

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

**Architectural Inspection**

**M155**

**Asset:** P.S. 155 - MANHATTAN, 319 EAST 117 STREET, MANHATTAN, NY, 10035

Inspection Id	Inspection Type	Time In	Last Edited
894	ARCHITECTURAL - ASSOCIATE	2023-11-09 03:25PM	2023-12-10 03:15PM
901	ARCHITECTURAL - SENIOR	2023-11-10 12:10PM	2023-12-18 12:03PM

**Asset Data**

Question	Answer
Was the Building Fully Accessible for Inspection?	No
Inspection Inaccessible Comment	Vault Slab, Girls Locker and Shower Rooms (storage); Boys Locker and Shower Rooms (no key)
Principal(s) Information	
Principal Name	Marcia Torres
Principal Organization	P.S. 155 - Manhattan
Meeting with Principal?	Yes
Principal Feedback	The Principal's comments are as follows: 1. The PA system cannot be heard in Room 330 and malfunctions occasionally. 2. The heating in the building is inadequate in certain spaces and requires maintenance.
Principal Name	Rick Wilson
Principal Organization	I.S. 377 - Manhattan
Meeting with Principal?	No
Principal Feedback	No Feedback from Principal
Principal Name	John McCormick
Principal Organization	M811 SPED - Manhattan
Meeting with Principal?	No
Principal Feedback	No Feedback from Principal
Custodian	Carlos Thomas
Was the Custodian Present?	No
Fireman	Waldo Ramirez
Was the Fireman Present?	Yes
Building Square Footage	87,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	None
Comments on the Stories (Floors) plus Basements	4+B
Comments on the Year Built	1961
Student Population	405
Staff Population	107
Comments on the Number of Classrooms	35
Weather	Fair
Facade Photo	



East 117th Street - North View

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

**Architectural Inspection**

**M155**

Main Entrance Photo



Facade A - East 117th 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: Library acoustical ceiling replacement.

Years: 2017

Systems: Boys and Girls Toilet Rooms upgraded for HC Accessibility on the 1st Floor (Cafeteria).

Years: 2016

Systems: Boys and Girls Toilet Rooms upgraded for HC Accessibility on the 1st Floor (Cafeteria).

Years: 2016

Systems: Partial Exterior Door replacement (Main Entrance Door and Transom, Roof 1 Bulkhead 1 replacement).

Years: 2015

Systems: Complete Parapet reconstruction and partial roofing and Flashing replacement (perimeter only at Parapet replacement); Partial Exterior Door replacement and Exterior Masonry repairs; Roofing replacement at Roof 3.

Years: 2012

Systems: Library upgrades

Years: 2008

Systems: Partial Windows and Exterior Guards replacement; Partial Exterior Door and Exterior Masonry repairs.

Years: 2007

Systems: Complete Roofing replacement.

Years: 1996

No New Construction

Have there been any New Building Additions?

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

**Architectural Inspection**

**M155**


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
No	Protruding Elements	Severely damaged spiral is a potential safety hazard	Playground Play Equipment	West side of playground	Waldo Ramirez	Fireman	

**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?	No

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		Yes			

**Interior Routes**

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

**Rooms & Spaces**

**Art Rooms**

Room 324	Yes	No		NOT ON ACCESSIBLE ROUTE		
----------	-----	----	--	-------------------------	--	--

**Auditorium**

1st Floor	Yes	No		NOT ON ACCESSIBLE ROUTE NO STAGE ACCESS	FM System	Yes
-----------	-----	----	--	--	-----------	-----

**Cafeteria**

1st Floor	Yes	No		NOT ON ACCESSIBLE ROUTE	FM System	Yes
-----------	-----	----	--	-------------------------	-----------	-----

**Classrooms**

None on Accessible Route	Yes	No		NOT ON ACCESSIBLE ROUTE		
--------------------------	-----	----	--	-------------------------	--	--

