

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

Architectural Inspection

M101

Asset: P.S. 101 - MANHATTAN, 141 EAST 111 STREET, MANHATTAN, NY, 10029

Inspection Id	Inspection Type	Time In	Last Edited
2573	ARCHITECTURAL - SENIOR	2024-01-22 07:53AM	2024-06-03 08:01PM
2584	ARCHITECTURAL - ASSOCIATE	2024-01-22 09:05AM	2024-06-03 01:13PM

Asset Data

Question	Answer
Was the Building Fully Accessible for Inspection?	No
Inspection Inaccessible Comment	Locker Room and Shower Room (storage); Playing Field (snow)
Principal(s) Information	
Principal Name	Daliz Vasquez
Principal Organization	P.S. / I.S. 375 - Manhattan
Meeting with Principal?	Yes
Principal Feedback	The Principal's comments are as follows: 1. The Custodial Staff toilets in the basement are old and need to be updated
Principal Name	Sarah Collins
Principal Organization	Success Academy Charter School - Harlem 3
Meeting with Principal?	Yes
Principal Feedback	The Principal had no comments about the condition of the building at this time.
Principal Name	Elena Rivas
Principal Organization	M811 - SPED
Meeting with Principal?	Yes
Principal Feedback	The Assistant Principal, Karl Danticat, provided comments on behalf of the Principal as follows: 1. The toilets are old and in need of an upgrade
Custodian	Edinson Sanchez
Was the Custodian Present?	Yes
Fireman	Alvaro Erick Delgado
Was the Fireman Present?	Yes
Building Square Footage	119,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	None
Comments on the Stories (Floors) plus Basements	5+B+PH
Comments on the Year Built	1910
Student Population	780
Staff Population	156
Comments on the Number of Classrooms	56
Weather	Fair
Facade Photo	



East 111th Street - East View

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

Architectural Inspection

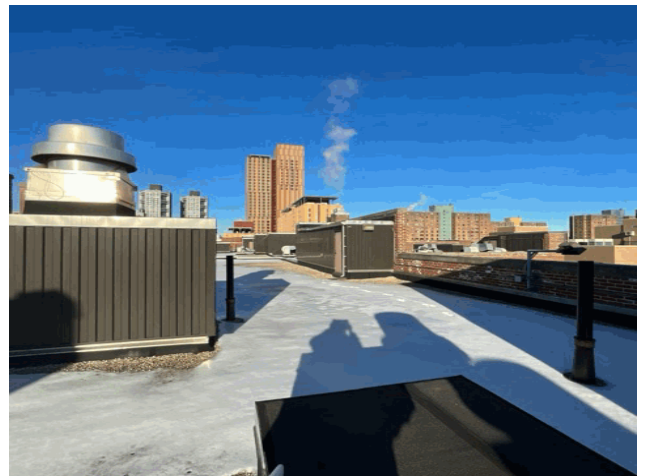
M101

Main Entrance Photo



Facade A - East 111th 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: Limited Exterior Door Replacement

Years: 2023

Systems: Sidewalk vault doors

Years: 2018

Systems: New Play Yard Equipment

Years: 2015

Systems: HC accessibility upgrades including: New Passenger Elevator and Unisex HC Toilet Rooms, Five (5) interior HC Lifts, New Exterior Ramps and HC Compliant Exterior Doors

Years: 2012

Systems: New Computer Room 420; Exterior Window Guard repairs

Years: 2011

Systems: New Computer Room 420

Years: 2011

Systems: Complete Roofing replacement and Limited Plaza Deck Paver replacement (Roof 5); Limited Parapet and Exterior Masonry repairs

Years: 2007

Systems: Library upgrade

Years: 2004

Systems: Limited Plaza Deck Paver replacement (Roof 4)

Years: 2001

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

Architectural Inspection

M101

Have any Systems/Major Building Components been upgraded?

Systems: Limited Exterior Door replacement

Years: 1998

Systems: Limited Window and Exterior Guard replacement (all locations except for the Wood Windows in the Basement)

Years: 1995

Have there been any New Building Additions?

2012 (+ 2000 SF)

1927 (+ 47000 SF)




Tandem

No Tandem

Leased Space?

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	Multiple large Potholes are a potential tripping.	Student Use Paving	Schoolyard	Juan Morales	Custodian	
Yes	Potential Falling Debris	Rusty and loose hanging metal pan at the cinder concrete arch on the floor slab above is a potential safety hazard	Floor Structure	Basement - Boiler room	Juan Morales	Custodian	
Yes	Potential Falling Debris	Loose concrete on steel columns is a potential falling debris hazard	Roof Structure	Library at northwest corner	Juan Morales	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?	Yes
Accessible classrooms exists on each floor?	Yes
Boys and Girls or Unisex accessible toilets exist on at least every other floor?	Yes
If the following spaces exist, are they ALL accessible? Art Room, Auditorium, Cafeteria, Computer, Gymnasiums, Library, Multipurpose Room, Science Labs	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	Yes	Yes				
------------------------------	-----	-----	--	--	--	--

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Architectural Inspection

M101

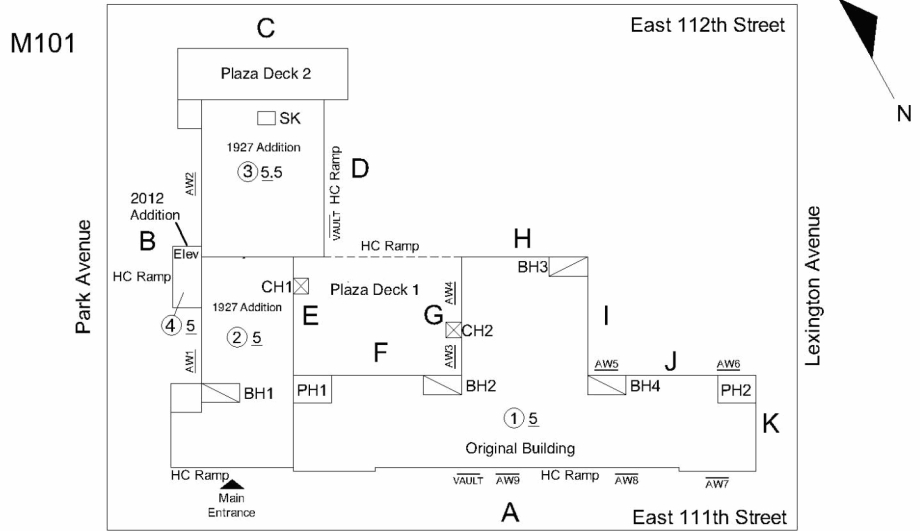
Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
Interior Corridor Doors And Hardware	Yes	Yes				
Interior Corridors & Lobbies		No		CHANGE IN ELEVATION		
Interior Elevators	Yes	Yes				
Interior Lobby Doors And Hardware		Yes				
Interior Ramps	No					
Rooms & Spaces						
Art Rooms	No					
Auditorium						
1st Floor	Yes	Yes			FM System	Yes
Cafeteria						
1st Floor	Yes	Yes			Not Determine	Yes
Classrooms						
2nd - 5th Floors	Yes	Yes				
Computer Rooms						
Room 420	Yes	Yes				
Gymnasium						
5th Floor	Yes	Yes			FM System	Yes
4th Floor	Yes	Yes			Not Determine	Yes
Library						
Room 135	Yes	Yes				
Main Office						
Rooms 218 (P.S./ I.S. 375); 312 (SACS) and 412 (M811 SPED)	Yes	Yes				
Multi-purpose Room						
1st Floor - East	Yes	Yes			Not Determine	Yes
1st Floor - West	Yes	Yes			Not Determine	Yes
Nurse's Office						
Rooms 120B and 407	Yes	Yes				
Pool	No					
Science Lab	No					
Toilet Rooms (boys)						
1st - 5th Floors (Unisex)	Yes	Yes				
Toilet Rooms (girls)						
1st - 5th Floors (Unisex)	Yes	Yes				
Toilet Rooms (staff)						
1st - 5th Floors (Unisex)	Yes	Yes				

