

Facility Assessment Report

This report contains the detailed findings of the facility condition assessment completed on the date noted in the document footer. Assessors rate each facility item by visual observation only; they do not test the operation of equipment or perform destructive testing of walls, ceilings, or floors. Each facility item is ranked on a 7-point scale: a rank 7 means the item is new or in like-new condition and no work is required while rank 1 means the item has failed and has led to an immediate life safety condition¹. The remaining ranks generally mean that the item requires regular maintenance (rank 5 or 6) or full replacement (rank 2, 3 or 4). To enhance reporting and capital planning analysis, each assessed item must also be assigned a recommended replacement range (used to specify the time span, in years, before replacement is recommended). Definitions for Quantity and Unit of Measure (UOM) can be found at the end of this report.

For additional detail and definition on rank values as they relate to each assessed item or the recommended replacement range, please visit the "CPS Guide to Biennial Facility Assessments" found on the Facilities Standards webpage under CPS Policies and Guidelines at <http://www.cps.edu/facilityassessment>.

Campus Summary			
BuildingName	Year Constructed	Number of Floors	Building Area (Sq Ft)
Main	1958	1	18,593
Addition	1961	2	14,900
Campus Total			33,493

Category : Exterior

Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Entrance							
	Exterior Doors - Exterior Steel Door	Entrance 1 - Northeast	1	EA	4	1-2 years	Corroded door and frame
	Exterior Doors - Transom Lite	Entrance 1 - Northeast	1	EA	6	10+ years	
	Exterior Stairs - Stone	Entrance 1 - Northeast	3	LF	5	6-10 years	
	Entrance Control - Audio and Video	Entrance 4 - Southwest	1	EA	6	10+ years	
	Exterior Doors - Exterior FRP Door	Entrance 4 - Southwest	3	EA	6	10+ years	
	Exterior Doors - Side lite	Entrance 4 - Southwest	6	EA	6	10+ years	
	Exterior Doors - Transom Lite	Entrance 4 - Southwest	3	EA	6	10+ years	
	Exterior Stairs - Concrete	Entrance 4 - Southwest	26	LF	6	10+ years	
	Power Door Operator and Controls	Entrance 4 - Southwest	2	EA	7	10+ years	
	Ramp Handrail - Steel_Ramp Handrail	Entrance 4 - Southwest	60	LF	5	2-5 years	Painted, corrosion has cracked concrete around these
	Ramps - Concrete	Entrance 4 - Southwest	20	LF	6	6-10 years	
	Ramps - Concrete	Entrance 4 - Southwest	15	LF	5	1-2 years	Cracked, broken concrete around corroding post bases
	Stair Handrail - Steel_Stair Handrail	Entrance 4 - Southwest	16	LF	6	10+ years	Corroding bases
	Entrance Control - Audio and Video	Entrance 5 - Northwest	1	EA	6	10+ years	
	Exterior Doors - Exterior FRP Door	Entrance 5 - Northwest	2	EA	6	10+ years	
	Exterior Doors - Side lite	Entrance 5 - Northwest	6	EA	6	10+ years	
	Exterior Doors - Transom Lite	Entrance 5 - Northwest	2	EA	6	10+ years	
	Exterior Stairs - Concrete	Entrance 5 - Northwest	10	LF	6	10+ years	
	Exterior Stairs - Stone	Entrance 5 - Northwest	9	LF	5	6-10 years	
	Exterior Doors - Exterior FRP Door	Entrance 6 - southwest	1	EA	6	6-10 years	
	Exterior Doors - Side lite	Entrance 6 - southwest	1	EA	7	10+ years	

Category : Exterior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Exterior Doors - Transom Lite	Entrance 6 - southwest	1	EA	6	10+ years	
	Ramp Handrail - Steel_Ramp Handrail	Entrance 6 - southwest	60	LF	7	10+ years	
	Ramps - Concrete	Entrance 6 - southwest	40	LF	7	10+ years	
Foundation							
	Foundation - Concrete	Entire Building	665	LF	7	10+ years	
	Superstructure - Concrete	Entire Building	18,593	SF	7	10+ years	
Lighting							
	Exterior Lighting - Wall Mounted	Entire Building	15	EA	5	6-10 years	
Roof System							
	Access Ladder - Metal	Roof 1	1	EA	5	2-5 years	
	Chimney - Brick Chimney- Concrete/ Mortar Liner	Roof 1	20	LF	6	10+ years	Repaired
	Chimney - Brick Chimney- Concrete/ Mortar Liner	Roof 1	8	LF	6	10+ years	
	Chimney - Metal Flue	Roof 1	17	LF	7	10+ years	New
	Chimney - Metal Flue	Roof 1	18	LF	6	10+ years	
	Coping - Metal	Roof 1	600	LF	6	10+ years	
	Downspouts - Exterior Downspouts	Roof 1	12	LF	5	6-10 years	Repaired
	Downspouts - Interior Downspouts	Roof 1	52	LF	6	10+ years	
	Roof - PVC Membrane	Roof 1	16,639	SF	5	2-5 years	Verified fair condition and current problem areas. No current leaks, except as noted.
	Roof - PVC Membrane	Roof 1	30	SF	3	0-1 year	Ponding. Roofing is pitched towards the building and it is causing damage to the brick below.
	Roof - PVC Membrane	Roof 1	100	SF	3	0-1 year	Soft spots, leaks at failed membrane or flashing at two downspouts. Blistering, open seams
	Roof Hatch - Metal	Roof 1	1	EA	5	1-2 years	Corroded hatch, broken hinge
	Roof Structure - Concrete	Roof 1	16,769	SF	7	10+ years	
	Coping - Metal	Roof 2	165	LF	6	10+ years	
	Coping - Metal	Roof 2	10	LF	5	1-2 years	Bent, disconnected
	Downspouts - Exterior Downspouts	Roof 2	54	LF	6	10+ years	
	Roof - PVC Membrane	Roof 2	1,814	SF	5	2-5 years	Verified small areas of ponding, some repairs at seams
	Roof - PVC Membrane	Roof 2	10	SF	4	0-1 year	Pooling, leaking around HVAC unit
	Roof Structure - Steel / Metal Deck/ Concrete Topping	Roof 2	1,824	SF	7	10+ years	

Walls

Category : Exterior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Canopy - Concrete/ Stucco	Entire Building	60	SF	6	10+ years	
	Canopy - Concrete/ Stucco	Entire Building	325	SF	6	6-10 years	Repaired
	Exterior Walls - Brick	Entire Building	5,150	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	500	SF	5	10+ years	
	Exterior Walls - Brick	Entire Building	10	SF	4	1-2 years	Open joints, cracked brick
	Exterior Walls - Stone-Cast	Entire Building	430	SF	5	10+ years	
	Exterior Walls - Stone-Cast	Entire Building	22	SF	5	10+ years	
	Exterior Walls - Stone-Cut	Entire Building	300	SF	5	10+ years	

Windows

	Guard - Guards perforated	Entire Building	2,510	SF	6	10+ years	
	Lintels - Steel	Entire Building	465	LF	6	10+ years	
	Windows - Louver	Entire Building	22	SF	6	10+ years	
	Windows - Louver	Entire Building	20	SF	4	1-2 years	Corroded
	Windows - Sash Aluminum Double-pane	Entire Building	2,660	SF	6	10+ years	