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

*Architectural Inspection*

**M155**

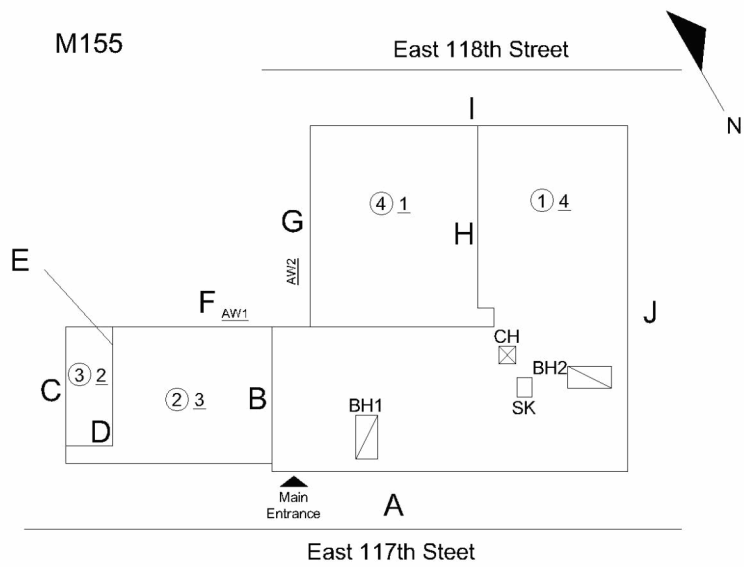
Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
<b>Computer Rooms</b>	No					
<b>Gymnasium</b>						
2nd Floor	Yes	No		NOT ON ACCESSIBLE ROUTE	FM System	Yes
<b>Library</b>						
Room 202/206	Yes	No		NOT ON ACCESSIBLE ROUTE		
<b>Main Office</b>						
Room 124 (P.S. 155), Room 424 (I.S. 377), Room 318 (M811 SPED)	Yes	No		NOT ON ACCESSIBLE ROUTE		
<b>Multi-purpose Room</b>	No					
<b>Nurse's Office</b>						
Room 118	Yes	No		NOT ON ACCESSIBLE ROUTE		
<b>Pool</b>	No					
<b>Science Lab</b>						
Room 404	Yes	No		NOT ON ACCESSIBLE ROUTE		
<b>Toilet Rooms (boys)</b>						
None on Accessible Route	Yes	No		NOT ON ACCESSIBLE ROUTE		
<b>Toilet Rooms (girls)</b>						
None on Accessible Route	Yes	No		NOT ON ACCESSIBLE ROUTE		
<b>Toilet Rooms (staff)</b>						
None on Accessible Route	Yes	No		NOT ON ACCESSIBLE ROUTE		

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

*Architectural Inspection*

**M155**

*Building Template*



**Inspection**

Question	Response
<b>Architectural</b>	
<b>EXTERIOR</b>	Inspected
<b>AREAWAY</b>	Inspected
Instance on AW1-AW2	Inspected
Instance Condition	3- Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	AREAWAY STAIRS:DETERIORATED MATERIAL SLIDE
Deficiency Location/Instance	
Deficiency Quantity	20
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 STAIRS:DETERIORATED TREADS/RISERS/NOSINGS

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

*Architectural Inspection*

**M155**

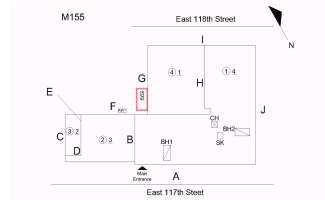
**Question**

**Response**

**EXTERIOR**

**AREAWAY**

Deficiency Location/Instance



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

15  
S.F.  
REPAIR  
PRIORITY 3  
LEVEL 2



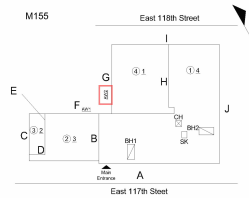
Deficiency Photo 2  
Violations

Areaway AW2  
No photo recorded  
No violations recorded

**Deficiency**

Deficiency Location/Instance

**AREAWAY WALLS:CRACKS AND SPALLING**



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

15  
S.F.  
REPAIR  
PRIORITY 3  
LEVEL 2



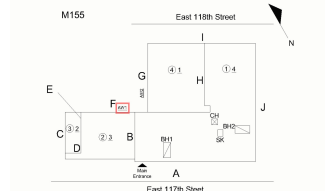
Deficiency Photo 2  
Violations

Areaway AW2  
No photo recorded  
No violations recorded

**Deficiency**

Deficiency Location/Instance

**AREAWAY GRATINGS:MAJOR RUSTING / OR BROKEN**



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

*Architectural Inspection*

**M155**

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

**EXTERIOR**

**AREAWAY**

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	
Violations	

Areaway AW1

Deficiency Photo 2	No photo recorded
Violations	No violations recorded

**AWNINGS AND CANOPIES**

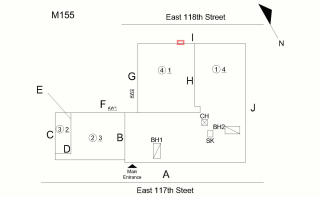
Condition

Inspected  
2- Between Good and Fair

Deficiency

CONCRETE:DETERIORATED

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	
Deficiency Photo 2	
Violations	

