

**NYC Department of Education
Building Condition Assessment Survey 2023-2024**

Architectural Inspection

M087

Asset: P.S. 87 - MANHATTAN, 160 WEST 78 STREET, MANHATTAN, NY, 10024

Inspection Id	Inspection Type	Time In	Last Edited
4879	ARCHITECTURAL - ASSOCIATE	2024-04-22 09:03AM	2024-06-20 10:27AM
4927	ARCHITECTURAL - SENIOR	2024-04-22 08:18AM	2024-05-22 04:57PM

Asset Data

Question	Answer
Was the Building Fully Accessible for Inspection? Inspection Inaccessible Comment	No Areaways 1 and 3, Window Guards and Lintels, Site Fences, Retaining Wall and Site Wall (construction scaffolding and fencing)
Principal(s) Information	
Principal Name	Monica Berry
Principal Organization	P.S. 87 - Manhattan
Meeting with Principal?	No
Principal Feedback	The Principal returned the questionnaire with the following comments: 1. The Fire Alarm system keeps beeping near room B16. 2. The custodial bells are no longer working in the building.
Custodian	
Was the Custodian Present?	No
Fireman	
Was the Fireman Present?	Yes
Building Square Footage	89,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	None
Comments on the Stories (Floors) plus Basements	3+B+SB
Comments on the Year Built	1955
Student Population	1730
Staff Population	150
Comments on the Number of Classrooms	41
Weather	Fair
Facade Photo	



West 78th Street - West View

**NYC Department of Education
Building Condition Assessment Survey 2023-2024**

Architectural Inspection

Main Entrance Photo

M087



Facade A - West 78th Street

Roof Photo



Roof 1 - Northwest View

Do Stormwater Management/Green Infrastructure systems exist?

No

Type

No Storm Water Management Type Selected

Have any Systems/Major Building Components been upgraded?

Systems: Partial Exterior Door replacement; Bulkhead repairs.

Years: 2023

Systems: Limited Areaway Stair Repairs

Years: 2022

Systems: Boys and Girls Toilet Rooms upgraded to HC Accessible Toilet Rooms

Years: 2016

Systems: Boys and Girls Toilet Rooms upgraded to HC Accessible Toilet Rooms.

Years: 2016

Systems: Auditorium Seating and Stage Curtain replacement

Years: 2014

Systems: Partial Parapet repairs

Years: 2012

Systems: Partial Roofing repairs

Years: 2009

Systems: Partial Windows replacement (Auditorium, Gymnasium and Stairwell A Facade)

Years: 2007

Systems: New Library (conversion of the Girls Locker Room)

Years: 2001

Systems: Partial Window replacement (West 77th Street Facade only)

Years: 2000



**NYC Department of Education
Building Condition Assessment Survey 2023-2024**

Architectural Inspection

M087

Have any Systems/Major Building Components been upgraded?	Systems: Partial Roofing replacement (Roof 1)
Have there been any New Building Additions?	Years: 1998
Tandem	No New Construction
Leased Space?	No Tandem
	No

Priority Condition

Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Photo Image
Yes	Tripping Hazards	Severe heaving is a Potential Tripping Hazard	DOT sidewalk	West 78th Street	Ralthie Llorens	Custodian	
Yes	Tripping Hazards	Broken nosings are a Potential Tripping Hazard	Interior Stairs and Landings	Main Entrance Vestibule, Exit Vestibule 1	Ralthie Llorens	Custodian	

Structural Engineer Required

Structural Condition Type	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Photo Image
No condition recorded						

Programmatic Accessibility

Programmatic Accessibility Status Question	Response
Is the Primary or secondary entrance on an accessible route?	Yes
Is the building a multi-story building?	Yes
Are All floors of the building accessible through compliant means?	No
Are SOME floors other than the 1st floor and basement accessible through compliant means?	No
Do any of the following spaces exist on the 1st floor or basement? Classroom, Art Room, Auditorium, Cafeteria, Computer, Gymnasiums, Library, Multipurpose Room, Science Labs	Yes
For the rooms that do exist, are SOME of them accessible on the 1st floor or basement?	Yes
Boys and Girls or Unisex accessible toilets exist on the 1st floor?	No
Boys and Girls or Unisex accessible toilets exist in the Basement?	Yes

Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
------------------------------	--------	----------	----------	------------	----------------------------	-------------------

PROGRAMMATIC ACCESSIBILITY

Exterior Routes

Exterior Entrances & Exits		Yes				
Exterior H/C Lifts	No		No			
Exterior Ramps and Railings	Yes	Yes				

Interior Routes

Corridor and Lobby H/C Lifts	No		No			
Interior Corridor Doors And Hardware	Yes	Yes				
Interior Corridors & Lobbies		No				
				CHANGE IN ELEVATION		
Interior Elevators	No					
Interior Lobby Doors And Hardware		Yes				

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Architectural Inspection

M087

Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
Interior Ramps	No					
Rooms & Spaces						
Art Rooms						
Room 109	Yes	Yes				
Auditorium						
Basement	Yes	Yes			FM System	Yes
Cafeteria						
1st Floor	Yes	Yes			FM System	Yes
Classrooms						
Basement, 1st Floor	Yes	Yes				
2nd-3rd Floors	Yes	No		NOT ON ACCESSIBLE ROUTE		
Computer Rooms						
Room 307	Yes	No		NOT ON ACCESSIBLE ROUTE		
Gymnasium						
2nd Floor	Yes	No		NOT ON ACCESSIBLE ROUTE	FM System	Yes
Library						
Room 214	Yes	No		NOT ON ACCESSIBLE ROUTE		
Main Office						
Room B14	Yes	Yes				
Multi-purpose Room	No					
Nurse's Office						
Room B34	Yes	No		CLEAR OPENING < 32"		
Pool	No					
Science Lab	No					
Toilet Rooms (boys)						
Basement	Yes	Yes				
1st-3rd Floors	Yes	No		NOT ON ACCESSIBLE ROUTE CLEAR OPENING < 32"		
Toilet Rooms (girls)						
Basement	Yes	Yes				
1st-3rd Floors	Yes	No		CLEAR OPENING < 32" NOT ON ACCESSIBLE ROUTE		
Toilet Rooms (staff)						
Basement	Yes	No		CLEAR OPENING < 32"		

**NYC Department of Education
Building Condition Assessment Survey 2023-2024**

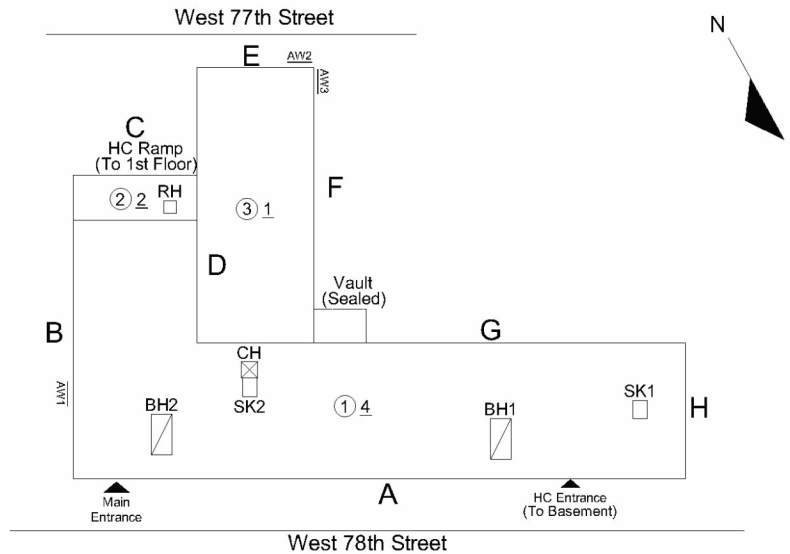
Architectural Inspection

M087

Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
1st-3rd Floors	Yes	No		WATER CLOSET ARRANGEMENT		
				CLEAR OPENING < 32" WATER CLOSET ARRANGEMENT TURNING RADIUS SINK ARRANGEMENT ACCESSORY ARRANGEMENT		

