - Brick	Entire Building	17,792	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	600	SF	4	1-2 years	Open joints, spalled brick
	Exterior Walls - Stone-Cast	Entire Building	2,187	SF	6	10+ years	
	Exterior Walls - Stone-Cast	Entire Building	40	SF	4	1-2 years	Broken, displaced stone
Vindows							
	Curtain wall - Insulated Panel	Entire Building	840	SF	6	10+ years	
	Guard - Guards perforated	Entire Building	1,730	SF	6	10+ years	
	Lintels - Steel	Entire Building	366	ĹF	6	10+ years	
	Windows - Sash Aluminum Double-pane	Entire Building	2,017	SF	6	10+ years	
Catego	ry : Electrical		В	uildina	: Additio	on	
	,		_			Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
merger	ncy System						
	Emergency A/C Power - Corridors and	Entire Building	3,958	SF	6	6-10 years	
	Stairs						
	Emergency A/C Power - Gym	Entire Building	2,806	SF	6	6-10 years	
	Emergency A/C Power - Multipurpose	Entire Building	2,807	SF	6	6-10 years	
	Room						
	Emergency Battery Packs - Corridors and	Entire Building	8	EA	6	6-10 years	
	Stairs						
	Emergency Battery Packs - Gym	Entire Building	4	EA	6	6-10 years	
	Emergency Battery Packs - Students Toilets	Entire Building	4	EA	6	10+ years	
	Security System - CCTV	Entire Building	29,621	SF	6	6-10 years	
	Security System - Intrusion Detection	Entire Building	29,621	SF	4	1-2 years	Per engineer, wires cut for bells
	Exit Signs - Corridors and Stairs	Entire Building	8	ĒΑ	6	6-10 years	- G ,
	Exit Signs - Gym	Entire Building	4	EA	6	6-10 years	
Main Ser	vice						
waiii sei	PA System	Entire Building	29,621	SF	6	6-10 years	
	·		, , .		-	,	
Power D	istribution						
	Lighting and Power Panels - Above 100 A	Entire Building	3	EA	6	6-10 years	
				_ ^	_	C 10	
	Transformers - 277/480 - 120/240	Entire Building	1	EA	5	6-10 years	
		Entire Building			: Additio	•	



7425.							3 Herrillage AVENUE, Chicago, IL 6060
						Replacement	
ire Alar	m						
	Fire Alarm Strobe Lights	Entire Building	29,621	SF	6	6-10 years	
	Fire Alarm_System	Entire Building	29,621	SF	5	6-10 years	
	•	· ·				•	
Sprinklei	System						
	Sprinkler Heads	Entire Building	29,621	SF	7	6-10 years	
	Sprinkler Piping	Entire Building	29,621	SF	6	6-10 years	
	opg	9			•	,	
Catego	ry : Mechanical		В	uilding	: Additi	on	
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Air Hand	ling Systems						
	Air Handling Unit- Built Up-Multi Zone-	Basement	1	EA	6	6-10 years	
	Steam Coils - 25001 - 35000 cfm					•	
	Air Intake	Basement	1	EΑ	6	6-10 years	
	Auxiliaries - 25001 - 35000 cfm	Basement	1	EΑ	5	6-10 years	
	Return Duct Work - Indoor- Vertical Shaft	Basement	100	LF	5	6-10 years	
	and Ducts					•	
	Zone Dampers	Basement	16	EA	5	6-10 years	
Boiler Sy	vetome						
Julier O	Piping - Condensate Pipe- Steel	Entire Building	400	LF	6	10+ years	
	Piping - Steam Pipe- Steel	Entire Building	400	LF	6	10+ years	
	Steam Traps	Entire Building	8	EA	6	6-10 years	
	Oteam Traps	Little Dallang	O	L/\	O	o io years	
Heating	Devices						
9	Wall Heater - Electric	Entire Building	1	EA	6	10+ years	
	Unit Heater - Electric	Entire Building	3	EA	6	2-5 years	
		9	-			,	
Tempera	ature Control						
•	Electric Thermostat	Entire Building	3	EA	5	2-5 years	
	Pneumatic System	Entire Building	29,621	SF	6	6-10 years	
	Thermostats - Pneumatic	Entire Building	16	EA	6	6-10 years	
Ventilatio	on.						
v c imialio	Exhaust Fans- Roof Mounted - 1501 - 8000	Roof	1	EA	6	6-10 years	
	CFM	ROOI	1	EA	b	0-10 years	
Catogo	ry · Plumbina		D	uildina	· Additi	on	
catego	ry : Plumbing		В	uilding	. Additi	Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	item - Type	Location	Quantity	OOW	IVALIA	Replacement	Comments
Piping	B C B' H OY C B C H	E 6 B 3 B	22.55			0.5	0.1 . 1
	Domestic Piping-Hot Water Return Lines	Entire Building	29,621	SF	4	2-5 years	Galvanized piping over 40 years w
							some pipe clamps installed

Campus Name: Seward Page : 22 of 42 Assessment Date: 12/21/2023



Catego	ry : Plumbing		В	uilding	: Additio		5 S Hermitage AVENUE, Chicago, iL 60609
Jalogo	. y			unung	. / taaiti	Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Domestic Piping-Hot Water Return Risers	Entire Building	29,621	SF	4	2-5 years	Galvanized piping over 40 years with some pipe clamps installed
	Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	29,621	SF	4	2-5 years	Galvanized piping over 40 years with some pipe clamps installed
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	29,621	SF	4	2-5 years	Galvanized piping over 40 years with some pipe clamps installed
	Domestic Piping-Hot/Cold Water Supply (Risers)	Entire Building	29,621	SF	4	2-5 years	Galvanized piping over 40 years with some pipe clamps installed
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building	29,621	SF	4	2-5 years	Galvanized piping over 40 years with some pipe clamps installed
	Sanitary Piping	Entire Building	29,621	SF	5	2-5 years	Galvanized piping over 40 years
	Storm Piping	Entire Building	29,621	SF	5	2-5 years	Galvanized piping over 40 years
	Vent Piping	Entire Building	29,621	SF	5	2-5 years	Galvanized piping over 40 years
_	_	-	_			-	
Catego	ry : Room		В	uilding	: Additi		
Group	Itom Type	Logation	Quantity	ПОМ	Donk	Recommend	Comments
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
_Administ	rative Suites/Offices	D 400 M : O'''				0.40	
	AC Unit	Rm 103- Main Office	2	EA	7	6-10 years	
	Ceiling - Lay-in	Rm 103- Main Office	616	SF	7	10+ years	
	Doors - Transom Window	Rm 103- Main Office	9	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Rm 103- Main Office	1	EA	7	10+ years	
	Floor - Wood	Rm 103- Main Office	616	SF	7	10+ years	
	Lighting - Pendent/Surface	Rm 103- Main Office	12	EA	7	6-10 years	
	Power Distribution	Rm 103- Main Office	12	EA	7	10+ years	
	Storage/ Closet	Rm 103- Main Office	144	SF	7	10+ years	
	Walls - Plaster/Drywall	Rm 103- Main Office	784	SF	7	10+ years	
_Gvmnas	ia						
	Ceiling - Lay-in	Basement	5,120	SF	7	10+ years	
	Doors - Steel Doors incl hw	Basement	8	ĒΑ	7	10+ years	
	Doors - Wood Doors inclu hw	Basement	8	EA	7	10+ years	
	Floor - Tile/Sheet	Basement	2,120	SF	7	10+ years	
	Floor - Wood	Basement	3,000	SF	7	10+ years	
	Lighting - Metal Halide/ High Pressure Sodium	Basement	15	EA	6	6-10 years	
	Main Floor Seating	Basement	280	EA	7	10+ years	
	Main Floor Seating	Basement	8	EA	4	0-1 year	Seats damaged
	Scoreboards	Basement	1	EA	7	10+ years	Ocats damaged
	Sound System	Basement	1	EA	7	10+ years	
			•	SF	7	•	
	Stage Curtain	Basement	520			10+ years	
	Stage Curtain	Basement	4	EΑ	7	10+ years	
	STORO LITT	Basement	1	EA	7	10+ years	
	Stage Lift Stage Lighting System	Basement	1	EΑ	7	6-10 years	