Facade I

Deficiency Photo 2	No photo recorded
Violations	No violations recorded

**CHIMNEY**

Material Type(s)

Inspected  
Masonry

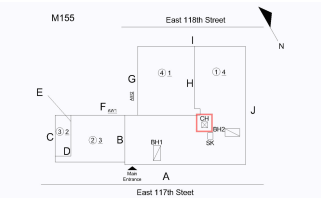
Condition

3- Fair

Deficiency

BRICK:DETERIORATED CAP

Deficiency Location/Instance



Deficiency Quantity	15
Quantity Uom	L.F.

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

*Architectural Inspection*

**M155**

**Question**

**Response**

**EXTERIOR**

**CHIMNEY**

Potential Action  
Urgency of Action  
Purpose of Action  
Deficiency Photo 1

REPLACE  
PRIORITY 3  
LEVEL 2



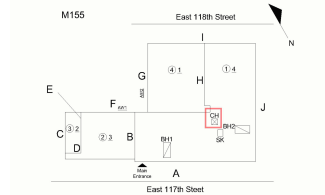
Chimney CH  
No photo recorded  
No violations recorded

Deficiency Photo 2  
Violations

**Deficiency**

**BRICK:MINOR CRACKS, SPALLING**

Deficiency Location/Instance



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

25  
S.F.  
RESTITCH  
PRIORITY 3  
LEVEL 2



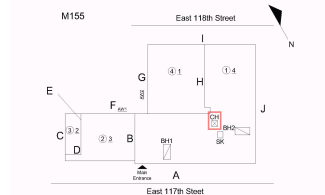
Chimney CH  
No photo recorded  
No violations recorded

Deficiency Photo 2  
Violations

**Deficiency**

**BRICK:DETERIORATED JOINTS**

Deficiency Location/Instance



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

100  
S.F.  
REPOINT  
PRIORITY 3  
LEVEL 2



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

*Architectural Inspection*

**M155**

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

**EXTERIOR**

**CHIMNEY**

Deficiency Photo 1



Chimney CH

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

**COPING**

Condition

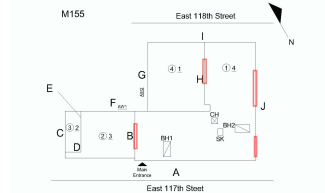
Inspected

Deficiency

3- Fair

Deficiency Location/Instance

CAST STONE:DETERIORATED BED JOINT



Deficiency Quantity

50

Quantity Uom

L.F.

Potential Action

REPOINT

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Roof 1 - Facade J

Deficiency Photo 2

No photo recorded

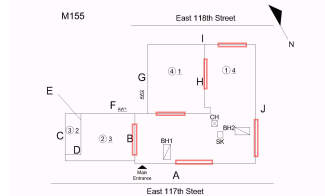
Violations

No violations recorded

Deficiency

CAST STONE:DISINTEGRATING / FREEZE THAW

Deficiency Location/Instance



Deficiency Quantity

75

Quantity Uom

L.F.

Potential Action

REPLACE-IN-KIND

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

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

*Architectural Inspection*

**M155**

**Question**

**Response**

**EXTERIOR**

**COPING**

Deficiency Photo 1



Facade A

Deficiency Photo 2

No photo recorded

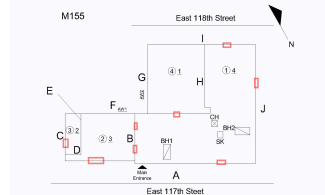
Violations

No violations recorded

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



Deficiency Photo 2

Roof 3 - Facade C

Violations

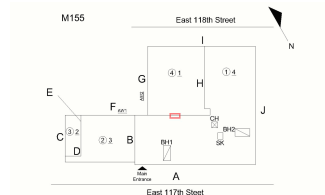
No photo recorded

Deficiency

No violations recorded

Deficiency Location/Instance

CAST STONE:CRACKED/BROKEN PIECES



Deficiency Quantity

5

Quantity Uom

L.F.