Category : Electrical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Emergency System</u>							
	Automatic Transfer Switch	Electrical Room	1	EA	6	6-10 years	
	Exit Signs - Corridors and Stairs	Entire Building	4	EA	6	6-10 years	
	Exit Signs - Multipurpose Room	Entire Building	2	EA	7	6-10 years	
	Emergency A/C Power - Corridors and Stairs	Entire Building	4,100	SF	6	6-10 years	
	Security System - CCTV	Entire Building	18,593	SF	7	6-10 years	
	Security System - Intrusion Detection	Entire Building	18,593	SF	6	6-10 years	

Main Service

	Main Electrical Service - 2001 to 3000 A 120/208/3PH	Electrical Room	1	EA	6	6-10 years	
	PA System	Entire Building	1	SF	7	6-10 years	

Power Distribution

	Lighting and Power Panels - 100 A	Entire Building	3	EA	6	6-10 years	
	Lighting and Power Panels - 100 A	Entire Building	4	EA	4	0-1 year	EM and vintage fuse panels with empty sockets present live front condition. LP1-A in main electrical room missing breaker.
	Lighting and Power Panels - Above 100 A	Entire Building	2	EA	7	6-10 years	
	Lighting and Power Panels - Above 100 A	Entire Building	3	EA	6	6-10 years	
	Main Distribution Panels - 400 - 600 amp	Entire Building	1	EA	7	6-10 years	Quantity updated to reflect observed conditions

Category : Electrical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Main Distribution Panels - 400 - 600 amp	Entire Building	2	EA	4	0-1 year	Missing breakers present live front condition
	Main Distribution Panels - Greater than 600 amp	Entire Building	1	EA	6	6-10 years	
	Transformers - 120/240 - 120/208	Entire Building	1	EA	6	6-10 years	

Category : Fire Protection
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Fire Alarm</u>							
	Fire ALarm Anunciator	Electrical Room	1	EA	7	10+ years	Currently in trouble mode, heat detector requires replacement in room 210
	Fire Alarm Panel	Electrical Room	1	EA	6	6-10 years	
	Fire Alarm Strobe Lights	Electrical Room	18,593	SF	7	6-10 years	
	Fire Alarm_System	Electrical Room	18,593	SF	6	6-10 years	

Category : Mechanical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments	
Air Handling Systems								
	Fan Coil Unit- Celing Mounted - Steam	Entire Building	1	EA	5	2-5 years	New dampers and actuators installed 2023 Quantity updated to reflect observed conditions	
	Fan Coil Unit- Celing Mounted - Steam	Entire Building	1	EA	5	2-5 years		
	Roof Top Unit-Single Zone-Roof Mounted-DX Cooling Only with Self Contained Compressor - 11 - 20 tons	Lower Roof	1	EA	6	6-10 years		
	Roof Top Unit-Single Zone-Roof Mounted-DX Cooling Only with Self Contained Compressor - 5 - 10 tons	Lower Roof	1	EA	6	6-10 years		
Boiler Systems								
	Boiler Auxiliary- Scotch Marine- Steam Low Pressure Boiler - 50 - 75 HP	Boiler Room	2	EA	5	6-10 years		
	Chemical Feed System	Boiler Room	1	EA	6	6-10 years		
	Combustion Dampers	Boiler Room	2	EA	6	2-5 years		
	Condensate Pump	Boiler Room	1	EA	6	6-10 years		
	Condensate Pump	Boiler Room	1	EA	6	6-10 years		
	Feed Water Pumps and Tank	Boiler Room	1	EA	6	2-5 years		
	Non Condensing- Fire Tube- Scotch Marine- Steam- Low Pressure Boiler - 50 - 75 HP	Boiler Room	1	EA	5	6-10 years	B-1	
	Non Condensing- Fire Tube- Scotch Marine-	Boiler Room	1	EA	5	6-10 years	B-2	

Category : Mechanical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Steam- Low Pressure Boiler - 50 - 75 HP						
	Piping - Condensate Pipe- Steel	Boiler Room	300	LF	6	6-10 years	
	Piping - Steam Pipe- Steel	Boiler Room	300	LF	6	6-10 years	
	Steam Traps	Boiler Room	45	EA	5	6-10 years	
	Vacuum Pump	Boiler Room	1	EA	6	6-10 years	Condensate receiver and pumps found in crawlspace of addition, hence N/A here
Heating Devices							
	Unit Heater - Gas	Boiler Room	1	EA	7	10+ years	Aug 2023 installation Not included in previous assessment
	Radiators - Steam	Entire Building	2	EA	6	6-10 years	
	Wall Heater - Electric	Entire Building	1	EA	6	6-10 years	Quantity updated to reflect observed conditions
	Fin Tube - Steam	Entire Building	48	LF	5	2-5 years	
	Cabinet Heaters - With Steam Coil	Entire Building	13	EA	6	10+ years	
Temperature Control							
	Electric Thermostat	Entire Building	5	EA	6	2-5 years	
	Electric Thermostat	Entire Building	6	EA	6	2-5 years	
	Pneumatic System	Entire Building	18,593	SF	3	0-1 year	Abandoned in place when boilers went low pressure
	Thermostats - Pneumatic	Entire Building	6	EA	5	2-5 years	Non-functional abandoned in place
Unit Ventilation							
	Unit Ventilators- Floor Mounted- Steam Heating w/ DX Cooling Coil & w/ Self Contained Compressors	1st Floor	8	EA	6	10+ years	
Ventilation							
	Exhaust Fans- Indoor - Less than 500 CFM	Roof	1	EA	6	6-10 years	
	Exhaust Fans- Indoor - Less than 500 CFM	Roof	1	EA	6	10+ years	Staff bathroom Not included in previous assessment
	Exhaust Fans- Indoor - Less than 500 CFM	Roof	1	EA	6	6-10 years	
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	Roof	1	EA	6	6-10 years	Functional
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	Roof	1	EA	4	0-1 year	Nonfunctional
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Roof	1	EA	7	10+ years	August 2023 installation, serves boiler room Not included in previous assessment
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Roof	1	EA	7	10+ years	2021 installation

Category : Mechanical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Roof Mounted Duct Work	Roof	18	LF	6	6-10 years	

Category : Plumbing
Building : Main

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

Hot Water

	Gas Heater - Less than 150000 BTU/HR	Boiler Room	1	EA	5	6-10 years	2004 installation
--	--------------------------------------	-------------	---	----	---	------------	-------------------

Piping

	Domestic Piping-Hot Water Return Lines	1st Floor	18,593	SF	6	6-10 years	
	Domestic Piping-Hot Water Return Risers	1st Floor	18,593	SF	6	6-10 years	
	Domestic Piping-Hot Water from Risers to Fixtures	1st Floor	18,593	SF	6	6-10 years	
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	1st Floor	18,593	SF	6	6-10 years	
	Domestic Piping-Hot/Cold Water Supply (Risers)	1st Floor	18,593	SF	6	6-10 years	
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	1st Floor	18,593	SF	6	6-10 years	
	Sanitary Piping	1st Floor	18,593	SF	6	6-10 years	
	Storm Piping	1st Floor	18,593	SF	6	6-10 years	
	Vent Piping	1st Floor	18,593	SF	6	2-5 years	