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

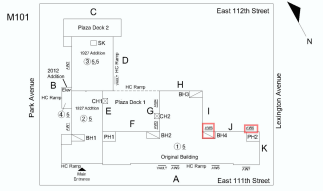

Architectural Inspection

M101

Building Template



Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Inspected
Instance on AW1-AW9	Inspected
Instance Condition	3- Fair
Instance Quantity	9
Instance Quantity Uom	EACH
Deficiency	AREAWAY WALLS:CRACKS AND SPALLING
Deficiency Location/Instance	
Deficiency Quantity	15
Quantity Uom	S.F.
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
Deficiency	AREAWAY WALLS:DETERIORATED JOINTS AT COPING STONES

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

Architectural Inspection

M101

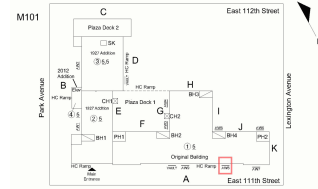
Question

Response

EXTERIOR

AREAWAY

Deficiency Location/Instance



Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo 1

10
L.F.
MAINTENANCE
PRIORITY 3
LEVEL 2



Deficiency Photo 2
Violations

Areaway AW8
No photo recorded
No violations recorded

AWNINGS AND CANOPIES

Condition

Inspected
2- Between Good and Fair

Deficiency

No deficiencies recorded

CHIMNEY

Material Type(s)

Inspected
Masonry

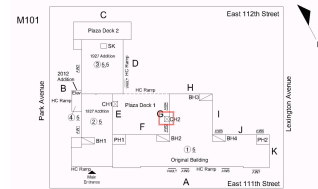
Condition

3- Fair

Deficiency

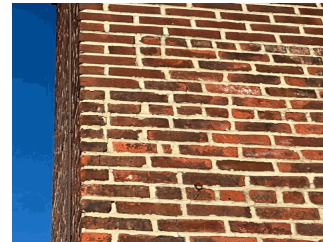
BRICK:MINOR CRACKS, SPALLING

Deficiency Location/Instance



Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo 1

50
S.F.
RESTITCH
PRIORITY 3
LEVEL 2



Deficiency Photo 2
Violations

Chimney CH2
No photo recorded
No violations recorded

COPING

Inspected

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

Architectural Inspection

M101

Question

Response

EXTERIOR

COPING

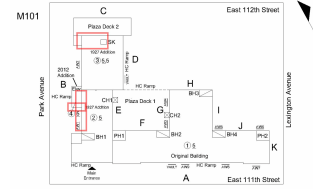
Condition

3- Fair

Deficiency

CAST STONE:DETERIORATED TRANSVERSE JOINTS

Deficiency Location/Instance



Deficiency Quantity

50

Quantity Uom

L.F.

Potential Action

MAINTENANCE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Facade B on Roof 6

Deficiency Photo 2

No photo recorded

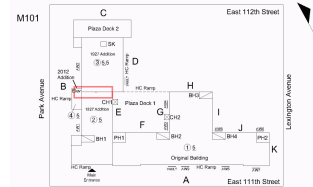
Violations

No violations recorded

Deficiency

TERRA COTTA:DETERIORATED TRANSVERSE JOINTS

Deficiency Location/Instance



Deficiency Quantity

30

Quantity Uom

L.F.

Potential Action

MAINTENANCE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Roof 3

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

Deficiency

TERRA COTTA:CRACKED/BROKEN PIECES

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Architectural Inspection

M101

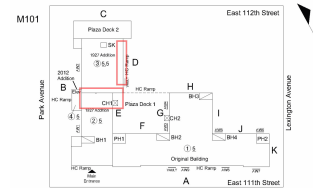
Question

Response

EXTERIOR

COPING

Deficiency Location/Instance



Deficiency Quantity

50

Quantity Uom

L.F.

Potential Action

REPLACE-IN-KIND

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Deficiency Photo 2

Roof 3

Violations

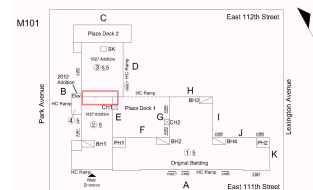
No photo recorded

No violations recorded

Deficiency

STONE:CRACKED/BROKEN PIECES

Deficiency Location/Instance



Deficiency Quantity

30

Quantity Uom

L.F.

Potential Action

REPLACE-IN-KIND

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Deficiency Photo 2

Facade H on Roof 3

Violations

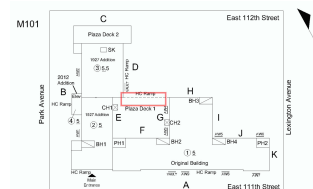
No photo recorded

No violations recorded

Deficiency

CAST STONE:CRACKED/BROKEN PIECES


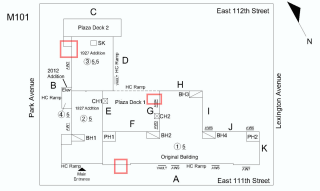

Deficiency Location/Instance



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

Architectural Inspection

M101

Question	Response
EXTERIOR	
COPING	
Deficiency Quantity	40
Quantity Uom	L.F.
Potential Action	REPLACE-IN-KIND
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Facade H at Plaza Deck 5
Violations	No photo recorded No violations recorded
CORNICE	
Condition	Inspected 2- Between Good and Fair
Deficiency	No deficiencies recorded
DOORS	
DOORS AND FRAMES	
Condition	Inspected 3- Fair
Deficiency	METAL CLAD:DETERIORATED DOOR AND FRAME - MINOR DETERIORATION
Deficiency Location/Instance	
Deficiency Quantity	9
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Exit 3
Violations	No photo recorded No violations recorded
Deficiency	METAL CLAD:AIR/WATER INFILTRATION, DETERIORATED JOINTS WITH DAMAGED CAULKING

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

Architectural Inspection

M101

Question

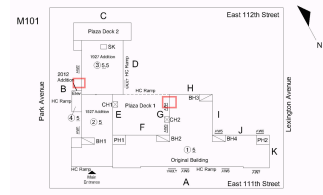
Response

EXTERIOR

DOORS

DOORS AND FRAMES

Deficiency Location/Instance



Deficiency Quantity

35

Quantity Uom

L.F.