Campus Name: Seward Page : 23 of 42 Assessment Date: 12/21/2023



Catego	ry : Room		В	uilding	: Additi		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Stage-Stairs - Wood	Basement	10	LF	7	10+ years	
	Storage/ Closet	Basement	200	SF	7	10+ years	
	Walls - Plaster/Drywall	Basement	5,268	SF	7	10+ years	
	Walls - Plaster/Drywall	Basement	12	SF	4	0-1 year	Cracked plaster. Quantity updated t match current observations
unch &	Multipurpose Room						
	Ceiling - Exposed	Basement	720	SF	7	10+ years	
	Floor - Concrete Epoxy/ Painted	Basement	720	SF	7	10+ years	
	Lighting - Pendent/Surface	Basement	10	EA	7	6-10 years	
	Serving Line	Basement	6	LF	7	10+ years	
	Walls - Masonry	Basement	1,000	SF	7	10+ years	
/lechani	cal/ Service Rooms						
	Janitor's Closet	1st Floor	54	SF	7	10+ years	
estroor	n						
	Accessories	1st Floor Girls	296	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor Girls	266	SF	7	10+ years	
	Ceiling - Plaster/Drywall	1st Floor Girls	30	SF	4	0-1 year	Water damage
	Floor - Epoxy/ Painted	1st Floor Girls	250	SF	7	10+ years	
	Floor - Epoxy/ Painted	1st Floor Girls	46	SF	4	1-2 years	Cracks throughout
	Floor Drain	1st Floor Girls	1	EA	7	10+ years	
	Lavatory	1st Floor Girls	2	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor Girls	5	EA	7	6-10 years	
	Partitions	1st Floor Girls	4	EA	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor Girls	508	SF	7	10+ years	
	Water Closet	1st Floor Girls	4	EA	7	10+ years	
	Accessories	2nd Floor Girls	296	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor Girls	296	SF	6	10+ years	
	Floor - Epoxy/ Painted	2nd Floor Girls	296	SF	7	10+ years	
	Floor Drain	2nd Floor Girls	1	EA	7	10+ years	
	Lavatory	2nd Floor Girls	2	EA	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor Girls	5	EA	7	6-10 years	
	Partitions	2nd Floor Girls	4	EA	7	10+ years	
	Walls - Structural Glazed Tile	2nd Floor Girls	508	SF	7	10+ years	
	Water Closet	2nd Floor Girls	4	ĒΑ	7	10+ years	
	Accessories	3rd Floor Girls	296	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	3rd Floor Girls	296	SF	7	10+ years	
	Floor - Epoxy/ Painted	3rd Floor Girls	284	SF	7	10+ years	
	Floor - Epoxy/ Painted	3rd Floor Girls	12	SF	4	1-2 years	Cracking floor
	Floor Drain	3rd Floor Girls	1	EA	7	10+ years	
	Lavatory	3rd Floor Girls	2	EA	7	10+ years	

Campus Name: Seward Page : 24 of 42 Assessment Date: 12/21/2023



Catego	Category : Room			Building : Addition				
						Recommend		
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments	
	Lighting - Pendent/Surface	3rd Floor Girls	5	EA	7	6-10 years		
	Partitions	3rd Floor Girls	4	EA	7	10+ years		
	Walls - Structural Glazed Tile	3rd Floor Girls	508	SF	7	10+ years		
	Water Closet	3rd Floor Girls	4	EA	7	10+ years		
	Accessories	Basement Girls	355	SF	7	6-10 years		
	Ceiling - Plaster/Drywall	Basement Girls	355	SF	7	10+ years		
	Doors - Wood Doors inclu hw	Basement Girls	1	EA	7	10+ years		
	Floor - Epoxy/ Painted	Basement Girls	355	SF	7	10+ years		
	Floor Drain	Basement Girls	1	EA	7	10+ years		
	Lavatory	Basement Girls	2	EΑ	7	10+ years		
	Lighting - Pendent/Surface	Basement Girls	3	EA	7	6-10 years		
	Partitions	Basement Girls	6	EA	7	10+ years		
	Walls - Plaster/Drywall	Basement Girls	422	SF	7	10+ years		
	Walls - Plaster/Drywall	Basement Girls	30	SF	5	1-2 years	Water damaged near baseboard	
	Walls - Structural Glazed Tile	Basement Girls	151	SF	7	10+ years		
	Water Closet	Basement Girls	6	EA	7	10+ years		
	Accessories	In 005	24	SF	7	6-10 years		
	Ceiling - Plaster/Drywall	In 005	24	SF	7	10+ years		
	Doors - Wood Doors inclu hw	In 005	1	EA	6	10+ years		
	Floor - Tile	In 005	24	SF	7	10+ years		
	Floor Drain	In 005	1	EA	7	10+ years		
	Lavatory	In 005	1	EA	7	10+ years		
	Lighting - Lay-in	In 005	1	EA	6	6-10 years		
	Walls - Tile Ceramic/ Porcelain	In 005	46	SF	7	10+ years		
	Water Closet	In 005	1	EA	6	10+ years		
	Accessories	In 101	60	SF	7	6-10 years		
	Ceiling - Lay-in	In 101	60	SF	7	10+ years		
	Doors - Wood Doors inclu hw	In 101	1	EA	6	10+ years		
	Floor - Tile/Sheet	In 101	60	SF	5	10+ years		
	Lavatory	In 101	1	ĒΑ	7	10+ years		
	Lighting - Lay-in	In 101	1	ΕA	7	6-10 years		
	Partitions	In 101	1	EA	7	10+ years		
	Walls - Plaster/Drywall	In 101	102	SF	7	10+ years		
	Water Closet	In 101	1	ĒΑ	7	10+ years		
	Accessories	In Main Office	48	SF	7	6-10 years		
	Ceiling - Lay-in	In Main Office	48	SF	7	10+ years		
	Doors - Wood Doors inclu hw	In Main Office	1	EΑ	7	10+ years		
	Floor - Tile	In Main Office	48	SF	7	10+ years		
	Lavatory	In Main Office	1	EA	7	10+ years		
	Lighting - Lay-in	In Main Office	1	EA	7	6-10 years		
	Partitions	In Main Office	1	EA	7	10+ years		
	Walls - Plaster/Drywall	In Main Office	150	SF	7	10+ years		
	Water Closet	In Main Office	130	EA	7	10+ years		
		maii. Oilloo	'		•	.o. youro		

Campus Name: Seward Page : 25 of 42 Assessment Date: 12/21/2023



Catego	ry : Classroom		В	uilding	: Additi		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Classroc	om #005 (Pre School)						
	AC Units	Basement	1	EA	7	6-10 years	
	Casework	Basement	8	LF	7	10+ years	
	Ceiling - Plaster/Drywall	Basement	715	SF	7	10+ years	
	Doors - Side-lite	Basement	10	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Basement	2	ĒΑ	7	10+ years	
	Floor - Wood	Basement	715	SF	6	10+ years	
	Lighting - Pendent/Surface	Basement	21	EΑ	7	6-10 years	
	Marker Board	Basement	36	LF	7	6-10 years	
	Storage/ Closet	Basement	40	SF	7	10+ years	
	Walls - Masonry	Basement	720	SF	7	10+ years	
	Walls - Plaster/Drywall	Basement	260	SF	7	10+ years	
	Work Sink	Basement	1	EA	7	10+ years	
	WORK SILIK	Dasement	1	EA	,	10+ years	
Classroc	om #101 (Kindergarten)						
	AC Units	1st Floor	2	EΑ	7	6-10 years	
	Casework	1st Floor	30	LF	6	10+ years	
	Ceiling - Lay-in	1st Floor	860	SF	7	10+ years	
	Doors - Transom Window	1st Floor	7	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	857	SF	7	10+ years	
	Floor - Tile	1st Floor	3	SF	5	0-1 year	Chipped/cracking tiles
	Lighting - Lay-in	1st Floor	12	EA	7	6-10 years	omprod/ordorang alloc
	Marker Board	1st Floor	10	LF	7	6-10 years	
	Storage/ Closet	1st Floor	40	SF	7	10+ years	Not previously assessed
	Walls - Plaster/Drywall	1st Floor	970	SF	7	10+ years	Not previously assessed
Classroc	om #102 (Kindergarten)						
	AC Units	1st Floor	2	EA	7	6-10 years	
	Casework	1st Floor	30	LF	6	10+ years	
	Ceiling - Lay-in	1st Floor	860	SF	7	10+ years	
	Doors - Transom Window	1st Floor	7	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Wood	1st Floor	860	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	7	6-10 years	
	Marker Board	1st Floor	16	LF	7	6-10 years	
	Storage/ Closet	1st Floor	40	SF	7	10+ years	Not previously assessed
	Walls - Plaster/Drywall	1st Floor	970	SF	7	10+ years	
Clacarac	om #201 (Regular Classroom)						
<u> 11492100</u>	AC Units	2nd Floor	2	EA	7	6-10 years	
	Casework	2nd Floor 2nd Floor	8	LF	6	10+ years	
			910	SF	7		
	Ceiling - Lay-in	2nd Floor	910	SF	1	10+ years	

