

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	1976	1	17,355
Modular 1 (2-Classroom)	1999	1	1,005
Campus Total			18,360

Category : Exterior

Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Entrance							
	Entrance Control - Audio and Video	#1 - Main NE	1	EA	6	6-10 years	
	Exterior Doors - Side lite	#1 - Main NE	2	EA	7	10+ years	
	Exterior Doors - Store Front	#1 - Main NE	2	EA	6	10+ years	
	Exterior Doors - Transom Lite	#1 - Main NE	3	EA	7	10+ years	
	Power Door Operator and Controls	#1 - Main NE	1	EA	7	6-10 years	
	Ramp Handrail - Steel_Ramp Handrail	#1 - Main NE	70	LF	6	6-10 years	
	Ramps - Concrete	#1 - Main NE	35	LF	5	6-10 years	
	Entrance Control - Audio and Video	#2 - SE	1	EA	6	6-10 years	
	Exterior Doors - Exterior FRP Door	#2 - SE	2	EA	6	10+ years	
	Exterior Doors - Transom Lite	#2 - SE	2	EA	7	10+ years	
	Power Door Operator and Controls	#2 - SE	1	EA	7	6-10 years	
	Ramp Handrail - Steel_Ramp Handrail	#2 - SE	9	LF	6	6-10 years	Changed to match current observations
	Ramps - Concrete	#2 - SE	25	LF	5	10+ years	
	Exterior Doors - Exterior Steel Door	#4 - Chiller house - SE	2	EA	6	10+ years	
	Exterior Stairs - Concrete	#4 - Chiller house - SE	8	LF	6	10+ years	Added to match current observations
	Exterior Doors - Exterior FRP Door	#6 - S alcove	2	EA	6	6-10 years	
	Exterior Doors - Transom Lite	#6 - S alcove	2	EA	6	6-10 years	
	Ramp Handrail - Steel_Ramp Handrail	#6 - S alcove	20	LF	5	1-2 years	Bent
	Ramps - Concrete	#6 - S alcove	10	LF	5	0-1 year	Cracking/deteriorating
	Exterior Doors - Exterior FRP Door	#7 - NW	2	EA	6	6-10 years	
	Exterior Doors - Transom Lite	#7 - NW	2	EA	6	6-10 years	
	Ramp Handrail - Steel_Ramp Handrail	#7 - NW	30	LF	6	10+ years	

Category : Exterior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Ramps - Concrete	#7 - NW	30	LF	6	6-10 years	Changed to match current observations
	Exterior Doors - Exterior FRP Door	#8 - N	1	EA	6	6-10 years	
	Exterior Doors - Transom Lite	#8 - N	1	EA	6	6-10 years	
	Exterior Stairs - Concrete	#8 - N	4	LF	6	10+ years	
	Exterior Doors - Exterior FRP Door	3ABoiler Rm	1	EA	6	10+ years	
	Exterior Stairs - Concrete	3ABoiler Rm	3	LF	5	6-10 years	
Foundation							
	Foundation - Concrete	Entire Building	846	LF	6	10+ years	Deteriorating causing seepage in the mechanical room
	Foundation - Concrete	Entire Building	5	LF	5	1-2 years	
	Superstructure - Concrete	Entire Building	17,355	SF	7	10+ years	
Lighting							
	Exterior Lighting - Parapet or Roof Mounted	Entire Building	6	EA	6	6-10 years	
	Exterior Lighting - Wall Mounted	Entire Building	29	EA	6	6-10 years	
Roof System							
	Access Ladder - Metal	Main Roof	1	EA	7	10+ years	Added to match current observations
	Chimney - Metal Flue	Main Roof	18	LF	7	10+ years	
	Chimney - Metal Flue	Main Roof	18	LF	6	10+ years	The roof is covered with snow. The assessment is conducted based on the observable condition of the roof. Added to match current observations
	Coping - Metal	Main Roof	559	LF	6	10+ years	
	Coping - Stone	Main Roof	116	LF	6	10+ years	
	Downspouts - Interior Downspouts	Main Roof	64	LF	6	10+ years	
	Parapet - 16" - 30" Height	Main Roof	116	LF	6	10+ years	
	Roof - Modified Bitumen	Main Roof	17,134	SF	6	10+ years	
	Roof Hatch - Metal	Main Roof	1	EA	5	10+ years	
	Roof Structure - Concrete	Main Roof	17,134	SF	7	10+ years	
	Coping - Metal	NW roof	118	LF	7	10+ years	
	Downspouts - Exterior Downspouts	NW roof	58	LF	7	10+ years	
	Roof - Modified Bitumen	NW roof	1,760	SF	6	10+ years	Corrected quantity The roof is covered with snow. The assessment is conducted based on the observable condition of the roof.
	Roof Structure - Concrete	NW roof	1,760	SF	7	10+ years	
Walls							
	Canopy - Concrete/ Stucco	Entire Building	195	SF	6	10+ years	Not previously assessed. Open
	Canopy - Metal	Entire Building	472	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	12,661	SF	6	10+ years	
	Exterior Walls - Stone-Cast	Entire Building	500	SF	5	10+ years	