Building Template

M087



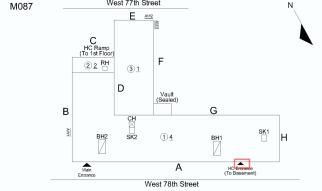

Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Inspected
Instance on AW1 and AW3	Inaccessible
Instance Quantity	1
Instance Quantity Uom	EACH
Instance on AW2	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
AWNINGS AND CANOPIES	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CHIMNEY	Inspected
Material Type(s)	Masonry
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
COPING	Under construction
CORNICE	Does not exist
DOORS	Inspected
DOORS AND FRAMES	Inspected

**NYC Department of Education
Building Condition Assessment Survey 2023-2024**

Architectural Inspection

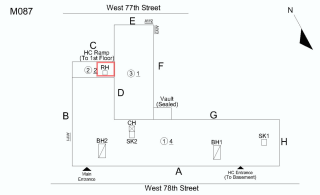

M087

Question	Response
EXTERIOR	
DOORS	
DOORS AND FRAMES	
Condition	3- Fair
Deficiency	METAL:DETERIORATED DOOR AND FRAME - MAJOR DETERIORATION
Deficiency Location/Instance	
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Exit 2
Violations	No photo recorded No violations recorded
DOOR HARDWARE	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
LINTELS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
TRANSOM/SIDE LIGHT	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
EXTERIOR WALLS	Inspected
Material Type(s)	Masonry
Replacement Quantity	30,000
Replacement Uom	S.F.
Instance on All Facades	Under construction
Instance Quantity	30,000
Instance Quantity Uom	S.F.
EXTERIOR SOFFITS	Does not exist
LOADING DOCK	Does not exist
LOUVER	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
PARAPETS	Inspected
Material Type(s)	Masonry
Replacement Quantity	3,000
Replacement Uom	C.F.
Instance on All Facades	Under construction

**NYC Department of Education
Building Condition Assessment Survey 2023-2024**

Architectural Inspection

M087

Question	Response
EXTERIOR	
PARAPETS	
Instance Quantity	3,000
Instance Quantity Uom	CF
PLAZA DECK	Does not exist
ROOF	Inspected
ROOFING	Inspected
ROOF HATCH/SMOKE HATCH	Inspected
Condition	5- Poor
Deficiency	INOPERABLE
Deficiency Location/Instance	
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
ROOF BARRIER/FENCE	Under construction
ROOF CAGE	Does not exist
ROOFING	Inspected
Replacement Quantity	29,500
Replacement Uom	S.F.
Instance on Built-Up:Roof 1	Under construction
Instance Quantity	18,000
Instance Quantity Uom	S.F.
Deficiency	BUILT-UP:ROOFING:BEYOND USEFUL LIFE
Deficiency Location/Instance	Built-Up:Roof 1
Deficiency Quantity	18,000
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Instance on IRMA:Roofs 2 and 3	Under construction
Instance Quantity	11,500
Instance Quantity Uom	S.F.

**NYC Department of Education
Building Condition Assessment Survey 2023-2024**

Architectural Inspection

M087

Question	Response
----------	----------

EXTERIOR

ROOF

ROOFING

ROOFING DRAINS

Under construction

SPECIALTIES

Inspected

BULKHEAD/PENTHOUSE

Inspected

Condition

2- Between Good and Fair

Deficiency

No deficiencies recorded

CUPOLA/ SPIRES/ TOWERS

Does not exist

DORMER

Does not exist

DUNNAGE STEEL

Does not exist

SKYLIGHT/ROOF VENT

Inspected

Material Type(s)