Pumps

	Pumps - Sump-Simplex	Boiler Room	1	EA	5	2-5 years	
--	----------------------	-------------	---	----	---	-----------	--

Category : Room
Building : Main

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

Administrative Suites/Offices

	AC Unit	111 - Main Office	1	EA	5	1-2 years	Doesn't work
	Ceiling - Lay-in	111 - Main Office	348	SF	7	10+ years	
	Ceiling - Lay-in	111 - Main Office	2	SF	7	10+ years	
	Doors - Side-lite	111 - Main Office	24	SF	7	10+ years	
	Doors - Store Front	111 - Main Office	1	EA	7	10+ years	
	Doors - Wood Doors inclu hw	111 - Main Office	1	EA	7	10+ years	
	Floor - Carpet	111 - Main Office	223	SF	7	6-10 years	
	Floor - Tile	111 - Main Office	127	SF	7	10+ years	
	Lighting - Lay-in	111 - Main Office	6	EA	7	10+ years	
	Power Distribution	111 - Main Office	6	EA	7	10+ years	
	Walls - Concrete Block	111 - Main Office	808	SF	7	10+ years	
	AC Unit	115B Counseling Office	1	EA	7	10+ years	
	Ceiling - Splined	115B Counseling Office	374	SF	7	10+ years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Doors - Wood Doors inclu hw	115B Counseling Office	1	EA	7	10+ years	
	Floor - Tile	115B Counseling Office	374	SF	7	10+ years	
	Lighting - Pendent/Surface	115B Counseling Office	4	EA	7	10+ years	
	Power Distribution	115B Counseling Office	6	EA	7	10+ years	
	Walls - Concrete Block	115B Counseling Office	153	SF	7	10+ years	
	Walls - Plaster/Drywall	115B Counseling Office	235	SF	7	10+ years	
	Ceiling - Lay-in	Health Clinic - Mental Health Office	98	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Health Clinic - Mental Health Office	1	EA	7	10+ years	
	Floor - Tile	Health Clinic - Mental Health Office	98	SF	7	10+ years	
	Lighting - Lay-in	Health Clinic - Mental Health Office	2	EA	7	10+ years	
	Power Distribution	Health Clinic - Mental Health Office	8	EA	7	10+ years	
	Walls - Plaster/Drywall	Health Clinic - Mental Health Office	365	SF	7	10+ years	
	Ceiling - Lay-in	Health Clinic - Workroom	83	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Health Clinic - Workroom	1	EA	7	10+ years	
	Floor - Tile	Health Clinic - Workroom	83	SF	7	10+ years	
	Lighting - Lay-in	Health Clinic - Workroom	1	EA	7	10+ years	
	Power Distribution	Health Clinic - Workroom	6	EA	7	10+ years	
	Walls - Plaster/Drywall	Health Clinic - Workroom	260	SF	7	10+ years	
	Work Slnk	Health Clinic - Workroom	1	EA	7	10+ years	
	Ceiling - Lay-in	Health Clinic Exam rm 2	104	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Health Clinic Exam rm 2	1	EA	7	10+ years	
	Floor - Tile	Health Clinic Exam rm 2	104	SF	7	10+ years	
	Lighting - Lay-in	Health Clinic Exam rm 2	2	EA	7	6-10 years	
	Power Distribution	Health Clinic Exam rm 2	3	EA	7	6-10 years	
	Walls - Plaster/Drywall	Health Clinic Exam rm 2	290	SF	7	10+ years	
	Work Slnk	Health Clinic Exam rm 2	1	EA	7	10+ years	
	Ceiling - Lay-in	Health Clinic Exam rm 3	104	SF	7	6-10 years	
	Doors - Wood Doors inclu hw	Health Clinic Exam rm 3	1	EA	7	10+ years	
	Floor - Tile	Health Clinic Exam rm 3	104	SF	7	10+ years	
	Lighting - Lay-in	Health Clinic Exam rm 3	2	EA	7	6-10 years	
	Power Distribution	Health Clinic Exam rm 3	3	EA	7	6-10 years	
	Walls - Plaster/Drywall	Health Clinic Exam rm 3	290	SF	7	10+ years	
	Work Slnk	Health Clinic Exam rm 3	1	EA	7	10+ years	
	Ceiling - Lay-in	Health Clinic exam rm 1	104	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Health Clinic exam rm 1	1	EA	7	10+ years	
	Floor - Tile	Health Clinic exam rm 1	100	SF	7	10+ years	
	Floor - Tile	Health Clinic exam rm 1	4	SF	4	0-1 year	Chipped
	Lighting - Lay-in	Health Clinic exam rm 1	2	EA	7	10+ years	
	Power Distribution	Health Clinic exam rm 1	8	EA	7	10+ years	
	Walls - Concrete Block	Health Clinic exam rm 1	122	SF	7	10+ years	
	Walls - Plaster/Drywall	Health Clinic exam rm 1	122	SF	7	10+ years	
	Work Slnk	Health Clinic exam rm 1	1	EA	7	10+ years	
	AC Unit	Main Office - Principal	1	EA	7	6-10 years	
	Ceiling - Lay-in	Main Office - Principal	195	SF	7	10+ years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Doors - Wood Doors inclu hw	Main Office - Principal	1	EA	7	10+ years	
	Floor - Carpet	Main Office - Principal	195	SF	7	6-10 years	
	Lighting - Lay-in	Main Office - Principal	2	EA	7	10+ years	
	Power Distribution	Main Office - Principal	6	EA	7	10+ years	
	Walls - Concrete Block	Main Office - Principal	550	SF	7	10+ years	
	Walls - Structural Glazed Tile	Main Office - Principal	100	SF	7	10+ years	
	Ceiling - Lay-in	Office in Health Clinic	90	SF	7	10+ years	
	Doors - Steel Doors incl hw	Office in Health Clinic	1	EA	7	10+ years	
	Floor - Tile	Office in Health Clinic	90	SF	7	10+ years	
	Lighting - Lay-in	Office in Health Clinic	2	EA	7	10+ years	
	Power Distribution	Office in Health Clinic	4	EA	7	10+ years	
	Walls - Concrete Block	Office in Health Clinic	185	SF	7	10+ years	
Clinic							
	Ceiling - Lay-in	Health Clinic	775	SF	7	10+ years	
	Ceiling - Plaster/Drywall	Health Clinic	110	SF	7	10+ years	
	Doors - Steel Doors incl hw	Health Clinic	1	EA	7	10+ years	
	Doors - Wood Doors inclu hw	Health Clinic	5	EA	7	10+ years	
	Floor - Tile/Sheet	Health Clinic	865	SF	7	10+ years	
	Floor - Tile/Sheet	Health Clinic	20	SF	4	1-2 years	Cracked tiles
	Lighting - Lay-in	Health Clinic	19	EA	7	10+ years	
	Lighting - Pendent/Surface	Health Clinic	2	EA	7	10+ years	
	Walls - Plaster/Drywall	Health Clinic	2,881	SF	6	10+ years	
Kitchen							
	Ceiling - Plaster/Drywall	1st Floor	206	SF	7	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	206	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	2	EA	7	10+ years	
	Serving Line	1st Floor	15	LF	7	10+ years	
	Walls - Concrete Block	1st Floor	340	SF	7	10+ years	
Lunch & Multipurpose Room							
	Ceiling - Exposed	113	1,683	SF	7	10+ years	
	Doors - Wood Doors inclu hw	113	4	EA	7	10+ years	
	Floor - Tile	113	1,683	SF	7	10+ years	