Category : Exterior
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
							sealant joints
<u>Windows</u>							
	Guard - Guards perforated	Entire Building	1,530	SF	7	10+ years	Corrected quantity
	Lintels - Steel	Entire Building	335	LF	6	10+ years	
	Windows - Casement Aluminum Double-pane	Entire Building	6	SF	7	10+ years	
	Windows - Decorative	Entire Building	26	SF	6	10+ years	
	Windows - Louver	Entire Building	55	SF	7	10+ years	Added to match current observations
	Windows - Sash Aluminum Double-pane	Entire Building	2,040	SF	6	10+ years	

Category : Electrical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Emergency System</u>							
	Exit Signs - Corridors and Stairs	1st Floor	8	EA	6	6-10 years	
	Exit Signs - Multipurpose Room	1st Floor	2	EA	6	6-10 years	
	Emergency A/C Power - Corridors and Stairs	1st Floor	2,537	SF	6	6-10 years	
	Emergency A/C Power - Multipurpose Room	1st Floor	1,537	SF	6	6-10 years	
	Automatic Transfer Switch	Boiler Room	1	EA	6	6-10 years	
	Security System - Intrusion Detection	Entire Building	17,355	SF	6	6-10 years	
	Emergency Battery Packs - Corridors and Stairs	Entire Building	14	EA	7	6-10 years	
	Emergency Battery Packs - Multipurpose Room	Entire Building	1	EA	7	6-10 years	
<u>Main Service</u>							
	Independent Electrical Service for emergency power	Boiler Room	1	EA	6	6-10 years	
	Main Electrical Service - 800 A and 120/208/3PH	Boiler Room	1	EA	6	6-10 years	
	PA System	Entire Building	17,355	SF	6	6-10 years	
<u>Power Distribution</u>							
	Lighting and Power Panels - 100 A	Entire Building	6	EA	6	6-10 years	
	Lighting and Power Panels - 100 A	Entire Building	1	EA	6	6-10 years	
	Lighting and Power Panels - Above 100 A	Entire Building	2	EA	6	6-10 years	
	Lighting and Power Panels - Above 100 A	Entire Building	2	EA	6	6-10 years	

Category : Fire Protection
Building : Main

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

Fire ALarm Anunciator	Entire Building	1	EA	7	6-10 years
Fire Alarm Panel	Entire Building	1	EA	7	6-10 years
Fire Alarm Strobe Lights	Entire Building	17,355	SF	7	6-10 years
Fire Alarm_System	Entire Building	17,355	SF	7	6-10 years

Category : Mechanical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Air Conditioning</u>							
	Chiller-Air Cooled-Scroll Type-Ground Mounted - 50 - 100 tons	Courtyard	1	EA	6	6-10 years	
	Pipes - Chilled Water Pipe- Steel	Courtyard	50	LF	6	6-10 years	
	Condensing Unit- Roof Mounted - Less than 5 tons	Main Roof	1	EA	7	10+ years	October 2023 install
<u>Boiler Systems</u>							
	Boiler Auxiliary- Condensing Hot Water - Less than 500 HP	Boiler Room	2	EA	6	10+ years	
	Chemical Pot Feeder	Boiler Room	1	EA	7	10+ years	
	Condensing- Hot Water Boiler - 1001 - 2000 MBH	Boiler Room	2	EA	6	6-10 years	
	Dual Temperature Pump	Boiler Room	1	EA	6	6-10 years	
	Dual Temperature Pump	Boiler Room	1	EA	6	6-10 years	
	Glycol Feed System	Boiler Room	1	EA	6	6-10 years	
	Piping - Dual Temperature Pipes- Steel	Boiler Room	400	LF	6	6-10 years	
	Water Fill System	Boiler Room	0	EA	6	6-10 years	Water fill is off dual temperature pumps
<u>Heating Devices</u>							
	Wall Heater - Electric	1st Floor	2	EA	6	6-10 years	Electric wall heater appears to be in good condition
	Fin Tube - Hot Water	1st Floor	8	LF	6	6-10 years	
	Fin Tube - Hot Water	1st Floor	8	LF	6	6-10 years	
	Unit Heater - Hot Water	Boiler Room	1	EA	6	6-10 years	
	Wall Heater - Electric	Boiler Room	1	EA	6	6-10 years	
	Cabinet Heaters - With Hot Water Coil	Entire Building	8	EA	6	6-10 years	
<u>Mechanical Plumbing</u>							
	Hydronic Supply and Return - Steel	Entire Building	400	LF	6	6-10 years	
<u>Temperature Control</u>							
	DDC System	Entire Building	17,355	SF	6	6-10 years	
	Electric Thermostat	Entire Building	1	EA	6	6-10 years	