Campus Name: Seward Page : 26 of 42 Assessment Date: 12/21/2023



Catego	tegory : Classroom			uilding	Building : Addition				
	_					Recommend			
Group	Item - Type	Location	Quantity_	UOM	Rank	Replacement	Comments		
	Doors - Transom Window	2nd Floor	7	SF	7	10+ years			
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years			
	Floor - Wood	2nd Floor	910	SF	6	10+ years			
	Lighting - Lay-in	2nd Floor	12	EA	7	6-10 years			
	Marker Board	2nd Floor	20	LF	7	6-10 years			
	Storage/ Closet	2nd Floor	40	SF	7	10+ years	Not previously assessed		
	Walls - Plaster/Drywall	2nd Floor	1,122	SF	6	10+ years			
Classroo	om #202 (Special Education)								
	AC Units	2nd Floor	2	EA	7	6-10 years			
	Casework	2nd Floor	8	LF	6	10+ years			
	Ceiling - Lay-in	2nd Floor	895	SF	7	10+ years			
	Doors - Transom Window	2nd Floor	7	SF	7	10+ years			
	Doors - Wood Doors inclu hw	2nd Floor 2nd Floor	1	EA	7	10+ years 10+ years			
	Floor - Wood Doors Inclu riw	2nd Floor 2nd Floor	895	SF	<i>7</i> 6	10+ years 10+ years			
	Lighting - Lay-in	2nd Floor	12	EA	7	6-10 years			
	Marker Board	2nd Floor	30	LF	7	6-10 years			
	Storage/ Closet	2nd Floor	40	SF	7	10+ years	Not previously assessed		
	Walls - Plaster/Drywall	2nd Floor	1,091	SF	6	10+ years			
Classroc	om #203 (Library)								
	AC Units	2nd Floor	2	EA	7	6-10 years			
	Casework	2nd Floor	54	LF	6	10+ years			
	Ceiling - Lay-in	2nd Floor	895	SF	7	10+ years			
	Doors - Transom Window	2nd Floor	9	SF	7	10+ years			
	Doors - Wood Doors inclu hw	2nd Floor	1	ĒΑ	7	10+ years			
	Floor - Tile	2nd Floor	895	SF	7	10+ years			
	Lighting - Lay-in	2nd Floor	12	EΑ	7	6-10 years			
	Walls - Plaster/Drywall	2nd Floor	1,122	SF	6	10+ years			
Classroo	om #301 (Regular Classroom)								
0.000.00	AC Units	3rd Floor	2	EA	7	6-10 years			
	Casework	3rd Floor	8	LF	6	10+ years			
	Casework Ceiling - Lay-in	3rd Floor	910	SF	7				
				SF		10+ years			
	Doors - Transom Window	3rd Floor	7		7	10+ years			
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	7	10+ years			
	Floor - Wood	3rd Floor	910	SF	7	10+ years			
	Lighting - Lay-in	3rd Floor	12	EA	7	6-10 years			
	Marker Board	3rd Floor	20	LF	7	6-10 years			
	Storage/ Closet Walls - Plaster/Drywall	3rd Floor	40	SF	7	10+ years	Not previously assessed		
		3rd Floor	1,122	SF	6	10+ years			

Page : 27 of 42 Campus Name: Seward Assessment Date: 12/21/2023



Category: Classroom

Doors - Wood Doors include hw

Floor - Tile/Sheet

Drinking Fountains - Single Fountain

William H Seward Communication Arts Academy ES 4600 S Hermitage AVENUE, Chicago, IL 60609

Building: Addition

						Recommend	
roup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	AC Units	3rd Floor	2	EΑ	7	6-10 years	
	Casework	3rd Floor	8	LF	6	10+ years	
	Ceiling - Lay-in	3rd Floor	895	SF	7	10+ years	
	Doors - Transom Window	3rd Floor	7	SF	7	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	7	10+ years	
	Floor - Wood	3rd Floor	895	SF	6	10+ years	
	Lighting - Lay-in	3rd Floor	12	ĒΑ	7	6-10 years	
	Marker Board	3rd Floor	20	LF	7	6-10 years	
	Storage/ Closet	3rd Floor	40	SF	7	10+ years	Not previously assessed
	Walls - Plaster/Drywall	3rd Floor	1,091	SF	6	10+ years	Tion promoted y deceased
Classroo	om #303 (Regular Classroom)						
	AC Units	3rd Floor	2	EA	7	6-10 years	
	Casework	3rd Floor	8	LF	6	10+ years	
	Ceiling - Lay-in	3rd Floor	895	SF	7	10+ years	
	Doors - Transom Window	3rd Floor	7	SF	7	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	7	10+ years	
	Floor - Wood	3rd Floor	895	SF	6	10+ years	
	Lighting - Lay-in	3rd Floor	11	EA	7	6-10 years	
	Lighting - Lay-in	3rd Floor	1	EΑ	6	6-10 years	Relamp
	Marker Board	3rd Floor	20	LF	7	6-10 years	
	Storage/ Closet	3rd Floor	40	SF	7	10+ years	Not previously assessed
	Walls - Plaster/Drywall	3rd Floor	1,091	SF	6	10+ years	The promoted accepta
atego	ry : Interior		В	uilding	: Additio	on	
						Recommend	
roup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
orridor							
	Ceiling - Lay-in	1st Floor	1,002	SF	7	10+ years	
	Drinking Fountains - Single Fountain	1st Floor	3	EA	7	10+ years	
	Floor - Asphalt Floor	1st Floor	802	SF	7	10+ years	
	Floor - Asphalt Floor	1st Floor	200	SF	5	2-5 years	Cracked floor
	Lighting - Lay-in	1st Floor	10	EA	7	6-10 years	
	Walls - Plaster/Drywall	1st Floor	1,725	SF	7	10+ years	
	Ceiling - Lay-in	2nd Floor	1,002	SF	7	10+ years	
	Drinking Fountains - Single Fountain	2nd Floor	3	EA	7	6-10 years	
	Floor - Asphalt Floor	2nd Floor	952	SF	7	10+ years	
	Floor - Concrete Epoxy/ Painted	2nd Floor	50	SF	5	1-2 years	Cracked
	Lighting - Lay-in	2nd Floor	10	EA	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	1,725	SF	6	10+ years	
	Ceiling - Lay-in	3rd Floor	1,002	SF	7	10+ years	
	D W D ! -	0		- ^	7	40	

EΑ

EΑ

SF

7

7

1

2

957

10+ years

6-10 years

10+ years

3rd Floor

3rd Floor

3rd Floor



	Category : Interior				Building : Addition					
						Recommend				
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments			
	Floor - Tile/Sheet	3rd Floor	45	SF	5	1-2 years	Cracking tiles			
	Lighting - Lay-in	3rd Floor	10	EA	7	6-10 years				
	Walls - Plaster/Drywall	3rd Floor	1,725	SF	7	10+ years				
	Ceiling - Plaster/Drywall	Basement	540	SF	7	10+ years				
	Ceiling - Plaster/Drywall	Basement	36	SF	6	2-5 years				
	Doors - Wood Doors include hw	Basement	8	EΑ	7	10+ years				
	Drinking Fountains - Single Fountain	Basement	3	EA	7	6-10 years				
	Floor - Asphalt Floor	Basement	576	SF	5	1-2 years				
	Lighting - Pendent/Surface	Basement	15	EA	7	6-10 years				
	Lighting - Wall Mounted	Basement	2	EA	7	6-10 years				
	Stairs - Concrete Stairs	Basement	5	LF	7	10+ years				
	Walls - Plaster/Drywall	Basement	336	SF	7	10+ years				
	Walls - Structural Glazed Tile	Basement	672	SF	7	10+ years				
Safety										
	Security Cameras	1st Floor	1	EA	7	6-10 years				
Stairs										
	Ceiling - Plaster/Drywall	South West (Stair 1)	192	SF	7	10+ years				
	Floor - Asphalt	South West (Stair 1)	176	SF	5	10+ years				
	Handrails	South West (Stair 1)	75	LF	7	10+ years				
	Lighting - Pendent/Surface	South West (Stair 1)	6	EA	7	6-10 years				
	Stairs - Asphalt	South West (Stair 1)	68	LF	7	10+ years				
	Walls - Plaster/Drywall	South West (Stair 1)	771	SF	6	10+ years				