Glass

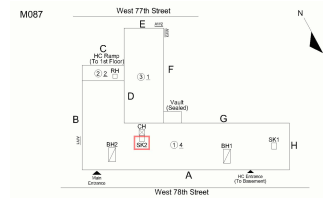
Condition

3- Fair

Deficiency

BROKEN GLASS

Deficiency Location/Instance



Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

MAINTENANCE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Skylight SK2

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

ROOF/GRAVITY TANK

Does not exist

STAIRS/RAMPS: EXTERIOR

Inspected

BUILDING CHEEK/FLANK WALLS

Inspected

Condition

2- Between Good and Fair

Deficiency

No deficiencies recorded

RAILINGS

Inspected

Condition

2- Between Good and Fair

Deficiency

No deficiencies recorded

STAIRS/RAMPS

Inspected

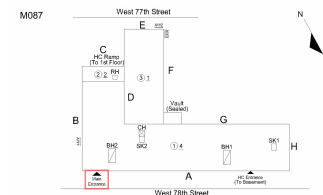
Condition

3- Fair

Deficiency

STONE:CRACKS/SPALLING - MINOR


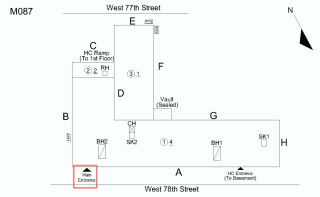

Deficiency Location/Instance



**NYC Department of Education
Building Condition Assessment Survey 2023-2024**

Architectural Inspection


M087

Question	Response
EXTERIOR	
STAIRS/RAMPS: EXTERIOR	
STAIRS/RAMPS	
Deficiency Quantity	5
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Main Entrance
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	STONE:DETERIORATED JOINTS
Deficiency Location/Instance	
Deficiency Quantity	5
Quantity Uom	L.F.
Potential Action	REPOINT
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Main Entrance
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
WINDOWS	Inspected
Replacement Quantity	9,000
Replacement Uom	S.F.
EXTERIOR GUARDS	Inaccessible
LINTELS	Inaccessible
WINDOWS	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Double Hung:All Facades except Facade A	Under construction
Instance Quantity	4,200
Instance Quantity Uom	S.F.
Instance on Aluminum - Double Hung:Facade A	Under construction
Instance Quantity	4,800
Instance Quantity Uom	S.F.

**NYC Department of Education
Building Condition Assessment Survey 2023-2024**

Architectural Inspection

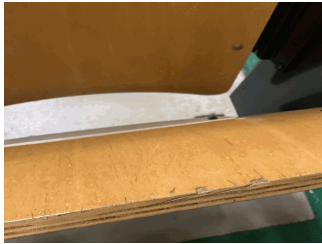

M087

Question	Response
EXTERIOR	
WINDOWS	
WINDOWS	
Deficiency	ALUMINUM-DOUBLE HUNG:BEYOND USEFUL LIFE
Deficiency Location/Instance	Aluminum - Double Hung:Facade A
Deficiency Quantity	4,800
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
INTERIOR	Inspected
POOLS	Does not exist
STRUCTURAL	Inspected
COLUMNS/BEAMS/BEARING WALLS	Inspected
Condition	3- Fair
Deficiency	MASONRY BEARING WALL:CRACKED/SPALLED
Deficiency Location/Instance	Sub-Basement
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	RESTITCH
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	Electrical Panel Room shown, also Rooms B24, B28
Violations	No photo recorded
	No violations recorded
FLOOR STRUCTURE	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
FOUNDATION WALLS	Inspected
Material Type(s)	Concrete
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
ROOF STRUCTURE	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
VAULTS-BUNKERS	Inspected
Foundation Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Slab Structure	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Vault/Ash Hoist Doors and Framing	Does not exist
AUDITORIUM	Inspected
Instance on Basement (414 Seats)	Inspected

**NYC Department of Education
Building Condition Assessment Survey 2023-2024**

Architectural Inspection

M087

Question	Response
INTERIOR	
AUDITORIUM	
Ceiling	
Instance on Basement (414 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on Basement (414 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fixed H/C Lift	
Instance on Basement (414 Seats)	Does not exist
Fixed Seating	
Instance on Basement (414 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	DAMAGED/BROKEN/INOPERABLE
Deficiency Location/Instance	Seat A/114
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Seat A/114
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Floor Finish	
Instance on Basement (414 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	CONCRETE:CRACKS
Deficiency Location/Instance	Near Seat B/1, C/1,2
Deficiency Quantity	75
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Near Seat B/1
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	VINYL TILES:BROKEN/DETERIORATED/MISSING TILES