Category : Mechanical
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Thermostats - DDC	Entire Building	16	EA	6	6-10 years	

Unit Ventilation

Unit Ventilators- Floor Mounted- Dual Temperature Coils (Hot/Chilled) Water	Entire Building	16	EA	6	6-10 years	
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Ventilation

Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	Entire Building	1	EA	6	6-10 years	
Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Entire Building	3	EA	6	6-10 years	

Category : Plumbing
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Hot Water</u>							
	Gas Heater - Less than 150000 BTU/HR	Boiler Room	1	EA	6	6-10 years	
	Electric Heater - Less than 20 KW	Boiler Room	1	EA	6	6-10 years	

Piping

Domestic Piping-Hot Water Return Lines	Entire Building	17,355	SF	6	6-10 years	
Domestic Piping-Hot Water Return Risers	Entire Building	17,355	SF	6	6-10 years	
Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	17,355	SF	6	6-10 years	
Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	17,355	SF	6	6-10 years	
Domestic Piping-Hot/Cold Water Supply (Risers)	Entire Building	17,355	SF	6	6-10 years	
Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building	17,355	SF	6	6-10 years	
Sanitary Piping	Entire Building	17,355	SF	6	6-10 years	
Storm Piping	Entire Building	17,355	SF	6	6-10 years	
Vent Piping	Entire Building	17,355	SF	6	6-10 years	