Potential Action

REPLACE-IN-KIND

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

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

*Architectural Inspection*

**M155**

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

**EXTERIOR**

**COPING**

Deficiency Photo 1



Roof 1 - Facade F

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

**CORNICE**

Does not exist

**DOORS**

Inspected

**DOORS AND FRAMES**

Inspected

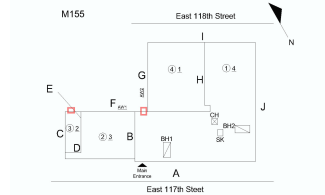
Condition

3- Fair

Deficiency

**METAL:DETERIORATED DOOR - MAJOR DETERIORATION**

Deficiency Location/Instance



Deficiency Quantity

2

Quantity Uom

EACH

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo 1



Areaway AW2

Deficiency Photo 2

No photo recorded

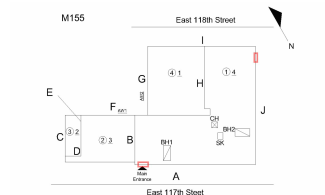
Violations

No violations recorded

Deficiency

**METAL:DETERIORATED DOOR AND FRAME - MINOR DETERIORATION**

Deficiency Location/Instance



Deficiency Quantity

7

Quantity Uom

EACH

Potential Action

MAINTENANCE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

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

*Architectural Inspection*

**M155**

Question	Response
<b>EXTERIOR</b>	
<b>DOORS</b>	
<b>DOORS AND FRAMES</b>	
Deficiency Photo 1	
Deficiency Photo 2	Exit 1 No photo recorded
Violations	No violations recorded
<b>DOOR HARDWARE</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>LINTELS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>TRANSOM/SIDE LIGHT</b>	Inspected
Condition	3- Fair
Deficiency	<b>METAL:DENTED, MAJOR RUSTING</b>
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	
Deficiency Photo 2	Exit 4 No photo recorded
Violations	No violations recorded
<b>EXTERIOR WALLS</b>	Inspected
Material Type(s)	Masonry
Replacement Quantity	24,000
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	3- Fair
Instance Quantity	24,000
Instance Quantity Uom	S.F.
Deficiency	BRICK:DETERIORATED JOINTS

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

*Architectural Inspection*

**M155**

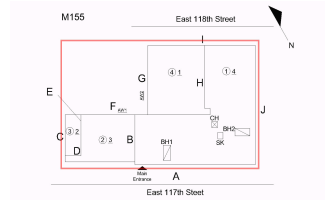
**Question**

**Response**

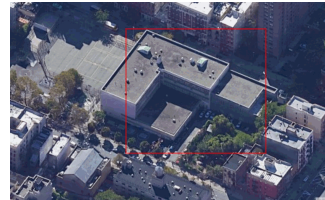
**EXTERIOR**

**EXTERIOR WALLS**

Roof Plan Reference



Elevation



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

All Facades  
4,000  
S.F.  
REPOINT  
PRIORITY 3  
LEVEL 2



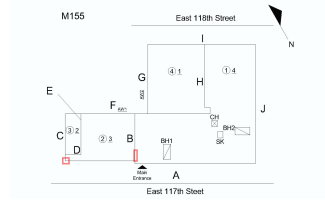
Deficiency Photo 2  
Violations

Facade C  
No photo recorded  
No violations recorded

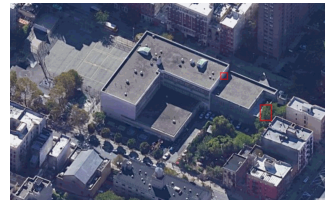
**Deficiency**

**BRICK:MINOR CRACKS, SPALLING**

Roof Plan Reference



Elevation



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

Facade B, C  
25  
S.F.  
RESTITCH  
PRIORITY 3  
LEVEL 2

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

*Architectural Inspection*

**M155**

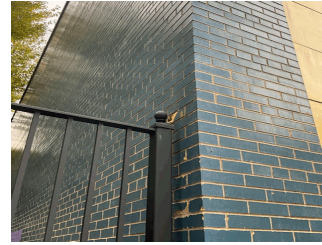
**Question**

**Response**

**EXTERIOR**

**EXTERIOR WALLS**

Deficiency Photo 1



Facade C

Deficiency Photo 2

No photo recorded

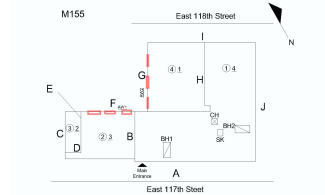
Violations

No violations recorded

Deficiency

**BRICK:DETERIORATED MASONRY SILLS - MINOR**

Roof Plan Reference



Elevation



Facade F, G

Elevation Reference

60

Deficiency Quantity

L.F.

