

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	4	37,216
Addition	1911	3	32,113
Campus Total			69,329

Catego	ry : Exterior		В	uilding	: Main		
Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Entrance	•	Location	Quantity	OCIVI	IXAIIK	Replacement	Comments
LIMANCE	Entrance Control - Audio and Video	#1 SE	1	EA	7	10+ years	
	Exterior Doors - Exterior Steel Door	#1 SE	2	EA	6	6-10 years	
	Exterior Doors - Transom Lite	#1 SE	5	EA	6	6-10 years	
	Exterior Doors - Exterior Steel Door	#1.5 S	1	EA	7	10+ years	
	Exterior Doors - Transom Lite	#1.5 S	1	EA	7	10+ years	
	Exterior Stairs - Concrete	#1.5 S	3	LF	7	10+ years	
	Exterior Doors - Exterior Steel Door	#2 S	3	EA	6	6-10 years	
	Exterior Doors - Transom Lite	#2 S	3	EΑ	6	6-10 years	
	Exterior Stairs - Concrete	#2 S	40	LF	6	10+ years	
	Stair Handrail - Steel Stair Handrail	#2 S	30	LF	6	6-10 years	
	Exterior Doors - Exterior Steel Door	#2.5 S	1	ĒΑ	6	6-10 years	
	Exterior Doors - Transom Lite	#2.5 S	1	EA	6	6-10 years	
	Exterior Stairs - Concrete	#2.5 S	3	LF	6	10+ years	
	Exterior Doors - Exterior Steel Door	#3 Exit S	2	EA	6	6-10 years	
	Exterior Doors - Transom Lite	#3 Exit S	1	EA	6	6-10 years	
	Exterior Doors - Exterior Steel Door	#8 E	1	EA	6	10+ years	
	Exterior Doors - Transom Lite	#8 E	1	EA	6	10+ years	
Foundati	on						
Odridati	Foundation - Masonry	Entire Building	362	LF	7	10+ years	
	Superstructure - Heavy Timber	Entire Building	37,216	SF	7	10+ years	

Campus Name: Stem Page : 1 of 30 Assessment Date: 02/27/2024



Categor	y : Exterior		В	uilding	: Main		
_						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
ighting							
	Exterior Lighting - Wall Mounted	Entire Building	9	EA	6	6-10 years	
Roof Sys	tem						
•	Coping - Stone	Lower Roof - Southwest	30	LF	6	6-10 years	Corrected Item Type
	Downspouts - Interior Downspouts	Lower Roof - Southwest	37	LF	6	6-10 years	
	Parapet - 16" - 30" Height	Lower Roof - Southwest	30	LF	6	10+ years	Corrected item type and quantity
	Roof - Modified Bitumen	Lower Roof - Southwest	200	SF	6	6-10 years	
	Roof Structure - Heavy Timber	Lower Roof - Southwest	200	SF	6	10+ years	
	Access Ladder - Metal	Main Roof	1	EA	7	10+ years	
	Coping - Metal	Main Roof	400	LF	6	6-10 years	
	Coping - Stone	Main Roof	26	LF	6	10+ years	
	Downspouts - Exterior Downspouts	Main Roof	220	LF	6	6-10 years	
	Downspouts - Interior Downspouts	Main Roof	42	LF	6	6-10 years	
	Parapet - Parapet < 16" Height	Main Roof	26	LF	6	10+ years	
	Roof - Metal	Main Roof	300	SF	6	10+ years	
	Roof - Modified Bitumen	Main Roof	7,520	SF	6	6-10 years	
	Roof - Modified Bitumen	Main Roof	900	SF	4	1-2 years	Soft spots throughout
	Roof Hatch - Metal	Main Roof	900	EA	7	10+ years	Son spois infoughout
			9 720	SF	7		
	Roof Structure - Heavy Timber	Main Roof	8,720	SF	,	10+ years	
Valls							
	Exterior Walls - Brick	Entire Building	19,048	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	550	SF	5	10+ years	
	Exterior Walls - Stone-Cast	Entire Building	1,810	SF	6	10+ years	
Vindows							
	Curtain wall - Insulated Panel	Entire Building	540	SF	6	10+ years	
	Guard - Guards wire guard	Entire Building	225	SF	6	6-10 years	
	Lintels - Brick	Entire Building	278	LF	6	10+ years	
	Lintels - Stone	Entire Building	202	LF	6	10+ years	
	Windows - Decorative	Entire Building	102	SF	6	6-10 years	
	Windows - Louver	Entire Building	30	SF	7	10+ years	
	Windows - Sash Aluminum	Entire Building	420	SF	6	6-10 years	
	Windows - Sash Aluminum Double-pane	Entire Building	2,581	SF	6	6-10 years	
Categor	ry : Electrical		В	uilding	: Main		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Emergen	cy System						
	Emergency A/C Power - Corridors and Stairs	Entire Building	4,009	SF	6	6-10 years	
	Exit Signs - Corridors and Stairs	Entire Building	20	EA	7	6-10 years	

Campus Name: Stem Page : 2 of 30 Assessment Date: 02/27/2024



	Schools					15	522 W Fillmore STREET, Chicago, IL 60607
Catego	ry : Electrical		В	uilding	: Main		
0	No. T.	Laatian	0	LIOM	Danis	Recommend	0
Group	Item - Type Emergency Battery Packs - Corridors and	Location Entire Building	Quantity 39	UOM EA	Rank 6	Replacement	Comments
	Stairs	Entire building	39	EA	0	6-10 years	
	Emergency Battery Packs - Students Toilets	Entire Building	2	EA	6	6-10 years	
	Security System - Intrusion Detection	Entire Building	37,216	SF	6	6-10 years	
Main Se	rvice						
	PA System	Entire Building	37,216	SF	6	6-10 years	Served by Addition.
Power D	istribution						
	Lighting and Power Panels - 100 A	Entire Building	3	EA	7	10+ years	
	Lighting and Power Panels - Above 100 A	Entire Building	6	EA	7	10+ years	Quantity changed as total has been divided/aggregated.
Catego	ry : Fire Protection		В	uilding	: Main		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Fire Alar							
	Fire Alarm Strobe Lights	Entire Building	37,216	SF	7	6-10 years	
	Fire Alarm_System Fire Pump Controller	Entire Building Entire Building	37,216	SF EA	7 4	6-10 years	FACP is in Addition. Location changed for clarification.
	The Fullip Controller	Entire Building	1	LA	7	2-5 years	Unit is 60-plus years old that remains operational and passes inspection; Reason and Priority Rep changed to affirm that the controller has exceeded its anticipated service life
Pump R	oom Assembly						
	Fire Pump - 25-50 hp	Pump Room	1	EA	6	10+ years	Location changed for clarification.
Sprinkle	r System						
	Dry Sprinkler System	Entire Building	37,216	SF	6	6-10 years	
	Sprinkler Heads	Entire Building	37,216	SF	7	6-10 years	
	Sprinkler Piping	Entire Building	37,216	SF	6	10+ years	
Catego	ry : Mechanical		В	uilding	: Main		
Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	lling Systems		•			•	
10110	Air Handling Unit- Built Up-Multi Zone- Steam Coils - 25001 - 35000 cfm	Mechanical Room	1	EA	6	10+ years	AHU-2, serves Main.
	Air Intake	Mechanical Room	1	EA	7	10+ years	
	Auxiliaries - 25001 - 35000 cfm	Mechanical Room	1	EA	6	10+ years	





Catego	ry : Mechanical		Building : Main				
_				_		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Return Duct Work - Masonry and Ducts- Missing or Existing Shaft	Mechanical Room	100	LF	7	10+ years	
	Zone Dampers	Mechanical Room	19	EA	6	10+ years	Quantity changed to match current observations.
Boiler Sy	ystems						
	Piping - Condensate Pipe- Steel	Entire Building	200	LF	6	10+ years	Condensate is return-piped from Main back to Addition.
	Piping - Steam Pipe- Steel	Entire Building	200	LF	6	10+ years	Steam is piped to Main from Addition.
	Steam Traps	Entire Building	30	EA	5	10+ years	
Heating	Devices						
	Wall Heater - Electric	Entire Building	7	EA	6	6-10 years	Quantity, Rank, Reason and Priority Rep adjusted based on current observations.
	Wall Heater - Electric	Entire Building	1	EA	4	0-1 year	Missing cover exposes live conductors presenting a live front condition.
_Tempera	ature Control						
•	Pneumatic System	Entire Building	37,216	SF	6	10+ years	Served by Addition. Upgraded in 2020.
	Thermostats - Pneumatic	Entire Building	20	EA	6	10+ years	
<u>Ventilati</u>	on						
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Roof	2	EA	7	10+ years	

Catego	ry : Plumbing		Ві	uilding	: Main		
Group Hot Wate	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
TIOL Wall	Electric Heater - Less than 20 KW	Basement	2	EA	7	6-10 years	Location changed for clarification. Serve Main.
Piping							
. 0	Domestic Piping-Hot Water Return Lines	Entire Building	37,216	SF	6	10+ years	
	Domestic Piping-Hot Water Return Risers	Entire Building	37,216	SF	6	10+ years	
	Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	37,216	SF	6	10+ years	
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	37,216	SF	6	10+ years	





Catego	ry : Plumbing		В	uilding	: Main			
						Recommend		
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments	
	Domestic Piping-Hot/Cold Water Supply (Risers)	Entire Building	37,216	SF	6	10+ years		
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building	37,216	SF	6	10+ years		
	Sanitary Piping	Entire Building	37,216	SF	6	10+ years		
	Storm Piping	Entire Building	37,216	SF	6	10+ years		
	Vent Piping	Entire Building	37,216	SF	6	10+ years		

Category: Room **Building: Main**

						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
_Administ	rative Suites/Offices						
	Ceiling - Lay-in	Rm 109- Engineer's Office	143	SF	7	10+ years	
	Ceiling - Plaster/Drywall	Rm 109- Engineer's Office	625	SF	6	10+ years	
	Doors - Steel Doors incl hw	Rm 109- Engineer's Office	2	EA	7	10+ years	
	Floor - Concrete	Rm 109- Engineer's Office	143	SF	5	10+ years	
	Floor - Wood	Rm 109- Engineer's Office	625	SF	6	10+ years	Worn paint
	Lighting - Pendent/Surface	Rm 109- Engineer's Office	6	EA	7	6-10 years	
	Power Distribution	Rm 109- Engineer's Office	8	EA	7	10+ years	
	Storage/ Closet	Rm 109- Engineer's Office	152	SF	7	10+ years	
	Walls - Concrete Block	Rm 109- Engineer's Office	100	SF	7	10+ years	
	Walls - Masonry	Rm 109- Engineer's Office	100	SF	7	10+ years	
	Walls - Plaster/Drywall	Rm 109- Engineer's Office	1,005	SF	6	10+ years	
	Ceiling - Plaster/Drywall	Rm 110- PE Teacher & Community	466	SF	7	10+ years	
		Resource Center (Storage)					
	Doors - Steel Doors incl hw	Rm 110- PE Teacher & Community	1	EA	7	10+ years	
		Resource Center (Storage)					
	Floor - Concrete	Rm 110- PE Teacher & Community	466	SF	5	10+ years	
		Resource Center (Storage)					
	Lighting - Pendent/Surface	Rm 110- PE Teacher & Community	6	EA	6	6-10 years	
		Resource Center (Storage)					
	Power Distribution	Rm 110- PE Teacher & Community	8	EA	7	10+ years	
		Resource Center (Storage)					
	Walls - Plaster/Drywall	Rm 110- PE Teacher & Community	890	SF	6	10+ years	
		Resource Center (Storage)					
	Ceiling - Plaster/Drywall	Rm 211- English Language	138	SF	7	10+ years	
		Learner's Office					
	Doors - Steel Doors incl hw	Rm 211- English Language	1	EA	7	10+ years	
		Learner's Office	_		_		
	Doors - Transom Window	Rm 211- English Language	9	SF	7	10+ years	
		Learner's Office			_		
	Floor - Wood	Rm 211- English Language	138	SF	7	10+ years	
		Learner's Office	_		_	0.40	
	Lighting - Pendent/Surface	Rm 211- English Language	3	EA	7	6-10 years	