	Lighting - Metal Halide/Sodium Vapor	113	8	EA	7	10+ years	
	Lighting - Pendent/Surface	113	3	EA	7	10+ years	
	Serving Line	113	26	LF	7	10+ years	
	Storage/ Closet	113	63	SF	7	10+ years	
	Walls - Concrete Block	113	2,508	SF	7	10+ years	
	Walls - Structural Glazed Tile	113	200	SF	7	10+ years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>MDF_IDE</u>							
	Doors - Steel Doors incl hw	In Room 114	2	EA	7	10+ years	
	Finishes	In Room 114	145	SF	7	10+ years	
	Window AC Unit	In Room 114	1	EA	7	6-10 years	
<u>Mechanical/ Service Rooms</u>							
	Boiler Room	1st Floor	832	SF	7	10+ years	
	Mechanical/ Service Rooms	1st Floor	216	SF	7	10+ years	
	Mechanical/ Service Rooms	1st Floor	55	SF	5	6-10 years	Water damage
<u>Prep Room</u>							
	Ceiling - Plaster/Drywall	Kitchen in lunchroom	206	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Kitchen in lunchroom	2	EA	7	10+ years	
	Floor - Tile	Kitchen in lunchroom	206	SF	7	10+ years	
	Lighting - Pendent/Surface	Kitchen in lunchroom	2	EA	7	10+ years	
	Walls - Concrete Block	Kitchen in lunchroom	468	SF	7	10+ years	
	Walls - Structural Glazed Tile	Kitchen in lunchroom	45	SF	7	10+ years	
	Work Sink	Kitchen in lunchroom	3	EA	7	10+ years	
<u>Restroom</u>							
	Accessories	115	30	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	115	30	SF	7	10+ years	
	Doors - Wood Doors inclu hw	115	1	EA	7	10+ years	
	Floor - Tile	115	30	SF	7	10+ years	
	Lavatory	115	1	EA	7	10+ years	
	Lighting - Pendent/Surface	115	1	EA	7	10+ years	
	Walls - Concrete Block	115	80	SF	7	10+ years	
	Walls - Structural Glazed Tile	115	15	SF	7	10+ years	
	Water Closet	115	1	EA	7	10+ years	
	Accessories	1st Floor - next to Classroom 106	225	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor - next to Classroom 106	225	SF	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor - next to Classroom 106	225	SF	7	10+ years	
	Floor Drain	1st Floor - next to Classroom 106	1	EA	7	10+ years	
	Hand Dryer	1st Floor - next to Classroom 106	2	EA	7	6-10 years	Updated to match current observations
	Lavatory	1st Floor - next to Classroom 106	3	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor - next to Classroom 106	3	EA	7	10+ years	
	Partitions	1st Floor - next to Classroom 106	5	EA	7	10+ years	
	Walls - Plaster/Drywall	1st Floor - next to Classroom 106	175	SF	7	10+ years	
	Walls - Tile	1st Floor - next to Classroom 106	432	SF	7	10+ years	
	Water Closet	1st Floor - next to Classroom 106	5	EA	7	10+ years	
	Accessories	Boiler Room	26	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Boiler Room	26	SF	7	10+ years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Doors - Wood Doors inclu hw	Boiler Room	1	EA	7	10+ years	
	Floor - Tile	Boiler Room	16	SF	6	10+ years	
	Floor - Tile	Boiler Room	10	SF	4	0-1 year	Broken 9x9 tile
	Lavatory	Boiler Room	1	EA	7	10+ years	
	Lighting - Pendent/Surface	Boiler Room	1	EA	7	10+ years	
	Lighting - Wall Mounted	Boiler Room	1	EA	7	10+ years	
	Walls - Concrete Block	Boiler Room	184	SF	7	10+ years	
	Water Closet	Boiler Room	1	EA	6	10+ years	
	Accessories	Health Clinic	52	SF	7	6-10 years	
	Ceiling - Lay-in	Health Clinic	44	SF	7	10+ years	
	Ceiling - Lay-in	Health Clinic	8	SF	4	0-1 year	Water damaged
	Doors - Wood Doors inclu hw	Health Clinic	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	Health Clinic	52	SF	7	10+ years	
	Floor Drain	Health Clinic	1	EA	7	10+ years	
	Hand Dryer	Health Clinic	1	EA	7	6-10 years	
	Lavatory	Health Clinic	1	EA	7	10+ years	
	Lighting - Lay-in	Health Clinic	1	EA	7	10+ years	
	Walls - Plaster/Drywall	Health Clinic	142	SF	7	10+ years	
	Walls - Tile Ceramic/ Porcelain	Health Clinic	142	SF	7	10+ years	
	Water Closet	Health Clinic	1	EA	7	10+ years	
	Accessories	Main Office Suite	70	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Main Office Suite	60	SF	7	10+ years	
	Ceiling - Plaster/Drywall	Main Office Suite	10	SF	4	0-1 year	Water damage
	Doors - Wood Doors inclu hw	Main Office Suite	1	EA	7	10+ years	
	Floor - Tile	Main Office Suite	70	SF	7	10+ years	
	Lavatory	Main Office Suite	1	EA	7	10+ years	
	Lighting - Lay-in	Main Office Suite	2	EA	7	10+ years	
	Lighting - Wall Mounted	Main Office Suite	1	EA	7	10+ years	
	Partitions	Main Office Suite	1	EA	7	10+ years	
	Walls - Concrete Block	Main Office Suite	280	SF	7	10+ years	
	Walls - Structural Glazed Tile	Main Office Suite	20	SF	7	10+ years	
	Water Closet	Main Office Suite	1	EA	7	10+ years	
	Accessories	next to Girl's Restroom	42	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	next to Girl's Restroom	42	SF	7	10+ years	
	Doors - Wood Doors inclu hw	next to Girl's Restroom	1	EA	7	10+ years	
	Floor - Tile	next to Girl's Restroom	42	SF	7	10+ years	
	Floor Drain	next to Girl's Restroom	1	EA	7	10+ years	
	Hand Dryer	next to Girl's Restroom	1	EA	7	6-10 years	
	Lavatory	next to Girl's Restroom	1	EA	7	10+ years	
	Lighting - Pendent/Surface	next to Girl's Restroom	1	EA	7	10+ years	
	Walls - Concrete Block	next to Girl's Restroom	115	SF	7	10+ years	
	Walls - Plaster/Drywall	next to Girl's Restroom	47	SF	7	10+ years	
	Walls - Tile	next to Girl's Restroom	29	SF	7	10+ years	
	Water Closet	next to Girl's Restroom	1	EA	7	10+ years	

Category : Room
Building : Main

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

Category : Classroom
Building : Main

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

Classroom #101 (Regular Classroom)

	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	24	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	742	SF	7	10+ years	
	Chalk Board	1st Floor	40	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	742	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 - Concrete Block	1st Floor	934	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	226	SF	7	10+ years	