Pumps

Pumps - Sump-Duplex	Crawl space & Boiler Room	1	EA	6	6-10 years	
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Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Administrative Suites/Offices</u>							
	Ceiling - Lay-in	100 Computer Room	214	SF	7	10+ years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Doors - Wood Doors inclu hw	100 Computer Room	1	EA	6	10+ years	
	Floor - Tile	100 Computer Room	214	SF	7	10+ years	
	Lighting - Lay-in	100 Computer Room	3	EA	7	6-10 years	
	Power Distribution	100 Computer Room	8	EA	7	10+ years	
	Walls - Concrete Block	100 Computer Room	550	SF	7	10+ years	Corrected quantity
	Ceiling - Splined	100 Main Office	322	SF	7	10+ years	
	Doors - Side-lite	100 Main Office	21	SF	7	10+ years	Not previously assessed
	Doors - Wood Doors inclu hw	100 Main Office	2	EA	6	10+ years	
	Floor - Tile	100 Main Office	322	SF	7	10+ years	
	Lighting - Pendent/Surface	100 Main Office	5	EA	7	6-10 years	
	Power Distribution	100 Main Office	10	EA	7	10+ years	
	Storage/ Closet	100 Main Office	55	SF	7	10+ years	
	Walls - Concrete Block	100 Main Office	450	SF	7	10+ years	
	Ceiling - Plaster/Drywall	110 Teacher's Lounge	304	SF	7	10+ years	
	Doors - Wood Doors inclu hw	110 Teacher's Lounge	1	EA	7	10+ years	
	Floor - Tile	110 Teacher's Lounge	304	SF	7	10+ years	
	Lighting - Pendent/Surface	110 Teacher's Lounge	6	EA	7	6-10 years	
	Power Distribution	110 Teacher's Lounge	8	EA	7	10+ years	
	Walls - Concrete Block	110 Teacher's Lounge	398	SF	7	10+ years	
	Work Sink	110 Teacher's Lounge	1	EA	7	6-10 years	
	Ceiling - Plaster/Drywall	Engineer's Office	53	SF	6	10+ years	
	Doors - Steel Doors incl hw	Engineer's Office	1	EA	6	10+ years	
	Floor - Concrete Epoxy/ Painted	Engineer's Office	53	SF	7	10+ years	
	Lighting - Pendent/Surface	Engineer's Office	1	EA	6	6-10 years	
	Power Distribution	Engineer's Office	4	EA	6	10+ years	
	Walls - Concrete Block	Engineer's Office	245	SF	6	10+ years	
	Ceiling - Plaster/Drywall	Nurse's office	260	SF	6	10+ years	
	Doors - Wood Doors inclu hw	Nurse's office	1	EA	6	10+ years	
	Floor - Tile	Nurse's office	260	SF	6	10+ years	
	Lighting - Pendent/Surface	Nurse's office	3	EA	6	6-10 years	
	Walls - Concrete Block	Nurse's office	702	SF	6	10+ years	
	Work Sink	Nurse's office	1	EA	7	10+ years	
	Ceiling - Splined	Principal's Office	241	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Principal's Office	1	EA	6	10+ years	
	Floor - Carpet	Principal's Office	241	SF	6	6-10 years	
	Lighting - Pendent/Surface	Principal's Office	4	EA	7	6-10 years	
	Power Distribution	Principal's Office	6	EA	7	10+ years	
	Walls - Concrete Block	Principal's Office	575	SF	7	10+ years	Corrected quantity
	Work Sink	Principal's Office	1	EA	7	10+ years	
	Ceiling - Lay-in	Sensory Room in 114-112	115	SF	7	10+ years	
	Doors - Steel Doors incl hw	Sensory Room in 114-112	1	EA	7	10+ years	
	Floor - Tile	Sensory Room in 114-112	115	SF	7	10+ years	
	Lighting - Lay-in	Sensory Room in 114-112	2	EA	7	6-10 years	
	Power Distribution	Sensory Room in 114-112	4	EA	7	10+ years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Walls - Concrete Block	Sensory Room in 114-112	420	SF	7	10+ years	Corrected quantity
Kitchen							
	Ceiling - Splined	108A	501	SF	7	10+ years	
	Doors - Wood Doors inclu hw	108A	3	EA	7	10+ years	
	Floor - Tile	108A	501	SF	7	10+ years	
	Lighting - Pendent/Surface	108A	11	EA	7	6-10 years	
	Storage/ Closet	108A	71	SF	7	10+ years	
	Walls - Concrete Block	108A	703	SF	7	10+ years	
Lunch & Multipurpose Room							
	Ceiling - Plaster/Drywall	Room 114-112	1,537	SF	7	10+ years	
	Doors - Steel Doors incl hw	Room 114-112	2	EA	7	10+ years	
	Doors - Wood Doors inclu hw	Room 114-112	2	EA	6	10+ years	Divided out types
	Floor - Tile	Room 114-112	1,537	SF	7	10+ years	
	Lighting - Lay-in	Room 114-112	12	EA	7	10+ years	
	Walls - Concrete Block	Room 114-112	2,000	SF	7	10+ years	Corrected quantity
MDF_IDF							
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Finishes	1st Floor	58	SF	7	10+ years	
	Other Cooling Unit	1st Floor	1	EA	7	6-10 years	Ductless split
Mechanical/ Service Rooms							
	Boiler Room	1st floor	579	SF	7	10+ years	
	Janitor's Closet	1st floor	64	SF	7	10+ years	
	Crawl Space - Unfinished	Crawl space	16,184	SF	5	10+ years	
Restroom							
	Accessories	In Principal's Office	29	SF	7	6-10 years	
	Ceiling - Lay-in	In Principal's Office	29	SF	7	10+ years	
	Doors - Wood Doors inclu hw	In Principal's Office	1	EA	7	10+ years	
	Floor - Tile	In Principal's Office	29	SF	7	10+ years	
	Lavatory	In Principal's Office	1	EA	6	10+ years	
	Lighting - Lay-in	In Principal's Office	1	EA	7	6-10 years	
	Partitions	In Principal's Office	1	EA	7	10+ years	
	Walls - Concrete Block	In Principal's Office	180	SF	7	10+ years	Corrected quantity
	Water Closet	In Principal's Office	1	EA	7	10+ years	
	Accessories	Inside boiler room Engineer Restroom	51	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Inside boiler room Engineer Restroom	51	SF	6	10+ years	
	Doors - Steel Doors incl hw	Inside boiler room Engineer	1	EA	6	10+ years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
		Restroom					
	Floor - Concrete Epoxy/ Painted	Inside boiler room Engineer	51	SF	7	10+ years	
		Restroom					
	Lavatory	Inside boiler room Engineer	1	EA	6	10+ years	
		Restroom					
	Lighting - Pendent/Surface	Inside boiler room Engineer	1	EA	6	6-10 years	
		Restroom					
	Walls - Concrete Block	Inside boiler room Engineer	5	SF	6	10+ years	Cracking cmu
		Restroom					
	Walls - Concrete Block	Inside boiler room Engineer	265	SF	6	10+ years	Corrected quantity
		Restroom					
	Water Closet	Inside boiler room Engineer	1	EA	6	10+ years	
		Restroom					
	Accessories	Teacher's Room, 1st Floor	31	SF	7	6-10 years	
	Ceiling - Lay-in	Teacher's Room, 1st Floor	31	SF	6	6-10 years	
	Doors - Wood Doors inclu hw	Teacher's Room, 1st Floor	1	EA	7	10+ years	
	Floor - Tile	Teacher's Room, 1st Floor	31	SF	7	10+ years	
	Lavatory	Teacher's Room, 1st Floor	1	EA	7	10+ years	
	Lighting - Lay-in	Teacher's Room, 1st Floor	1	EA	7	6-10 years	
	Walls - Concrete Block	Teacher's Room, 1st Floor	190	SF	7	10+ years	Corrected quantity
	Water Closet	Teacher's Room, 1st Floor	1	EA	7	10+ years	
	Accessories	Unisex Room, 1st Floor	31	SF	7	6-10 years	
	Ceiling - Lay-in	Unisex Room, 1st Floor	31	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Unisex Room, 1st Floor	1	EA	7	10+ years	
	Floor - Tile	Unisex Room, 1st Floor	31	SF	7	10+ years	
	Lavatory	Unisex Room, 1st Floor	1	EA	7	10+ years	
	Lighting - Lay-in	Unisex Room, 1st Floor	1	EA	7	6-10 years	
	Walls - Concrete Block	Unisex Room, 1st Floor	190	SF	7	10+ years	Corrected quantity
	Water Closet	Unisex Room, 1st Floor	1	EA	7	10+ years	
	Accessories	inside #103	55	SF	7	6-10 years	
	Ceiling - Lay-in	inside #103	55	SF	6	10+ years	
	Doors - Wood Doors inclu hw	inside #103	1	EA	6	10+ years	
	Floor - Tile	inside #103	55	SF	6	10+ years	
	Lavatory	inside #103	1	EA	6	10+ years	
	Lighting - Lay-in	inside #103	2	EA	7	6-10 years	In good condition
	Walls - Concrete Block	inside #103	240	SF	6	10+ years	
	Water Closet	inside #103	1	EA	7	10+ years	In good condition
	Accessories	inside 102	55	SF	7	6-10 years	
	Ceiling - Lay-in	inside 102	55	SF	7	10+ years	
	Doors - Wood Doors inclu hw	inside 102	1	EA	7	10+ years	
	Floor - Tile	inside 102	55	SF	7	10+ years	
	Lavatory	inside 102	1	EA	7	10+ years	
	Lighting - Lay-in	inside 102	2	EA	7	6-10 years	
	Walls - Concrete Block	inside 102	240	SF	7	10+ years	