Potential Action

MAINTENANCE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Deficiency Photo 2

Exit 9

Violations

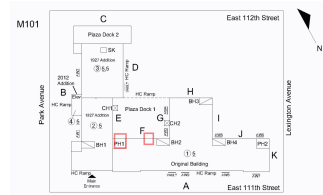
No photo recorded

No violations recorded

Deficiency

METAL CLAD:DETERIORATED DOOR - MAJOR DETERIORATION

Deficiency Location/Instance



Deficiency Quantity

4

Quantity Uom

EACH

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo 1



Deficiency Photo 2

Exit 8

Violations

No photo recorded

No violations recorded

DOOR HARDWARE

Condition

Inspected

Deficiency

3- Fair

No deficiencies recorded

LINTELS

Condition

Inspected

2- Between Good and Fair

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

Architectural Inspection

M101

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

EXTERIOR

DOORS

LINTELS

Deficiency

No deficiencies recorded

TRANSOM/SIDE LIGHT

Inspected

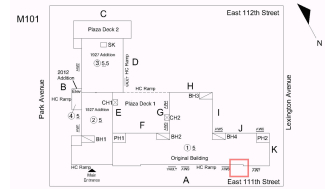
Condition

3- Fair

Deficiency

WOOD:EXCESSIVELY WEATHERED

Deficiency Location/Instance



Deficiency Quantity

50

Quantity Uom

S.F.

Potential Action

REPAIR

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Exit 1

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

EXTERIOR WALLS

Inspected

Material Type(s)

Masonry

Replacement Quantity

40,000

Replacement Uom

S.F.

Instance on All Facades

Inspected

Instance Condition

4- Between Fair and Poor

Instance Quantity

40,000

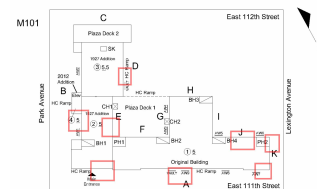
Instance Quantity Uom

S.F.

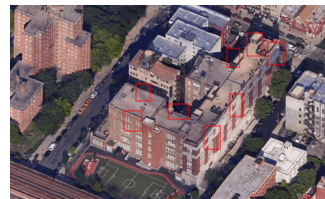
Deficiency

BRICK:WATER INFILTRATION IN INSTRUCTIONAL SPACE

Roof Plan Reference



Elevation



Elevation Reference

Facades A, B, D, E and J

Deficiency Quantity

900

Quantity Uom

S.F.

Potential Action

REPAIR

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

Architectural Inspection

M101

Question

Response

EXTERIOR

EXTERIOR WALLS

Urgency of Action
Purpose of Action
Deficiency Photo 1

**PRIORITY 5
LEVEL 2**



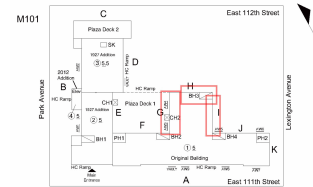
Room 508 shown, also in Rooms 408, 422, 423, 509, 511, 512, 521, 523

Deficiency Photo 2
Violations

No photo recorded
No violations recorded

Deficiency
Roof Plan Reference

BRICK:EFFLORESCENCE



Elevation



Elevation Reference
Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo 1

Facade I
800
S.F.
MAINTENANCE
PRIORITY 1
LEVEL 1

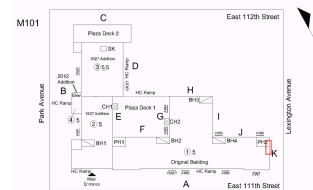


Deficiency Photo 2
Violations

Facades G, H and I
No photo recorded
No violations recorded

Deficiency
Roof Plan Reference

STUCCO CEMENT SURFACE:CRACKS, SPALLING



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

Architectural Inspection

M101

Question

Response

EXTERIOR

EXTERIOR WALLS

Elevation



Facade K

Elevation Reference

50

Deficiency Quantity

S.F.

Quantity Uom

REPLACE

Potential Action

PRIORITY 4

Urgency of Action

LEVEL 2

Purpose of Action

Deficiency Photo 1



Facade K (faux stone)

Deficiency Photo 2

No photo recorded

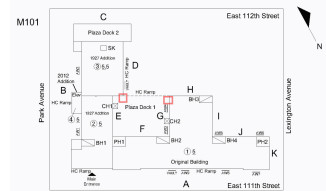
Violations

No violations recorded

Deficiency

STONE:CHIPPED/SPALLED/BROKEN PIECES - MAJOR

Roof Plan Reference



Elevation



Facades D and H

Elevation Reference

50

Deficiency Quantity

S.F.

Quantity Uom

REPLACE

Potential Action

PRIORITY 4

Urgency of Action

LEVEL 2

Purpose of Action

Deficiency Photo 1



On Plaza Deck 4

Deficiency Photo 2

No photo recorded

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

Architectural Inspection

M101

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

EXTERIOR

EXTERIOR WALLS

Violations

No violations recorded

EXTERIOR SOFFITS

Condition

Inspected

Deficiency

2- Between Good and Fair

LOADING DOCK

Does not exist

LOUVER

Condition

Inspected

Deficiency

2- Between Good and Fair

PARAPETS

Material Type(s)

Inspected

Replacement Quantity

Masonry

Replacement Uom

10,000

Instance on All Facades

C.F.

Instance Condition

Inspected

Instance Quantity

3- Fair

Instance Quantity Uom

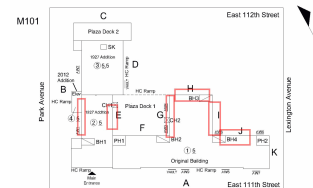
10,000

Deficiency

CF

Deficiency Location/Instance

BRICK:EFFLORESCENCE



Deficiency Quantity

350

Quantity Uom

S.F.

Potential Action

MAINTENANCE

Urgency of Action

PRIORITY 1

Purpose of Action

LEVEL 1

Deficiency Photo 1



Facade F on Roof 1

Deficiency Photo 2

No photo recorded

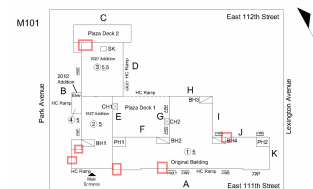
Violations

No violations recorded

Deficiency

Deficiency Location/Instance

BRICK:MINOR CRACKS, SPALLING



Deficiency Quantity

175

Quantity Uom

S.F.