Quantity Uom

REPAIR

Potential Action

PRIORITY 3

Urgency of Action

LEVEL 2

Purpose of Action

Deficiency Photo 1



Facade F

Deficiency Photo 2

No photo recorded

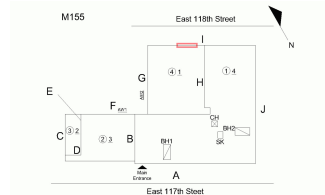
Violations

No violations recorded

Deficiency

**CAST IN PLACE / PRE-CAST CONCRETE:MINOR  
CRACKS/SPALLING**

Roof Plan Reference



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

*Architectural Inspection*

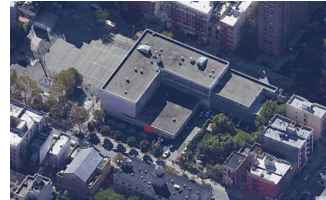
**M155**

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

**EXTERIOR**

**EXTERIOR WALLS**

Elevation



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

Facade I  
15  
S.F.  
REPAIR  
PRIORITY 3  
LEVEL 2



Deficiency Photo 2  
Violations

Facade I  
No photo recorded  
No violations recorded

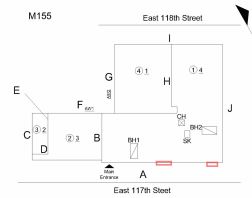
**EXTERIOR SOFFITS**

Condition

Inspected  
2- Between Good and Fair

Deficiency  
Roof Plan Reference

CONCRETE:MINOR CRACKS, SPALLING



Elevation



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

5  
S.F.  
REPAIR  
PRIORITY 3  
LEVEL 2



Facade A

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

*Architectural Inspection*

**M155**

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

**EXTERIOR**

**EXTERIOR SOFFITS**

Deficiency Photo 2  
Violations

No photo recorded  
No violations recorded

**LOADING DOCK**

Does not exist

**LOUVER**

Condition

Inspected

Deficiency

2- Between Good and Fair  
No deficiencies recorded

**PARAPETS**

Material Type(s)

Inspected

Replacement Quantity

Masonry

Replacement Uom

6,000

Instance on All Facades

C.F.

Instance Condition

Inspected

Instance Quantity

3- Fair

Instance Quantity Uom

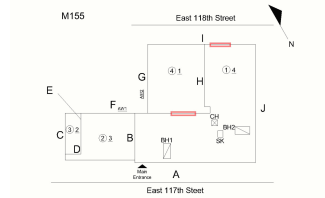
6,000

Deficiency

CF

Deficiency Location/Instance

**BRICK:EFFLORESCENCE**



Deficiency Quantity

75

Quantity Uom

S.F.

Potential Action

MAINTENANCE

Urgency of Action

PRIORITY 1

Purpose of Action

LEVEL 1

Deficiency Photo 1



Roof 1 - Facade F

Deficiency Photo 2

No photo recorded

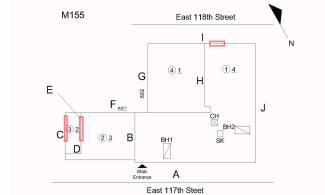
Violations

No violations recorded

Deficiency

**BRICK:DETERIORATED JOINTS**

Deficiency Location/Instance



Deficiency Quantity

75

Quantity Uom

S.F.

Potential Action

REPOINT

Urgency of Action

PRIORITY 3

Purpose of Action



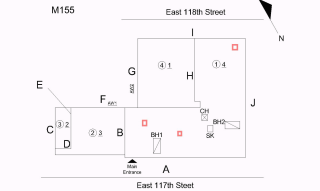
LEVEL 2



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

*Architectural Inspection*

**M155**

Question	Response
<b>EXTERIOR</b>	
<b>PARAPETS</b>	
Deficiency Photo 1	
Deficiency Photo 2	Roof 1 - Facade I
Violations	No photo recorded No violations recorded
<b>PLAZA DECK</b>	Does not exist
<b>ROOF</b>	Inspected
<b>ROOFING</b>	Inspected
<b>ROOF HATCH/SMOKE HATCH</b>	Does not exist
<b>LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>ROOF BARRIER/FENCE</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>ROOF CAGE</b>	Does not exist
<b>ROOFING</b>	Inspected
Replacement Quantity	30,000
Replacement Uom	S.F.
Instance on IRMA:Roofs 1, 2 and 4	Inspected
Instance Roof Photo	
Instance Condition	Roof 1 3- Fair
Instance Quantity	29,000
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
Do solar panels exist on these roofs?	No
Is/Are the roof(s) suitable for Solar Panel installation?	Yes
Installation Year	1996
Source of Installation Year	Documented
Deficiency	IRMA:ROOFING:DAMAGED INSULATION
Deficiency Location/Instance	
Deficiency Quantity	40