Page : 29 of 42 Campus Name: Seward Assessment Date: 12/21/2023





Category: Exterior **Building: Leased-Branch** Recommend Location Item - Type Quantity **UOM** Rank Replacement Comments Group Entrance #1 W EΑ Exterior Doors - Store Front 4 4 Aged single pane aluminum, plexiglas 2-5 years #1 W 50 LF 5 Broken, cracked, spalled concrete Exterior Stairs - Concrete 1-2 years LF 5 Stair Handrail - Steel Stair Handrail #1 W 10 6-10 years Entrance Control - Audio and Video #2 S 1 EΑ 6 10+ years Exterior Doors - Exterior Steel Door #2 S 1 EΑ 6 10+ years Exterior Stairs - Concrete #2 S LF 5 6-10 years 1 Exterior Doors - Exterior Steel Door #3 N 2 EΑ 6 10+ years Foundation Foundation - Concrete LF 7 **Entire Building** 376 10+ years Superstructure - Steel 22,489 SF 7 10+ years **Entire Building** Liahtina Exterior Lighting - Lighting 2 2-5 years South Entrances EΑ 4 Old fixtures Exterior Lighting - Wall Mounted 6 South Entrances 1 EΑ 10+ years Roof System Coping - Stone LF **Entire Building** 436 6 10+ years Downspouts - Exterior Downspouts LF **Entire Building** 179 6 10+ years Parapet - 16" - 30" Height Entire Building LF 6 240 10+ years Parapet - Parapet > 30" **Entire Building** 196 LF 6 10+ years SF Roof - Asphalt Gravel Ballast 5 **Entire Building** 7,652 6-10 years No access, sealed Roof Structure - Steel / Metal Deck/ **Entire Building** 7,652 SF 7 10+ years Concrete Topping Walls Canopy - Metal **Entire Building** SF 10+ years 70 6 SF Exterior Walls - Brick **Entire Building** 14,932 6 10+ years SF Exterior Walls - Brick **Entire Building** 4 1-2 years Open joints 4 Windows Lintels - Steel **Entire Building** 504 LF 5 10+ years SF 6 6-10 years Windows - Decorative **Entire Building** Broken glass block Windows - Decorative **Entire Building** 2,836 SF 6 10+ years Category: Electrical **Building: Leased-Branch** Recommend Location Replacement Comments Group Item - Type Quantity **UOM** Rank Emergency System **Automatic Transfer Switch** 1st Floor 1 EΑ 6 10+ years

Campus Name: Seward Page : 30 of 42 Assessment Date: 12/21/2023



	ry : Electrical		В	uilding	Lease	d-Branch	
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Emergency A/C Power - Corridors and Stairs	Entire Building	3,214	SF	6	6-10 years	
	Emergency A/C Power - Lunchrooms	Entire Building	4,591	SF	6	6-10 years	
	Emergency Battery Packs - Corridors and Stairs	Entire Building	17	EA	6	6-10 years	
	Emergency Battery Packs - Lunchrooms	Entire Building	4	EA	6	6-10 years	
	Emergency Battery Packs - Multipurpose Room	Entire Building	2	EA	6	6-10 years	
	Emergency Battery Packs - Students Toilets	Entire Building	4	EA	6	6-10 years	
	Exit Signs - Corridors and Stairs	Entire Building	12	EA	4	2-5 years	Incandescent bulbs
	Exit Signs - Lunchroom	Entire Building	5	EΑ	4	2-5 years	Incandescent bulbs
	Exit Signs - Multipurpose Room	Entire Building	2	EΑ	4	2-5 years	Incandescent bulbs
	Security System - CCTV	Entire Building	22,489	SF	5	6-10 years	
Main Se	rvice						
	PA System	Entire Building	22,489	SF	5	2-5 years	Dated but functioning
Power D	Distribution						
	Lighting and Power Panels - 100 A	Entire Building	1	EA	6	2-5 years	
	Lighting and Power Panels - Above 100 A	Entire Building	7	EA	7	10+ years	
	Main Distribution Panels - Greater than 600 amp	Entire Building	1	EA	7	10+ years	
_	ry : Fire Protection		В	uilding	: Lease	d-Branch	
Catego	ry . Fire Frotection					Recommend	
Catego						Necommend	
	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Group	Item - Type	Location		UOM	Rank		Comments
Group	Item - Type		Quantity			Replacement	Comments
Group	Item - Type Tm Fire ALarm Anunciator	Electrical Room	Quantity 1	EA	6	Replacement 2-5 years	Comments
Group	Item - Type Tm Fire ALarm Anunciator Fire Alarm Panel	Electrical Room Electrical Room	Quantity 1	EA EA	6 7	2-5 years 6-10 years	Comments
Group	Item - Type Tm Fire ALarm Anunciator	Electrical Room	Quantity 1	EA	6	Replacement 2-5 years	Comments
Group Fire Alar	Item - Type Tm Fire ALarm Anunciator Fire Alarm Panel Fire Alarm Strobe Lights	Electrical Room Electrical Room Electrical Room	Quantity 1 1 22,489 22,489	EA EA SF SF	6 7 6 6	2-5 years 6-10 years 6-10 years	Comments
Group Fire Alar	Item - Type Tm Fire ALarm Anunciator Fire Alarm Panel Fire Alarm Strobe Lights Fire Alarm_System	Electrical Room Electrical Room Electrical Room	Quantity 1 1 22,489 22,489	EA EA SF SF uilding	6 7 6 6	2-5 years 6-10 years 6-10 years 6-10 years	Comments
Group Fire Alar Catego Group	Item - Type Tim Fire ALarm Anunciator Fire Alarm Panel Fire Alarm Strobe Lights Fire Alarm_System Try: Mechanical Item - Type	Electrical Room Electrical Room Electrical Room	Quantity 1 1 22,489 22,489	EA EA SF SF	6 7 6 6	2-5 years 6-10 years 6-10 years 6-10 years 6-10 years	Comments
Group Fire Alar	Item - Type Tim Fire ALarm Anunciator Fire Alarm Panel Fire Alarm Strobe Lights Fire Alarm_System Fire Alarm_System Fire Alarm_System	Electrical Room Electrical Room Electrical Room Electrical Room Electrical Room	Quantity 1 1 22,489 22,489 B Quantity	EA EA SF SF uilding	6 7 6 6 : Leased	2-5 years 6-10 years 6-10 years 6-10 years d-Branch Recommend Replacement	Comments
Group Fire Alar Catego Group	Item - Type Tim Fire ALarm Anunciator Fire Alarm Panel Fire Alarm Strobe Lights Fire Alarm_System Try: Mechanical Item - Type Systems Condensate Pump	Electrical Room Electrical Room Electrical Room Electrical Room Electrical Room Entire Building	Quantity 1 1 22,489 22,489 B Quantity	EA EA SF SF uilding UOM	6 7 6 6 : Leased Rank	2-5 years 6-10 years 6-10 years 6-10 years d-Branch Recommend Replacement	
Group Fire Alar Catego	Item - Type Tim Fire ALarm Anunciator Fire Alarm Panel Fire Alarm Strobe Lights Fire Alarm_System Fire Alarm Panel Fire Ala	Electrical Room Electrical Room Electrical Room Electrical Room Electrical Room Entire Building Entire Building	Quantity 1 1 22,489 22,489 B Quantity 1 1	EA EA SF SF uilding UOM	6 7 6 6 : Leased Rank	2-5 years 6-10 years 6-10 years 6-10 years 6-10 years d-Branch Recommend Replacement 2-5 years 2-5 years	Comments
Group Fire Alar Catego	Item - Type Tim Fire ALarm Anunciator Fire Alarm Panel Fire Alarm Strobe Lights Fire Alarm_System Fire Alarm_Strobe Lights Fire Alarm_System Fire Alarm Panel Fi	Electrical Room Electrical Room Electrical Room Electrical Room Electrical Room Entire Building	Quantity 1 1 22,489 22,489 B Quantity 1 1 200	EA SF SF uilding UOM EA EA LF	6 7 6 6 Leased Rank 5 5 6	2-5 years 6-10 years 6-10 years 6-10 years 6-10 years d-Branch Recommend Replacement 2-5 years 2-5 years 10+ years	Comments
Group Fire Alar Catego	Item - Type Tire ALarm Anunciator Fire Alarm Panel Fire Alarm Strobe Lights Fire Alarm_System Try: Mechanical Item - Type ystems Condensate Pump Condensate Pump Piping - Condensate Pipe- Steel Piping - Steam Pipe- Steel	Electrical Room Electrical Room Electrical Room Electrical Room Electrical Room Electrical Room Location Entire Building Entire Building Entire Building Entire Building Entire Building	Quantity 1 1 22,489 22,489 B Quantity 1 1 200 200	EA EA SF SF uilding UOM	6 7 6 6 : Leased Rank 5 5 6 6	2-5 years 6-10 years 6-10 years 6-10 years 6-10 years d-Branch Recommend Replacement 2-5 years 2-5 years	Comments
Group Fire Alar Catego Group	Item - Type Tim Fire ALarm Anunciator Fire Alarm Panel Fire Alarm Strobe Lights Fire Alarm_System Fire Alarm_Strobe Lights Fire Alarm_System Fire Alarm Panel Fi	Electrical Room Electrical Room Electrical Room Electrical Room Electrical Room Electrical Room Entire Building Entire Building Entire Building	Quantity 1 1 22,489 22,489 B Quantity 1 1 200	EA SF SF uilding UOM EA EA LF	6 7 6 6 Leased Rank 5 5 6	2-5 years 6-10 years 6-10 years 6-10 years 6-10 years d-Branch Recommend Replacement 2-5 years 2-5 years 10+ years	Comments