Campus Name: Stem Page : 5 of 30 Assessment Date: 02/27/2024



Catego	ry : Room		В	uilding	: Main	10	522 W Fillifiore STREET, Chicago, IL 60607
g •			_			Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
		Learner's Office	_				
	Power Distribution	Rm 211- English Language	4	EA	7	10+ years	
		Learner's Office					
	Storage/ Closet	Rm 211- English Language	16	SF	5	10+ years	
		Learner's Office					
	Walls - Plaster/Drywall	Rm 211- English Language	548	SF	7	10+ years	
		Learner's Office					
	Ceiling - Lay-in	Rm 311- Office	259	SF	6	10+ years	
	Doors - Steel Doors incl hw	Rm 311- Office	1	EA	7	10+ years	
	Floor - Wood	Rm 311- Office	259	SF	6	10+ years	
	Lighting - Lay-in	Rm 311- Office	3	EΑ	7	6-10 years	
	Power Distribution	Rm 311- Office	4	EΑ	7	10+ years	
	Walls - Plaster/Drywall	Rm 311- Office	954	SF	6	10+ years	
_Mechan	ical/ Service Rooms	4 . =	705				
	Air Intake Plenums	1st Floor	705	SF	5	10+ years	
	Mechanical/ Service Rooms	1st Floor	100	SF	7	10+ years	
	Mechanical/ Service Rooms	1st Floor	75	SF	7	10+ years	
	Mechanical/ Service Rooms	1st Floor	72	SF	5	10+ years	
	Mechanical/ Service Rooms	1st Floor	668	SF	5	10+ years	
	Storage Room	1st Floor	100	SF	7	10+ years	
	Storage Room	1st Floor	1,000	SF	7	10+ years	
	Storage Room	1st Floor	165	SF	7	10+ years	
	Storage Room	1st Floor	627	SF	7	10+ years	
	Storage Room	1st Floor	230	SF	7	10+ years	
	Storage Room	1st Floor	65	SF	7	10+ years	
	Storage Room	1st Floor	120	SF	7	10+ years	
	Storage Room	1st Floor	100	SF	5	10+ years	
Restroo	m						
	Accessories	4th Floor Boy's- Next to 409	169	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	4th Floor Boy's- Next to 409	169	SF	7	10+ years	
	Doors - Steel Doors incl hw	4th Floor Boy's- Next to 409	1	EΑ	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	4th Floor Boy's- Next to 409	169	SF	7	10+ years	
	Floor Drain	4th Floor Boy's- Next to 409	1	EΑ	7	10+ years	
	Hand Dryer	4th Floor Boy's- Next to 409	2	EΑ	7	6-10 years	
	Lavatory	4th Floor Boy's- Next to 409	2	EA	7	10+ years	
	Lighting - Lay-in	4th Floor Boy's- Next to 409	3	EA	7	6-10 years	
	Partitions	4th Floor Boy's- Next to 409	1	EA	7	10+ years	
	Urinals	4th Floor Boy's- Next to 409	2	EA	7	10+ years	
	Walls - Plaster/Drywall	4th Floor Boy's- Next to 409	132	SF	7	10+ years	
	Walls - Tile Ceramic/ Porcelain	4th Floor Boy's- Next to 409	397	SF	7	10+ years	
	Water Closet	4th Floor Boy's- Next to 409	1	ĒΑ	7	10+ years	
	Accessories	4th Floor Girl's- Next to 413	466	SF	7	6-10 years	



Catego	ry : Room		В	uilding	: Main		
			Recommend			Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Ceiling - Plaster/Drywall	4th Floor Girl's- Next to 413	466	SF	7	10+ years	
	Doors - Steel Doors incl hw	4th Floor Girl's- Next to 413	1	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	4th Floor Girl's- Next to 413	466	SF	7	10+ years	
	Floor Drain	4th Floor Girl's- Next to 413	1	EA	7	10+ years	
	Hand Dryer	4th Floor Girl's- Next to 413	2	EA	7	6-10 years	
	Lavatory	4th Floor Girl's- Next to 413	2	EA	7	10+ years	
	Lighting - Lay-in	4th Floor Girl's- Next to 413	5	EA	7	6-10 years	
	Partitions	4th Floor Girl's- Next to 413	3	EA	7	10+ years	
	Walls - Plaster/Drywall	4th Floor Girl's- Next to 413	132	SF	7	10+ years	
	Walls - Tile Ceramic/ Porcelain	4th Floor Girl's- Next to 413	397	SF	7	10+ years	
	Water Closet	4th Floor Girl's- Next to 413	3	EA	7	10+ years	
Catego	ry : Classroom		В	uilding	: Main		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Classroc	om #113 (Store Room)						
	AC Units	1st Floor	2	EA	7	6-10 years	
	Casework	1st Floor	20	LF	7	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	915	SF	7	10+ years	Corrected Item Type
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	915	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	14	EA	7	6-10 years	
	Walls - Plaster/Drywall	1st Floor	2	SF	7	10+ years	
	Work Sink	1st Floor	2	EA	7	10+ years	
Classroo	om #209 (Office)						
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	938	SF	6	10+ years	
	Chalk Board	2nd Floor	4	LF	4	2-5 years	
	Doors - Steel Doors incl hw	2nd Floor	1	EA	7	10+ years	
	Floor - Wood	2nd Floor	938	SF	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	14	EA	7	6-10 years	
	Marker Board	2nd Floor	12	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	160	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,564	SF	7	10+ years	
Classroo	om #210 (Music Room)						
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	1,177	SF	7	10+ years	
	Chalk Board	2nd Floor	10	LF	4	2-5 years	
	Doors - Steel Doors incl hw	2nd Floor	1	EΑ	7	10+ years	
	Floor - Wood	2nd Floor	1,173	SF	7	10+ years	
	Floor - Wood	2nd Floor	4	SF	6	10+ years	No finish
			·	-	-	- ,	



Catego	ry : Classroom		Building : Main				
_					Recommend		
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Lighting - Pendent/Surface	2nd Floor	16	EΑ	7	6-10 years	
	Marker Board	2nd Floor	16	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	164	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	2,483	SF	7	10+ years	
_Classroo	om #212 (Computer Lab)						
	AC Units	2nd Floor	2	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	1,177	SF	6	10+ years	
	Chalk Board	2nd Floor	. 8	LF	4	2-5 years	
	Doors - Steel Doors incl hw	2nd Floor	1	EA	7	10+ years	
	Floor - Wood	2nd Floor	1,173	SF	7	10+ years	
	Floor - Wood	2nd Floor	4	SF	5	1-2 years	Bulging
	Lighting - Pendent/Surface	2nd Floor	16	ĒΑ	7	6-10 years	99
	Marker Board	2nd Floor	16	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	160	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	2,483	SF	7	10+ years	
	Wireless System	2nd Floor	_, .55	EΑ	7	6-10 years	
						- · · · · · · · · · · · · · · · · · · ·	
_Classroo	om #213 (Computer Lab)						
	AC Units	2nd Floor	2	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	2nd Floor	938	SF	7	10+ years	
	Chalk Board	2nd Floor	16	LF	4	2-5 years	
	Doors - Steel Doors incl hw	2nd Floor	1	EA	7	10+ years	
	Floor - Wood	2nd Floor	938	SF	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	16	EA	7	6-10 years	
	Marker Board	2nd Floor	12	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	164	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,564	SF	7	10+ years	
	Wireless System	2nd Floor	1	EA	7	6-10 years	
Classroo	om #214 (Art Room)						
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	40	LF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	1,220	SF	7	10+ years	
	Chalk Board	2nd Floor	8	LF	4	2-5 years	
	Doors - Steel Doors incl hw	2nd Floor	1	EA	7	10+ years	
	Floor - Tile	2nd Floor	1,220	SF	7	10+ years	
	Lighting - Pendent/Surface	2nd Floor	[′] 16	EA	7	6-10 years	
	Marker Board	2nd Floor	10	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	160	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	2,532	SF	7	10+ years	
	Work Sink	2nd Floor	4	EΑ	7	10+ years	
						•	



Building: Main Category: Classroom Recommend Replacement Comments Group Item - Type Location Quantity UOM Rank Classroom #309 (Regular Classroom) AC Units 3rd Floor EΑ 7 1 6-10 years Ceiling - Plaster/Drywall 3rd Floor 1,219 SF 6 10+ years Chalk Board LF 2-5 years 3rd Floor 4 Doors - Steel Doors incl hw EΑ 7 10+ years 3rd Floor SF Floor - Wood 3rd Floor 1.219 6 10+ years Lighting - Pendent/Surface 3rd Floor FΑ 7 6-10 years 14 LF Marker Board 3rd Floor 16 7 6-10 years SF Storage/ Closet 3rd Floor 160 7 10+ years Walls - Plaster/Drywall SF 3rd Floor 2,464 6 10+ years Classroom #310 (Regular Classroom) AC Units 3rd Floor 1 EΑ 7 6-10 years Ceiling - Plaster/Drywall 3rd Floor 938 SF 6 10+ years Chalk Board LF 3rd Floor 16 4 2-5 years Doors - Steel Doors incl hw 3rd Floor 1 EΑ 7 10+ years 938 SF Floor - Tile 3rd Floor 6 10+ years Lighting - Pendent/Surface EΑ 7 6-10 years 3rd Floor 16 Marker Board LF 7 3rd Floor 10 6-10 years Storage/ Closet 3rd Floor 164 SF 7 10+ years 1,564 SF Walls - Plaster/Drywall 3rd Floor 5 10+ years Classroom #312 (Regular Classroom) AC Units 3rd Floor 1 EΑ 7 6-10 years SF Ceiling - Plaster/Drywall 3rd Floor 938 6 10+ years LF Chalk Board 3rd Floor 16 4 2-5 years Doors - Steel Doors incl hw EΑ 7 3rd Floor 1 10+ years SF Floor - Tile 3rd Floor 938 6 10+ years Lighting - Pendent/Surface 3rd Floor 16 EΑ 7 6-10 years Marker Board LF 7 3rd Floor 12 6-10 years Storage/ Closet SF 7 3rd Floor 164 10+ years 1,564 SF Walls - Plaster/Drywall 3rd Floor 10+ years Classroom #313 (Science Classroom) AC Units 7 3rd Floor 1 EΑ 6-10 years Casework 3rd Floor 8 LF 7 10+ years Ceiling - Plaster/Drywall SF 3rd Floor 1,219 6 10+ years LF Chalk Board 3rd Floor 16 4 2-5 years Doors - Steel Doors incl hw EΑ 7 3rd Floor 1 10+ years SF Floor - Tile 3rd Floor 1.219 6 10+ years Lighting - Pendent/Surface 3rd Floor 16 EΑ 7 6-10 years Marker Board 3rd Floor 10 LF 7 6-10 years SF Storage/ Closet 3rd Floor 164 7 10+ years