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

*Architectural Inspection*

**M155**

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

**EXTERIOR**

**ROOF**

**ROOFING**

**ROOFING**

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

S.F.  
REPLACE  
PRIORITY 4  
LEVEL 2



Roof 1

Deficiency Photo 2  
Violations

No photo recorded  
No violations recorded

Instance on Modified Bitumen:Roof 3

Inspected

Instance Roof Photo



Roof 3

Instance Condition

5- Poor

Instance Quantity

1,000

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?

Yes

Sustainable Roof System Type

White Roof

Sustainable Roof System Location (Roof Number)

Roof 3

Do solar panels exist on these roofs?

No

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

No

Installation Year

2012

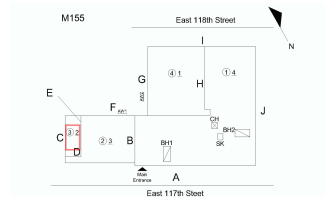
Source of Installation Year

Documented

Deficiency

MODIFIED BITUMEN:ROOFING:DELAMINATION

Deficiency Location/Instance



Deficiency Quantity

400

Quantity Uom

S.F.

Potential Action

REPLACE ROOFING WITHOUT MAJOR EQUIPMENT  
REMOVAL

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

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

*Architectural Inspection*

**M155**

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

**EXTERIOR**

**ROOF**

**ROOFING**

**ROOFING**

Deficiency Photo 1



Roof 3

No photo recorded

No violations recorded

Deficiency Photo 2

Violations

**ROOFING DRAINS**

Inspected

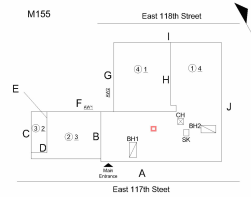
Condition

3- Fair

Deficiency

**DETERIORATED**

Deficiency Location/Instance



Deficiency Quantity

1

Quantity Uom

EACH

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo 1



Roof 1

No photo recorded

No violations recorded

Deficiency Photo 2

Violations

**SPECIALTIES**

Inspected

**BULKHEAD/PENTHOUSE**

Inspected

Condition

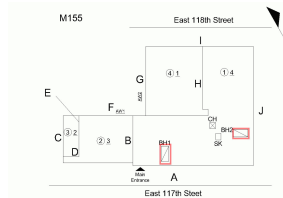
3- Fair

Deficiency

**BULKHEAD/PENTHOUSE**

Deficiency Location/Instance

**WALLS/EXTERIOR:DETERIORATED JOINTS**



Deficiency Quantity

200

Quantity Uom

S.F.