Campus Name: Seward Page : 31 of 42 Assessment Date: 12/21/2023



Categoi	ry : Mechanical		В	uilding	: Lease	d-Branch	
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
leating [Devices						
J	Unit Heater - Hot Water	2nd Floor	1	EA	6	2-5 years	
	Fin Tube - Steam	Entire Building	290	LF	5	6-10 years	
	Fin Tube - Steam	Entire Building	10	LF	4	1-2 years	Leaking piping and cover removed
	Till Tube Steam	Entire Building	10		7	1 Z yours	Leaking piping and cover removed
empera	ture Control						
	Electric Thermostat	Entire Building	4	EA	5	2-5 years	
/entilatio	on						
	Exhaust Fans- Indoor - 500 - 1500 CFM	Entire Building	1	EA	6	10+ years	
	Exhaust Fans- Indoor - Less than 500 CFM	Entire Building	1	EA	6	10+ years	
	Type II Exhaust Hood- Warming Kitchen	Entire Building	1	EA	6	6-10 years	
Catogo	ry : Plumbing		D	uildina	·Losso	d-Branch	
Jalegoi	y . Fluinbing			unung	. Lease	Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
ot Wate	-	2004	quantity	00	rtariit	Ropidoomont	
ioi vvaic	Electric Heater - Less than 20 KW	2nd Floor	2	EA	6	6-10 years	
	Electric Heater - Less than 20 KW	Kitchen	1	EA	4	1-2 years	Corroding at bottom
	Liectific Heater - Less than 20 KW	Ritchen	1	LA	7	1-2 years	Corroding at bottom
Piping							
	Domestic Piping-Hot Water Return Lines	Entire Building	22,489	SF	4	2-5 years	Galvanized piping over 40 years wit some pipe clamps installed
	Domestic Piping-Hot Water Return Risers	Entire Building	22,489	SF	4	2-5 years	Galvanized piping over 40 years wit
	Domestic Fighting Flot Water Retain Risers	Entire Ballating	22,400	Oi	7	2 o yours	some pipe clamps installed
	Domestic Piping-Hot Water from Risers to	Entire Building	22,489	SF	4	2-5 years	Galvanized piping over 40 years wit
	Fixtures	Littile Building	22,409	01	7	2-5 years	some pipe clamps installed
	Domestic Piping-Hot/Cold Water Supply	Entire Building	22,489	SF	4	2-5 years	Galvanized piping over 40 years wit
	(Horizontal Lines)	Entire Building	22,469	SI	4	2-5 years	some pipe clamps installed
	Domestic Piping-Hot/Cold Water Supply	Entire Building	22.480	SF	4	2 E veere	
		Entire Building	22,489	SF	4	2-5 years	Galvanized piping over 40 years wit some pipe clamps installed
	(Risers)	Entire Duilding	22.400	C.E.	4	2.5.42.22	
	Domestic Piping-Hot/Cold Water Supply	Entire Building	22,489	SF	4	2-5 years	Galvanized piping over 40 years wit
	(from Risers to Fixtures)	F (00.400	0-	_	0.5	some pipe clamps installed
	Sanitary Piping	Entire Building	22,489	SF	5	2-5 years	Galvanized piping over 40 years
	Storm Piping	Entire Building	22,489	SF	5	2-5 years	Galvanized piping over 40 years
	Vent Piping	Entire Building	22,489	SF	5	2-5 years	Galvanized piping over 40 years
umps							
	Pumps - Ejector-Duplex	Crawl Space	1	EA	5	2-5 years	
Categoi	ry : Room		R	uildina	: Lease	d-Branch	
Sroup	Item - Type	Location	Quantity	UOM	Rank	Recommend	Comments
Group	nem - Type	Location	Quantity	UUIVI	Rank	Recommend	Comments

Campus Name: Seward Page : 32 of 42 Assessment Date: 12/21/2023



					Replacement	
Administrative Suites/Offices						
AC Unit	2nd Floor Main Office	1	EA	7	6-10 years	
Ceiling - Plaster/Drywall	2nd Floor Main Office	624	SF	6	10+ years	
Doors - Wood Doors inclu hw	2nd Floor Main Office	1	EA	6	10+ years	
Floor - Tile	2nd Floor Main Office	624	SF	5	6-10 years	Cracking and worn seal
Lighting - Pendent/Surface	2nd Floor Main Office	3	EA	7	6-10 years	
Power Distribution	2nd Floor Main Office	8	EA	7	10+ years	
Walls - Masonry	2nd Floor Main Office	10	SF	5	1-2 years	Cracking wall near window
Walls - Plaster/Drywall	2nd Floor Main Office	999	SF	6	10+ years	-
AC Unit	2nd Floor Teacher's Lounge	1	EA	7	6-10 years	
Ceiling - Plaster/Drywall	2nd Floor Teacher's Lounge	350	SF	6	10+ years	
Doors - Wood Doors inclu hw	2nd Floor Teacher's Lounge	2	EA	6	10+ years	
Floor - Tile	2nd Floor Teacher's Lounge	350	SF	7	10+ years	
Lighting - Pendent/Surface	2nd Floor Teacher's Lounge	2	EA	7	6-10 years	
Power Distribution	2nd Floor Teacher's Lounge	6	EA	7	6-10 years	
Walls - Concrete Block	2nd Floor Teacher's Lounge	748	SF	6	10+ years	
Kitchen						
Ceiling - Plaster/Drywall	Basement	320	SF	6	10+ years	
Doors - Wood Doors inclu hw	Basement	1	EA	7	10+ years	
Floor - Tile	Basement	280	SF	6	10+ years	
Floor - Tile	Basement	10	SF	5	2-5 years	
Floor - Tile	Basement	30	SF	4	0-1 year	Broken tiles
Lighting - Pendent/Surface	Basement	4	EA	7	6-10 years	
Walls - Concrete Block	Basement	665	SF	7	10+ years	
Walls - Concrete Block	Basement	50	SF	5	1-2 years	Spalling, calcium buildup from water damage
						damage
Lunch & Multipurpose Room						
Ceiling - Plaster/Drywall	1st Floor	915	SF	7	10+ years	
Floor - Tile Quarry	1st Floor	915	SF	7	10+ years	
Lighting - Pendent/Surface	1st Floor	10	EA	7	6-10 years	
Stage	1st Floor	695	SF	7	10+ years	
Walls - Plaster/Drywall	1st Floor	1,000	SF	7	10+ years	
Ceiling - Plaster/Drywall	Basement	4,591	SF	7	10+ years	
Doors - Wood Doors inclu hw	Basement	7	EA	7	10+ years	
Floor - Tile	Basement	4,571	SF	7	10+ years	
Floor - Tile	Basement	20	SF	4	0-1 year	Swelling in under floor causing tiles to crack
Lighting - Pendent/Surface	Basement	24	EA	7	6-10 years	
Serving Line	Basement	4	LF	7	10+ years	
Walls - Plaster/Drywall	Basement	554	SF	6	6-10 years	
Walls - Structural Glazed Tile	Basement	4,591	SF	7	10+ years	
_MDF_IDF						
_WDI _IDI						



