

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

Architectural Inspection

M114

Asset: EAST SIDE MIDDLE SCHOOL - MANHATTAN, 331 EAST 91 STREET, MANHATTAN, NY, 10128

Inspection Id	Inspection Type	Time In	Last Edited
849	ARCHITECTURAL - ASSOCIATE	2023-11-08 03:59PM	2023-12-07 08:38PM
879	ARCHITECTURAL - SENIOR	2023-11-09 08:42AM	2024-04-15 05:21PM

Asset Data

Question	Answer
Was the Building Fully Accessible for Inspection?	Yes
Principal(s) Information	
Principal Name	Elyse Jaeger
Principal Organization	M138 SPED - Manhattan
Meeting with Principal?	Yes
Principal Feedback	The Principal had no comments about the condition of the building at this time.
Principal Name	Jesse Kupferman
Principal Organization	I.S. 114 - Manhattan
Meeting with Principal?	Yes
Principal Feedback	The Principal's comments are as follows: 1. The water fountains in the gymnasium are not operational and need repair. 2. The HVAC system requires balancing as it becomes too hot/cold in certain spaces.
Custodian	Keith Madine
Was the Custodian Present?	No
Fireman	David Beckford
Was the Fireman Present?	Yes
Building Square Footage	48,000
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	2010
Student Population	65
Staff Population	479
Comments on the Number of Classrooms	26
Weather	Fair
Facade Photo	



East 91st Street - North View

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

Architectural Inspection

M114

Main Entrance Photo



Facade A - East 91st Street

Roof Photo



Roof 2 - West View

Do Stormwater Management/Green Infrastructure systems exist?

Type

Have any Systems/Major Building Components been upgraded?

Have there been any New Building Additions?

Tandem

Leased Space?

No

No Storm Water Management Type Selected

Systems: Partial Roofing repair.

Years: 2023

No New Construction

No Tandem

No

Priority Condition

Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Photo Image
No condition recorded							

Structural Engineer Required

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

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

Architectural Inspection

M114

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	No		No			

Interior Routes

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

Rooms & Spaces

Art Rooms						
Room 207	Yes	Yes				
Auditorium						
Cafeteria						
Basement	Yes	Yes			FM System	Yes
Classrooms						
Basement and 1st - 4th Floors	Yes	Yes				
Computer Rooms						
Gymnasium						
3rd Floor	Yes	Yes			FM System	Yes
Library						
Main Office						
Rooms 109 and 110	Yes	Yes				
Multi-purpose Room						
Nurse's Office						
Room B15	Yes	Yes				
Pool						
Science Lab						
Rooms 421, 423	Yes	Yes				
Toilet Rooms (boys)						
Basement and 1st - 5th Floors	Yes	Yes				
Toilet Rooms (girls)						
Basement and 1st - 5th Floors	Yes	Yes				
Toilet Rooms (staff)						