Potential Action

REPAIR

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

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

Architectural Inspection

M101

Question

Response

EXTERIOR

PARAPETS

Deficiency Photo 1



Facade C on Roof 3

Deficiency Photo 2

No photo recorded

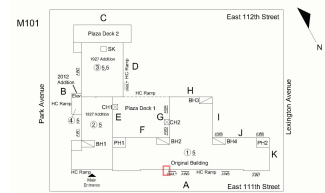
Violations

No violations recorded

Deficiency

BRICK:MAJOR DETERIORATION/CRACKS

Deficiency Location/Instance



Deficiency Quantity

25

Quantity Uom

S.F.

Potential Action

REMOVE AND REBUILD

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo 1



Roof 1 at Facade A

Deficiency Photo 2

No photo recorded

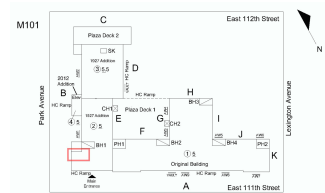
Violations

No violations recorded

Deficiency

BRICK:DETERIORATED JOINTS

Deficiency Location/Instance



Deficiency Quantity

100

Quantity Uom

S.F.

Potential Action

REPOINT

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

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

Architectural Inspection

M101

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

EXTERIOR

PARAPETS

Deficiency Photo 1



Facade B on Roof 2

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

PLAZA DECK

Inspected

Instance on Concrete:Plaza Deck 1

Inspected

Instance Condition

4- Between Fair and Poor

Instance Quantity

2,000

Instance Quantity Uom

S.F.

Installation Year

2007

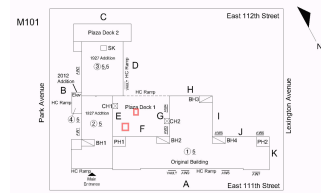
Source of Installation Year

Documented

Deficiency

CONCRETE:MAJOR CRACKS

Deficiency Location/Instance



Deficiency Quantity

30

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo 1



From old Oil Tank Room below

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

Instance on Pavers:Plaza Deck 2

Inspected

Instance Condition

4- Between Fair and Poor

Instance Quantity

1,600

Instance Quantity Uom

S.F.

Installation Year

2001

Source of Installation Year

Documented

Deficiency

PAVERS:MAJOR ACTIVE PLAZA DECK LEAKS IN INSTRUCTIONAL SPACE

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

Architectural Inspection

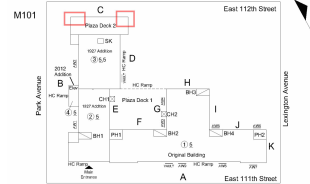
M101

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

EXTERIOR

PLAZA DECK

Deficiency Location/Instance



Deficiency Quantity

50

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 5

Purpose of Action

LEVEL 2

Deficiency Photo 1



Deficiency Photo 2

Library

Violations

No photo recorded

No violations recorded

ROOF

Inspected

ROOFING

Inspected

ROOF HATCH/SMOKE HATCH

Inspected

Condition

2- Between Good and Fair

Deficiency

No deficiencies recorded

LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS

Inspected

Condition

2- Between Good and Fair

Deficiency

No deficiencies recorded

ROOF BARRIER/FENCE

Inspected

Condition

2- Between Good and Fair

Deficiency

No deficiencies recorded

ROOF CAGE

Does not exist

ROOFING

Inspected

Replacement Quantity

23,400

Replacement Uom

S.F.

Instance on Built-Up:Roofs 1-3

Inspected

Instance Roof Photo



Roof 2

Instance Condition

3- Fair

Instance Quantity

23,000

Instance Quantity Uom

S.F.

Does the roof have major mechanical equipment sitting on Dunnage Steel less than 18" above the Roofing?

No

Does this Roof Instance have a Sustainable Roof System?

No

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

Architectural Inspection

M101

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

EXTERIOR

ROOF

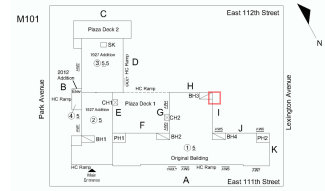
ROOFING

ROOFING

Do solar panels exist on these roofs?	No
Is/Are the roof(s) suitable for Solar Panel installation?	Yes
Installation Year	2007
Source of Installation Year	Documented

Deficiency	BUILT-UP:ROOFING:MAJOR ACTIVE ROOF LEAKS IN INSTRUCTIONAL SPACE
------------	---

Deficiency Location/Instance



Deficiency Quantity

50

Quantity Uom

S.F.

Potential Action

REPLACE ROOFING WITHOUT MAJOR EQUIPMENT REMOVAL

Urgency of Action

PRIORITY 5

Purpose of Action

LEVEL 2

Deficiency Photo 1



Exit 10

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

Instance on Modified Bitumen:Roof 4

Inspected

Instance Roof Photo



Roof 4

Instance Condition

3- Fair

Instance Quantity

400

Instance Quantity Uom

S.F.

Does the roof have major mechanical equipment sitting on Dunnage Steel less than 18" above the Roofing?

No

Does this Roof Instance have a Sustainable Roof System?

No

Do solar panels exist on these roofs?

No

Is/Are the roof(s) suitable for Solar Panel installation?