 		Main	uilding :	В		ry : Classroom	Catego
	Recommend	Recomme					
Comments		Rank	UOM	Quantity	Location	Item - Type	Group
	10+ years	6	SF	2,525	3rd Floor	Walls - Plaster/Drywall	
	10+ years	7	EA	2	3rd Floor	Work Sink	
						om #314 (Science Classroom)	Classroo
	6-10 years	7	EA	2	3rd Floor	AC Units	
	10+ years	7	LF	40	3rd Floor	Casework	
	10+ years	6	SF	938	3rd Floor	Ceiling - Plaster/Drywall	
	2-5 years	4	LF	8	3rd Floor	Chalk Board	
	10+ years	7	ĒΑ	1	3rd Floor	Doors - Steel Doors incl hw	
	10+ years	7	EA	1	3rd Floor	Eye Wash Station	
	10+ years	6	SF	938	3rd Floor	Floor - Tile	
	6-10 years	7	EA	16	3rd Floor	Lighting - Pendent/Surface	
	6-10 years	7	LF	10	3rd Floor	Marker Board	
	10+ years	7	SF	36	3rd Floor	Science Lab Elements	
	10+ years	7	SF	160	3rd Floor	Storage/ Closet	
	10+ years	6	SF	1,546	3rd Floor	Walls - Plaster/Drywall	
	10+ years	7	EA	5	3rd Floor	Work Sink	
	10+ years	,	LA	3	314 1 1001	WOIR SIIIR	
						om #409 (Regular Classroom)	Classroo
	6-10 years	7	EA	1	4th Floor	AC Units	
	10+ years	6	SF	938	4th Floor	Ceiling - Plaster/Drywall	
	2-5 years	4	LF	4	4th Floor	Chalk Board	
	10+ years	7	EA	1	4th Floor	Doors - Steel Doors incl hw	
	10+ years	6	SF	938	4th Floor	Floor - Wood	
	6-10 years	7	EA	14	4th Floor	Lighting - Pendent/Surface	
	6-10 years	7	LF	18	4th Floor	Marker Board	
	10+ years	6	SF	1,564	4th Floor	Walls - Plaster/Drywall	
					se)	om #410 (Other Instructional Use)	Classroo
	6-10 years	7	EA	1	4th Floor	AC Units	
	10+ years	6	SF	1,000	4th Floor	Ceiling - Plaster/Drywall	
	2-5 years	4	LF	16	4th Floor	Chalk Board	
	10+ years	7	ĒΑ	1	4th Floor	Doors - Steel Doors incl hw	
	10+ years	6	SF	1,000	4th Floor	Floor - Wood	
	6-10 years	7	EA	19	4th Floor	Lighting - Lay-in	
	6-10 years	7	LF	16	4th Floor	Marker Board	
	10+ years	7	SF	164	4th Floor	Storage/ Closet	
	10+ years	6	SF	2,523	4th Floor	Walls - Plaster/Drywall	
						om #412 (Pagular Classroom)	Classes
	0.40			·		om #412 (Regular Classroom)	Classion
	6-10 years	7	EA	1	4th Floor	AC Units	
	2-5 years	4	LF	18	4th Floor	Chalk Board	
	6-10 years 10+ years 2-5 years	7 6 4	SF LF	1 1,000 18	4th Floor 4th Floor 4th Floor	AC Units Ceiling - Plaster/Drywall Chalk Board	



Catego	ry : Classroom		В	uilding	: Main		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Doors - Steel Doors incl hw	4th Floor	1	EA	7	10+ years	
	Floor - Wood	4th Floor	1,000	SF	6	10+ years	
	Lighting - Lay-in	4th Floor	16	EA	7	6-10 years	
	Marker Board	4th Floor	12	LF	7	6-10 years	
	Storage/ Closet	4th Floor	164	SF	7	10+ years	
	Walls - Plaster/Drywall	4th Floor	2,523	SF	6	10+ years	
Classroo	m #413 (Regular Classroom)						
<u> </u>	AC Units	4th Floor	1	EA	7	6-10 years	
	Casework	4th Floor	6	LF	7	10+ years	
		4th Floor	938	SF		•	
	Ceiling - Plaster/Drywall				7	10+ years	
	Chalk Board	4th Floor	16	LF	4	2-5 years	
	Doors - Steel Doors incl hw	4th Floor	1	EA	7	10+ years	
	Floor - Tile	4th Floor	938	SF	6	10+ years	
	Lighting - Pendent/Surface	4th Floor	16	EA	7	6-10 years	
	Marker Board	4th Floor	12	LF	7	6-10 years	
	Storage/ Closet	4th Floor	164	SF	7	10+ years	
	Walls - Plaster/Drywall	4th Floor	1,564	SF	6	10+ years	
	Work Sink	4th Floor	2	EA	7	10+ years	
Classroo	m #414 (Science Classroom)						
	AC Units	4th Floor	1	EA	7	6-10 years	
	Casework	4th Floor	40	LF	7	10+ years	
	Ceiling - Plaster/Drywall	4th Floor	1,000	SF	6	10+ years	
	Doors - Steel Doors incl hw	4th Floor	1,000	EA	7	10+ years	
	Eye Wash Station	4th Floor	1	EA	7	•	
	,			SF		10+ years	
	Floor - Tile	4th Floor	1,000		5	10+ years	
	Lighting - Pendent/Surface	4th Floor	16	EA	7	6-10 years	
	Marker Board	4th Floor	10	LF	7	6-10 years	
	Storage/ Closet	4th Floor	160	SF	7	10+ years	
	Walls - Plaster/Drywall	4th Floor	2,523	SF	6	10+ years	
	Work Sink	4th Floor	5	EA	7	10+ years	
Catego	ry : Interior		В	uilding	: Main		
Group	Itom - Typo	Location	Quantity	UOM	Rank	Recommend	Comments
Group Corridor	Item - Type	Location	Quantity	UUIVI	Kalik	Replacement	Comments
	Ceiling - Plaster/Drywall	1st Floor	1,287	SF	7	10+ years	
	Doors - Steel Doors incl hw	1st Floor	2	EA	7	10+ years	
	Doors - Transom Window	1st Floor	29	SF	7	10+ years	
	Doors - Wood Doors include hw	1st Floor	3	EA	7	•	
						10+ years	
	Floor - Tile/Sheet	1st Floor	1,287	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	18	EA	7	6-10 years	



atogory : Interior

41090	ry : Interior		Ь	uilding	. IVIAIII		
						Recommend	
roup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Walls - Masonry	1st Floor	90	SF	7	10+ years	
	Walls - Plaster/Drywall	1st Floor	3,115	SF	7	10+ years	
	Ceiling - Plaster/Drywall	2nd Floor	949	SF	7	10+ years	
	Doors - Steel Doors incl hw	2nd Floor	2	EA	7	10+ years	
	Floor - Tile/Sheet	2nd Floor	252	SF	5	10+ years	
	Floor - Wood	2nd Floor	697	SF	6	10+ years	
	Lighting - Pendent/Surface	2nd Floor	13	EA	7	6-10 years	
	Walls - Plaster/Drywall	2nd Floor	3,048	SF	7	10+ years	
	Ceiling - Exposed	3rd Floor	1,211	SF	6	10+ years	
	Doors - Steel Doors incl hw	3rd Floor	2	EA	7	10+ years	
	Floor - Tile/Sheet	3rd Floor	252	SF	5	10+ years	
	Floor - Wood	3rd Floor	949	SF	7	10+ years	
	Lighting - Pendent/Surface	3rd Floor	13	EA	7	6-10 years	
	Student Lockers - One Tier	3rd Floor	9	EA	7	10+ years	
	Student Lockers - Two Tiers	3rd Floor	114	EA	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	3,046	SF	6	10+ years	
	Ceiling - Exposed	4th Floor	941	SF	7	10+ years	
	Floor - Wood	4th Floor	941	SF	6	10+ years	
	Lighting - Pendent/Surface	4th Floor	12	EA	7	6-10 years	
	Student Lockers - One Tier	4th Floor	4	EA	7	10+ years	
	Student Lockers - Two Tiers	4th Floor	124	EA	7	10+ years	
	Walls - Plaster/Drywall	4th Floor	2,491	SF	6	10+ years	
Stairs							
	Ceiling - Plaster/Drywall	Stairwell #1	637	SF	6	10+ years	
	Floor - Rubber Floor	Stairwell #1	328	SF	6	10+ years	
	Handrails	Stairwell #1	150	LF	7	10+ years	
	Lighting - Pendent/Surface	Stairwell #1	4	EA	7	6-10 years	
	Stairs - Rubber	Stairwell #1	450	LF	6	10+ years	
	Walls - Plaster/Drywall	Stairwell #1	3,506	SF	6	10+ years	
	Ceiling - Plaster/Drywall	Stairwell #2 (1st flr to 2nd flr only)	206	SF	7	10+ years	
	Floor - Rubber Floor	Stairwell #2 (1st flr to 2nd flr only)	100	SF	7	10+ years	
	Handrails	Stairwell #2 (1st flr to 2nd flr only)	50	LF	7	10+ years	
	Lighting - Pendent/Surface	Stairwell #2 (1st flr to 2nd flr only)	2	EA	7	6-10 years	
	Stairs - Rubber	Stairwell #2 (1st flr to 2nd flr only)	110	LF	7	10+ years	
	Walls - Plaster/Drywall	Stairwell #2 (1st flr to 2nd flr only)	872	SF	7	10+ years	
	Ceiling - Plaster/Drywall	Stairwell #3	233	SF	7	10+ years	
	Floor - Tile	Stairwell #3	328	SF	6	10+ years	
	Handrails	Stairwell #3	150	LF	7	10+ years	
	Lighting - Pendent/Surface	Stairwell #3	4	EA	7	6-10 years	
	Stairs - Rubber	Stairwell #3	450	LF	7	10+ years	
	Walls - Plaster/Drywall	Stairwell #3	2,173	SF	6	10+ years	



1522 W Fillmore STREET, Chicago, IL 606

Catego	ry : Interior		В	uilding	: Main		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Elevator - Hydraulic Elevator	South	1	EΑ	6	10+ years	