Category : Room
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Water Closet	inside 102	1	EA	7	10+ years	
	Accessories	inside 104	55	SF	7	6-10 years	
	Ceiling - Lay-in	inside 104	50	SF	7	10+ years	
	Ceiling - Lay-in	inside 104	5	SF	5	1-2 years	Loose tile
	Doors - Wood Doors inclu hw	inside 104	1	EA	7	10+ years	
	Floor - Tile	inside 104	55	SF	7	10+ years	
	Lavatory	inside 104	1	EA	7	10+ years	
	Lighting - Lay-in	inside 104	2	EA	7	6-10 years	
	Walls - Concrete Block	inside 104	240	SF	7	10+ years	
	Water Closet	inside 104	1	EA	7	10+ years	
	Accessories	inside 105	54	SF	7	6-10 years	
	Ceiling - Lay-in	inside 105	54	SF	6	10+ years	
	Doors - Wood Doors inclu hw	inside 105	1	EA	6	10+ years	
	Floor - Tile	inside 105	54	SF	6	10+ years	
	Lavatory	inside 105	1	EA	6	10+ years	
	Lighting - Lay-in	inside 105	2	EA	7	10+ years	In good condition
	Walls - Concrete Block	inside 105	240	SF	6	10+ years	
	Water Closet	inside 105	1	EA	7	10+ years	In good condition
	Accessories	inside 106	55	SF	7	6-10 years	
	Ceiling - Lay-in	inside 106	55	SF	7	10+ years	
	Doors - Wood Doors inclu hw	inside 106	1	EA	7	10+ years	
	Floor - Tile	inside 106	55	SF	7	10+ years	
	Lavatory	inside 106	1	EA	7	10+ years	
	Lighting - Lay-in	inside 106	2	EA	7	6-10 years	
	Walls - Concrete Block	inside 106	240	SF	7	10+ years	
	Water Closet	inside 106	1	EA	7	10+ years	
	Accessories	inside 109	55	SF	7	6-10 years	
	Ceiling - Lay-in	inside 109	55	SF	7	10+ years	
	Doors - Wood Doors inclu hw	inside 109	1	EA	7	10+ years	
	Floor - Tile	inside 109	55	SF	7	10+ years	
	Lavatory	inside 109	1	EA	7	10+ years	
	Lighting - Lay-in	inside 109	2	EA	7	6-10 years	
	Walls - Concrete Block	inside 109	240	SF	7	10+ years	
	Water Closet	inside 109	1	EA	7	10+ years	
	Accessories	inside 111	54	SF	7	6-10 years	
	Ceiling - Lay-in	inside 111	54	SF	7	10+ years	
	Doors - Wood Doors inclu hw	inside 111	1	EA	7	10+ years	
	Floor - Tile	inside 111	54	SF	7	10+ years	
	Lavatory	inside 111	1	EA	7	10+ years	
	Lighting - Lay-in	inside 111	2	EA	7	6-10 years	
	Walls - Concrete Block	inside 111	240	SF	7	10+ years	
	Water Closet	inside 111	1	EA	7	10+ years	