No

Installation Year

2012

Source of Installation Year

Inspector Estimate

Deficiency

No deficiencies recorded

ROOFING DRAINS

Inspected

Condition

2- Between Good and Fair

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

Architectural Inspection

M101

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

EXTERIOR

ROOF

ROOFING

ROOFING DRAINS

Deficiency	No deficiencies recorded
------------	--------------------------

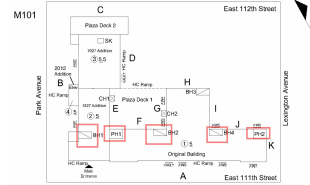
SPECIALTIES

BULKHEAD/PENTHOUSE

Condition	4- Between Fair and Poor
-----------	--------------------------

Deficiency	BULKHEAD/PENTHOUSE WALLS/INTERIOR:PLASTER CRACKS/SPALLING
------------	--

Deficiency Location/Instance



Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo 1

600
S.F.
REPLACE
PRIORITY 3
LEVEL 2



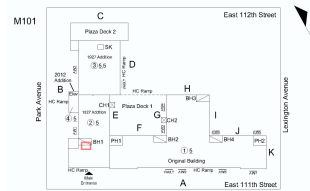
Deficiency Photo 2
Violations

Bulkhead BH2
No photo recorded
No violations recorded

Deficiency

Deficiency Location/Instance

BULKHEAD/PENTHOUSE WINDOWS:DAMAGED,
DETERIORATED WINDOWS



Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo 1

25
S.F.
MAINTENANCE
PRIORITY 3
LEVEL 2



Deficiency Photo 2

Bulkhead BH1
No photo recorded

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

Architectural Inspection

M101

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

EXTERIOR

ROOF

SPECIALTIES

BULKHEAD/PENTHOUSE

Violations

No violations 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

2- Between Good and Fair

Deficiency

No deficiencies recorded

ROOF/GRAVITY TANK

Inspected

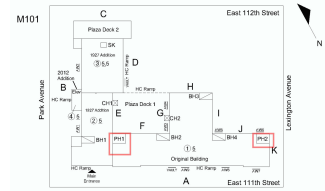
Condition

3- Fair

Deficiency

TANK:NOT IN USE - MINOR DETERIORATION

Deficiency Location/Instance



Deficiency Quantity

2

Quantity Uom

EACH

Potential Action

NO ACTION

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Penthouse PH1

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

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

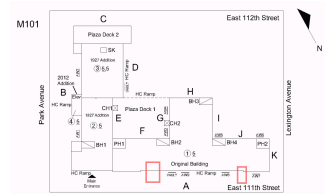
Condition

4- Between Fair and Poor

Deficiency

STONE:WORN-OUT TREAD/RISER/NOSING

Deficiency Location/Instance



Deficiency Quantity

40

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

Architectural Inspection

M101

Question

Response

EXTERIOR

STAIRS/RAMPS: EXTERIOR

STAIRS/RAMPS

Quantity Uom
Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo 1

S.F.
REPLACE
PRIORITY 4
LEVEL 2



Exit 1

No photo recorded

No violations recorded

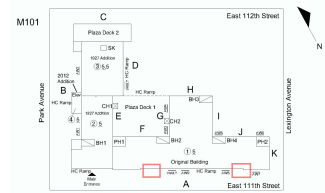
Deficiency Photo 2

Violations

Deficiency

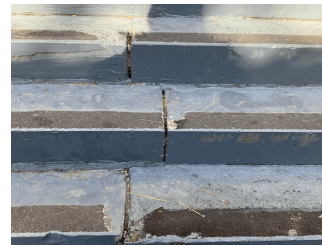
Deficiency Location/Instance

STONE:DETERIORATED JOINTS



Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo 1

50
L.F.
REPOINT
PRIORITY 3
LEVEL 2



Exit 1

No photo recorded

No violations recorded

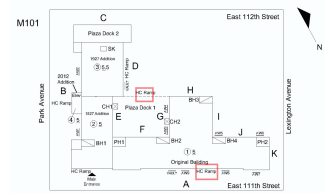
Deficiency Photo 2

Violations

Deficiency

Deficiency Location/Instance

CONCRETE:CRACKS/SPALLING - MINOR





Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action

80
S.F.
REPAIR
PRIORITY 3
LEVEL 2

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

Architectural Inspection

M101

Question	Response
EXTERIOR	
STAIRS/RAMPS: EXTERIOR	
STAIRS/RAMPS	
Deficiency Photo 1	
Deficiency Photo 2	HC Ramp to Plaza Deck 5
Violations	No photo recorded No violations recorded
WINDOWS	Inspected
Replacement Quantity	16,000
Replacement Uom	S.F.
EXTERIOR GUARDS	Inspected
Condition	3- Fair
Deficiency	DETERIORATED/TORN-OUT/MISSING
Roof Plan Reference	
Elevation	
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Facade C at Plaza Deck 4
Violations	No photo recorded No violations recorded
LINTELS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
WINDOWS	Inspected
Material Type(s)	Aluminum, Solid Wood
Instance on Aluminum - Double Hung:All Facades	Inspected

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

Architectural Inspection

M101

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

EXTERIOR

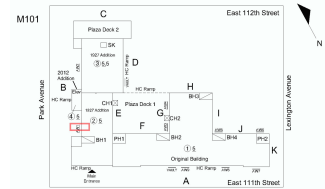
WINDOWS

WINDOWS

Instance Condition	3- Fair
Instance Quantity	14,200
Instance Quantity Uom	S.F.
Installation Year	1995
Source of Installation Year	Documented
Are these windows insulated?	No

Deficiency **ALUMINUM - DOUBLE HUNG:INOPERABLE BALANCE**

Roof Plan Reference



Elevation



Elevation Reference

Facade B

Deficiency Quantity

4

Quantity Uom

EACH

Potential Action

REPLACE BALANCES

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Kitchen

Deficiency Photo 2

No photo recorded

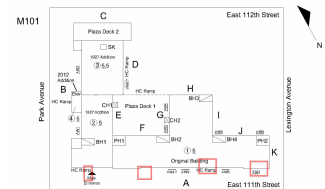
Violations

No violations recorded

Deficiency

ALUMINUM - DOUBLE HUNG:DETERIORATED

Roof Plan Reference



Elevation



Elevation Reference

Facade A

Deficiency Quantity

300

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

Architectural Inspection

M101

Question

Response

EXTERIOR

WINDOWS

WINDOWS

Quantity Uom
Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo 1

S.F.
REPLACE WINDOW
PRIORITY 4
LEVEL 2



Room 408

Deficiency Photo 2
Violations

No photo recorded
No violations recorded

Instance on Wood:5th Floor

Inspected

Instance Condition

5- Poor

Instance Quantity

1,300

Instance Quantity Uom

S.F.

Installation Year

1995

Source of Installation Year

Documented

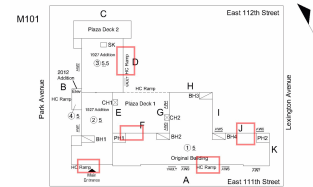
Are these windows insulated?

No

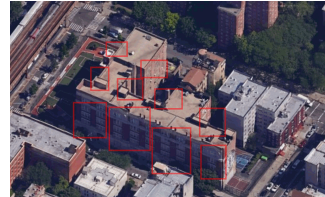
Deficiency

WOOD:DETERIORATED

Roof Plan Reference



Elevation



Elevation Reference

Facades A, D, F and J

Deficiency Quantity

400

Quantity Uom

S.F.