Campus Name: Stem Page : 13 of 30 Assessment Date: 02/27/2024



Category : Exterior Building : Addition

					. Additi		
0	H T	Landing	0	11614	ъ	Recommend	0
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Entrance							
	Exterior Doors - Exterior Steel Door	#4 S	4	EΑ	6	6-10 years	
	Exterior Stairs - Concrete	#4 S	12	LF	6	10+ years	
	Entrance Control - Audio and Video	#5 S	1	EΑ	6	6-10 years	
	Exterior Doors - Exterior Steel Door	#5 S	2	EΑ	6	6-10 years	
	Exterior Doors - Side lite	#5 S	2	EΑ	6	6-10 years	
	Power Door Operator and Controls	#5 S	2	EA	7	6-10 years	
	Entrance Control - Audio and Video	#6 W	1	EA	6	6-10 years	
	Exterior Doors - Exterior Steel Door	#6 W	3	EA	6	6-10 years	
	Power Door Operator and Controls	#6 W	2	EA	7	6-10 years	
	Exterior Doors - Exterior FRP Door	#7 Exit N	1	EA	6	6-10 years	
	Exterior Doors - Transom Lite	#7 Exit N	1	EA	6	6-10 years	
oundat	ion						
	Foundation - Masonry	Entire Building	543	LF	7	10+ years	
	Superstructure - Steel with Clay Tile Arch	Entire Building	32,113	SF	7	10+ years	
ighting							
	Exterior Lighting - Parapet or Roof Mounted	Entire Building	3	EA	6	6-10 years	
	Exterior Lighting - Wall Mounted	Entire Building	12	EA	6	6-10 years	
Poof Sv		Entire Building	12	EA	6	6-10 years	
Roof Sys		Entire Building Main Roof	12	EA EA	4	6-10 years 0-1 year	Unsafe ladder. Needs handle
Roof Sy:	stem Access Ladder - Metal	Main Roof	1	EA	4	0-1 year	Unsafe ladder. Needs handle extension to access
Roof Sy:	stem Access Ladder - Metal Chimney - Brick Chimney- Concrete/ Mortar					,	
coof Sy	Access Ladder - Metal Chimney - Brick Chimney- Concrete/ Mortar Liner Chimney - Brick Chimney- Concrete/ Mortar	Main Roof	1	EA	4	0-1 year	extension to access
Roof Sy	Access Ladder - Metal Chimney - Brick Chimney- Concrete/ Mortar Liner Chimney - Brick Chimney- Concrete/ Mortar Liner	Main Roof Main Roof Main Roof	1 80 10	EA LF LF	4 6 5	0-1 year 10+ years 1-2 years	extension to access
coof Sy	Access Ladder - Metal Chimney - Brick Chimney- Concrete/ Mortar Liner Chimney - Brick Chimney- Concrete/ Mortar Liner Coping - Stone	Main Roof Main Roof Main Roof Main Roof	1 80 10 474	EA LF LF	4 6 5	0-1 year 10+ years 1-2 years 10+ years	extension to access
toof Sy	Access Ladder - Metal Chimney - Brick Chimney- Concrete/ Mortar Liner Chimney - Brick Chimney- Concrete/ Mortar Liner Coping - Stone Downspouts - Exterior Downspouts	Main Roof Main Roof Main Roof Main Roof Main Roof	1 80 10 474 136	EA LF LF LF LF	4 6 5 6 6	0-1 year 10+ years 1-2 years 10+ years 6-10 years	extension to access
toof Sy	Access Ladder - Metal Chimney - Brick Chimney- Concrete/ Mortar Liner Chimney - Brick Chimney- Concrete/ Mortar Liner Coping - Stone Downspouts - Exterior Downspouts Parapet - 16" - 30" Height	Main Roof	1 80 10 474 136 237	EA LF LF LF LF LF	4 6 5 6 6 6	0-1 years 10+ years 1-2 years 10+ years 6-10 years 10+ years	extension to access
Roof Sy	Access Ladder - Metal Chimney - Brick Chimney- Concrete/ Mortar Liner Chimney - Brick Chimney- Concrete/ Mortar Liner Coping - Stone Downspouts - Exterior Downspouts Parapet - 16" - 30" Height Parapet - Parapet > 30"	Main Roof	1 80 10 474 136 237 237	EA LF LF LF LF LF LF	4 6 5 6 6 6	0-1 years 10+ years 1-2 years 10+ years 6-10 years 10+ years 10+ years	extension to access
toof Sy	Access Ladder - Metal Chimney - Brick Chimney- Concrete/ Mortar Liner Chimney - Brick Chimney- Concrete/ Mortar Liner Coping - Stone Downspouts - Exterior Downspouts Parapet - 16" - 30" Height Parapet - Parapet > 30" Roof - Modified Bitumen	Main Roof	1 80 10 474 136 237	EA LF LF LF LF LF SF	4 6 5 6 6 6 6	0-1 years 10+ years 1-2 years 10+ years 6-10 years 10+ years 10+ years 6-10 years	extension to access
coof Sy	Access Ladder - Metal Chimney - Brick Chimney- Concrete/ Mortar Liner Chimney - Brick Chimney- Concrete/ Mortar Liner Coping - Stone Downspouts - Exterior Downspouts Parapet - 16" - 30" Height Parapet - Parapet > 30" Roof - Modified Bitumen Roof Hatch - Metal	Main Roof	1 80 10 474 136 237 237 9,044 1	EA LF LF LF LF LF SF EA	4 6 5 6 6 6 6 6 7	0-1 years 10+ years 1-2 years 10+ years 6-10 years 10+ years 10+ years 6-10 years 10+ years	extension to access
coof Sy	Access Ladder - Metal Chimney - Brick Chimney- Concrete/ Mortar Liner Chimney - Brick Chimney- Concrete/ Mortar Liner Coping - Stone Downspouts - Exterior Downspouts Parapet - 16" - 30" Height Parapet - Parapet > 30" Roof - Modified Bitumen Roof Hatch - Metal Roof Structure - Steel with Clay Tile Arch	Main Roof	1 80 10 474 136 237 237 9,044 1 9,044	EA LF LF LF LF SF EA SF	4 6 5 6 6 6 6 7 7	0-1 years 10+ years 1-2 years 10+ years 6-10 years 10+ years 10+ years 6-10 years 10+ years 10+ years	extension to access
Roof Sy	Access Ladder - Metal Chimney - Brick Chimney- Concrete/ Mortar Liner Chimney - Brick Chimney- Concrete/ Mortar Liner Coping - Stone Downspouts - Exterior Downspouts Parapet - 16" - 30" Height Parapet - Parapet > 30" Roof - Modified Bitumen Roof Hatch - Metal Roof Structure - Steel with Clay Tile Arch Coping - Stone	Main Roof Morth Low Roof	1 80 10 474 136 237 237 9,044 1 9,044	EA LF LF LF LF SF EA SF LF	4 6 5 6 6 6 6 7 7	0-1 years 10+ years 1-2 years 10+ years 6-10 years 10+ years 10+ years 6-10 years 10+ years 10+ years 10+ years	extension to access
Roof Sy	Access Ladder - Metal Chimney - Brick Chimney- Concrete/ Mortar Liner Chimney - Brick Chimney- Concrete/ Mortar Liner Coping - Stone Downspouts - Exterior Downspouts Parapet - 16" - 30" Height Parapet - Parapet > 30" Roof - Modified Bitumen Roof Hatch - Metal Roof Structure - Steel with Clay Tile Arch Coping - Stone Downspouts - Exterior Downspouts	Main Roof Morth Low Roof North Low Roof	1 80 10 474 136 237 237 9,044 1 9,044 148 36	EA LF LF LF LF SF EA SF LF LF	4 6 5 6 6 6 6 7 7 6 6	0-1 years 10+ years 1-2 years 10+ years 6-10 years 10+ years 10+ years 6-10 years 10+ years 10+ years 10+ years 10+ years 10+ years 10+ years	extension to access
coof Sy	Access Ladder - Metal Chimney - Brick Chimney- Concrete/ Mortar Liner Chimney - Brick Chimney- Concrete/ Mortar Liner Coping - Stone Downspouts - Exterior Downspouts Parapet - 16" - 30" Height Parapet - Parapet > 30" Roof - Modified Bitumen Roof Hatch - Metal Roof Structure - Steel with Clay Tile Arch Coping - Stone Downspouts - Exterior Downspouts Parapet - Parapet > 30"	Main Roof Morth Low Roof North Low Roof North Low Roof	1 80 10 474 136 237 237 9,044 1 9,044 148 36 148	EA LF LF LF LF SF EA SF LF LF	4 6 5 6 6 6 6 6 6 6 6	0-1 years 10+ years 1-2 years 10+ years 6-10 years 10+ years 10+ years 6-10 years 10+ years	extension to access
Roof Sy	Access Ladder - Metal Chimney - Brick Chimney- Concrete/ Mortar Liner Chimney - Brick Chimney- Concrete/ Mortar Liner Coping - Stone Downspouts - Exterior Downspouts Parapet - 16" - 30" Height Parapet - Parapet > 30" Roof - Modified Bitumen Roof Hatch - Metal Roof Structure - Steel with Clay Tile Arch Coping - Stone Downspouts - Exterior Downspouts Parapet - Parapet > 30" Roof - Modified Bitumen	Main Roof Morth Low Roof North Low Roof	1 80 10 474 136 237 237 9,044 1 9,044 148 36 148 2,427	EA LF LF LF LF SF EA SF LF LF SF	4 6 5 6 6 6 6 6 6 6 6 6 5	0-1 years 10+ years 1-2 years 10+ years 6-10 years 10+ years 2-5 years	extension to access
Roof Sys	Access Ladder - Metal Chimney - Brick Chimney- Concrete/ Mortar Liner Chimney - Brick Chimney- Concrete/ Mortar Liner Coping - Stone Downspouts - Exterior Downspouts Parapet - 16" - 30" Height Parapet - Parapet > 30" Roof - Modified Bitumen Roof Hatch - Metal Roof Structure - Steel with Clay Tile Arch Coping - Stone Downspouts - Exterior Downspouts Parapet - Parapet > 30"	Main Roof Morth Low Roof North Low Roof North Low Roof	1 80 10 474 136 237 237 9,044 1 9,044 148 36 148	EA LF LF LF LF SF EA SF LF LF	4 6 5 6 6 6 6 6 6 6 6	0-1 years 10+ years 1-2 years 10+ years 6-10 years 10+ years 10+ years 6-10 years 10+ years	

Campus Name: Stem Page : 14 of 30 Assessment Date: 02/27/2024

Quantity changed to match current

observations.



Main Service

Emergency Battery Packs - Students Toilets

Category: Exterior **Building: Addition** Recommend Group Item - Type Location Quantity UOM Rank Replacement Comments Parapet - Parapet < 16" Height South Low Roof 126 LF 6 10+ years Roof - Modified Bitumen 2.550 SF 6 6-10 years South Low Roof Roof Structure - Steel with Clay Tile Arch South Low Roof 2.550 SF 7 10+ years 600 SF Roof - Metal Southwest parking 6 10+ years SF 7 Roof Structure - Steel / Metal Deck/ Southwest parking 600 10+ years Concrete Topping Walls SF Canopy - Concrete/ Stucco **Entire Building** 6 10+ years 50 SF Exterior Walls - Brick **Entire Building** 23,127 6 10+ years SF 5 Exterior Walls - Brick **Entire Building** 200 10+ years Exterior Walls - Stone-Cast **Entire Building** 592 SF 6 10+ years Windows Guard - Guards wire guard **Entire Building** 1,680 SF 7 10+ years Lintels - Steel **Entire Building** 446 LF 7 10+ years SF 6 6-10 years Windows - Louver **Entire Building** 45 Not previously assessed SF 7 Windows - Sash Aluminum Double-pane **Entire Building** 4.443 10+ years Category: Electrical **Building: Addition** Recommend Group Item - Type Location Quantity **UOM** Rank Replacement Comments Emergency System SF Emergency A/C Power - Corridors and 1st floor and Entire Building 6.207 7 6-10 years Stairs Emergency A/C Power - Gvm 1st floor and Entire Building 2.818 SF 7 6-10 years Emergency A/C Power - Lunchrooms 1st floor and Entire Building 1,265 SF 7 6-10 years **Automatic Transfer Switch** Electrical Room EΑ 6-10 years Serves Main and Addition. 1 6 32,113 SF 6-10 years Security System - Intrusion Detection **Entire Building** 6 Exit Signs - Corridors and Stairs EΑ 7 6-10 years **Entire Building** 11 Exit Signs - Gym **Entire Building** 3 FΑ 6 6-10 years **Entire Building** 2 Quantity changed to match current Exit Signs - Lunchroom FΑ 7 6-10 years observations. Emergency Battery Packs - Corridors and 36 FΑ 6 **Entire Building** 6-10 years Stairs Emergency Battery Packs - Gym **Entire Building** 5 EΑ 6 6-10 years Quantity changed to match current observations. **Emergency Battery Packs - Lunchrooms Entire Building** EΑ 6 Quantity changed to match current 6-10 years observations. EΑ