Potential Action

REPOINT

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

*Architectural Inspection*

**M155**

**Question**

**Response**

**EXTERIOR**

**ROOF**

**SPECIALTIES**

**BULKHEAD/PENTHOUSE**

Urgency of Action  
Purpose of Action  
Deficiency Photo 1

**PRIORITY 3  
LEVEL 2**

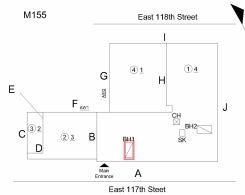


Bulkhead BH2  
No photo recorded  
No violations recorded

Deficiency Photo 2  
Violations

**BULKHEAD/PENTHOUSE WALLS/INTERIOR:CMU  
CRACKS/SPALLING**

Deficiency



Deficiency Location/Instance

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

15  
S.F.  
**MAINTENANCE  
PRIORITY 3  
LEVEL 2**

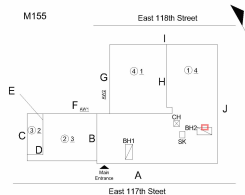


Bulkhead BH1  
No photo recorded  
No violations recorded

Deficiency Photo 2  
Violations

**BULKHEAD/PENTHOUSE  
WALLS/EXTERIOR:CRACKS/SPALLING - MINOR**

Deficiency



Deficiency Location/Instance


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

5  
S.F.  
**REPAIR  
PRIORITY 3  
LEVEL 2**

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

*Architectural Inspection*

**M155**

Question	Response
<b>EXTERIOR</b>	
<b>ROOF</b>	
<b>SPECIALTIES</b>	
<b>BULKHEAD/PENTHOUSE</b>	
Deficiency Photo 1	
Deficiency Photo 2	Bulkhead BH2
Violations	No photo recorded No violations recorded
<b>CUPOLA/ SPIRES/ TOWERS</b>	Does not exist
<b>DORMER</b>	Does not exist
<b>DUNNAGE STEEL</b>	Does not exist
<b>SKYLIGHT/ROOF VENT</b>	Inspected
Material Type(s)	Glass
Condition	3- Fair
Deficiency	<b>BROKEN FRAMING</b>
Deficiency Location/Instance	
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	SK
Violations	No photo recorded No violations recorded
<b>ROOF/GRAVITY TANK</b>	Does not exist
<b>STAIRS/RAMPS: EXTERIOR</b>	Inspected
<b>BUILDING CHEEK/FLANK WALLS</b>	Does not exist
<b>RAILINGS</b>	Does not exist
<b>STAIRS/RAMPS</b>	Inspected
Condition	3- Fair
Deficiency	STONE:DETERIORATED JOINTS

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

*Architectural Inspection*

**M155**

**Question**

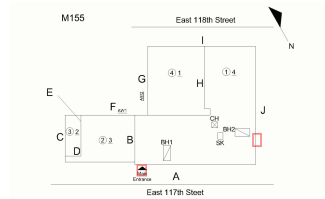
**Response**

**EXTERIOR**

**STAIRS/RAMPS: EXTERIOR**

**STAIRS/RAMPS**

Deficiency Location/Instance



Deficiency Quantity

20

Quantity Uom

L.F.

Potential Action

REPOINT

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Deficiency Photo 2

Exit 3

Violations

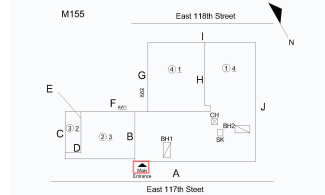
No photo recorded

No violations recorded

Deficiency

STONE:CRACKS/SPALLING - MINOR

Deficiency Location/Instance



Deficiency Quantity

5

Quantity Uom

S.F.

Potential Action

REPAIR

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Deficiency Photo 2

Exit 1

Violations

No photo recorded

No violations recorded

**WINDOWS**

Replacement Quantity

Inspected

Replacement Uom

15,000

S.F.

**EXTERIOR GUARDS**

Condition

Inspected

Deficiency

3- Fair

RUST - MAJOR

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

*Architectural Inspection*

**M155**

**Question**

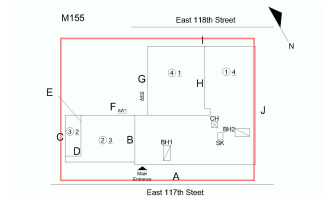
**Response**

**EXTERIOR**

**WINDOWS**

**EXTERIOR GUARDS**

Roof Plan Reference



Elevation



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

Facade J

Violations

No photo recorded

No violations recorded

**LINTELS**

Condition

Inspected

Deficiency

2- Between Good and Fair

No deficiencies recorded

**WINDOWS**

Material Type(s)

Inspected

Aluminum

Instance on Aluminum - Double Hung:All Facades

Inspected

Instance Condition

3- Fair

Instance Quantity

15,000

Instance Quantity Uom

S.F.

Installation Year

2007

Source of Installation Year

Custodial Staff

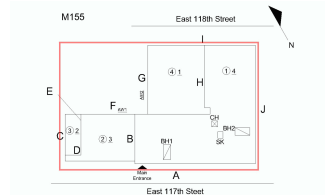
Are these windows insulated?

Yes

Deficiency

ALUMINUM - DOUBLE HUNG:BROKEN PANE

Roof Plan Reference



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

*Architectural Inspection*

**M155**

---

**Question** **Response**

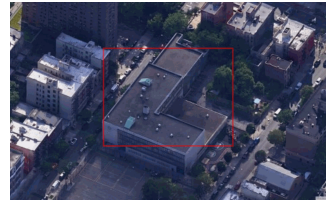
---

**EXTERIOR**

**WINDOWS**

**WINDOWS**

Elevation



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

All Facades  
160  
S.F.  
MAINTENANCE  
PRIORITY 5  
LEVEL 2

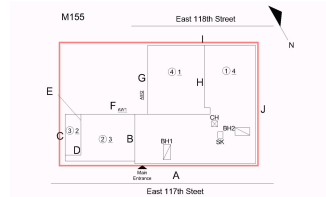


Boy's Toilet Room in Cafeteria shown, also Rooms 106, 205, 206, 408, 414A and 424  
No photo recorded  
No violations recorded