Potential Action

REPLACE WINDOW

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo 1



Room 523 (missing pane with plastic panel)

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

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

Architectural Inspection




M101

Question	Response
EXTERIOR	
WINDOWS	
WINDOWS	
Instance on Wood:Basement	Inspected
Instance Condition	5- Poor
Instance Quantity	500
Instance Quantity Uom	S.F.
Installation Year	1910
Source of Installation Year	Custodial Staff
Are these windows insulated?	No
Deficiency	WOOD:DETERIORATED
Roof Plan Reference	
Elevation	
Elevation Reference	Facades A, B and J
Deficiency Quantity	330
Quantity Uom	S.F.
Potential Action	REPLACE WINDOW
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo 1	
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	STEEL COLUMNS/BEAMS:MAJOR RUSTING
Deficiency Location/Instance	Basement
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5

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

Architectural Inspection

M101

Question	Response
INTERIOR	
STRUCTURAL	
COLUMNS/BEAMS/BEARING WALLS	
Deficiency Photo 1	
Deficiency Photo 2	Old Oil Tank Room
Violations	No photo recorded No violations recorded
Deficiency	MASONRY BEARING WALL:CRACKED/SPALLED
Deficiency Location/Instance	Basement
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	RESTITCH
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	Old Oil Tank Room
Violations	No photo recorded No violations recorded
Deficiency	STEEL COLUMNS/BEAMS:DETERIORATED/MISSING PLASTER FIREPROOFING
Deficiency Location/Instance	Basement
Deficiency Quantity	225
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	Basement Mechanical Equipment Room shown, also in Electrical Panel Room, old Telephone Room
Violations	No photo recorded No violations recorded
Deficiency	STEEL COLUMNS/BEAMS:DETERIORATED MASONRY FIREPROOFING
Deficiency Location/Instance	Basement
Deficiency Quantity	90

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

Architectural Inspection

M101

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

INTERIOR

STRUCTURAL

COLUMNS/BEAMS/BEARING WALLS

Quantity Uom
Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo 1

S.F.
REPLACE
PRIORITY 3
LEVEL 5



Basement Mechanical Equipment Room

Deficiency Photo 2
Violations

No photo recorded
No violations recorded

Deficiency

STEEL COLUMNS/BEAMS:DETERIORATED CONCRETE FIREPROOFING

Deficiency Location/Instance
Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo 1

Basement
10
S.F.
REPLACE
PRIORITY 3
LEVEL 5



Water meter Room

Deficiency Photo 2
Violations

No photo recorded
No violations recorded

FLOOR STRUCTURE

Condition

Inspected

Deficiency

4- Between Fair and Poor

Deficiency Location/Instance
Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo 1

CINDER CONCRETE ARCH:METAL PAN DETERIORATED, SPALLED
Basement
150
S.F.
REPAIR
PRIORITY 5
LEVEL 6





Boiler Room (next to Boiler #1)

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

Architectural Inspection

M101

Question	Response
INTERIOR	
STRUCTURAL	
FLOOR STRUCTURE	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	CONCRETE SLAB ON GRADE:THRU CRACKS
Deficiency Location/Instance	Basement
Deficiency Quantity	175
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
	Electrical Panel Room shown, also Basement Mechanical Equipment Room and near Gas Meter Room
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
FOUNDATION WALLS	
Material Type(s)	Inspected Concrete, Masonry
Condition	4- Between Fair and Poor
Deficiency	CONCRETE:CRACKED/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	Basement
Deficiency Quantity	75
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
	Oil Tank Room shown, also Basement Storage Room
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	BRICK:WATER INFILTRATION IN NON-INSTRUCTIONAL SPACE
Deficiency Location/Instance	Basement
Deficiency Quantity	300
Quantity Uom	S.F.
Potential Action	INSTALL WATERPROOFING
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 5

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

Architectural Inspection



M101

Question	Response
INTERIOR	
STRUCTURAL	
FOUNDATION WALLS	
Deficiency Photo 1	
Deficiency Photo 2	Boiler Room (next to boiler #1) shown, also Workshop Storage Closet
Violations	No photo recorded No violations recorded
ROOF STRUCTURE	
Condition	Inspected 3- Fair
Deficiency	CONCRETE:CRACKED/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	1st Floor
Deficiency Quantity	60
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo 1	
Deficiency Photo 2	Library
Violations	No photo recorded No violations recorded
VAULTS-BUNKERS	
Foundation Walls	
Condition	Inspected 2- Between Good and Fair
Deficiency	CRACKS, SPALLING
Deficiency Location/Instance	Basement
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	Ash Hoist Vault No photo recorded

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

Architectural Inspection

M101

Question	Response
INTERIOR	
STRUCTURAL	
VAULTS-BUNKERS	
Foundation Walls	
Violations	No violations recorded
Slab Structure	Inspected
Condition	3- Fair
Deficiency	STEEL COLUMNS/BEAMS:DETERIORATED CONCRETE FIREPROOFING
Deficiency Location/Instance	Basement
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	Ash Hoist Vault
Violations	No photo recorded No violations recorded
Vault/Ash Hoist Doors and Framing	Inspected
Condition	5- Poor
Deficiency	DETERIORATED/DAMAGED VAULT/ASH HOIST DOORS AND FRAMING
Deficiency Location/Instance	Basement
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Ash Hoist Vault
Violations	No photo recorded No violations recorded
AUDITORIUM	Inspected
Instance on 1st Floor (396 Seats)	Inspected
Ceiling	
Instance on 1st Floor (396 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on 1st Floor (396 Seats)	Inspected
Instance Condition	2- Between Good and Fair

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

Architectural Inspection

M101

Question	Response
INTERIOR	
AUDITORIUM	
Door(s)	
Deficiency	No deficiencies recorded
Fixed H/C Lift	
Instance on 1st Floor (396 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fixed Seating	
Instance on 1st Floor (396 Seats)	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Floor Finish	
Instance on 1st Floor (396 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Sliding-folding Partition	
Instance on 1st Floor (396 Seats)	Does not exist
Stage	
Instance on 1st Floor (396 Seats)	Inspected
Stage	
Instance on 1st Floor (396 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stage Curtain Rigging	
Instance on 1st Floor (396 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stage Curtains	
Instance on 1st Floor (396 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	
Instance on 1st Floor (396 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Window Curtains/Shades/Blinds	
Instance on 1st Floor (396 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CAFETERIA	Inspected
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	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Entrance
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE

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

Architectural Inspection




M101

Question	Response
INTERIOR	
CAFETERIA	
Door(s)	
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	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Center
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Center
Violations	No photo recorded No violations 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	
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	5- Poor

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

Architectural Inspection

M101

Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Door(s)	
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Rooms 309, 407, 408, 410
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 410
Violations	No photo recorded No violations recorded
Deficiency	METAL CLAD WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Room 406, Corridor near Room 221
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	Room 406
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	Corridor near Auditorium , Exit Vestibule 3
Deficiency Quantity	35
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



M101

Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Floor Finish	
Deficiency Photo 2	Corridor near Auditorium
Violations	No photo recorded
Deficiency	No violations recorded
Deficiency Location/Instance	TERRAZZO:CRACKS
Deficiency Quantity	Main Entrance Lobby
Quantity Uom	50
Potential Action	S.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
Deficiency Photo 1	LEVEL 2
	
Deficiency Photo 2	Main Entrance Lobby
Violations	No photo recorded
Deficiency	No violations recorded
Deficiency Location/Instance	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Quantity	Corridor near Rooms 410, 521, 527, Rooms 401, 424, and others
Quantity Uom	500
Potential Action	S.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
Deficiency Photo 1	LEVEL 2
	