Category : Classroom
Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Classroom #102 (Pre School)							
	Casework	1st Floor	20	LF	6	6-10 years	In good condition
	Ceiling - Splined	1st Floor	998	SF	6	6-10 years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	7	10+ years	
	Floor - Tile	1st Floor	998	SF	6	6-10 years	
	Lighting - Pendent/Surface	1st Floor	19	EA	7	6-10 years	
	Student Lockers - One Tier	1st Floor	17	EA	7	10+ years	
	Walls - Concrete Block	1st Floor	1,297	SF	7	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	
Classroom #103 (Pre School)							
	Casework	1st Floor	20	LF	6	10+ years	Tiles in decent condition but separating in various points throughout
	Ceiling - Splined	1st Floor	927	SF	6	6-10 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	927	SF	6	2-5 years	
	Lighting - Pendent/Surface	1st Floor	18	EA	7	10+ years	Relamp
	Lighting - Pendent/Surface	1st Floor	1	EA	6	6-10 years	
	Student Lockers - One Tier	1st Floor	22	EA	7	10+ years	
	Walls - Concrete Block	1st Floor	1,065	SF	7	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	
Classroom #104 (Pre School)							
	Casework	1st Floor	19	LF	7	10+ years	All lights in good condition
	Ceiling - Splined	1st Floor	998	SF	6	6-10 years	
	Doors - Wood Doors inclu hw	1st Floor	2	EA	7	10+ years	
	Floor - Tile	1st Floor	998	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	19	EA	7	10+ years	
	Student Lockers - One Tier	1st Floor	17	EA	7	10+ years	
	Walls - Concrete Block	1st Floor	1,297	SF	7	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	
Classroom #105 (Pre School)							
	Casework	1st Floor	20	LF	7	10+ years	Relamp
	Ceiling - Splined	1st Floor	927	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	927	SF	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	18	EA	7	6-10 years	
	Lighting - Pendent/Surface	1st Floor	1	EA	6	6-10 years	
	Student Lockers - One Tier	1st Floor	16	EA	7	10+ years	
	Walls - Concrete Block	1st Floor	1,065	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
<u>Classroom #106 (Pre School)</u>							
	Casework	1st Floor	20	LF	7	10+ years	
	Ceiling - Splined	1st Floor	998	SF	6	6-10 years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	998	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	19	EA	7	10+ years	
	Student Lockers - One Tier	1st Floor	17	EA	7	10+ years	
	Walls - Concrete Block	1st Floor	1,297	SF	7	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	
<u>Classroom #108 (Pre School)</u>							
	Casework	1st Floor	20	LF	7	10+ years	
	Ceiling - Splined	1st Floor	927	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	927	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	12	EA	7	6-10 years	
	Storage/ Closet	1st Floor	18	SF	7	10+ years	
	Walls - Concrete Block	1st Floor	1,297	SF	7	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	
<u>Classroom #109 (Pre School)</u>							
	Casework	1st Floor	20	LF	7	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	927	SF	7	10+ years	
	Doors - Hardware	1st Floor	1	EA	6	10+ years	Loose hardware
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	927	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	18	EA	7	6-10 years	
	Lighting - Pendent/Surface	1st Floor	1	EA	6	6-10 years	Relamp
	Student Lockers - One Tier	1st Floor	11	EA	7	6-10 years	
	Walls - Concrete Block	1st Floor	1,064	SF	7	10+ years	
	Work Sink	1st Floor	1	EA	7	10+ years	
<u>Classroom #111 (Pre School)</u>							
	Casework	1st Floor	82	LF	7	10+ years	
	Ceiling - Plaster/Drywall	1st Floor	927	SF	7	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	7	10+ years	
	Floor - Tile	1st Floor	927	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	9	EA	7	6-10 years	
	Lighting - Pendent/Surface	1st Floor	10	EA	5	6-10 years	Switch is broken
	Student Lockers - One Tier	1st Floor	11	EA	7	6-10 years	
	Walls - Concrete Block	1st Floor	1,063	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
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Category : Interior
Building : Main

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

	Ceiling - Plaster/Drywall	1st Floor	863	SF	7	10+ years	
	Ceiling - Splined	1st Floor	1,674	SF	7	10+ years	
	Doors - Wood Doors include hw	1st Floor	8	EA	7	10+ years	
	Drinking Fountains - Single Fountain	1st Floor	4	EA	7	10+ years	
	Floor - Tile Ceramic/ Porcelain	1st Floor	120	SF	7	10+ years	
	Floor - Tile/Sheet	1st Floor	2,417	SF	7	10+ years	
	Lighting - Pendent/Surface	1st Floor	29	EA	7	6-10 years	
	Walls - Concrete Block	1st Floor	4,056	SF	7	10+ years	
	Walls - Masonry	1st Floor	280	SF	7	10+ years	