Classroom #102 (Other Instructional Use)

	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	24	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	825	SF	7	10+ years	
	Chalk Board	1st Floor	20	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	800	SF	7	10+ years	
	Floor - Tile	1st Floor	25	SF	5	1-2 years	Gapping between tiles, chipped edges
	Lighting - Lay-in	1st Floor	12	EA	7	10+ years	
	Marker Board	1st Floor	30	LF	7	6-10 years	
	Student Lockers - Three Tiers	1st Floor	3	EA	7	10+ years	
	Walls - Concrete Block	1st Floor	929	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	226	SF	7	10+ years	

Classroom #103 (Regular Classroom)

	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	24	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	840	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	840	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 - Concrete Block	1st Floor	934	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	226	SF	7	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Classroom #104 (Regular Classroom)							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	24	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	770	SF	7	10+ years	Updated to match current observations
	Chalk Board	1st Floor	20	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	770	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 - Concrete Block	1st Floor	929	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	226	SF	7	10+ years	
Classroom #105 (Science Lab Level 2)							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	24	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	850	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Eye Wash Station	1st Floor	1	EA	7	6-10 years	
	Floor - Tile	1st Floor	850	SF	7	10+ years	
	Gas Line	1st Floor	3	EA	7	10+ years	
	Lighting - Lay-in	1st Floor	12	EA	7	10+ years	
	Marker Board	1st Floor	20	LF	7	6-10 years	
	Science Lab Shower	1st Floor	1	EA	7	10+ years	
	Science Lab Shower	1st Floor	1	EA	7	6-10 years	Not assessed previously
	Walls - Concrete Block	1st Floor	934	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	226	SF	7	10+ years	
	Work Sink	1st Floor	3	EA	7	10+ years	Updated quantity
Classroom #106 (Faculty Lounge)							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	24	LF	7	10+ years	
	Ceiling - Lay-in	1st Floor	825	SF	7	10+ years	
	Chalk Board	1st Floor	12	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	825	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 - Concrete Block	1st Floor	929	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	226	SF	7	10+ years	
Classroom #112 (Other Instructional Use)							
	AC Units	1st Floor	1	EA	7	10+ years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Ceiling - Splined	1st Floor	732	SF	7	10+ years	
	Chalk Board	1st Floor	8	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	732	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	6	EA	7	10+ years	
	Marker Board	1st Floor	8	LF	7	10+ years	
	Walls - Concrete Block	1st Floor	668	SF	7	10+ years	
	Walls - Metal Panel	1st Floor	143	SF	7	10+ years	

Classroom #114 (Fitness Room)

	AC Units	1st Floor	1	EA	7	6-10 years	
	Ceiling - Lay-in	1st Floor	970	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	7	10+ years	
	Floor - Tile	1st Floor	964	SF	5	10+ years	
	Floor - Tile	1st Floor	6	SF	4	0-1 year	Chipped, quantity changed to match current observations
	Lighting - Lay-in	1st Floor	14	EA	6	10+ years	Rank changed to match current observations
	Marker Board	1st Floor	16	LF	7	6-10 years	
	Storage/ Closet	1st Floor	48	SF	5	10+ years	Damaged tile
	Walls - Concrete Block	1st Floor	881	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	294	SF	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor	100	SF	7	10+ years	

Classroom #115 (Faculty Lounge)

	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	12	LF	7	10+ years	
	Ceiling - Splined	1st Floor	689	SF	7	10+ years	
	Ceiling - Splined	1st Floor	4	SF	4	0-1 year	Cracked
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	697	SF	4	0-1 year	Floor rotting and caving in
	Lighting - Pendent/Surface	1st Floor	5	EA	7	10+ years	
	Marker Board	1st Floor	16	LF	7	6-10 years	
	Storage/ Closet	1st Floor	51	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	800	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	239	SF	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor	80	SF	7	10+ years	

Category : Interior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Corridor							
	Ceiling - Lay-in	1st Floor	1,268	SF	7	10+ years	

Category : Interior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Ceiling - Plaster/Drywall	1st Floor	745	SF	7	10+ years	
	Doors - Side-lite	1st Floor	48	SF	7	10+ years	
	Doors - Steel Doors incl hw	1st Floor	8	EA	7	10+ years	
	Doors - Transom Window	1st Floor	60	SF	7	10+ years	
	Doors - Wood Doors include hw	1st Floor	2	EA	7	10+ years	
	Drinking Fountains - Single Fountain	1st Floor	1	EA	5	1-2 years	Doesn't work properly
	Drinking Fountains - Single Water Cooler	1st Floor	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	204	SF	7	10+ years	
	Floor - Tile/Sheet	1st Floor	2,498	SF	7	10+ years	
	Floor - Tile/Sheet	1st Floor	15	SF	5	1-2 years	Damaged tiles
	Lighting - Lay-in	1st Floor	28	EA	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	3	EA	7	10+ years	
	Walls - Concrete Block	1st Floor	6,122	SF	7	10+ years	
	Walls - Masonry	1st Floor	112	SF	7	10+ years	
Safety							
	Camera Viewing Station	1st Floor	1	EA	7	10+ years	
	Metal Detector	1st Floor	2	EA	7	6-10 years	
	Security Cameras	1st Floor	3	EA	7	6-10 years	

Category : Exterior
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Entrance							
	Entrance Control - Audio and Video	Entrance 2 - Northwest	1	EA	6	10+ years	
	Exterior Doors - Exterior FRP Door	Entrance 2 - Northwest	2	EA	6	10+ years	
	Exterior Doors - Exterior FRP Door	Entrance 3 - Southeast	2	EA	6	10+ years	
	Exterior Stairs - Concrete	Entrance 3 - Southeast	15	LF	6	10+ years	
	Exterior Stairs - Stone	Entrance 3 - Southeast	6	LF	5	10+ years	
Foundation							
	Foundation - Concrete	Entire Building	360	LF	7	10+ years	
	Superstructure - Concrete	Entire Building	14,122	SF	7	10+ years	
Lighting							
	Exterior Lighting - Parapet or Roof Mounted	Entire Building	1	EA	6	10+ years	
	Exterior Lighting - Parapet or Roof Mounted	Entire Building	1	EA	4	1-2 years	Damaged, not in use
	Exterior Lighting - Wall Mounted	Entire Building	4	EA	7	10+ years	
Roof System							
	Access Ladder - Metal	Roof 3	1	EA	5	2-5 years	Not accessible. Latch locked, cage to access ladder has damaged cylinder lock.
	Access Ladder - Metal	Roof 3	1	EA	5	2-5 years	
	Coping - Metal	Roof 3	360	LF	6	10+ years	
	Downspouts - Interior Downspouts	Roof 3	48	LF	6	10+ years	
	Roof - PVC Membrane	Roof 3	7,450	SF	3	0-1 year	Main roof: Soft spots, ponding, open seams throughout. Not currently leaking.
	Roof Hatch - Metal	Roof 3	1	EA	3	1-2 years	Corroded hatch. Not used
	Roof Structure - Concrete	Roof 3	7,450	SF	7	10+ years	
Walls							
	Canopy - Concrete/ Stucco	Entire Building	60	SF	6	10+ years	
	Canopy - Concrete/ Stucco	Entire Building	60	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	2,991	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	204	SF	4	1-2 years	Spalled, open joints
	Exterior Walls - Brick	Entire Building	18	SF	4	1-2 years	Missing concrete or brick support at base of pilaster. Wall above has cracked because of this condition.
	Exterior Walls - Stone-Cast	Entire Building	212	SF	5	10+ years	
	Exterior Walls - Stone-Cut	Entire Building	385	SF	6	10+ years	
Windows							