Deficiency Photo 2	Corridor near Room 527
Violations	No photo recorded
	No violations recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	PLASTER:CRACKS/SPALLING
Deficiency Location/Instance	Main Entrance Lobby, Corridor near Rooms 404, 418, 427, 523, and others
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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

Architectural Inspection



M101

Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Walls	
Deficiency Photo 1	
	Main Entrance Lobby
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	PLASTER:CRACKS/SPALLING - ACTIVE LEAK
Deficiency Location/Instance	Rooms 408, 422, 423, 508, 509, 511, 512, 521, 523
Deficiency Quantity	150
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Room 508
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Specialties	Inspected
Classroom Locker(s)	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fixed Seating	Does not exist
GYMNASIUM	Inspected
Instance on 4th Floor	Inspected
Instance on 5th Floor	Inspected
Ceiling	
Instance on 4th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on 5th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on 4th Floor	Inspected
Instance Condition	3- Fair
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Entrance
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE

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

Architectural Inspection

M101

Question	Response
INTERIOR	
GYMNASIUM	
Door(s)	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Entrance
Violations	No photo recorded
Instance on 5th Floor	No violations recorded
Instance Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
Fixed Equipment	
Instance on 4th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on 5th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Instance on 4th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on 5th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	VINYL TILES:BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Office
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	Office
Violations	No photo recorded
	No violations recorded
Seating	
Instance on 4th Floor	Does not exist
Instance on 5th Floor	Does not exist
Sliding-folding Partition	
Instance on 4th Floor	Does not exist

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

Architectural Inspection

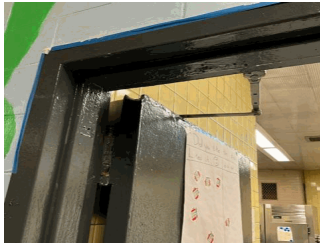

M101

Question	Response
INTERIOR	
GYMNASIUM	
Sliding-folding Partition	
Instance on 5th Floor	Does not exist
Stage	
Instance on 4th Floor	Does not exist
Instance on 5th Floor	Does not exist
Walls	
Instance on 4th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on 5th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	PLASTER:CRACKS/SPALLING
Deficiency Location/Instance	Near Windows, Office
Deficiency Quantity	30
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
Window Curtains/Shades/Blinds	
Instance on 4th Floor	Does not exist
Instance on 5th Floor	Does not exist
INTERIOR DOOR HARDWARE	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
INTERIOR GUARDS	Inspected
Condition	2- Between Good and Fair
Deficiency	DETERIORATED/TORN-OUT/MISSING
Deficiency Location/Instance	Stair BC/3,4
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

M101

Question	Response
INTERIOR	
INTERIOR GUARDS	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
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	4- Between Fair and Poor
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	
	Entrance
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	METAL CLAD WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Storage Room 125
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Storage Room 125
Deficiency Photo 2	No photo recorded
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	Prep Area
Deficiency Quantity	10
Quantity Uom	S.F.

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

Architectural Inspection

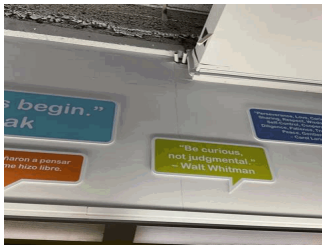

M101

Question	Response
INTERIOR	
KITCHEN	
Floor Finish	
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Prep Area
Violations	No photo recorded 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 Sinks
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 Sinks
Violations	No photo recorded No violations recorded
LIBRARY	
Instance on Room 135	Inspected
Built-in Furnishing	
Instance on Room 135	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Ceiling	
Instance on Room 135	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on Room 135	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Instance on Room 135	Inspected
Instance Condition	2- Between Good and Fair

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

Architectural Inspection

M101

Question	Response
INTERIOR	
LIBRARY	
Floor Finish	
Deficiency	No deficiencies recorded
Walls	
Instance on Room 135	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	PLASTER:CRACKS/SPALLING
Deficiency Location/Instance	Near Entrance
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	Near Entrance
Violations	No photo recorded No violations recorded
LOCKER ROOM	
Instance on 4th Floor	Inspected Inaccessible
MULTI-PURPOSE ROOM	
Instance on 1st Floor - West	Inspected
Instance on 1st Floor - East	Inspected
Ceiling	
Instance on 1st Floor - West	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	PLASTER:CRACKS/SPALLING
Deficiency Location/Instance	Near Stairs
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Near Stairs
Violations	No photo recorded No violations recorded
Instance on 1st Floor - East	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	

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

Architectural Inspection


M101

Question	Response
INTERIOR	
MULTI-PURPOSE ROOM	
Door(s)	
Instance on 1st Floor - West	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on 1st Floor - East	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Exit 11 Vestibule
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Exit 11 Vestibule
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Fixed Equipment	
Instance on 1st Floor - West	Does not exist
Instance on 1st Floor - East	Does not exist
Floor Finish	
Instance on 1st Floor - West	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Near Entrance
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Near Entrance
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Instance on 1st Floor - East	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Sliding-folding Partition	
Instance on 1st Floor - West	Does not exist

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

Architectural Inspection

M101

Question	Response
INTERIOR	
MULTI-PURPOSE ROOM	
Sliding-folding Partition	
Instance on 1st Floor - East	Does not exist
Stage	
Instance on 1st Floor - West	Does not exist
Instance on 1st Floor - East	Does not exist
Walls	
Instance on 1st Floor - West	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on 1st Floor - East	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Window Curtains/Shades/Blinds	
Instance on 1st Floor - West	Does not exist
Instance on 1st Floor - East	Does not exist
SCIENCE DEMO ROOM	
Does not exist	
SCIENCE LAB	
Does not exist	
SCIENCE PREP ROOM	
Does not exist	
SHOWER ROOM	
Inspected	
Instance on 4th Floor	Inaccessible
STAIRS/RAMPS: INTERIOR	
Inspected	
Do Letter Stair Signs Exist?	Yes
Ceiling	
Condition	2- Between Good and Fair
Deficiency	PLASTER:CRACKS/SPALLING
Deficiency Location/Instance	Stair A/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	
Deficiency Photo 2	Stair A/2
Violations	No photo recorded
	No violations recorded
Door(s)	
Inspected	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Partition	
Inspected	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Railings	
Inspected	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stairs and Landings	
Inspected	
Condition	3- Fair

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

Architectural Inspection


M101

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

INTERIOR

STAIRS/RAMPS: INTERIOR

Stairs and Landings


Deficiency	VINYL TILES:BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Stairs A/1, HI/1, J/3
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	



Stair HI/1

Deficiency Photo 2 No photo recorded

Violations No violations recorded

Deficiency	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Stairs G/1, EF/1,5, HI/4,5, and others
Deficiency Quantity	300
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	




Stair HI/5

Deficiency Photo 2 No photo recorded

Violations No violations recorded

Walls

Condition Inspected
2- Between Good and Fair

Deficiency	CERAMIC TILE:BROKEN/ MISSING
Deficiency Location/Instance	Stairs BC/5, D/2,4, EF/5
Deficiency Quantity	60
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