Schools Schools					460	00 S Hermitage AVENUE, Chicago, IL 606
					Replacement	
Doors - Wood Doors inclu hw	MDF Room 514	1	EΑ	7	10+ years	
Finishes	MDF Room 514	50	SF	5	10+ years	Strong, musty odor
Window AC Unit	MDF Room 514	1	EA	4	0-1 year	Missing cover
					•	•
chanical/ Service Rooms						
Storage Room	1st Floor	200	SF	7	10+ years	
Storage Room	13111001	200	Oi	,	10+ years	
stroom						
Accessories	2nd Floor Boys	175	SF	7	6-10 years	
Ceiling - Plaster/Drywall	2nd Floor Boys 2nd Floor Boys	165	SF	6	10+ years	
Ceiling - Plaster/Drywall	2nd Floor Boys 2nd Floor Boys	103	SF	5	•	Water demage
Doors - Wood Doors inclu hw		10	EA		1-2 years	Water damage
	2nd Floor Boys	•	SF	6 7	10+ years	
Floor - Tile/Sheet	2nd Floor Boys	175			10+ years	
Floor Drain	2nd Floor Boys	1	EΑ	7	10+ years	
Lavatory	2nd Floor Boys	2	EΑ	6	6-10 years	
Lighting - Pendent/Surface	2nd Floor Boys	2	EA	7	6-10 years	
Partitions	2nd Floor Boys	2	ΕA	7	6-10 years	
Urinals	2nd Floor Boys	3	EA	7	10+ years	
Urinals	2nd Floor Boys	1	EA	6	1-2 years	Out of order
Walls - Plaster/Drywall	2nd Floor Boys	223	SF	6	10+ years	
Walls - Plaster/Drywall	2nd Floor Boys	25	SF	5	0-1 year	Cracking plaster
Walls - Tile Ceramic/ Porcelain	2nd Floor Boys	225	SF	7	10+ years	
Walls - Tile Ceramic/ Porcelain	2nd Floor Boys	8	SF	4	1-2 years	Missing tiles
Water Closet	2nd Floor Boys	2	EA	7	10+ years	
Accessories	2nd Floor Girls	170	SF	7	6-10 years	
Ceiling - Plaster/Drywall	2nd Floor Girls	145	SF	6	10+ years	
Ceiling - Plaster/Drywall	2nd Floor Girls	25	SF	5	6-10 years	Water damage
Doors - Wood Doors inclu hw	2nd Floor Girls	1	EA	6	10+ years	
Floor - Tile/Sheet	2nd Floor Girls	160	SF	7	10+ years	
Floor - Tile/Sheet	2nd Floor Girls	10	SF	4	0-1 year	Cracking and broken tiles
Floor Drain	2nd Floor Girls	1	EΑ	4	1-2 years	Missing cover and garbage in dra
Lavatory	2nd Floor Girls	1	EA	6	6-10 years	
Lavatory	2nd Floor Girls	1	EΑ	6	6-10 years	
Lighting - Pendent/Surface	2nd Floor Girls	2	EA	7	6-10 years	
Partitions	2nd Floor Girls	4	EA	7	10+ years	
Walls - Concrete Block	2nd Floor Girls	740	SF	6	10+ years	
Walls - Tile Ceramic/ Porcelain	2nd Floor Girls	430	SF	6	10+ years	
Walls - Tile Ceramic/ Porcelain	2nd Floor Girls	30	SF	4	0-1 year	Cracking
Water Closet	2nd Floor Girls	4	ĒΑ	6	10+ years	o raise in a
Accessories	Basement Girls	215	SF	7	6-10 years	
Ceiling - Plaster/Drywall	Basement Girls	215	SF	7	10+ years	
Doors - Wood Doors inclu hw	Basement Girls	1	EA	7	10+ years	
Floor - Tile	Basement Girls	215	SF	6	10+ years	
Floor Drain	Basement Girls	1	EA	7	10+ years	
Lavatory	Basement Girls	2	EA	7	10+ years	
	Basement Girls	3	EA	7	6-10 years	
Lighting - Lay-in	Dascille III GIIIS	3	LA	ı	0-10 years	

Campus Name: Seward Page : 34 of 42 Assessment Date: 12/21/2023



					Replacement	
Partitions	Basement Girls	6	EA	7	10+ years	
Walls - Plaster/Drywall	Basement Girls	5	SF	4	0-1 year	Exposed pipework
Walls - Structural Glazed Tile	Basement Girls	520	SF	7	10+ years	
Water Closet	Basement Girls	6	EA	7	10+ years	
Accessories	Basement Mens	212	SF	7	6-10 years	
Ceiling - Plaster/Drywall	Basement Mens	212	SF	7	10+ years	
Doors - Wood Doors inclu hw	Basement Mens	1	EA	7	10+ years	
Floor - Tile	Basement Mens	212	SF	6	6-10 years	
Floor Drain	Basement Mens	1	EA	7	10+ years	
Lavatory	Basement Mens	2	EA	7	10+ years	
Lighting - Lay-in	Basement Mens	3	EA	6	6-10 years	Relamp, all very dim
Partitions	Basement Mens	4	EA	7	10+ years	
Urinals	Basement Mens	3	EA	7	10+ years	
Urinals	Basement Mens	1	EΑ	6	1-2 years	Out of order
Walls - Structural Glazed Tile	Basement Mens	510	SF	7	10+ years	
Water Closet	Basement Mens	4	EA	7	10+ years	
Accessories	In 2nd Floor Teacher's Lounge	104	SF	7	6-10 years	
Ceiling - Plaster/Drywall	In 2nd Floor Teacher's Lounge	104	SF	6	10+ years	
Doors - Wood Doors inclu hw	In 2nd Floor Teacher's Lounge	1	EA	6	10+ years	
Floor - Tile	In 2nd Floor Teacher's Lounge	104	SF	7	6-10 years	
Floor - Tile	In 2nd Floor Teacher's Lounge	5	SF	4	0-1 year	Broken and cracking tiles
Floor Drain	In 2nd Floor Teacher's Lounge	1	EΑ	4	1-2 years	Rusted closed
Lavatory	In 2nd Floor Teacher's Lounge	1	EA	6	6-10 years	
Lighting - Pendent/Surface	In 2nd Floor Teacher's Lounge	1	EA	7	6-10 years	
Walls - Plaster/Drywall	In 2nd Floor Teacher's Lounge	377	SF	6	10+ years	
Walls - Plaster/Drywall	In 2nd Floor Teacher's Lounge	30	SF	4	1-2 years	Cracking wall
Water Closet	In 2nd Floor Teacher's Lounge	1	EA	6	6-10 years	

Building : Leased-Branch Category : Classroom

						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Classro	om #503 (Vacant)						
	AC Units	2nd Floor	2	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	700	SF	6	10+ years	
	Chalk Board	2nd Floor	20	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Tile	2nd Floor	700	SF	7	6-10 years	
	Lighting - Pendent/Surface	2nd Floor	6	EΑ	7	6-10 years	
	Marker Board	2nd Floor	20	LF	7	6-10 years	
	Walls - Concrete Block	2nd Floor	1,050	SF	6	10+ years	
Classro	om #504 (Vacant)						
	AC Units	2nd Floor	2	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	725	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Tile	2nd Floor	725	SF	7	10+ years	