Category : Exterior
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Guard - Guards perforated	Entire Building	1,008	SF	6	10+ years	
	Lintels - Steel	Entire Building	15	LF	6	10+ years	
	Windows - Insulated Panel	Entire Building	1,389	SF	5	1-2 years	Corroding
	Windows - Louver	Entire Building	50	SF	6	10+ years	Minor corrosion
	Windows - Louver	Entire Building	4	SF	4	1-2 years	Corroded
	Windows - Sash Aluminum Double-pane	Entire Building	2,136	SF	6	10+ years	

Category : Electrical
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Emergency System</u>							
	Security System - CCTV	Entire Building	7,450	SF	7	6-10 years	First floor only
	Security System - Intrusion Detection	Entire Building	14,900	SF	6	6-10 years	
	Exit Signs - Corridors and Stairs	Entire Building	4	EA	6	6-10 years	
	Emergency A/C Power - Corridors and Stairs	Entire Building	1,490	SF	6	10+ years	Not included in previous assessment
<u>Main Service</u>							
	PA System	Entire Building	7,450	SF	7	6-10 years	Served by main building system
<u>Power Distribution</u>							
	Lighting and Power Panels - 100 A	Entire Building	3	EA	6	6-10 years	Quantity updated to reflect observed conditions
	Lighting and Power Panels - Above 100 A	Entire Building	4	EA	6	6-10 years	Quantity updated to reflect observed conditions

Category : Fire Protection
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Fire Alarm</u>							
	Fire Alarm Strobe Lights	Entire Building	14,900	SF	7	6-10 years	
	Fire Alarm_System	Entire Building	14,900	SF	7	6-10 years	

Category : Mechanical
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Boiler Systems</u>							
	Condensate Pump	Boiler Room	1	EA	6	6-10 years	Not included in previous assessment Corroded receiving tank and pump flanges
	Piping - Condensate Pipe- Steel	Boiler Room	300	LF	6	10+ years	Uninsulated, not included in previous assessment

Category : Mechanical
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Piping - Steam Pipe- Steel	Boiler Room	300	LF	6	10+ years	Uninsulated steel steam pipe not included in previous assessment

Heating Devices

	Cabinet Heaters - With Steam Coil	1st Floor	4	EA	6	6-10 years	Quantity updated to reflect observed conditions
	Wall Heater - Electric	Entire Building	1	EA	6	6-10 years	
	Wall Heater - Electric	Entire Building	1	EA	2	1-2 years	non-functional

Temperature Control

	Electric Thermostat	Entire Building	9	EA	6	2-5 years	Quantity updated to reflect observed conditions
--	---------------------	-----------------	---	----	---	-----------	---

Unit Ventilation

	Unit Ventilators- Floor Mounted- Steam Heating Coils Only	Entire Building	7	EA	5	2-5 years	
--	---	-----------------	---	----	---	-----------	--

Ventilation

	Exhaust Fans- Indoor - 500 - 1500 CFM	Roof	1	EA	6	10+ years	Not included in previous assessment
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	Roof	1	EA	7	10+ years	Installed in 2021
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Roof	1	EA	7	10+ years	Installed new in 2021

Category : Plumbing
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Piping</u>							
	Storm Piping	Entire Building	7,450	SF	6	6-10 years	
	Vent Piping	Entire Building	7,450	SF	6	6-10 years	

Pumps

	Pumps - Ejector-Simplex	Basement	1	EA	2	2-5 years	Non-functional at time of assessment
--	-------------------------	----------	---	----	---	-----------	--------------------------------------

Category : Room
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Administrative Suites/Offices</u>							
	AC Unit	119	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	119	732	SF	7	10+ years	Corrected material
	Ceiling - Plaster/Drywall	119	8	SF	4	1-2 years	Water stain
	Doors - Wood Doors inclu hw	119	1	EA	7	10+ years	

Category : Room
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Floor - Tile	119	740	SF	6	6-10 years	
	Lighting - Lay-in	119	16	EA	7	6-10 years	
	Power Distribution	119	9	EA	7	10+ years	
	Walls - Concrete Block	119	741	SF	7	10+ years	
	Walls - Structural Glazed Tile	119	75	SF	7	10+ years	
	Work Slnk	119	1	EA	7	10+ years	
	Ceiling - Plaster/Drywall	210 Staff lounge	150	SF	7	10+ years	Corrected material Water stain
	Ceiling - Plaster/Drywall	210 Staff lounge	20	SF	5	1-2 years	
	Doors - Wood Doors inclu hw	210 Staff lounge	2	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	210 Staff lounge	170	SF	7	6-10 years	
	Lighting - Pendent/Surface	210 Staff lounge	2	EA	7	6-10 years	
	Walls - Concrete Block	210 Staff lounge	540	SF	7	10+ years	
	Walls - Structural Glazed Tile	210 Staff lounge	40	SF	7	10+ years	
	AC Unit	RM 116	1	EA	7	6-10 years	
	Ceiling - Exposed	RM 116	390	SF	7	10+ years	
	Doors - Wood Doors inclu hw	RM 116	1	EA	7	10+ years	
	Floor - Tile	RM 116	380	SF	7	6-10 years	
	Floor - Tile	RM 116	10	SF	7	6-10 years	
	Lighting - Pendent/Surface	RM 116	6	EA	7	6-10 years	
	Power Distribution	RM 116	13	EA	6	10+ years	
	Walls - Concrete Block	RM 116	450	SF	7	10+ years	
	Walls - Plaster/Drywall	RM 116	218	SF	7	10+ years	
	Walls - Structural Glazed Tile	RM 116	50	SF	7	10+ years	
	Work Slnk	RM 116	1	EA	7	10+ years	Newly installed

Mechanical/ Service Rooms

Janitor's Closet	1st and 2nd floor	37	SF	7	10+ years	
Janitor's Closet	1st and 2nd floor	37	SF	5	10+ years	Water damage to ceiling plaster around light fixture
Storage Room	1st and 2nd floor	170	SF	7	10+ years	

Restroom

Accessories	Girls restroom	170	SF	7	6-10 years	
Ceiling - Plaster/Drywall	Girls restroom	170	SF	7	10+ years	
Doors - Wood Doors inclu hw	Girls restroom	2	EA	7	10+ years	
Floor - Tile Ceramic/ Porcelain	Girls restroom	170	SF	7	6-10 years	
Hand Dryer	Girls restroom	1	EA	7	10+ years	
Lavatory	Girls restroom	2	EA	7	10+ years	
Lighting - Pendent/Surface	Girls restroom	3	EA	7	6-10 years	
Partitions	Girls restroom	4	EA	7	10+ years	
Walls - Concrete Block	Girls restroom	580	SF	7	10+ years	
Water Closet	Girls restroom	4	EA	7	10+ years	
Accessories	Next to 212	170	SF	7	6-10 years	
Ceiling - Plaster/Drywall	Next to 212	170	SF	7	10+ years	