**NYC Department of Education
Building Condition Assessment Survey 2023-2024**

Architectural Inspection

M087

Question	Response
INTERIOR	
AUDITORIUM	
Floor Finish	
Deficiency Location/Instance	Near Seat B/101
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Near Seat B/101 No photo recorded
Violations	No violations recorded
Sliding-folding Partition	
Instance on Basement (414 Seats)	Does not exist
Stage	
Instance on Basement (414 Seats)	Inspected
Stage	
Instance on Basement (414 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	DAMAGED FASCIA
Deficiency Location/Instance	Center
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Center No photo recorded
Violations	No violations recorded
Stage Curtain Rigging	
Instance on Basement (414 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stage Curtains	
Instance on Basement (414 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	
Instance on Basement (414 Seats)	Inspected

**NYC Department of Education
Building Condition Assessment Survey 2023-2024**

Architectural Inspection



M087

Question	Response
INTERIOR	
AUDITORIUM	
Walls	
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Window Curtains/Shades/Blinds	
Instance on Basement (414 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CAFETERIA	
Instance on 1st Floor	Inspected
Ceiling	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on 1st Floor	Inspected
Instance Condition	5- Poor
Deficiency	METAL:DETERIORATED DOOR
Deficiency Location/Instance	Entrance
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Entrance
Violations	No photo recorded
	No violations recorded
Fixed Equipment	
Instance on 1st Floor	Does not exist
Floor Finish	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Sliding-folding Partition	
Instance on 1st Floor	Does not exist
Stage	
Instance on 1st Floor	Does not exist
Walls	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Window Curtains/Shades/Blinds	
Instance on 1st Floor	Does not exist
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Instance on 1st Floor	Inspected
Ceiling	
Instance on 1st Floor	Inspected

**NYC Department of Education
Building Condition Assessment Survey 2023-2024**

Architectural Inspection

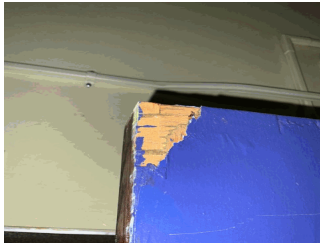


M087

Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Ceiling	
Condition	2- Between Good and Fair
Deficiency	PLASTER:CRACKS/SPALLING
Deficiency Location/Instance	Room 318
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 318 No photo recorded
Violations	No violations recorded
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING
Deficiency Location/Instance	Corridor Near Rooms B15, 109, 203
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Corridor Near Room 203 No photo recorded
Violations	No violations recorded
Door(s)	Inspected
Condition	5- Poor
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Room B10, 206, 207, 209, 215 and others
Deficiency Quantity	9
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

**NYC Department of Education
Building Condition Assessment Survey 2023-2024**

Architectural Inspection

M087

Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Door(s)	
Deficiency Photo 1	
Deficiency Photo 2	Room B10
Violations	No photo recorded No violations recorded
Floor Finish	Inspected
Condition	2- Between Good and Fair
Deficiency	TERRAZZO:CRACKS
Deficiency Location/Instance	Corridor Near Auditorium
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Corridor Near Auditorium
Violations	No photo recorded No violations recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	PLASTER:CRACKS/SPALLING
Deficiency Location/Instance	Room 318
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 318
Violations	No photo recorded No violations recorded
Specialties	Does not exist

**NYC Department of Education
Building Condition Assessment Survey 2023-2024**

Architectural Inspection

M087

Question	Response
INTERIOR	
GYMNASIUM	Inspected
Instance on 2nd Floor	Inspected
Ceiling	
Instance on 2nd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	TECTUM:DAMAGED/MISSING
Deficiency Location/Instance	Near Entrance
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Door(s)	
Instance on 2nd Floor	Inspected
Instance Condition	3- Fair
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Entrance
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Fixed Equipment	
Instance on 2nd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Instance on 2nd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Seating	
Instance on 2nd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Sliding-folding Partition	
Instance on 2nd Floor	Does not exist
Stage	
Instance on 2nd Floor	Does not exist
Walls	
Instance on 2nd Floor	Inspected
Instance Condition	2- Between Good and Fair