Campus Name: Seward Page : 35 of 42 Assessment Date: 12/21/2023



Catego	ry : Classroom		В	4600 S Hermitage AVENUE, Chicago, IL 6060 Building: Leased-Branch						
Outogo	Ty Tolugoroom			anamg		Recommend				
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments			
•	Lighting - Pendent/Surface	2nd Floor	6	EA	7	6-10 years				
	Marker Board	2nd Floor	25	LF	7	6-10 years				
	Walls - Concrete Block	2nd Floor	1,077	SF	6	10+ years				
						·				
Classro	om #505 (Vacant)									
	AC Units	2nd Floor	2	EA	7	6-10 years				
	Ceiling - Plaster/Drywall	2nd Floor	700	SF	6	10+ years				
	Chalk Board	2nd Floor	15	LF	4	2-5 years				
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years				
	Floor - Tile	2nd Floor	700	SF	7	6-10 years				
	Lighting - Pendent/Surface	2nd Floor	6	ĒΑ	7	6-10 years				
	Marker Board	2nd Floor	20	LF	7	6-10 years				
	Walls - Concrete Block	2nd Floor	1,050	SF	6	10+ years				
			.,000	О.	Ū	.o. you.o				
Classro	om #506 (Vacant)									
	AC Units	2nd Floor	2	EA	7	6-10 years				
	Ceiling - Plaster/Drywall	2nd Floor	725	SF	6	10+ years				
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years				
	Floor - Tile	2nd Floor	725	SF	7	6-10 years				
	Lighting - Pendent/Surface	2nd Floor	6	EA	7	6-10 years				
	Marker Board	2nd Floor	25	LF	7	6-10 years				
	Walls - Concrete Block	2nd Floor	1,077	SF	6	10+ years				
01	WF07 (V)									
Classro	om #507 (Vacant) AC Units	2nd Floor	2	ΕΛ	7	C 10				
			2	EA	7	6-10 years				
	Ceiling - Plaster/Drywall	2nd Floor	700	SF	6	10+ years				
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years				
	Floor - Tile	2nd Floor	700	SF	7	6-10 years				
	Lighting - Pendent/Surface	2nd Floor	6	EA	7	6-10 years				
	Marker Board	2nd Floor	27	LF	7	6-10 years				
	Walls - Concrete Block	2nd Floor	1,050	SF	6	10+ years				
Classro	om #508 (Vacant)									
	AC Units	2nd Floor	2	EA	7	6-10 years				
	Ceiling - Plaster/Drywall	2nd Floor	725	SF	6	10+ years				
	Doors - Wood Doors inclu hw	2nd Floor	1	ĒΑ	6	10+ years				
	Floor - Tile	2nd Floor	725	SF	7	6-10 years				
	Lighting - Pendent/Surface	2nd Floor	6	EA	7	6-10 years				
	Marker Board	2nd Floor	25	LF	7	6-10 years				
	Walls - Concrete Block	2nd Floor	1,077	SF	6	10+ years				
OI-	WEOD () (5 - 5 - 5 t)									
Classro	om #509 (Vacant)	4 - 4 - 51 -				0.40				
	AC Units	1st Floor	2	EA	7	6-10 years				

Campus Name: Seward Page : 36 of 42 Assessment Date: 12/21/2023



Category : Classroom Building : Leased-Branch							o Tremitage Avertoe, Onicago, ie 00005
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
•	Ceiling - Plaster/Drywall	1st Floor	645	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile Quarry	1st Floor	645	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	4	EA	7	6-10 years	
	Lighting - Pendent/Surface	1st Floor	2	EA	6	6-10 years	Relamp
	Marker Board	1st Floor	15	LF	7	6-10 years	•
	Walls - Plaster/Drywall	1st Floor	674	SF	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor	563	SF	7	10+ years	
Classroo	om #510 (Vacant)						
	AC Units	1st Floor	2	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	680	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile Quarry	1st Floor	680	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	5	EA	7	6-10 years	
	Lighting - Pendent/Surface	1st Floor	1	EA	6	6-10 years	Relamp
	Marker Board	1st Floor	12	LF	7	6-10 years	·
	Walls - Plaster/Drywall	1st Floor	999	SF	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor	223	SF	7	10+ years	
Classroo	om #511 (Vacant)						
	AC Units	1st Floor	2	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	645	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile Quarry	1st Floor	645	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	4	EA	7	6-10 years	
	Lighting - Pendent/Surface	1st Floor	2	EA	5	2-5 years	Missing covers
	Marker Board	1st Floor	15	LF	7	6-10 years	
	Walls - Plaster/Drywall	1st Floor	674	SF	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor	563	SF	7	10+ years	
Classroo	om #512 (Vacant)						
	AC Units	1st Floor	2	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	680	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile Quarry	1st Floor	680	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	1	EA	7	6-10 years	
	Lighting - Pendent/Surface	1st Floor	5	EA	6	6-10 years	Relamp
	Marker Board	1st Floor	15	LF	7	6-10 years	
	Walls - Plaster/Drywall	1st Floor	999	SF	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor	223	SF	7	10+ years	

Page : 37 of 42 Campus Name: Seward Assessment Date: 12/21/2023



Category : Interior Building : Leased-Branch							
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Corridor							
	Ceiling - Plaster/Drywall	1st Floor	2,056	SF	7	10+ years	
	Doors - Wood Doors include hw	1st Floor	4	EA	7	10+ years	
	Drinking Fountains - Single Fountain	1st Floor	1	EA	7	6-10 years	
	Floor - Tile Quarry	1st Floor	2,056	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	21	EA	7	6-10 years	
	Stairs - Concrete Stairs	1st Floor	7	LF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	2,693	SF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	678	SF	6	10+ years	
	Drinking Fountains - Single Fountain	2nd Floor	2	EA	7	10+ years	
	Floor - Tile/Sheet	2nd Floor	678	SF	7	6-10 years	
	Lighting - Pendent/Surface	2nd Floor	4	EA	7	6-10 years	
	Walls - Concrete Block	2nd Floor	1,526	SF	6	10+ years	
	Walls - Concrete Block	2nd Floor	20	SF	5	1-2 years	Cracking
						•	•
Stairs							
	Ceiling - Plaster/Drywall	North East	285	SF	6	10+ years	
	Floor - Epoxy/ Painted	North East	228	SF	7	10+ years	
	Handrails	North East	115	LF	7	10+ years	
	Lighting - Pendent/Surface	North East	2	EA	7	6-10 years	
	Lighting - Wall Mounted	North East	3	EA	7	6-10 years	
	Stairs - Concrete	North East	80	LF	6	10+ years	
	Walls - Plaster/Drywall	North East	918	SF	6	10+ years	
	Ceiling - Plaster/Drywall	North West	285	SF	6	1-2 years	Water damage, peeling paint
	Floor - Tile	North West	228	SF	6	10+ years	
	Handrails	North West	115	LF	7	10+ years	
	Lighting - Pendent/Surface	North West	2	EA	7	6-10 years	
	Lighting - Wall Mounted	North West	3	EA	7	6-10 years	
	Stairs - Tile	North West	80	LF	6	10+ years	
	Walls - Plaster/Drywall	North West	908	SF	6	10+ years	
	Walls - Plaster/Drywall	North West	10	SF	5	1-2 years	Cracking around windows
	Ceiling - Plaster/Drywall	South West	265	SF	6	10+ years	
	Ceiling - Plaster/Drywall	South West	20	SF	5	1-2 years	Water damage, cracking around light fixtures
	Floor - Tile	South West	252	SF	7	10+ years	
	Handrails	South West	115	LF	7	10+ years	
	Lighting - Pendent/Surface	South West	2	EA	7	6-10 years	
	Lighting - Wall Mounted	South West	3	EA	7	6-10 years	
	Stairs - Tile	South West	80	LF	6	10+ years	
	Walls - Plaster/Drywall	South West	900	SF	6	10+ years	
	Walls - Plaster/Drywall	South West	18	SF	5	1-2 years	Cracking plaster, water damage around door