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

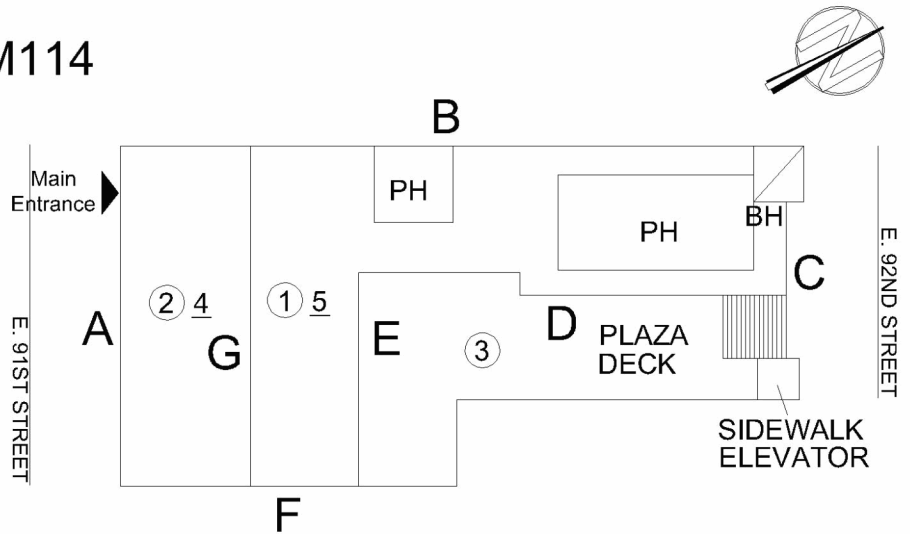
Architectural Inspection

M114

Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
Basement and 1st - 5th Floors	Yes	Yes				

Building Template

M114



Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Does not exist
AWNINGS AND CANOPIES	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CHIMNEY	Does not exist
COPING	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CORNICE	Does not exist
DOORS	Inspected
DOORS AND FRAMES	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies 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	17,800
Replacement Uom	S.F.
Instance on All Facades	Inspected

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

Architectural Inspection

M114

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

EXTERIOR

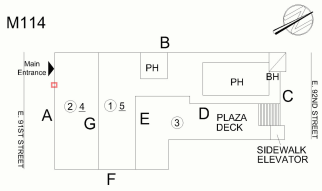
EXTERIOR WALLS


Instance Condition	2- Between Good and Fair
--------------------	--------------------------

Instance Quantity	17,800
-------------------	--------

Instance Quantity Uom	S.F.
-----------------------	------

Deficiency	BRICK:DETERIORATED CONTROL/EXPANSION JOINTS WITH DAMAGED CAULKING
------------	---

Roof Plan Reference	<p>M114</p> 
---------------------	--

Elevation	
-----------	--

Elevation Reference	Facade A
---------------------	----------

Deficiency Quantity	5
---------------------	---

Quantity Uom	L.F.
--------------	------

Potential Action	MAINTENANCE
------------------	-------------

Urgency of Action	PRIORITY 3
-------------------	------------

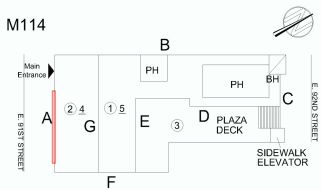
Purpose of Action	LEVEL 2
-------------------	---------


Deficiency Photo 1	
--------------------	--

Deficiency Photo 2	No photo recorded
--------------------	-------------------

Violations	No violations recorded
------------	------------------------

Deficiency	CAST IN PLACE / PRE-CAST CONCRETE:DETERIORATED JOINTS
------------	---

Roof Plan Reference	<p>M114</p> 
---------------------	--

Elevation	
-----------	--

Elevation Reference	Facade A
---------------------	----------

Deficiency Quantity	15
---------------------	----


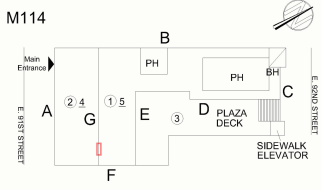


Quantity Uom	L.F.
--------------	------

Potential Action	REPOINT
------------------	---------

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

Architectural Inspection

M114

Question	Response
EXTERIOR	
EXTERIOR WALLS	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Facade A
Violations	No photo recorded
Deficiency	No violations recorded
Rooftop Plan Reference	BRICK:MINOR CRACKS, SPALLING
Elevation	M114 
Elevation Reference	
Deficiency Quantity	Facade G
Quantity Uom	5
Potential Action	S.F.
Urgency of Action	RESTITCH
Purpose of Action	PRIORITY 3
Deficiency Photo 1	LEVEL 2 
Deficiency Photo 2	Facade G
Violations	No photo recorded
EXTERIOR SOFFITS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
LOADING DOCK	Does not exist
LOUVER	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
PARAPETS	Inspected
Material Type(s)	Masonry