Category : Exterior
Building : Modular 1 (2-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Entrance							
	Exterior Doors - Exterior Steel Door	#1 - Main - SE	1	EA	6	6-10 years	Changed to match current observations
	Ramp Handrail - Wood_Ramp Handrail	#1 - Main - SE	82	LF	6	6-10 years	
	Ramps - Wood Ramp	#1 - Main - SE	36	LF	6	6-10 years	
	Exterior Doors - Exterior Steel Door	#2 - NW	1	EA	6	6-10 years	
	Exterior Stairs - Concrete	#2 - NW	4	LF	5	6-10 years	
	Exterior Stairs - Wood	#2 - NW	16	LF	6	6-10 years	
	Stair Handrail - Wood_Stair Handrail	#2 - NW	20	LF	6	6-10 years	
Foundation							
	Superstructure - Steel	Entire Building	1,005	SF	6	10+ years	On wheels
Lighting							
	Exterior Lighting - Wall Mounted	Entire Building	4	EA	6	6-10 years	
Roof System							
	Coping - Metal	Main Roof	129	LF	6	6-10 years	The roof is covered with snow. The assessment is conducted based on the observable condition of the roof. no roof access.
	Downspouts - Exterior Downspouts	Main Roof	24	LF	7	6-10 years	
	Roof - Modified Bitumen	Main Roof	1,005	SF	6	6-10 years	
	Roof Structure - Steel / Metal Deck/ Concrete Topping	Main Roof	1,005	SF	7	10+ years	
Walls							
	Exterior Walls - Wood Siding	Entire Building	1,290	SF	5	2-5 years	Deteriorating/cracking
	Exterior Walls - Wood Siding	Entire Building	258	SF	4	0-1 year	
Windows							
	Guard - Guards perforated	Entire Building	34	SF	6	6-10 years	
	Windows - Casement Aluminum	Entire Building	34	SF	6	6-10 years	

Category : Electrical
Building : Modular 1 (2-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Emergency System							
	Emergency Battery Packs - Multipurpose Room	1st Floor	1	EA	7	6-10 years	
	Exit Signs - Multipurpose Room	1st Floor	2	EA	7	6-10 years	

Category : Electrical
Building : Modular 1 (2-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Main Service</u>							
	PA System	1st Floor	1	SF	6	6-10 years	PA system for main building serves modular
<u>Power Distribution</u>							
	Lighting and Power Panels - 100 A	Entire Building	2	EA	6	6-10 years	

Category : Fire Protection
Building : Modular 1 (2-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Fire Alarm</u>							
	Fire Alarm_System	1st Floor	1,005	SF	6	6-10 years	Fire alarm system is just an emergency alarm bell
<u>Sprinkler System</u>							
	Dry Sprinkler System	Entire Building	1,005	SF	6	6-10 years	
	Sprinkler Heads	Entire Building	1,005	SF	7	6-10 years	
	Sprinkler Piping	Entire Building	1,005	SF	6	6-10 years	

Category : Mechanical
Building : Modular 1 (2-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Temperature Control</u>							
	Electric Thermostat	1st Floor	2	EA	7	6-10 years	
<u>Unit Ventilation</u>							
	Unit Ventilators- Ceiling Mounted- Electric Heating Only	Exterior of the Modular	2	EA	6	6-10 years	
<u>Ventilation</u>							
	Exhaust Fans- Indoor - Less than 500 CFM	1st Floor	2	EA	6	6-10 years	

Category : Plumbing
Building : Modular 1 (2-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Hot Water</u>							
	Electric Heater - Less than 20 KW	1st Floor	1	EA	6	6-10 years	
<u>Piping</u>							
	Domestic Piping-Hot Water from Risers to	1st Floor	1,005	SF	6	6-10 years	

Category : Plumbing
Building : Modular 1 (2-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Fixtures						
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	1st Floor	1,005	SF	6	6-10 years	
	Domestic Piping-Hot/Cold Water Supply (Risers)	1st Floor	1,005	SF	6	6-10 years	
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	1st Floor	1,005	SF	6	6-10 years	
	Sanitary Piping	1st Floor	1,005	SF	6	6-10 years	
	Storm Piping	1st Floor	1,005	SF	6	6-10 years	
	Vent Piping	1st Floor	1,005	SF	6	6-10 years	

Category : Room
Building : Modular 1 (2-Classroom)