**NYC Department of Education
Building Condition Assessment Survey 2023-2024**

Architectural Inspection


M087

Question	Response
INTERIOR	
GYMNASIUM	
Walls	
Deficiency	GLAZED BLOCK:CRACKS/SPALLING
Deficiency Location/Instance	Near Stair D/2, Near Windows
Deficiency Quantity	65
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Near Stair D/2 No photo recorded
Violations	No violations recorded
Window Curtains/Shades/Blinds	
Instance on 2nd Floor	Does not exist
INTERIOR DOOR HARDWARE	
Condition	Inspected
Deficiency	3- Fair
INTERIOR GUARDS	
Condition	Inspected
Deficiency	2- Between Good and Fair
KITCHEN	
Instance on 1st Floor	Inspected
Ceiling	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	METAL:DETERIORATED DOOR
Deficiency Location/Instance	Entrance
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Entrance No photo recorded

**NYC Department of Education
Building Condition Assessment Survey 2023-2024**

Architectural Inspection

M087

Question	Response
INTERIOR	
KITCHEN	
Door(s)	
Violations	No violations recorded
Floor Finish	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	CERAMIC TILE:BROKEN/MISSING TILES
Deficiency Location/Instance	Near Entrance
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Near Entrance
Violations	No photo recorded
Violations	No violations recorded
Walls	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	CERAMIC TILE:BROKEN/ MISSING
Deficiency Location/Instance	Near Windows, Prep Area
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Near Windows
Violations	No photo recorded
Violations	No violations recorded
LIBRARY	Inspected
Instance on Room 214	Inspected
Built-in Furnishing	
Instance on Room 214	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Ceiling	
Instance on Room 214	Inspected
Instance Condition	2- Between Good and Fair

**NYC Department of Education
Building Condition Assessment Survey 2023-2024**

Architectural Inspection


M087

Question	Response
INTERIOR	
LIBRARY	
Ceiling	
Deficiency	No deficiencies recorded
Door(s)	
Instance on Room 214	Inspected
Instance Condition	3- Fair
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Entrance
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Floor Finish	
Instance on Room 214	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	
Instance on Room 214	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
LOCKER ROOM	
Instance on 2nd Floor - Boys	Inspected
Alternative Use	Yes
Ceiling	
Instance on 2nd Floor - Boys	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	PLASTER:CRACKS/SPALLING
Deficiency Location/Instance	Near Windows
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Near Windows

**NYC Department of Education
Building Condition Assessment Survey 2023-2024**

Architectural Inspection


M087

Question	Response
INTERIOR	
LOCKER ROOM	
Ceiling	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Door(s)	
Instance on 2nd Floor - Boys	Inspected
Instance Condition	3- Fair
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Entrance
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Entrance
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Floor Finish	
Instance on 2nd Floor - Boys	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Locker Room Lockers	
Instance on 2nd Floor - Boys	Does not exist
Walls	
Instance on 2nd Floor - Boys	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	CERAMIC TILE:BROKEN/ MISSING
Deficiency Location/Instance	Near Windows
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Near Windows
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
MULTI-PURPOSE ROOM	Does not exist
SCIENCE DEMO ROOM	Does not exist

**NYC Department of Education
Building Condition Assessment Survey 2023-2024**

Architectural Inspection


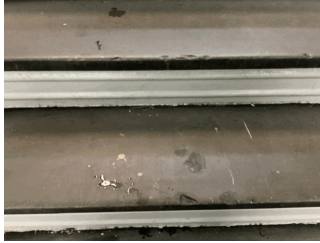
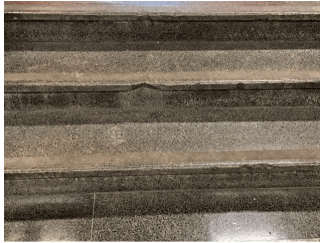
M087