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

Architectural Inspection

M114

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

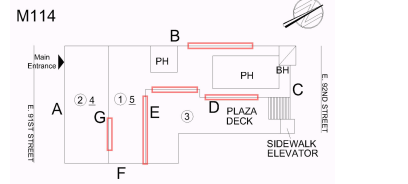
EXTERIOR

PARAPETS

Replacement Quantity	650
Replacement Uom	C.F.
Instance on All Facades	Inspected
Instance Condition	3- Fair
Instance Quantity	650
Instance Quantity Uom	CF

Deficiency CONCRETE:MINOR CRACKS, SPALLING

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	



Roof 1 - Facade B

Deficiency Photo 2	No photo recorded
Violations	No violations recorded

PLAZA DECK Inspected

Instance on Concrete:Roof 3	Under construction
Instance Quantity	650
Instance Quantity Uom	S.F.

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	11,400
Replacement Uom	S.F.
Instance on IRMA:Roof 1 and 2	Inspected

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

Architectural Inspection

M114

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

EXTERIOR

ROOF

ROOFING

ROOFING

Instance Roof Photo



Roof 1

Instance Condition

3- Fair

Instance Quantity

11,400

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

2010

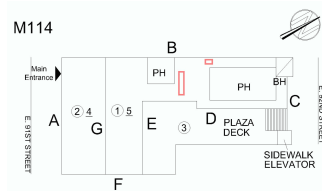
Source of Installation Year

Documented

Deficiency

IRMA:ROOFING:DETERIORATED PAVERS WITH INTEGRAL INSULATION

Deficiency Location/Instance



Deficiency Quantity

15

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Roof 1

Deficiency Photo 2

No photo recorded

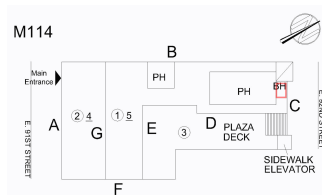
Violations

No violations recorded

Deficiency

IRMA:ROOFING:DAMAGED INSULATION

Deficiency Location/Instance




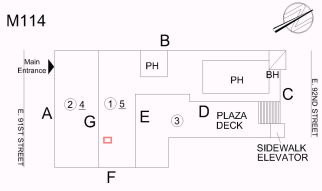

Deficiency Quantity

25

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

Architectural Inspection

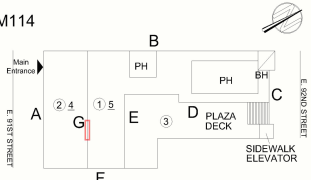

M114

Question	Response
EXTERIOR	
ROOF	
ROOFING	
ROOFING	
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Roof 1
Violations	No photo recorded No violations recorded
ROOFING DRAINS	Inspected
Condition	3- Fair
Deficiency	DETERIORATED
Deficiency Location/Instance	M114 
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Roof 1
Violations	No photo recorded No violations recorded
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	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SKYLIGHT/ROOF VENT	Does not exist

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

Architectural Inspection

M114

Question	Response
EXTERIOR	
ROOF	
SPECIALTIES	
ROOF/GRAVITY TANK	Does not exist
STAIRS/RAMPS: EXTERIOR	Inspected
BUILDING CHEEK/FLANK WALLS	Does not exist
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
WINDOWS	Inspected
Replacement Quantity	5,900
Replacement Uom	S.F.
EXTERIOR GUARDS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
LINTELS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
WINDOWS	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Other:All Facades	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	5,900
Instance Quantity Uom	S.F.
Installation Year	2010
Source of Installation Year	Documented
Are these windows insulated?	Yes
Deficiency	ALUMINUM - OTHER:BROKEN PANE
Roof Plan Reference	M114 
Elevation	
Elevation Reference	Facade G
Deficiency Quantity	40
Quantity Uom	S.F.
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


M114

Question	Response
EXTERIOR	
WINDOWS	
WINDOWS	
Deficiency Photo 1	
Deficiency Photo 2	Room 502
Violations	No photo recorded No violations recorded
INTERIOR	Inspected
POOLS	Does not exist
STRUCTURAL	Inspected
COLUMNS/BEAMS/BEARING WALLS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
FLOOR STRUCTURE	Inspected
Condition	3- Fair
Deficiency	CONCRETE:CRACKS/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	5th and 6th Floors
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	Stair A near Room 523 shown, also Rooms 522, 523, 524 and 601
Violations	No photo recorded No violations 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