Category : Room
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Doors - Wood Doors inclu hw	Next to 212	2	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	Next to 212	170	SF	7	6-10 years	
	Lavatory	Next to 212	1	EA	7	10+ years	
	Lavatory	Next to 212	1	EA	5	1-2 years	Continually dripping
	Lighting - Pendent/Surface	Next to 212	2	EA	7	6-10 years	
	Partitions	Next to 212	4	EA	7	10+ years	
	Walls - Concrete Block	Next to 212	540	SF	7	10+ years	
	Walls - Structural Glazed Tile	Next to 212	40	SF	7	10+ years	
	Water Closet	Next to 212	4	EA	7	10+ years	
	Accessories	Next to girl's restroom	45	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Next to girl's restroom	45	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Next to girl's restroom	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	Next to girl's restroom	45	SF	6	6-10 years	
	Lavatory	Next to girl's restroom	1	EA	7	10+ years	
	Lighting - Chandelier, Incandescent	Next to girl's restroom	1	EA	5	1-2 years	No cover
	Lighting - Pendent/Surface	Next to girl's restroom	1	EA	7	6-10 years	
	Partitions	Next to girl's restroom	1	EA	7	10+ years	
	Walls - Concrete Block	Next to girl's restroom	165	SF	7	10+ years	
	Walls - Structural Glazed Tile	Next to girl's restroom	20	SF	7	10+ years	
	Water Closet	Next to girl's restroom	1	EA	7	10+ years	
	Accessories	Restroom staff next to 210	50	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Restroom staff next to 210	50	SF	5	10+ years	Water stains
	Doors - Wood Doors inclu hw	Restroom staff next to 210	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	Restroom staff next to 210	50	SF	7	6-10 years	
	Lavatory	Restroom staff next to 210	1	EA	7	10+ years	
	Lighting - Lay-in	Restroom staff next to 210	1	EA	7	6-10 years	
	Partitions	Restroom staff next to 210	1	EA	7	10+ years	
	Walls - Concrete Block	Restroom staff next to 210	120	SF	7	10+ years	
	Water Closet	Restroom staff next to 210	1	EA	7	10+ years	

Category : Classroom
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Classroom #118 (Art Room)							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Casework	1st Floor	28	LF	7	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	1,103	SF	7	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	20	SF	4	0-1 year	Water damage
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	1,123	SF	7	6-10 years	
	Instructional Surface	1st Floor	28	LF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	24	EA	7	6-10 years	
	Marker Board	1st Floor	24	LF	7	6-10 years	
	Walls - Concrete Block	1st Floor	431	SF	7	10+ years	

Category : Classroom
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Walls - Plaster/Drywall	1st Floor	536	SF	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor	30	SF	7	10+ years	
	Work Sink	1st Floor	2	EA	7	10+ years	
Classroom #120 (Office)							
	AC Units	1st Floor	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	390	SF	7	10+ years	
	Chalk Board	1st Floor	15	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	360	SF	7	10+ years	
	Floor - Tile	1st Floor	30	SF	5	1-2 years	Chipping and crumbling tile, water damage, missing tiles and subfloor exposed
	Lighting - Pendent/Surface	1st Floor	4	EA	7	10+ years	
	Walls - Concrete Block	1st Floor	433	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	238	SF	7	10+ years	
Classroom #121 (Store Room)							
	AC Units	1st Floor	1	EA	4	1-2 years	Out of order
	Casework	1st Floor	22	LF	7	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	769	SF	7	10+ years	
	Chalk Board	1st Floor	20	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	769	SF	7	6-10 years	
	Lighting - Pendent/Surface	1st Floor	6	EA	7	6-10 years	
	Walls - Concrete Block	1st Floor	788	SF	7	10+ years	
	Walls - Structural Glazed Tile	1st Floor	80	SF	7	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	
Classroom #212 (Faculty Lounge)							
	Ceiling - Plaster/Drywall	2nd Floor	375	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Tile	2nd Floor	375	SF	6	6-10 years	
	Lighting - Pendent/Surface	2nd Floor	2	EA	7	6-10 years	
	Walls - Concrete Block	2nd Floor	570	SF	7	10+ years	
	Walls - Structural Glazed Tile	2nd Floor	60	SF	7	10+ years	
Classroom #213 (Other Instructional Use)							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	22	LF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	790	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Tile	2nd Floor	790	SF	7	6-10 years	

Category : Classroom
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Lighting - Pendent/Surface	2nd Floor	16	EA	7	6-10 years	
	Marker Board	2nd Floor	24	LF	7	6-10 years	
	Walls - Concrete Block	2nd Floor	830	SF	7	10+ years	
	Work Sink	2nd Floor	1	EA	7	10+ years	
Classroom #214 (Regular Classroom)							
	AC Units	2nd Floor	2	EA	7	6-10 years	
	Casework	2nd Floor	22	LF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	738	SF	7	10+ years	
	Chalk Board	2nd Floor	6	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Tile	2nd Floor	738	SF	6	6-10 years	
	Lighting - Pendent/Surface	2nd Floor	16	EA	7	6-10 years	
	Marker Board	2nd Floor	18	LF	7	6-10 years	
	Walls - Concrete Block	2nd Floor	729	SF	7	10+ years	
	Walls - Structural Glazed Tile	2nd Floor	75	SF	7	10+ years	
	Work Sink	2nd Floor	1	EA	7	10+ years	
Classroom #215 (Regular Classroom)							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	22	LF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	730	SF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	21	SF	5	1-2 years	Water damage
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Tile	2nd Floor	751	SF	7	6-10 years	
	Lighting - Pendent/Surface	2nd Floor	16	EA	7	6-10 years	
	Marker Board	2nd Floor	24	LF	7	6-10 years	
	Walls - Concrete Block	2nd Floor	741	SF	7	10+ years	
	Walls - Structural Glazed Tile	2nd Floor	75	SF	7	10+ years	
	Work Sink	2nd Floor	1	EA	7	10+ years	
Classroom #216 (Other Instructional Use)							
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	22	LF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	774	SF	7	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Tile	2nd Floor	774	SF	7	6-10 years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	7	6-10 years	
	Lighting - Pendent/Surface	2nd Floor	2	EA	6	6-10 years	Relamp
	Marker Board	2nd Floor	19	LF	7	6-10 years	
	Walls - Concrete Block	2nd Floor	727	SF	7	10+ years	
	Walls - Structural Glazed Tile	2nd Floor	75	SF	7	10+ years	
	Work Sink	2nd Floor	1	EA	7	10+ years	

Category : Classroom
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Classroom #217 (Computer Lab)</u>							
	AC Units	2nd Floor	2	EA	7	6-10 years	
	Casework	2nd Floor	22	LF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	762	SF	7	10+ years	
	Chalk Board	2nd Floor	20	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	7	10+ years	
	Floor - Tile	2nd Floor	762	SF	6	6-10 years	
	Lighting - Pendent/Surface	2nd Floor	16	EA	7	6-10 years	
	Marker Board	2nd Floor	8	LF	7	6-10 years	
	Walls - Concrete Block	2nd Floor	730	SF	7	10+ years	
	Walls - Structural Glazed Tile	2nd Floor	80	SF	7	10+ years	
	Wireless System	2nd Floor	1	EA	7	10+ years	
	Work Sink	2nd Floor	1	EA	7	10+ years	