Question	Response
INTERIOR	
SCIENCE LAB	Does not exist
SCIENCE PREP ROOM	Does not exist
SHOWER ROOM	Inspected
Instance on 2nd Floor - Boys	Inspected
Alternative Use	Yes
Ceiling	
Instance on 2nd Floor - Boys	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on 2nd Floor - Boys	Does not exist
Floor Finish	
Instance on 2nd Floor - Boys	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	
Instance on 2nd Floor - Boys	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	CERAMIC TILE:BROKEN/ MISSING
Deficiency Location/Instance	Near Windows
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Near Windows
Violations	No photo recorded No violations recorded
STAIRS/RAMPS: INTERIOR	
Do Letter Stair Signs Exist?	Inspected Yes
Ceiling	
Condition	Inspected 2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Condition	Inspected 4- Between Fair and Poor
Deficiency	METAL:DETERIORATED DOOR
Deficiency Location/Instance	Stair A/2, B/1, C/3
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

**NYC Department of Education
Building Condition Assessment Survey 2023-2024**

Architectural Inspection

M087

Question	Response
INTERIOR	
STAIRS/RAMPS: INTERIOR	
Door(s)	
Deficiency Photo 1	
	Stair C/3
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Partition	Does not exist
Railings	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stairs and Landings	Inspected
Condition	2- Between Good and Fair
Deficiency	STONE:BROKEN/MISSING
Deficiency Location/Instance	Stair A/2, C/1,2
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Stair C/1
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	TERRAZZO:CRACKS
Deficiency Location/Instance	Main Entrance Vestibule, Exit Vestibule 1
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo 1	
	Main Entrance Vestibule
Deficiency Photo 2	No photo recorded

**NYC Department of Education
Building Condition Assessment Survey 2023-2024**

Architectural Inspection

M087

Question	Response
INTERIOR	
STAIRS/RAMPS: INTERIOR	
Stairs and Landings	
Violations	No violations recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	GLAZED BLOCK:CRACKS/SPALLING
Deficiency Location/Instance	Stair A/2, D/2
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Stair D/2
Violations	No photo recorded
Violations	No violations recorded
Deficiency	PLASTER:CRACKS/SPALLING
Deficiency Location/Instance	Stair A/2, D/2
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Stair A/2
Violations	No photo recorded
Violations	No violations recorded
TOILET ROOMS - STAFF	
Ceiling	Inspected
Condition	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	5- Poor
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Inside Rooms 119, 215, 318
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

**NYC Department of Education
Building Condition Assessment Survey 2023-2024**

Architectural Inspection

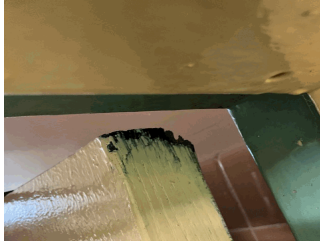


M087

Question	Response
INTERIOR	
TOILET ROOMS - STAFF	
Door(s)	
Deficiency Photo 1	
Deficiency Photo 2	Inside Room 318
Violations	No photo recorded No violations recorded
Floor Finish	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stalls	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	CERAMIC TILE:BROKEN/ MISSING
Deficiency Location/Instance	Room 119
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 119
Violations	No photo recorded No violations recorded
TOILET ROOMS - STUDENTS	
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	5- Poor
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Rooms 111, 211, 211B, 311, 311B and others
Deficiency Quantity	6
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

**NYC Department of Education
Building Condition Assessment Survey 2023-2024**

Architectural Inspection

M087

Question	Response
INTERIOR	
TOILET ROOMS - STUDENTS	
Door(s)	
Deficiency Photo 1	
Deficiency Photo 2	Room 311B
Violations	No photo recorded No violations recorded
Floor Finish	Inspected
Condition	2- Between Good and Fair
Deficiency	CERAMIC TILE:BROKEN/MISSING TILES
Deficiency Location/Instance	Rooms 111, 211, 211B, 311, 311B
Deficiency Quantity	60
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 311B
Violations	No photo recorded No violations recorded
Stalls	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	CERAMIC TILE:BROKEN/ MISSING
Deficiency Location/Instance	Rooms 111, 211, 311, 311B
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	