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

Architectural Inspection

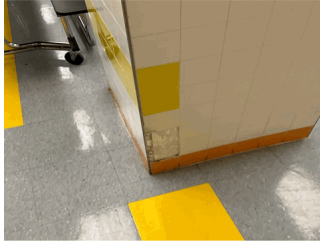


M114

Question	Response
INTERIOR	
STRUCTURAL	
VAULTS-BUNKERS	
Vault/Ash Hoist Doors and Framing	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
AUDITORIUM	
	Does not exist
CAFETERIA	
Instance on Basement	Inspected
Ceiling	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fixed Equipment	
Instance on Basement	Does not exist
Floor Finish	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	VINYL TILES:DETERIORATED SUBSTRATE
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
Violations	No photo recorded No violations recorded
Sliding-folding Partition	
Instance on Basement	Does not exist
Stage	
Instance on Basement	Does not exist
Walls	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	CERAMIC TILE:BROKEN/ MISSING
Deficiency Location/Instance	Near Entrance , columns
Deficiency Quantity	10
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

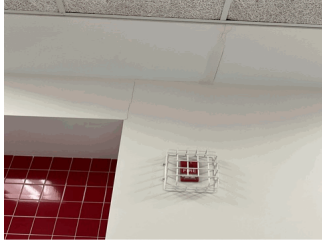
M114

Question	Response
INTERIOR	
CAFETERIA	
Walls	
Deficiency Photo 1	
Deficiency Photo 2	Column
Violations	No photo recorded No violations recorded
Window Curtains/Shades/Blinds	
Instance on Basement	Does not exist
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Ceiling	
Condition	2- Between Good and Fair
Deficiency	GYPSUM BOARD:DAMAGED/DETERIORATED
Deficiency Location/Instance	Corridor near Room B09, B17, B21, B24
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 B09
Violations	No photo recorded No violations recorded
Door(s)	
Condition	3- Fair
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Rooms 110
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Room 110

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

Architectural Inspection



M114

Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Door(s)	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Floor Finish	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	GYPSUM BOARD:DETERIORATED
Deficiency Location/Instance	Corridor near Room B09
Deficiency Quantity	50
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 B09
Violations	No photo recorded
	No violations recorded
Specialties	Does not exist
GYMNASIUM	Inspected
Instance on 3rd Floor	Inspected
Ceiling	
Instance on 3rd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on 3rd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fixed Equipment	
Instance on 3rd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Instance on 3rd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Seating	
Instance on 3rd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Sliding-folding Partition	
Instance on 3rd Floor	Inspected
Instance Condition	2- Between Good and Fair

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

Architectural Inspection



M114

Question	Response
INTERIOR	
GYMNASIUM	
Sliding-folding Partition	
Deficiency	No deficiencies recorded
Stage	
Instance on 3rd Floor	Does not exist
Walls	
Instance on 3rd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	MASONRY:CRACKS/SPALLING
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
Deficiency	WALL PADDING:DETERIORATED
Deficiency Location/Instance	Near Locker Room
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 Locker Room
Violations	No photo recorded No violations recorded
Deficiency	MASONRY:CRACKS/SPALLING
Deficiency Location/Instance	Near Stair C
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 4

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

Architectural Inspection

M114

Question	Response
INTERIOR	
GYMNASIUM	
Walls	
Deficiency Photo 1	
Deficiency Photo 2	Near Stair C
Violations	No photo recorded 35672356K 35384046Z
Window Curtains/Shades/Blinds	
Instance on 3rd Floor	Does not exist
INTERIOR DOOR HARDWARE	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
INTERIOR GUARDS	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded
KITCHEN	
Instance on Basement	Inspected
Instance on Basement	Inspected
Ceiling	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	CERAMIC TILE:BROKEN/ MISSING
Deficiency Location/Instance	Near Storage Room
Deficiency Quantity	10
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