Campus Name: Seward Page : 38 of 42 Assessment Date: 12/21/2023



Category : Site **Building: Site**

_						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Civil/Draii	nage						
	Civil/ Drainage - Catch Basin	Entire Site	4	EA	6	10+ years	
	Civil/ Drainage - Site Manhole	Entire Site	5	EA	6	10+ years	
	•					•	
encina							
	Fencing - Chain Link	Entire Site	82	LF	4	1-2 years	Upheaved, corroding fence
	Fencing - New Standard Ornamental	Entire Site	320	LF	7	10+ years	Corrected quantity
	Fencing - Old Standard Ornamental	Entire Site	657	LF	6	6-10 years	y
	Fencing - Old Standard Ornamental	Entire Site	24	LF	5	1-2 years	Broken fence and/or hardware
	Fencing - Wood Fencing w/ Steel Frame	Entire Site	78	LF	6	10+ years	Broken fortee and/or naraware
	Fencing - Wood Fencing w/ Steel Frame	Entire Site	16	LF	5	1-2 years	Broken, rotted
	renoing wood renoing w/ Steer rame	Entire Oile	10		J	1 Z yours	Brokeri, rotted
andscap	ne						
_апаосар	Landscape - Grass	Entire Site	1,129	SF	6	10+ years	
	Landscape - Hardscape- Concrete	Entire Site	550	SF	7	10+ years	New, near door 3.1
	Landscape - Hardscape- Concrete	Entire Site	451	SF	4	10+ years	Broken concrete
	Parkway trees	Entire Site	20	EA	6	10+ years	2.0.0 000.0
	Parkway trees	Entire Site	1	EΑ	4	1-2 years	Missing tree
	Play Area - Hardscape- Asphalt	Entire Site	3,000	SF	7	10+ years	New
	Play Area - Hardscape- Asphalt	Entire Site	2,169	SF	4	1-2 years	Uneven surface, depressions, cracks
			,			,	Removed 7000 ft.² from original number to compensate for new turf and asphalt play area. Also, subtracted 550 ft.² from asphalt for new concrete near door 3.1.
	Play Area - Synthetic Turf	Entire Site	4,000	SF	7	10+ years	New
Parking L	ot						
arking L	Surface - Asphalt	Entire Site	36,804	SF	7	10+ years	New, 2023. Subtracted 550 ft.² of
	Curiaco Acprian	Litaro Orio	00,001	O.	,	101 youro	asphalt demolish mirror 3.1. Added 550 ft.² for new concrete near door 3.1.
	Surface - Concrete	Entire Site	848	SF	6	10+ years	
	Trash Enclosure - Chain Links	Entire Site	720	SF	6	10+ years	
						•	
Playgrour	nd						
	Equipment - Pre K 3-5	South West Site	1	EA	7	10+ years	
	Surface - Poured Surface	South West Site	982	SF	7	6-10 years	
Sidowolle	2						
Sidewalks	Sidewalks - Perimeter Sidewalks	Entire Site	9,735	SF	6	10+ years	
	ender and the second se	= • • • • • • • • • • • • • • • • •	3,. 00	٥.	ŭ	, , , , , ,	

Campus Name: Seward Page : 39 of 42 Assessment Date: 12/21/2023



William H Seward Communication Arts Academy ES

4600 S Hermitage AVENUE, Chicago, IL 60609

Category : Site Building : Site							
Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Sidewalks - Perimeter Sidewalks	Entire Site	900	SF	5	1-2 years	Upheaved, cracked, displaced tree grates. Some repairs have been made, this is in square feet and not linear feet. Items are consolidated into a single line item
Signage							
	Flag Pole - Building Mounted Flag Pole	Entire building	1	EA	6	10+ years	
	Flag Pole - Flag Pole	Entire building	1	EA	6	10+ years	
	Marquee - Free Standing Back lighted w/ LED	Entire building	1	EA	6	10+ years	

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").

Campus Name: Seward Page : 40 of 42 Assessment Date: 12/21/2023

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.



Classroom Summary

Classroom Summary				Floor Plan		Glazed	Operable		
			Room	Room	Area	Window	Window	Window	Smart-
Current Usage	Intended Usage	Room Location	Number	Number	(SF)	Area	Area	Stop	Board
Building : Main	intended Osage	Room Eccation	Hullibel	Number	(01)	Alea	Alea	Отор	Doard
Art Room	Regular Classroom	2nd Floor	206	206	850	72	36	N	Υ
Computer Lab	Regular Classroom	3rd Floor	309	309	825	72	36	N	Y
Faculty Lounge	Regular Classroom	1st Floor	109	109	810	125	62	N	Y
Office	Regular Classroom	3rd Floor	313	313	420	40	20	N	N
Pre School	Other Instructional Use	Basement	006	7	850	80	40	N	Y
Regular Classroom	Play Room	Basement	007	Boys' Play	760	80	40	N	Y
Trogular Gladorocini	I lay recom	Bassmont	007	Rm	700	00		14	
Regular Classroom	Regular Classroom	1st Floor	104	104	810	100	50	N	Υ
Regular Classroom	Regular Classroom	1st Floor	105	105	810	100	50	N	Υ
Regular Classroom	Regular Classroom	1st Floor	106	106	820	100	50	N	Υ
Regular Classroom	Regular Classroom	1st Floor	107	107	850	125	62	N	Υ
Regular Classroom	Regular Classroom	1st Floor	108	108	738	100	50	N	Υ
Regular Classroom	Regular Classroom	2nd Floor	204	204	825	72	36	N	N
Regular Classroom	Regular Classroom	2nd Floor	205	205	835	72	36	N	Υ
Regular Classroom	Regular Classroom	2nd Floor	207	207	880	108	54	N	N
Regular Classroom	Regular Classroom	2nd Floor	208	208	754	90	45	N	Υ
Regular Classroom	Regular Classroom	2nd Floor	209	209	825	72	36	N	N
Regular Classroom	Regular Classroom	3rd Floor	304	304	825	72	36	N	Υ
Regular Classroom	Regular Classroom	3rd Floor	305	305	825	72	36	N	N
Regular Classroom	Regular Classroom	3rd Floor	306	306	850	72	36	N	N
Regular Classroom	Regular Classroom	3rd Floor	308	308	754	90	45	N	Υ
Science Classroom	Regular Classroom	3rd Floor	307	307	1,013	108	54	N	N
Special Education	Office	2nd Floor	211	211	434	40	20	N	N
Building : Addition			_	•			T		
Kindergarten	Kindergarten	1st Floor	101	NA	860	150	75	N	Υ
Kindergarten	Regular Classroom	1st Floor	102	102	860	150	75	N	Υ
Library	Regular Classroom	2nd Floor	203	203	895	90	45	N	N
Pre School	Multi Purpose Room	Basement	005	Room 5 -	715	60	30	N	N
				split					
Regular Classroom	Regular Classroom	2nd Floor	201	201	910	90	45	N	Y
Regular Classroom	Regular Classroom	3rd Floor	301	301	910	90	45	N	N
Regular Classroom	Regular Classroom	3rd Floor	302	302	895	90	45	N	N
Regular Classroom	Regular Classroom	3rd Floor	303	303	895	90	45	N	Y
Special Education	Regular Classroom	2nd Floor	202	202	895	90	45	N	Y
Building Ll agod Branch									
Building : Leased-Branch Vacant	Regular Classroom	1st Floor	509	509	645	111	8	N	N
vacant	110guiai Olassiooiii	1301 1001	303	503	070	1111	U	1 4	1 1 1



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
Vacant	Regular Classroom	1st Floor	510	510	680	169	8	N	N
Vacant	Regular Classroom	1st Floor	511	511	645	111	8	N	N
Vacant	Regular Classroom	1st Floor	512	512	680	169	8	N	N
Vacant	Regular Classroom	2nd Floor	503	503	700	166	12	N	Υ
Vacant	Regular Classroom	2nd Floor	504	504	725	169	12	N	N
Vacant	Regular Classroom	2nd Floor	505	505	700	166	12	N	Υ
Vacant	Regular Classroom	2nd Floor	506	506	725	169	12	N	Υ
Vacant	Regular Classroom	2nd Floor	507	507	700	166	12	N	Υ
Vacant	Regular Classroom	2nd Floor	508	508	725	169	12	N	N