M101

Question	Response
INTERIOR	
STAIRS/RAMPS: INTERIOR	
Walls	
Deficiency Photo 2	Stair EF/5
Violations	No photo recorded
Deficiency	No violations recorded
Deficiency Location/Instance	PLASTER:CRACKS/SPALLING
Deficiency Quantity	Stair J/5
Quantity Uom	30
Potential Action	S.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
Deficiency Photo 1	LEVEL 2
	
Deficiency Photo 2	Stair J/5
Violations	No photo recorded
	No violations recorded
TOILET ROOMS - STAFF	
Ceiling	Inspected
Condition	Inspected
Deficiency	2- Between Good and Fair
Door(s)	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	2- Between Good and Fair
Deficiency	CERAMIC TILE:BROKEN/MISSING TILES
Deficiency Location/Instance	In Room 407
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	In Room 407
Violations	No photo recorded
	No violations recorded
Stalls	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	Inspected

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

Architectural Inspection


M101

Question	Response
INTERIOR	
TOILET ROOMS - STAFF	
Walls	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
TOILET ROOMS - STUDENTS	
Inspected	Inspected
Ceiling	
Inspected	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Inspected	Inspected
Condition	3- Fair
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Room 223
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	Room 223
Violations	No photo recorded No violations recorded
Floor Finish	
Inspected	Inspected
Condition	2- Between Good and Fair
Deficiency	CERAMIC TILE:BROKEN/MISSING TILES
Deficiency Location/Instance	Room 419
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 419
Violations	No photo recorded No violations recorded
Stalls	
Inspected	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	
Inspected	Inspected
Condition	2- Between Good and Fair
Deficiency	CERAMIC TILE:BROKEN/ MISSING

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

Architectural Inspection



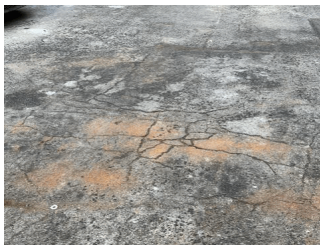
M101

Question	Response
INTERIOR	
TOILET ROOMS - STUDENTS	
Walls	
Deficiency Location/Instance	Room 419
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 419 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	5- Poor
Deficiency	BLOCKED
Deficiency Location/Instance	Soccer Field
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Culverts - Asphalt Covering	Does not exist
DRAINAGE SYSTEM FOR CONCRETE	Does not exist
DRAINAGE SYSTEM FOR SOIL	Does not exist
DRINKING FOUNTAINS	Does not exist
FENCES	Inspected
Condition	3- Fair
Deficiency	CONCRETE CURB:DAMAGED/DETERIORATED
Deficiency Location/Instance	Along East 111th Street
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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

Architectural Inspection



M101

Question	Response
SITE	
FENCES	
Deficiency Photo 1	
Deficiency Photo 2	Along East 111th Street
Violations	No photo recorded
Deficiency	No violations recorded
Deficiency Location/Instance	CHAIN LINK:DAMAGED/DETERIORATED
Deficiency Quantity	Along Lexington Avenue, East 111th Street
Quantity Uom	100
Potential Action	S.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
Deficiency Photo 1	LEVEL 2
	
Deficiency Photo 2	Along Lexington Avenue
Violations	No photo recorded
	No violations recorded
IRRIGATION SYSTEM	Does not exist
PAVING	Inspected
Student Non-Use	Inspected
Gravel Exists?	No
Asphalt	Inspected
Condition	3- Fair
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	Parking Lot
Deficiency Quantity	400
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Parking Lot
Violations	No photo recorded
	No violations recorded
Concrete	Inspected

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

Architectural Inspection

M101

Question	Response
SITE	
PAVING	
Student Non-Use	
Concrete	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Pavers	Does not exist
Student Use	Inspected
Gravel Exists?	No
Asphalt	Inspected
Condition	3- Fair
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	Schoolyard
Deficiency Quantity	400
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
Deficiency	POTHOLES
Deficiency Location/Instance	Schoolyard
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo 1	
Deficiency Photo 2	Schoolyard
Violations	No photo recorded No violations recorded
Concrete	Does not exist
Pavers	Does not exist
Site Sidewalks & Walkways	Does not exist
DOT Sidewalk	Inspected
Asphalt	Does not exist
Concrete	Inspected
Condition	4- Between Fair and Poor
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	Along East 111th Street, Park Avenue, Lexington Avenue

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

Architectural Inspection


M101

Question	Response
SITE	
PAVING	
DOT Sidewalk	
Concrete	
Deficiency Quantity	650
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Along East 111th Street
Violations	No photo recorded No violations recorded
Deficiency	DAMAGED CURBS
Deficiency Location/Instance	Along East 111th Street
Deficiency Quantity	50
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Along East 111th Street
Violations	No photo recorded No violations recorded
Deficiency	HEAVING
Deficiency Location/Instance	Along East 111th Street, East 112th Street, Park Avenue
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	Along East 111th Street
Violations	No photo recorded No violations recorded

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

Architectural Inspection

M101

Question	Response
SITE	
PAVING	
DOT Sidewalk	
Pavers	Does not exist
PLAYGROUNDS	Inspected
Instance on Courtyard	Inspected
Benches	
Instance on Courtyard	Does not exist
Fence	
Instance on Courtyard	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Pavement	
Instance on Courtyard	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Play Equipment	
Instance on Courtyard	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Safety Surfacing	
Instance on Courtyard	Inspected
Instance Condition	3- Fair
Deficiency	DETERIORATED/MISSING
Deficiency Location/Instance	Center
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Center
Violations	No photo recorded No violations recorded
Unpaved Area	
Instance on Courtyard	Does not exist
PLAYING SURFACE	Inspected
Playing Field	Inspected
Instance on West of Building	Inaccessible
Running Track	Does not exist
RETAINING WALLS	Inspected
Condition	2- Between Good and Fair
Are there any Retaining Walls 6' OR higher facing public street/sidewalk?	No
Deficiency	No deficiencies recorded
SEATING	Inspected
Benches	Inspected
Concrete	Inspected
Condition	2- Between Good and Fair

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Architectural Inspection

M101

Question	Response
SITE	
SEATING	
Benches	
Concrete	
Deficiency	No deficiencies recorded
Metal/Wood/Plastic	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Bleachers	Does not exist
SITE WALLS (NOT RETAINING WALLS)	Does not exist
STAIRS/RAMPS: EXTERIOR	Inspected
Site Check/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	2- Between Good and Fair
Deficiency	No deficiencies recorded

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Architectural Inspection

M101

Does the SCA expect asset to have artwork?	Yes
Accession No.	20032
Comments	No
Artwork exist at stated location?	No
Accession No.	21342
Comments	No
Artwork exist at stated location?	No