M114

Question	Response
INTERIOR	
KITCHEN	
Walls	
Deficiency Photo 2	Near Storage Room
Violations	No photo recorded
	No violations recorded
LIBRARY	
	Does not exist
LOCKER ROOM	
	Inspected
Instance on 3rd Floor - Boys (190 Seats)	Inspected
Alternative Use	No
Instance on 3rd Floor - Girls (211 Seats)	Inspected
Alternative Use	No
Ceiling	
Instance on 3rd Floor - Boys (190 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on 3rd Floor - Girls (211 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on 3rd Floor - Boys (190 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on 3rd Floor - Girls (211 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Instance on 3rd Floor - Boys (190 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on 3rd Floor - Girls (211 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Locker Room Lockers	
Instance on 3rd Floor - Boys (190 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on 3rd Floor - Girls (211 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	
Instance on 3rd Floor - Boys (190 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on 3rd Floor - Girls (211 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
MULTI-PURPOSE ROOM	
	Does not exist
SCIENCE DEMO ROOM	
	Does not exist
SCIENCE LAB	
	Inspected
Instance on Rooms 421, 423	Inspected
Alternative Use	No
Fixed Equipment	
Instance on Rooms 421, 423	Inspected

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

Architectural Inspection


M114

Question	Response
INTERIOR	
SCIENCE LAB	
Fixed Equipment	
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE PREP ROOM	
Instance on Room 422	Inspected
Alternative Use	No
Fixed Equipment	
Instance on Room 422	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SHOWER ROOM	
	Does not exist
STAIRS/RAMPS: INTERIOR	
Do Letter Stair Signs Exist?	Yes
Ceiling	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Partition	
	Does not exist
Railings	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stairs and Landings	
Condition	2- Between Good and Fair
Deficiency	CONCRETE:CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	Stair B/5
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	Stair B/5
Violations	No photo recorded
	No violations recorded
Walls	
Condition	Inspected
Condition	2- Between Good and Fair
Deficiency	MASONRY:CRACKS/SPALLING
Deficiency Location/Instance	Stair A/4, B/2, C/3-5
Deficiency Quantity	25
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

M114

Question	Response
INTERIOR	
STAIRS/RAMPS: INTERIOR	
Walls	
Deficiency Photo 1	
	Stair A/4
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
TOILET ROOMS - STAFF	Inspected
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stalls	Does not exist
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
TOILET ROOMS - STUDENTS	Inspected
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	GYPSUM BOARD:DAMAGED/DETERIORATED
Deficiency Location/Instance	Room B18
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Room B18
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Door(s)	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	2- Between Good and Fair

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

Architectural Inspection

M114

Question	Response
INTERIOR	
TOILET ROOMS - STUDENTS	
Floor Finish	
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	No deficiencies 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	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	Inaccessible
DRINKING FOUNTAINS	Does not exist
FENCES	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
IRRIGATION SYSTEM	Does not exist
PAVING	Inspected
Student Non-Use	Does not exist
Student Use	Does not exist
Site Sidewalks & Walkways	Inspected
Asphalt	Does not exist
Concrete	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Pavers	Does not exist
DOT Sidewalk	Inspected
Asphalt	Does not exist
Concrete	Inspected
Condition	3- Fair
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	91st Street
Deficiency Quantity	225
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

M114

Question	Response
SITE	
PAVING	
DOT Sidewalk	
Concrete	91st Street
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Pavers	Does not exist
PLAYGROUNDS	Inspected
Instance on 1st Floor Plaza Deck (northeast corner)	Under construction
PLAYING SURFACE	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	Does not exist
SITE WALLS (NOT RETAINING WALLS)	Does not exist
STAIRS/RAMPS: EXTERIOR	Does not exist

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Architectural Inspection

M114

Does the SCA expect asset to have artwork?

Yes

Accession No.

21665

Comments

No

Artwork exist at stated location?

Yes