Campus Name: Stem Page: 15 of 30 Assessment Date: 02/27/2024

Entire Building

6

6-10 years





Catego	Category : Electrical			uilding	: Additi		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Main Electrical Service - 1600 A 120/208/3PH	Electrical Room	1	EA	7	6-10 years	
	Main Electrical Service - 2001 to 3000 A 120/208/3PH	Electrical Room	1	EA	7	10+ years	
	PA System	Entire Building	32,113	SF	6	6-10 years	Serves Main and Addition.
Power D	istribution						
	Lighting and Power Panels - 100 A	Entire Building	1	EA	7	10+ years	
	Lighting and Power Panels - 100 A	Entire Building	1	EA	4	0-1 year	Rank, Reason and Priority Rep changed as open fuse receptacles expose live conductors presenting a live front condition.
	Lighting and Power Panels - Above 100 A	Entire Building	11	EA	7	10+ years	Quantity changed as total has been divided/aggregated.
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	4	0-1 year	Open breaker slot exposes live conductors presenting a live front condition.
	Main Distribution Panels - 400 - 600 amp	Entire Building	3	EA	7	10+ years	Quantity changed to match current observations
	Main Distribution Panels - Greater than 600 amp	Entire Building	1	EA	7	10+ years	
	Main Distribution Panels - Less than 400 amp	Entire Building	1	EA	7	10+ years	Misidentified as a 400-600 amp panel in previous assessment.
	Transformers - 120/240 - 120/208	Entire Building	1	EA	6	10+ years	
Catego	ry : Fire Protection		В	uilding	: Additi	on	

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Fire Alar							
	Fire ALarm Anunciator	Entire Building	1	EA	7	6-10 years	No CPS Asset Tag present.
	Fire Alarm Panel	Entire Building	1	EA	6	6-10 years	Priority Rep adjusted based on current observations and on the age of the panel.
	Fire Alarm Strobe Lights	Entire Building	32,113	SF	7	6-10 years	·
	Fire Alarm_System	Entire Building	32,113	SF	6	6-10 years	
_Sprinkle	r Svstem						
•	Sprinkler Heads	Entire Building	32,113	SF	7	10+ years	
	Sprinkler Piping	Entire Building	32,113	SF	6	10+ years	Sprinkler lines are piped in from Main.

Campus Name: Stem Page : 16 of 30 Assessment Date: 02/27/2024



ategory: Mechanical Building: Addition

Category : Mechanical			Building : Addition					
						Recommend		
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments	
Air Hand	ling Systems							
	Air Handling Unit- Built Up-Multi Zone- Steam Coils - 15001 - 25000 cfm	Mechanical Room	1	EA	6	10+ years	AHU-1, serves Addition.	
	Air Intake	Mechanical Room	1	EA	7	10+ years		
	Auxiliaries - 15001 - 25000 cfm	Mechanical Room	1	EA	6	10+ years		
	Return Duct Work - Masonry and Ducts- Missing or Existing Shaft	Mechanical Room	100	LF	7	10+ years		
	Zone Dampers	Mechanical Room	15	EA	6	10+ years		
	Zone Dampers	Mechanical Room	2	EA	6	10+ years	Located outside the plenum in the upper part of the Mechanical Room across from AHU-3.	
	Air Handling Unit- Built Up- Single Zone- Steam Coils - 4000 - 8000 cfm	Mechanical Room	1	EA	5	10+ years	AHU-3, serves gym. No CPS Asset Tag present.	
	Air Intake	Mechanical Room	1	EA	7	10+ years	- 	
	Auxiliaries - 4000 - 8000 cfm	Mechanical Room	1	EA	6	10+ years		
	Return Duct Work - Masonry and Ducts- Missing or Existing Shaft	Mechanical Room	100	LF	7	10+ years		
Boiler Sy								
	Boiler Auxiliary- Scotch Marine- Steam Low Pressure Boiler - 201 - 300 HP	Boiler Room	1	EA	6	10+ years	B-2	
	Boiler Auxiliary- Scotch Marine- Steam Low Pressure Boiler - 201 - 300 HP	Boiler Room	1	EA	6	10+ years	B-1	
	Chemical Feed System	Boiler Room	1	EA	6	10+ years		
	Combustion Dampers	Boiler Room	2	EA	6	10+ years		
	Condensate Pump	Boiler Room	1	EA	6	10+ years	Location changed for clarification.	
	Condensate Pump	Boiler Room	1	EA	6	10+ years	Location changed for clarification.	
	Feed Water Pumps and Tank	Boiler Room	1	EA	6	10+ years		
	Non Condensing- Fire Tube- Scotch Marine- Steam- Low Pressure Boiler - 201 - 300 HP	Boiler Room	1	EA	6	10+ years	B-1	
	Non Condensing- Fire Tube- Scotch Marine- Steam- Low Pressure Boiler - 201 - 300 HP	Boiler Room	1	EA	6	10+ years	B-2	
	Piping - Condensate Pipe- Steel	Boiler Room	400	LF	6	10+ years		
	Piping - Steam Pipe- Steel	Boiler Room	400	LF	6	10+ years		
	Steam Traps	Boiler Room	40	EA	6	10+ years		
Heating								
	Unit Heater - Electric	Entire Building	1	EA	6	6-10 years		
	Unit Heater - Gas	Entire Building	1	EA	6	6-10 years		
	Unit Heater - Steam	Entire Building	2	EA	6	6-10 years	Located in Main Office and West Vestibule.	
	Wall Heater - Electric	Entire Building	5	EA	6	6-10 years	Quantity changed to match current observations.	

Campus Name: Stem Page : 17 of 30 Assessment Date: 02/27/2024





	ry : Mechanical		В	uilding	: Additi	on	
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Wall Heater - Electric	Entire Building	1	EA	5	2-5 years	Rusted
Tempera	ature Control						
, , , , , , , , , , , , , , , , , , ,	Electric Thermostat	Entire Building	4	EA	6	6-10 years	Quantity changed to match current
	Pneumatic System	Entire Building	32,113	SF	6	6-10 years	observations. Serves Addition and Main. Rank, Reason and Priority Rep changed based on current observations and per review with Building Engineer that
							the system was upgraded in 2020 and is fully operational.
	Thermostats - Pneumatic	Entire Building	15	EA	6	6-10 years	
Ventilatio	on						
	Exhaust Fans- Indoor - 500 - 1500 CFM	Entire Building	1	EA	6	6-10 years	Location changed for clarification.
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	Entire Building	1	EA	7	10+ years	
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Entire Building	2	EA	7	10+ years	Quantity changed to match current observations.
	Roof Mounted Duct Work	Entire Building	12	LF	7	10+ years	oboot valions.
	Type II Exhaust Hood- Warming Kitchen	Entire Building	1	EA	7	10+ years	
Catego	ry : Plumbing		В	uildina	: Additi	on	
outogo.	. ,		_	aag	· / taaiti	Recommend	
					Donk	Replacement	Comments
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	
		Location	Quantity	UOM	Kank	періасепіені	
		Entire Building	Quantity 3	EA	7	6-10 years	One each located in Principal office closet, 1st floor corridor closet, and 2nd floor closet.
	er					•	One each located in Principal office closet, 1st floor corridor closet, and
Hot Wate	er Electric Heater - Less than 20 KW	Entire Building	3	EA	7	6-10 years	One each located in Principal office closet, 1st floor corridor closet, and
Hot Wate	Electric Heater - Less than 20 KW Electric Heater - Less than 20 KW	Entire Building	3	EA	7	6-10 years	One each located in Principal office closet, 1st floor corridor closet, and
Hot Wate	Electric Heater - Less than 20 KW Electric Heater - Less than 20 KW Domestic Piping-Hot Water Return Lines	Entire Building Entire Building	3	EA EA	7 6	6-10 years 6-10 years 10+ years	One each located in Principal office closet, 1st floor corridor closet, and
Hot Wate	Electric Heater - Less than 20 KW Electric Heater - Less than 20 KW Domestic Piping-Hot Water Return Lines Domestic Piping-Hot Water Return Risers Domestic Piping-Hot Water from Risers to	Entire Building Entire Building Entire Building	3 1 32,113	EA EA SF	7	6-10 years 6-10 years	One each located in Principal office closet, 1st floor corridor closet, and
Hot Wate	Electric Heater - Less than 20 KW Electric Heater - Less than 20 KW Domestic Piping-Hot Water Return Lines Domestic Piping-Hot Water Return Risers Domestic Piping-Hot Water from Risers to Fixtures Domestic Piping-Hot/Cold Water Supply	Entire Building Entire Building Entire Building Entire Building	32,113 32,113	EA EA SF SF	7 6 6 6	6-10 years 6-10 years 10+ years 10+ years	One each located in Principal office closet, 1st floor corridor closet, and
	Electric Heater - Less than 20 KW Electric Heater - Less than 20 KW Domestic Piping-Hot Water Return Lines Domestic Piping-Hot Water Return Risers Domestic Piping-Hot Water from Risers to Fixtures Domestic Piping-Hot/Cold Water Supply (Horizontal Lines) Domestic Piping-Hot/Cold Water Supply	Entire Building Entire Building Entire Building Entire Building Entire Building	32,113 32,113 32,113 32,113	EA EA SF SF SF	7 6 6 6 6	6-10 years 6-10 years 10+ years 10+ years 10+ years	One each located in Principal office closet, 1st floor corridor closet, and
Hot Wate	Electric Heater - Less than 20 KW Electric Heater - Less than 20 KW Domestic Piping-Hot Water Return Lines Domestic Piping-Hot Water Return Risers Domestic Piping-Hot Water from Risers to Fixtures Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building Entire Building Entire Building Entire Building Entire Building Entire Building	32,113 32,113 32,113 32,113 32,113	EA EA SF SF SF	7 6 6 6 6 6	6-10 years 6-10 years 10+ years 10+ years 10+ years 10+ years	One each located in Principal office closet, 1st floor corridor closet, and

Campus Name: Stem Page: 18 of 30 Assessment Date: 02/27/2024





Catego	ry : Plumbing		В	uilding	: Additi	on	
Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Storm Piping Vent Piping	Entire Building Entire Building	32,113 32,113	SF SF	6 6	10+ years 10+ years	
Pumps	Pumps - Domestic Booster Pump-Duplex	Mechanical Room	1	EA	6	6-10 years	
	Pumps - Sump-Duplex	Mechanical Room	1	EA	6	10+ years	Location changed for clarification. No CPS Asset Tag present.