**NYC Department of Education
Building Condition Assessment Survey 2023-2024**

Architectural Inspection


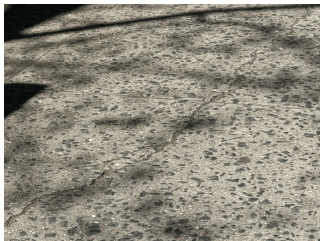
M087

Question	Response
INTERIOR	
TOILET ROOMS - STUDENTS	
Walls	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
LIFE SAFETY	Inspected
F.D. HOLDING AREA	Does not exist
STEEL STAIRS	Does not exist
SITE	Inspected
CONTAINERIZATION	Does not exist
DRAINAGE SYSTEM FOR ASPHALT	Inspected
Catch Basins/Manhole - Surrounded by Asphalt	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Culverts - Asphalt Covering	Does not exist
DRAINAGE SYSTEM FOR CONCRETE	Inspected
Catch Basins/Manhole - Surrounded by Concrete	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Culverts - Concrete Covering	Does not exist
DRAINAGE SYSTEM FOR SOIL	Does not exist
DRINKING FOUNTAINS	Does not exist
FENCES	Inaccessible
IRRIGATION SYSTEM	Does not exist
PAVING	Inspected
Student Non-Use	Inspected
Gravel Exists?	No
Asphalt	Does not exist
Concrete	Inaccessible
Pavers	Does not exist
Student Use	Inspected
Gravel Exists?	No
Asphalt	Inspected
Condition	3- Fair
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	Schoolyard
Deficiency Quantity	315
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Schoolyard
Violations	No photo recorded
	No violations recorded
Concrete	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

**NYC Department of Education
Building Condition Assessment Survey 2023-2024**

Architectural Inspection


M087

Question	Response
SITE	
PAVING	
Student Use	
Pavers	Does not exist
Site Sidewalks & Walkways	Inspected
Asphalt	Does not exist
Concrete	Inspected
Condition	3- Fair
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	Entrance to Schoolyard at West 77th Street, Near Exit 6
Deficiency Quantity	55
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Pavers	Does not exist
DOT Sidewalk	Inspected
Asphalt	Does not exist
Concrete	Inspected
Condition	4- Between Fair and Poor
Deficiency	HEAVING
Deficiency Location/Instance	West 78th Street
Deficiency Quantity	325
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo 1	
Deficiency Photo 2	West 78th Street No photo recorded
Violations	No violations recorded
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	West 78th Street, West 77th Street
Deficiency Quantity	275
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	West 77th Street

**NYC Department of Education
Building Condition Assessment Survey 2023-2024**

Architectural Inspection

M087

Question	Response
SITE	
PAVING	
DOT Sidewalk	
Concrete	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	HEAVING
Deficiency Location/Instance	West 78th Street, West 77th Street
Deficiency Quantity	300
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	West 78th Street
Violations	No photo recorded No violations recorded
Pavers	Does not exist
PLAYGROUNDS	Inspected
Instance on Southeast of School Building	Inspected
Benches	
Instance on Southeast of School Building	Does not exist
Fence	
Instance on Southeast of School Building	Does not exist
Pavement	
Instance on Southeast of School Building	Does not exist
Play Equipment	
Instance on Southeast of School Building	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Safety Surfacing	
Instance on Southeast of School Building	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Unpaved Area	
Instance on Southeast of School Building	Does not exist
PLAYING SURFACE	Does not exist
RETAINING WALLS	Inaccessible
SEATING	Inspected
Benches	Inspected
Concrete	Does not exist
Metal/Wood/Plastic	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Bleachers	Does not exist
SITE WALLS (NOT RETAINING WALLS)	Inaccessible
STAIRS/RAMPS: EXTERIOR	Inspected
Site Cheek/flank Walls	Inspected

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Architectural Inspection

M087

Question	Response
SITE	
STAIRS/RAMPS: EXTERIOR	
Site Cheek/flank Walls	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Railings	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stairs/ramps	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Architectural Inspection

M087

Does the SCA expect asset to have artwork?

No