Category : Interior
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Corridor</u>							
	Ceiling - Lay-in	1st Floor	1,294	SF	7	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	127	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	10+ years	
	Floor - Terrazzo	1st Floor	327	SF	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	127	SF	6	6-10 years	
	Floor - Tile/Sheet	1st Floor	967	SF	7	6-10 years	
	Lighting - Lay-in	1st Floor	19	EA	7	6-10 years	
	Lighting - Pendent/Surface	1st Floor	3	EA	7	6-10 years	
	Lighting - Wall Mounted	1st Floor	2	EA	7	6-10 years	
	Student Lockers - One Tier	1st Floor	71	EA	7	10+ years	
	Walls - Concrete Block	1st Floor	2,299	SF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	1,127	SF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	30	SF	5	1-2 years	Water damage
	Drinking Fountains - Single Fountain	2nd Floor	1	EA	7	10+ years	
	Floor - Tile/Sheet	2nd Floor	1,157	SF	7	6-10 years	Updated to match current observations
	Lighting - Pendent/Surface	2nd Floor	13	EA	7	6-10 years	
	Walls - Concrete Block	2nd Floor	1,877	SF	7	10+ years	
<u>Safety</u>							
	Metal Detector	Entire Building	1	EA	7	6-10 years	Moved to main
	Security Cameras	Entire Building	3	EA	7	10+ years	

Category : Interior
Building : Addition

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Stairs							
	Ceiling - Plaster/Drywall	NW at Entrance 2	175	SF	7	10+ years	
	Floor - Terrazzo	NW at Entrance 2	125	SF	7	10+ years	
	Handrails	NW at Entrance 2	52	LF	7	10+ years	
	Lighting - Pendent/Surface	NW at Entrance 2	1	EA	7	6-10 years	
	Stairs - Terrazzo	NW at Entrance 2	22	LF	7	10+ years	
	Walls - Concrete Block	NW at Entrance 2	1,020	SF	7	10+ years	
	Ceiling - Plaster/Drywall	SE at Entrance 3	205	SF	7	10+ years	
	Floor - Terrazzo	SE at Entrance 3	103	SF	7	10+ years	
	Handrails	SE at Entrance 3	52	LF	7	10+ years	
	Lighting - Pendent/Surface	SE at Entrance 3	1	EA	7	6-10 years	
	Stairs - Terrazzo	SE at Entrance 3	22	LF	7	10+ years	
	Walls - Concrete Block	SE at Entrance 3	1,044	SF	7	10+ years	

Category : Site
Building : Site

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Civil/Drainage</u>							
	Civil/ Drainage - Catch Basin	Entire Site	6	EA	6	10+ years	
	Civil/ Drainage - Site Manhole	Entire Site	8	EA	6	10+ years	
<u>Fencing</u>							
	Fencing - Chain Link	Entire Site	885	LF	6	6-10 years	
	Fencing - Chain Link	Entire Site	80	LF	5	1-2 years	Bent, corroded
	Fencing - New Standard Ornamental	Entire Site	145	LF	7	6-10 years	
<u>Landscape</u>							
	Benches	Entire Site	1	EA	7	10+ years	
	Benches	Entire Site	5	EA	4	1-2 years	Broken concrete and mosaic benches
	Landscape - Grass	Entire Site	14,370	SF	6	10+ years	
	Landscape - Grass	Entire Site	500	SF	5	1-2 years	Overgrown with weeds, bare soil
	Parkway trees	Entire Site	17	EA	6	10+ years	Verified quantity
	Parkway trees	Entire Site	1	EA	4	1-2 years	Only one missing tree area seen
	Planting Beds/ Area	Entire Site	2,580	SF	6	10+ years	
<u>Parking Lot</u>							
	Concrete Curbs	North	450	LF	6	10+ years	
	Pavers	North	10,933	SF	6	10+ years	Moved from landscape.
	Pavers	North	9,509	SF	6	10+ years	
	Pavers	North	60	SF	4	1-2 years	Cars drive over section of sidewalk/pavers to reach parking. Area gets blocked often per building engineer
<u>Sidewalks</u>							
	Sidewalks - Internal Walks	Entire Site	600	LF	6	10+ years	
	Sidewalks - Internal Walks	Entire Site	30	LF	4	0-1 year	Broken, shattered, upheaved
	Sidewalks - Perimeter Sidewalks	Entire Site	5,992	SF	6	10+ years	
	Sidewalks - Perimeter Sidewalks	Entire Site	1,250	SF	4	1-2 years	Spalled, broken, cracked, upheaved
<u>Signage</u>							
	Flag Pole - Flag Pole	Entire Site	1	EA	6	10+ years	
	Monument - Building Mounted Cut Letter Sign	Entire Site	1	EA	5	1-2 years	Missing school name, damaged letters
	Monument - Building Mounted Cut Letter Sign	Entire Site	1	EA	5	1-2 years	Missing school name
	Monument - Sign	Entire Site	3	EA	6	10+ years	Printed wall signs/banners

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

Definitions

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

Classroom Summary

Current Usage	Intended Usage	Room Location	Room Number	Floor Plan Room Number	Area (SF)	Glazed Window Area	Operable Window Area	Window Stop	Smart-Board
Building : Main									
Faculty Lounge	Regular Classroom	1st Floor	106	106	825	105	49	Y	N
Faculty Lounge	Regular Classroom	1st Floor	115	111	697	166	63	N	Y
Fitness Room	Regular Classroom	1st Floor	114	110	970	208	79	N	N
Other Instructional Use	Regular Classroom	1st Floor	102	102	825	201	52	Y	Y
Other Instructional Use	Regular Classroom	1st Floor	112		732	166	63		
Regular Classroom	Regular Classroom	1st Floor	101	101	742	160	80	N	Y
Regular Classroom	Regular Classroom	1st Floor	103	103	840	201	52	Y	Y
Regular Classroom	Regular Classroom	1st Floor	104	104	770	201	52	N	Y
Science Lab Level 2	Science Lab Level 2	1st Floor	105	105	850	201	52	Y	Y
Building : Addition									
Art Room	Art Room	1st Floor	118	114	1,123	249	94	N	Y
Computer Lab	Regular Classroom	2nd Floor	217	217	762	166	63	N	N
Faculty Lounge	Regular Classroom	2nd Floor	212	212	375	83	31	N	N
Office	Adult Education	1st Floor	120	112	390	83	31		Y
Other Instructional Use	Regular Classroom	2nd Floor	213	213	790	166	63	N	Y
Other Instructional Use	Regular Classroom	2nd Floor	216	216	774	166	63	N	N
Regular Classroom	Regular Classroom	2nd Floor	214	214	738	166	63	N	Y
Regular Classroom	Regular Classroom	2nd Floor	215	215	751	166	63	N	Y
Store Room	Regular Classroom	1st Floor	113	113	769	166	63	N	N
Store Room	Regular Classroom	1st Floor	121	117	769	166	63	N	N