Category: Room **Building: Addition**

Calego	ry . Room			unung	. Additi		
_						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Administ	trative Suites/Offices					<u> </u>	
	AC Unit	101A copy room in main office	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	101A copy room in main office	326	SF	6	10+ years	
	Doors - Steel Doors incl hw	101A copy room in main office	1	EA	7	10+ years	
	Floor - Carpet	101A copy room in main office	326	SF	6	6-10 years	
	Lighting - Pendent/Surface	101A copy room in main office	3	EΑ	6	6-10 years	
	Lighting - Pendent/Surface	101A copy room in main office	1	ĒΑ	5	6-10 years	Missing cover
	Power Distribution	101A copy room in main office	9	EA	7	10+ years	
	Walls - Plaster/Drywall	101A copy room in main office	1,050	SF	6	10+ years	
	AC Unit	Main Office 101	2	ĒΑ	7	6-10 years	
	Ceiling - Plaster/Drywall	Main Office 101	608	SF	6	10+ years	
	Doors - Side-lite	Main Office 101	35	SF	7	10+ years	
	Doors - Steel Doors incl hw	Main Office 101	1	EA	7	10+ years	
	Doors - Transom Window	Main Office 101	9	SF	7	10+ years	
	Floor - Carpet	Main Office 101	608	SF	6	6-10 years	
	Lighting - Pendent/Surface	Main Office 101	9	EA	7	6-10 years	
	Power Distribution	Main Office 101	14	EA	7	10+ years	
	Storage/ Closet	Main Office 101	24	SF	7	10+ years	
	Walls - Plaster/Drywall	Main Office 101	1,258	SF	6	10+ years	
	AC Unit	Principal's Office	2	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	Principal's Office	834	SF	6	10+ years	
	Doors - Side-lite	Principal's Office	18	SF	7	10+ years	
	Doors - Steel Doors incl hw	Principal's Office	1	EA	7	10+ years	
	Doors - Transom Window	Principal's Office	7	SF	7	10+ years	
	Floor - Wood	Principal's Office	834	SF	6	10+ years	
	Lighting - Pendent/Surface	Principal's Office	12	EA	7	6-10 years	
	Power Distribution	Principal's Office	10	EA	7	10+ years	
	Storage/ Closet	Principal's Office	12	SF	7	10+ years	
	Storage/ Closet	Principal's Office	35	SF	5	10+ years	
	Walls - Plaster/Drywall	Principal's Office	1,389	SF	6	10+ years	
	Work SInk	Principal's Office	1	EA	7	10+ years	

Campus Name: Stem Page : 19 of 30 Assessment Date: 02/27/2024



1522 W Fillmore STREET, Chicago, IL 6060

Catego	ry : Room		В	uilding	: Additi	on	
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
_Gymnasi							
	Ceiling - Plaster/Drywall	1st Floor Room 105	2,818	SF	6	10+ years	
	Doors - Side-lite	1st Floor Room 105	16	SF	7	10+ years	Not previously assessed
	Doors - Steel Doors incl hw	1st Floor Room 105	2	EA	7	10+ years	
	Doors - Transom Window	1st Floor Room 105	6	SF	7	10+ years	
	Floor - Wood	1st Floor Room 105	2,818	SF	6	10+ years	
	Lighting - Metal Halide/Sodium Vapor	1st Floor Room 105	12	EA	7	6-10 years	
	Lighting - Pendent/Surface	1st Floor Room 105	1	EA	6	6-10 years	
	Stage	1st Floor Room 105	430	SF	6	10+ years	
	Stage Curtain	1st Floor Room 105	2	EA	7	6-10 years	
	Stage Lift	1st Floor Room 105	1	EA	7	10+ years	
	Stage Lighting System	1st Floor Room 105	1	EA	7	6-10 years	
	Stage-Stairs - Wood	1st Floor Room 105	8	LF	6	10+ years	
	Walls - Plaster/Drywall	1st Floor Room 105	4,599	SF	6	10+ years	
Kitchen							
	AC Unit	1st Floor	1	EA	7	6-10 years	
	Ceiling - Lay-in	1st Floor	600	SF	6	10+ years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	600	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	7	EA	7	6-10 years	
	Walls - Vinyl Coated Gypsum Panel	1st Floor	905	SF	6	10+ years	FRP
_Library							
	AC Unit	206 - Library	4	EA	7	10+ years	Moved from classrooms
	Casework	206 - Library	48	LF	6	10+ years	Moved from classrooms
	Ceiling - Plaster/Drywall	206 - Library	1,638	SF	7	10+ years	Moved from classrooms
	Doors - Steel Doors incl hw	206 - Library	2	EA	7	10+ years	Moved from classrooms
	Floor - Carpet	206 - Library	1,638	SF	7	6-10 years	Moved from classrooms
	Lighting - Pendent/Surface	206 - Library	42	EA	7	10+ years	Moved from classrooms
	Storage/ Closet	206 - Library	20	SF	7	10+ years	Moved from classrooms
	Walls - Plaster/Drywall	206 - Library	1,901	SF	7	10+ years	Moved from classrooms
Lunch &	Multipurpose Room						
	AC Unit	1st floor 102	2	EA	7	6-10 years	
	Ceiling - Lay-in	1st floor 102	1,265	SF	6	10+ years	
	Doors - Side-lite	1st floor 102	16	SF	7	10+ years	
	Doors - Transom Window	1st floor 102	8	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st floor 102	2	EA	6	10+ years	
	Floor - Tile	1st floor 102	1,265	SF	6	10+ years	
	Lighting - Lay-in	1st floor 102	1,203	EA	6	6-10 years	
	Serving Line	1st floor 102	10	LF	6	10+ years	
	Storage/ Closet	1st floor 102	25	SF	5	10+ years	
	5.6.4gg, 5.666t	100 102	20	O.	Ü	ioi youis	

Campus Name: Stem Page : 20 of 30 Assessment Date: 02/27/2024



Item - Type Walls - Plaster/Drywall Walls - Vinyl Coated Gypsum Panel Doors - Steel Doors incl hw Finishes Other Cooling Unit	Location 1st floor 102 1st floor 102 1st Floor	Quantity 76 1,253	UOM SF SF	Rank 6	Recommend Replacement 10+ years	Comments
Walls - Plaster/Drywall Walls - Vinyl Coated Gypsum Panel Doors - Steel Doors incl hw Finishes	1st floor 102 1st floor 102	76	SF			Comments
Walls - Vinyl Coated Gypsum Panel Doors - Steel Doors incl hw Finishes	1st floor 102			6	10± vears	
Doors - Steel Doors incl hw Finishes		1,253	SF			
Finishes	1st Floor		0.	6	10+ years	FRP
Finishes	1st Floor					
		1	EA	6	10+ years	
Other Cooling Unit	1st Floor	135	SF	7	10+ years	
Other Cooling Offic	1st Floor	1	EA	7	6-10 years	Fan coil unit
al/ Service Rooms						
Air Intake Plenums	1st Floor	246	SF	5	10+ years	
					-	
					•	
					,	
		-			,	
					,	
					,	
					-	
					•	
Storage Room	3rd Floor	19	SF	5	6-10 years	
Accessories	140. 1st Floor Boy's Restroom			7	6-10 years	
Ceiling - Plaster/Drywall		215		6	10+ years	
Floor - Tile Ceramic/ Porcelain		215	SF	6	10+ years	
Floor Drain	140. 1st Floor Boy's Restroom	1	EA	7	10+ years	
Hand Dryer	140. 1st Floor Boy's Restroom	2	EA	7	6-10 years	
Lavatory		2	EA	7	10+ years	
			EA	7		
Partitions			EA	7		
Urinals			EΑ	7		
Walls - Concrete Block		318	SF	7	-	
Accessories					•	
,						
					•	
			_	_		
		=				
		•			•	
O TOSS IS INTERPRETATION OF THE PROPERTY OF TH	Ceiling - Plaster/Drywall Floor - Tile Ceramic/ Porcelain Floor Drain Hand Dryer Lavatory Lighting - Pendent/Surface Partitions Jrinals Walls - Concrete Block Walls - Structural Glazed Tile Water Closet	Coal Room Janitor's Closet Janitor's Closet Mechanical/ Service Rooms Mechanical/ Service Rooms Storage Room Janitor's Closet Janitor Boy's Restroom Janitor's Closet Janitor Boy's Restroom Janitor's Closet Jani	Star Floor Star Star	Second Room	Start Star	Coal Room 1st Floor 417 SF 7 10+ years lanitor's Closet Janitor's Closet 1st Floor 27 SF 5 10+ years lechanical/ Service Rooms Mechanical/ Service Rooms 1st Floor 295 SF 5 10+ years lechanical/ Service Rooms Storage Room 1st Floor 20 SF 5 10+ years lechanical/ Service Rooms Storage Room 1st Floor 20 SF 5 10+ years leanitor's Closet leanitor's Closet 2nd Floor 20 SF 7 10+ years leanitor's Closet leanitor's Closet 2nd Floor 27 SF 7 10+ years leanitor's Closet leanitor's Closet 3rd Floor 27 SF 7 10+ years leanitor's Closet leanito







Building: Addition Category: Room Recommend Location Replacement Group Item - Type Quantity UOM Rank Comments Lighting - Lay-in 6-10 years 142 unisex staff restroom EΑ 7 Walls - Concrete Block 142 unisex staff restroom 202 SF 7 10+ years SF Walls - Structural Glazed Tile 142 unisex staff restroom 51 7 10+ years Water Closet 142 unisex staff restroom EΑ 7 10+ years 1 SF Accessories 145. 1st floor girl's restroom 177 6-10 years SF Ceiling - Plaster/Drywall 145. 1st floor girl's restroom 10+ years 177 6 Floor - Tile Ceramic/ Porcelain 145. 1st floor girl's restroom 177 SF 6 10+ years Floor Drain 145. 1st floor girl's restroom EΑ 1 7 10+ years 2 Hand Dryer 145. 1st floor girl's restroom EΑ 7 6-10 years

nanu Diyei	143. 15t 11001 gill 5 lesti00111	2	EA	,	6-10 years
Lavatory	145. 1st floor girl's restroom	2	EA	6	10+ years
Lighting - Pendent/Surface	145. 1st floor girl's restroom	3	EA	7	6-10 years
Partitions	145. 1st floor girl's restroom	4	EA	7	10+ years
Walls - Concrete Block	145. 1st floor girl's restroom	239	SF	6	10+ years
Walls - Plaster/Drywall	145. 1st floor girl's restroom	244	SF	6	10+ years
Walls - Structural Glazed Tile	145. 1st floor girl's restroom	138	SF	6	10+ years
Water Closet	145. 1st floor girl's restroom	4	EA	7	10+ years
Accessories	240. 2nd Floor Boy's Restroom	215	SF	7	6-10 years
Ceiling - Plaster/Drywall	240. 2nd Floor Boy's Restroom	215	SF	7	10+ years
Floor - Tile Ceramic/ Porcelain	240. 2nd Floor Boy's Restroom	215	SF	6	10+ years
Floor Drain	240. 2nd Floor Boy's Restroom	1	EA	7	10+ years
Hand Dryer	240. 2nd Floor Boy's Restroom	2	EA	7	6-10 years
Lavatory	240. 2nd Floor Boy's Restroom	2	EA	7	10+ years
Lighting - Pendent/Surface	240. 2nd Floor Boy's Restroom	3	EA	7	6-10 years
Partitions	240. 2nd Floor Boy's Restroom	2	EA	7	10+ years
Urinals	240. 2nd Floor Boy's Restroom	2	EA	7	10+ years
Walls - Concrete Block	240. 2nd Floor Boy's Restroom	76	SF	7	10+ years
Walls - Structural Glazed Tile	240. 2nd Floor Boy's Restroom	744	SF	7	10+ years
Water Closet	240. 2nd Floor Boy's Restroom	2	EA	7	10+ years
Accessories	242. Staff restroom	22	SF	7	6-10 years
Ceiling - Plaster/Drywall	242. Staff restroom	22	SF	7	10+ years
Doors - Steel Doors incl hw	242. Staff restroom	1	EA	7	10+ years
Floor - Tile Ceramic/ Porcelain	242. Staff restroom	22	SF	6	10+ years
Lavatory	242. Staff restroom	1	EA	7	10+ years
Lighting - Wall Mounted	242. Staff restroom	1	EA	7	6-10 years
Walls - Structural Glazed Tile	242. Staff restroom	174	SF	6	10+ years
Water Closet	242. Staff restroom	1	EA	6	10+ years
Accessories	245. 2nd floor girl's restroom	177	SF	7	6-10 years
Ceiling - Plaster/Drywall	245. 2nd floor girl's restroom	177	SF	7	10+ years
Floor - Tile Ceramic/ Porcelain	245. 2nd floor girl's restroom	177	SF	7	10+ years
Floor Drain	245. 2nd floor girl's restroom	1	EA	7	10+ years
Hand Dryer	245. 2nd floor girl's restroom	2	EA	7	6-10 years
Lavatory	245. 2nd floor girl's restroom	2	EA	7	10+ years
Lighting - Pendent/Surface	245. 2nd floor girl's restroom	3	EA	7	6-10 years
Partitions	245. 2nd floor girl's restroom	4	EΑ	7	10+ years