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Administrative Suites/Offices</u>							
	Ceiling - Plaster/Drywall	1st Floor	876	SF	6	10+ years	
	Floor - Tile	1st Floor	816	SF	6	10+ years	
	Floor - Tile	1st Floor	60	SF	4	0-1 year	Broken tile Cracked
	Lighting - Pendent/Surface	1st Floor	14	EA	7	6-10 years	In good condition
	Power Distribution	1st Floor	12	EA	6	10+ years	
	Walls - Plaster/Drywall	1st Floor	1,101	SF	6	10+ years	
<u>Mechanical/ Service Rooms</u>							
	Mechanical/ Service Rooms	1st Floor	20	SF	7	10+ years	
<u>Restroom</u>							
	Accessories	1st Floor	82	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	1st Floor	82	SF	6	10+ years	
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	62	SF	7	6-10 years	
	Floor - Tile	1st Floor	20	SF	4	1-2 years	Multiple large cracks in floor.
	Floor Drain	1st Floor	1	EA	7	10+ years	
	Lavatory	1st Floor	1	EA	6	10+ years	
	Lighting - Pendent/Surface	1st Floor	1	EA	5	1-2 years	Cover missing
	Walls - Plaster/Drywall	1st Floor	324	SF	6	10+ years	
	Water Closet	1st Floor	1	EA	7	10+ years	In good condition

Category : Site
Building : Site

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
<u>Civil/Drainage</u>							
	Civil/ Drainage - Catch Basin	Entire Site	2	EA	6	10+ years	
	Civil/ Drainage - Catch Basin	Entire Site	1	EA	4	1-2 years	Sinking
<u>Fencing</u>							
	Fencing - Chain Link	Entire Site	709	LF	6	6-10 years	
	Fencing - Chain Link	Entire Site	60	LF	5	1-2 years	Detached frame/bending
<u>Landscape</u>							
	Benches	Entire Site	3	EA	6	6-10 years	
	Landscape - Grass	Entire Site	11,800	SF	6	10+ years	The grass is covered with snow. The assessment is conducted based on the observable condition of the grass.
	Landscape - Hardscape- Concrete	Entire Site	1,145	SF	6	10+ years	
	Parkway trees	Entire Site	18	EA	6	10+ years	
	Planting Beds/ Area	Entire Site	530	SF	6	6-10 years	
	Planting Beds/ Area	Entire Site	60	SF	6	6-10 years	
	Play Area - Hardscape- Asphalt	Entire Site	5,000	SF	5	2-5 years	Used as parking lot.
	Play Area - Hardscape- Asphalt	Entire Site	1,429	SF	4	1-2 years	Cracking
	Retaining Wall - Concrete	Entire Site	44	SF	7	10+ years	
	Trash Receptacles	Entire Site	1	EA	5	2-5 years	Rusted
<u>Parking Lot</u>							
	Surface - Asphalt	West	8,000	SF	6	6-10 years	
	Surface - Asphalt	West	10,383	SF	4	1-2 years	Cracking/potholes
	Surface - Concrete	West	400	SF	5	1-2 years	Cracking
<u>Playground</u>							
	Equipment - Pre K 3-5	Entire Site	1	EA	6	2-5 years	
	Equipment - School Age 5-12	Entire Site	1	EA	6	6-10 years	
	Equipment - Swingset	Entire Site	1	EA	6	6-10 years	
	Surface - Poured Surface	Entire Site	2,083	SF	7	10+ years	The surface is covered with snow. The assessment is conducted based on the observable condition of the surface.
	Surface - Poured Surface	Entire Site	2,214	SF	7	10+ years	The surface is covered with snow. The assessment is conducted based on the observable condition of the surface.
<u>Service Garage</u>							

Category : Site
Building : Site

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Service Garage - Free-Standing	South Courtyard	150	SF	6	6-10 years	Consolidated from other assets to this service garage
Sidewalks							
	Sidewalks - Internal Walks	North, East and West	209	LF	6	10+ years	
	Sidewalks - Perimeter Sidewalks	North, East and West	5,806	SF	6	10+ years	
	Sidewalks - Perimeter Sidewalks	North, East and West	50	SF	4	0-1 year	Cracking/sinking
Signage							
	Flag Pole - Flag Pole	Northwest and North	1	EA	6	10+ years	
	Monument - Building Mounted Cut Letter Sign	Northwest and North	1	EA	6	10+ years	
	Monument - Sign	Northwest and North	1	EA	6	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.

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									
Pre School	Pre School	1st Floor	102	102	998	180	48	Y	Y
Pre School	Pre School	1st Floor	103	103	927	240	84	Y	Y
Pre School	Pre School	1st Floor	104	104	998	180	48	Y	Y
Pre School	Pre School	1st Floor	105	105	927	240	84	Y	Y
Pre School	Pre School	1st Floor	106	106	998	180	48	Y	Y
Pre School	Pre School	1st Floor	108	108	927	120	32	Y	Y
Pre School	Pre School	1st Floor	109	109	927	240	84	Y	Y
Pre School	Pre School	1st Floor	111	112	927	180	48	Y	Y