Category : Room

Building : Addition

Catego	ry:Room		Building : Addition						
						Recommend			
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments		
	Walls - Concrete Block	245. 2nd floor girl's restroom	239	SF	7	10+ years			
	Walls - Plaster/Drywall	245. 2nd floor girl's restroom	246	SF	7	10+ years			
	Walls - Structural Glazed Tile	245. 2nd floor girl's restroom	138	SF	7	10+ years			
	Water Closet	245. 2nd floor girl's restroom	1	EA	7	10+ years			
	Water Closet	245. 2nd floor girl's restroom	3	EA	7	10+ years			
	Accessories	340. 3rd Floor Boy's Restroom	215	SF	7	6-10 years			
	Ceiling - Plaster/Drywall	340. 3rd Floor Boy's Restroom	215	SF	6	10+ years			
	Floor - Tile Ceramic/ Porcelain	340. 3rd Floor Boy's Restroom	215	SF	6	10+ years			
	Floor Drain	340. 3rd Floor Boy's Restroom	1	EA	7	10+ years			
	Hand Dryer	340. 3rd Floor Boy's Restroom	2	EA	7	6-10 years			
	Lavatory	340. 3rd Floor Boy's Restroom	2	EA	6	10+ years			
	Lighting - Pendent/Surface	340. 3rd Floor Boy's Restroom	3	EA	7	6-10 years			
	Partitions	340. 3rd Floor Boy's Restroom	2	EA	7	10+ years			
	Urinals	340. 3rd Floor Boy's Restroom	2	EA	6	10+ years			
	Walls - Concrete Block	340. 3rd Floor Boy's Restroom	318	SF	6	10+ years			
	Walls - Structural Glazed Tile	340. 3rd Floor Boy's Restroom	318	SF	6	10+ years			
	Water Closet	340. 3rd Floor Boy's Restroom	2	EA	6	10+ years			
	Accessories	342 unisex staff restroom	60	SF	7	6-10 years			
	Ceiling - Plaster/Drywall	342 unisex staff restroom	60	SF	6	10+ years			
	Doors - Steel Doors incl hw	342 unisex staff restroom	1	EA	6	10+ years			
	Floor - Tile Ceramic/ Porcelain	342 unisex staff restroom	60	SF	6	10+ years			
	Floor Drain	342 unisex staff restroom	1	EA	7	10+ years			
	Hand Dryer	342 unisex staff restroom	1	EA	7	6-10 years			
	Lavatory	342 unisex staff restroom	1	EA	6	10+ years			
	Lighting - Lay-in	342 unisex staff restroom	1	EA	7	6-10 years			
	Walls - Concrete Block	342 unisex staff restroom	202	SF	6	10+ years			
	Walls - Structural Glazed Tile	342 unisex staff restroom	51	SF	6	10+ years			
	Water Closet	342 unisex staff restroom	1	EA	6	10+ years			
	Accessories	345. 3rd floor girl's restroom	177	SF	7	6-10 years			
	Ceiling - Plaster/Drywall	345. 3rd floor girl's restroom	177	SF	6	10+ years			
	Floor - Tile Ceramic/ Porcelain	345. 3rd floor girl's restroom	177	SF	6	10+ years			
	Floor Drain	345. 3rd floor girl's restroom	1	EA	7	10+ years			
	Hand Dryer	345. 3rd floor girl's restroom	2	EA	7	6-10 years			
	Lavatory	345. 3rd floor girl's restroom	2	EA	7	10+ years			
	Lighting - Pendent/Surface	345. 3rd floor girl's restroom	3	EA	7	6-10 years			
	Partitions	345. 3rd floor girl's restroom	4	EA	7	10+ years			
	Walls - Concrete Block	345. 3rd floor girl's restroom	239	SF	6	10+ years			
	Walls - Plaster/Drywall	345. 3rd floor girl's restroom	246	SF	7	10+ years			
	Walls - Structural Glazed Tile	345. 3rd floor girl's restroom	138	SF	6	10+ years			
	Water Closet	345. 3rd floor girl's restroom	4	EA	6	10+ years			
	Accessories	Boiler room restroom	30	SF	5	2-5 years			
	Ceiling - Exposed	Boiler room restroom	30	SF	6	10+ years			
	Doors - Wood Doors inclu hw	Boiler room restroom	1	ĒΑ	6	10+ years			
	Floor - Concrete	Boiler room restroom	30	SF	5	10+ years			
				-	-	- ,			

Campus Name: Stem Page : 23 of 30 Assessment Date: 02/27/2024





Category : Room

Catego	Category: Room Building: Addition									
						Recommend				
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments			
•	Lighting - Wall Mounted	Boiler room restroom	1	EΑ	6	6-10 years				
	Walls - Masonry	Boiler room restroom	424	SF	6	10+ years				
					_					
	Water Closet	Boiler room restroom	1	EA	6	10+ years				
_			_							
Catego	Category : Classroom				: Addition	on				
						Recommend				
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments			
•	om #201 (Regular Classroom)									
Classion	, •	0 15				0.10				
	AC Units	2nd Floor	1	EA	7	6-10 years				
	Ceiling - Plaster/Drywall	2nd Floor	883	SF	6	10+ years				
	Chalk Board	2nd Floor	12	LF	4	2-5 years				
	Doors - Steel Doors incl hw	2nd Floor	1	EΑ	7	10+ years				
	Floor - Wood	2nd Floor	883	SF	6	10+ years				
	Lighting - Pendent/Surface	2nd Floor	18	ĒΑ	7	6-10 years				
	Marker Board	2nd Floor	16	LF	7	6-10 years				
	Storage/ Closet	2nd Floor	106	SF	7	10+ years	Not proviously assessed			
							Not previously assessed			
	Walls - Plaster/Drywall	2nd Floor	1,452	SF	7	10+ years				
_Classroo	om #202 (Kindergarten)									
	AC Units	2nd Floor	1	EA	7	6-10 years				
	Casework	2nd Floor	6	LF	7	10+ years	Not previously assessed			
	Ceiling - Plaster/Drywall	2nd Floor	920	SF	6	10+ years	Trot providuoly accepted			
	Chalk Board	2nd Floor	36	LF	4	2-5 years				
	Doors - Steel Doors incl hw			EA						
		2nd Floor	1		6	10+ years				
	Floor - Tile	2nd Floor	920	SF	6	10+ years				
	Lighting - Pendent/Surface	2nd Floor	18	EA	6	6-10 years				
	Marker Board	2nd Floor	12	LF	7	6-10 years				
	Storage/ Closet	2nd Floor	106	SF	7	10+ years	Not previously assessed			
	Walls - Plaster/Drywall	2nd Floor	1,363	SF	6	10+ years				
	Work Sink	2nd Floor	. 1	EΑ	7	10+ years				
						,				
Classro	om #203 (Kindergarten)									
_UidaaiUl	AC Units	2nd Floor	4	EA	7	6 10 years				
			1		7	6-10 years	Not provincely passed			
	Casework	2nd Floor	5	LF	7	10+ years	Not previously assessed			
	Ceiling - Plaster/Drywall	2nd Floor	883	SF	6	10+ years				
	Chalk Board	2nd Floor	12	LF	4	2-5 years				
	Doors - Steel Doors incl hw	2nd Floor	1	EA	7	10+ years				
	Floor - Wood	2nd Floor	883	SF	6	10+ years				
	Lighting - Pendent/Surface	2nd Floor	17	EΑ	7	6-10 years				
	Lighting - Pendent/Surface	2nd Floor	1	EA	6	10+ years				
	Marker Board	2nd Floor	16	LF	6	6-10 years				
	Storage/ Closet	2nd Floor	106	SF	7	10+ years	Not previously assessed			
		2nd Floor 2nd Floor	1,452	SF SF	7	•	Not previously assessed			
	Walls - Plaster/Drywall	ZIIU FIUUI	1,452	35	′	10+ years				

Building: Addition

Campus Name: Stem Page : 24 of 30 Assessment Date: 02/27/2024



Building: Addition Category: Classroom Recommend Group Item - Type Location Quantity UOM Rank Replacement Comments Work Sink 2nd Floor FΑ 10+ years Classroom #204 (Regular Classroom) AC Units 2nd Floor EΑ 7 1 6-10 years Ceiling - Plaster/Drywall 2nd Floor 920 SF 10+ years 6 2nd Floor LF Chalk Board 12 2-5 years 4 Doors - Steel Doors incl hw 2nd Floor FΑ 7 10+ years 1 920 SF Floor - Wood 2nd Floor 6 10+ years EΑ 7 Lighting - Pendent/Surface 2nd Floor 6-10 years 18 Marker Board LF 2nd Floor 30 7 6-10 years Storage/ Closet 2nd Floor SF 7 106 10+ years Not previously assessed Walls - Plaster/Drywall 2nd Floor 1,363 SF 7 10+ years Classroom #301 (Regular Classroom) AC Units 3rd Floor 7 1 EΑ 6-10 years Ceiling - Plaster/Drywall 3rd Floor 920 SF 6 10+ years Chalk Board LF 2-5 years 3rd Floor 12 4 Doors - Steel Doors incl hw EΑ 7 10+ years 3rd Floor 1 SF Floor - Wood 3rd Floor 920 6 10+ years Lighting - Pendent/Surface 3rd Floor FΑ 7 6-10 years 18 LF Marker Board 3rd Floor 16 7 6-10 years SF Storage/ Closet 3rd Floor 106 7 10+ years Not previously assessed Walls - Plaster/Drywall SF 3rd Floor 1,363 6 10+ years Classroom #302 (Regular Classroom) EΑ AC Units 3rd Floor 1 7 6-10 years Ceiling - Plaster/Drywall 883 SF 3rd Floor 6 10+ years LF Chalk Board 3rd Floor 12 4 2-5 years Doors - Steel Doors incl hw 3rd Floor EΑ 7 10+ years 1 883 SF Floor - Tile 3rd Floor 6 10+ years Lighting - Pendent/Surface EΑ 7 10+ years 3rd Floor 18 ΙF 7 Marker Board 3rd Floor 16 6-10 years Storage/ Closet 3rd Floor 106 SF 7 Not previously assessed 10+ years SF Walls - Plaster/Drywall 3rd Floor 1,452 6 10+ years Classroom #303 (Regular Classroom) AC Units 3rd Floor 1 EΑ 7 6-10 years SF Ceiling - Plaster/Drywall 3rd Floor 920 6 10+ years LF Chalk Board 3rd Floor 12 4 2-5 years Doors - Steel Doors incl hw EΑ 7 3rd Floor 1 10+ years SF Floor - Wood 3rd Floor 920 6 10+ years Lighting - Pendent/Surface 3rd Floor 18 EΑ 7 6-10 years Marker Board 1 F 7 3rd Floor 16 6-10 years



Catego	ry : Classroom		В	Building : Addition						
				_						
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments			
	Storage/ Closet	3rd Floor	106	SF	7	10+ years	Not previously assessed			
	Walls - Plaster/Drywall	3rd Floor	1,363	SF	6	10+ years				
Classroo	m #304 (Regular Classroom)									
	AC Units	3rd Floor	1	EA	7	6-10 years				
	Ceiling - Plaster/Drywall	3rd Floor	883	SF	6	10+ years				
	Chalk Board	3rd Floor	12	LF	4	2-5 years				
	Doors - Steel Doors incl hw	3rd Floor	1	EA	7	10+ years				
	Floor - Wood	3rd Floor	883	SF	6	10+ years				
	Lighting - Pendent/Surface	3rd Floor	18	EA	6	6-10 years				
	Marker Board	3rd Floor	16	LF	7	6-10 years				
	Storage/ Closet	3rd Floor	106	SF	7	10+ years	Not previously assessed			
	Walls - Plaster/Drywall	3rd Floor	1,452	SF	6	10+ years				
Classroo	m #306 (Regular Classroom)									
	AC Units	3rd Floor	1	EA	7	6-10 years				
	Ceiling - Plaster/Drywall	3rd Floor	883	SF	6	10+ years				
	Chalk Board	3rd Floor	12	LF	4	2-5 years				
	Doors - Steel Doors incl hw	3rd Floor	1	ĒA	7	10+ years				
	Floor - Wood	3rd Floor	883	SF	6	10+ years				
	Lighting - Pendent/Surface	3rd Floor	16	ĒΑ	7	6-10 years				
	Lighting - Pendent/Surface	3rd Floor	2	EA	6	1-2 years	Not working			
	Marker Board	3rd Floor	16	LF	7	6-10 years	. ret irenimig			
	Storage/ Closet	3rd Floor	106	SF	7	10+ years	Not previously assessed			
	Walls - Plaster/Drywall	3rd Floor	1,452	SF	6	10+ years	p			
Classroo	m #308 (Regular Classroom)									
	AC Units	3rd Floor	1	EA	7	6-10 years				
	Ceiling - Plaster/Drywall	3rd Floor	883	SF	6	10+ years				
	Chalk Board	3rd Floor	12	LF	4	2-5 years				
	Doors - Steel Doors incl hw	3rd Floor	1	EA	7	10+ years				
	Floor - Tile	3rd Floor	883	SF	6	10+ years				
	Lighting - Pendent/Surface	3rd Floor	16	EA	7	6-10 years				
	Lighting - Pendent/Surface	3rd Floor	2	EA	6	6-10 years				
	Marker Board	3rd Floor	16	LF	7	6-10 years				
	Storage/ Closet	3rd Floor	106	SF	7	10+ years	Not previously assessed			
	Walls - Plaster/Drywall	3rd Floor	1,452	SF	6	10+ years	Not proviously assessed			
Catego	ry : Interior		В	uilding	: Additi	on				
, Š						Recommend				
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments			
Corridor										
	Ceiling - Plaster/Drywall	1st Floor	2,049	SF	6	10+ years				





1522 W Fillmore STREET, Chicago, IL 6060

Catego	Category : Interior				Building : Addition						
						Recommend					
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments				
	Doors - Steel Doors incl hw	1st Floor	11	EA	7	10+ years					
	Drinking Fountains - Double Fountain	1st Floor	1	EA	7	10+ years					
	Drinking Fountains - Single Fountain	1st Floor	1	EA	7	10+ years					
	Floor - Tile/Sheet	1st Floor	545	SF	7	10+ years					
	Floor - Wood	1st Floor	1,504	SF	6	10+ years					
	Lighting - Pendent/Surface	1st Floor	25	EA	7	6-10 years					
	Walls - Plaster/Drywall	1st Floor	6,126	SF	6	10+ years					
	Walls - Structural Glazed Tile	1st Floor	175	SF	7	10+ years					
	Ceiling - Plaster/Drywall	2nd Floor	1,815	SF	7	10+ years					
	Doors - Steel Doors incl hw	2nd Floor	3	EA	7	10+ years					
	Drinking Fountains - Single Water Cooler	2nd Floor	3	EA	7	10+ years					
	Floor - Tile/Sheet	2nd Floor	1,808	SF	7	10+ years					
	Floor - Tile/Sheet	2nd Floor	8	SF	4	1-2 years	Cracked tile				
	Lighting - Pendent/Surface	2nd Floor	15	EA	7	6-10 years					
	Walls - Plaster/Drywall	2nd Floor	5,008	SF	7	10+ years					
	Ceiling - Plaster/Drywall	3rd Floor	1,815	SF	7	10+ years					
	Doors - Steel Doors incl hw	3rd Floor	2	EA	7	10+ years					
	Drinking Fountains - Double Fountain	3rd Floor	1	EA	7	10+ years					
	Drinking Fountains - Single Fountain	3rd Floor	1	EA	7	10+ years					
	Floor - Tile/Sheet	3rd Floor	1,815	SF	7	10+ years					
	Lighting - Pendent/Surface	3rd Floor	15	EA	7	6-10 years					
	Walls - Plaster/Drywall	3rd Floor	5,008	SF	6	10+ years					
Stairs											
	Ceiling - Exposed	Stair #4	467	SF	6	10+ years					
	Floor - Rubber Floor	Stair #4	264	SF	7	10+ years					
	Handrails	Stair #4	130	LF	7	10+ years					
	Lighting - Pendent/Surface	Stair #4	4	EA	7	6-10 years					
	Stairs - Rubber	Stair #4	312	LF	6	10+ years					
	Walls - Plaster/Drywall	Stair #4	2,368	SF	6	10+ years					
	Ceiling - Exposed	Stair #5	467	SF	6	10+ years					
	Floor - Rubber Floor	Stair #5	264	SF	7	10+ years					
	Handrails	Stair #5	130	LF	7	10+ years					
	Lighting - Pendent/Surface	Stair #5	4	EA	7	6-10 years					
	Stairs - Rubber	Stair #5	312	LF	6	10+ years					
	Walls - Plaster/Drywall	Stair #5	2,368	SF	6	10+ years					

Campus Name: Stem Page : 27 of 30 Assessment Date: 02/27/2024



Category: Site

Planting Beds/ Area

Trash Receptacles

Location Quantity Replacement Group Item - Type **UOM** Rank Comments _Civil/Drainage Civil/ Drainage - Catch Basin **Entire Site** 6 EΑ 6 10+ years Civil/ Drainage - Site Manhole **Entire Site** 9 EΑ 6 10+ years <u>Fencing</u> Fencing - Chain Link LF 5 **Entire Site** 6 10+ years LF 6 Fencing - New Standard Ornamental **Entire Site** 383 10+ years Landscape Landscape - Hardscape- Asphalt **Entire Site** SF 6 6-10 years 1,630 SF Landscape - Hardscape- Concrete **Entire Site** 1,381 6 10+ years **Entire Site** EΑ Parkway trees 11 6 10+ years

Entire Site

Entire Site

Building: Site

813

SF

EΑ

6

6

Recommend

6-10 years

6-10 years

Concrete Curbs	NW Courtyard	159	LF	6	10+ years	
Surface - Asphalt	NW Courtyard	7,502	SF	6	6-10 years	
Trash Enclosure - Chain Links	NW Courtyard	410	SF	5	1-2 years	Bent/damaged fence
Vehicular Screening	NW Courtyard	160	LF	6	10+ years	
layground						
Equipment - School Age 5-12	East Courtyard	1	EA	6	6-10 years	
Surface - Poured Surface	East Courtyard	1,871	SF	6	6-10 years	
idewalks						
Sidewalks - Internal Walks	Entire Site	120	LF	6	10+ years	
Sidewalks - Perimeter Sidewalks	Entire Site	5,898	SF	6	10+ years	
Sidewalks - Perimeter Sidewalks	Entire Site	100	SF	5	2-5 years	
ignage						
Flag Pole - Building Mounted Flag Pole	SE Courtyard	1	EA	7	10+ years	
Marquee - Free Standing Back Lighted	SE Courtyard	1	EA	6	10+ years	

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

Campus Name: Stem Page: 28 of 30 Assessment Date: 02/27/2024







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: Stem Page: 29 of 30 Assessment Date: 02/27/2024



Classroom Summary

			Floor Plan		Glazed	Operable		
			Room	Area	Window			Smart-
Intended Usage	Room Location	Number	Number	(SF)	Area	Area	Stop	Board
								Υ
							N	Υ
							N	N
							1	Υ
	2nd Floor						N	Υ
Regular Classroom	4th Floor			1,000	150		N	Υ
Regular Classroom	3rd Floor		309	1,219	150	75	N	N
Regular Classroom	3rd Floor	310	310	938	160	80	N	Υ
Regular Classroom	3rd Floor	312	312	938	160	80	N	Y
Regular Classroom	4th Floor	409	409	938	160	80	N	Y
Regular Classroom	4th Floor	412	412	1,000	180	90	N	Υ
Regular Classroom	4th Floor	413	413	938	200	100	N	Υ
Regular Classroom	3rd Floor	313	313	1,219	180	90	N	Y
Regular Classroom	3rd Floor	314	314	938	200	100	N	Y
Science	4th Floor	414	414	1,000	180	90	N	Υ
Art Room	1st Floor	113	113	915	60	30	N	N
Regular Classroom	2nd Floor	202	202	920	180	90	N	Υ
							1	Y
							1	Y
								Y
3								Y
								Y
							1	Y
								Y
								Y
								Y
							N	Y
	Regular Classroom Science	Science Classroom 2nd Floor Regular Classroom 3rd Floor Regular Classroom 3rd Floor Regular Classroom 3rd Floor Regular Classroom 3rd Floor Regular Classroom 4th Floor Regular Classroom 4th Floor Regular Classroom 4th Floor Regular Classroom 3rd Floor Regular Classroom 2nd Floor Regular Classroom 3rd Floor	Science Classroom 2nd Floor 214 Regular Classroom 2nd Floor 212 Regular Classroom 2nd Floor 213 Regular Classroom 2nd Floor 210 Regular Classroom 2nd Floor 209 Regular Classroom 3rd Floor 309 Regular Classroom 3rd Floor 309 Regular Classroom 3rd Floor 310 Regular Classroom 3rd Floor 312 Regular Classroom 4th Floor 409 Regular Classroom 4th Floor 413 Regular Classroom 3rd Floor 313 Regular Classroom 3rd Floor 314 Science 4th Floor 414 Art Room 1st Floor 113 Regular Classroom 2nd Floor 202 Regular Classroom 2nd Floor 201 Regular Classroom 2nd Floor 204 Regular Classroom 3rd Floor 301 Regular Classroom 3rd Floor 302 Re	Science Classroom				