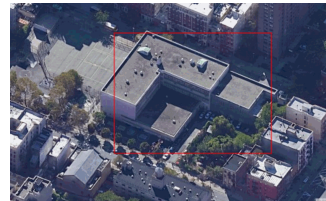
Deficiency Photo 2  
Violations

Deficiency  
Roof Plan Reference

ALUMINUM - DOUBLE HUNG:INOPERABLE BALANCE



Elevation



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

All Facades  
80  
EACH  
REPLACE BALANCES  
PRIORITY 3  
LEVEL 2

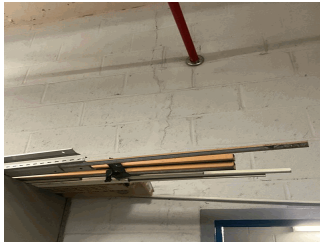





**NYC Department of Education  
Building Condition Assessment Survey 2023-2024**

*Architectural Inspection*


**M155**

Question	Response
<b>EXTERIOR</b>	
<b>WINDOWS</b>	
<b>WINDOWS</b>	
Room 124	Room 124
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>INTERIOR</b>	Inspected
<b>POOLS</b>	Does not exist
<b>STRUCTURAL</b>	Inspected
<b>COLUMNS/BEAMS/BEARING WALLS</b>	Inspected
Condition	3- Fair
Deficiency	MASONRY BEARING WALL:CRACKED/SPALLED
Deficiency Location/Instance	Basement
Deficiency Quantity	120
Quantity Uom	S.F.
Potential Action	RESTITCH
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Room B12 shown, also Corridor near Ash Hoist Vault, Room B8, Oil Tank Room and Electrical Panel Room	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>FLOOR STRUCTURE</b>	Inspected
Condition	3- Fair
Deficiency	CONCRETE:CRACKS/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	Basement
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Room B10 shown, also Crawl Space	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>FOUNDATION WALLS</b>	Inspected
Material Type(s)	Concrete
Condition	3- Fair
Deficiency	CONCRETE:WATER INFILTRATION IN NON-INSTRUCTIONAL SPACE

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

*Architectural Inspection*



**M155**

Question	Response
<b>INTERIOR</b>	
<b>STRUCTURAL</b>	
<b>FOUNDATION WALLS</b>	
Deficiency Location/Instance	Basement
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	INSTALL WATERPROOFING
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	Custodial Work Shop
Violations	No photo recorded
	No violations recorded
<b>ROOF STRUCTURE</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
<b>VAULTS-BUNKERS</b>	
Condition	Inspected
Deficiency	No deficiencies recorded
<b>Foundation Walls</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
<b>Slab Structure</b>	
Condition	Inaccessible
<b>Vault/Ash Hoist Doors and Framing</b>	
Condition	Inspected
Deficiency	5- Poor
Deficiency Location/Instance	NOT IN USE / DETERIORATED
Deficiency Quantity	Basement
Quantity Uom	2
Potential Action	EACH
Urgency of Action	REMOVE AND SEAL
Purpose of Action	PRIORITY 3
Deficiency Photo 1	LEVEL 2
	
Deficiency Photo 2	Ash Hoist Vault
Violations	No photo recorded
	No violations recorded
<b>AUDITORIUM</b>	
Instance on 1st Floor (438 Seats)	Inspected
Instance Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	

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

*Architectural Inspection*


**M155**

Question	Response
<b>INTERIOR</b>	
<b>AUDITORIUM</b>	
<b>Door(s)</b>	
Instance on 1st Floor (438 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Fixed H/C Lift</b>	
Instance on 1st Floor (438 Seats)	Does not exist
<b>Fixed Seating</b>	
Instance on 1st Floor (438 Seats)	Inspected
Instance Condition	3- Fair
Deficiency	DAMAGED/BROKEN/INOPERABLE
Deficiency Location/Instance	Seats A 101,102,111, L/3, M/1 and others
Deficiency Quantity	18
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>Floor Finish</b>	
Instance on 1st Floor (438 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	SHEET VINYL:BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Front
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	No photo recorded
Violations	No violations recorded
<b>Sliding-folding Partition</b>	
Instance on 1st Floor (438 Seats)	Does not exist
<b>Stage</b>	
Instance on 1st Floor (438 Seats)	Inspected
<b>Stage</b>	

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

*Architectural Inspection*

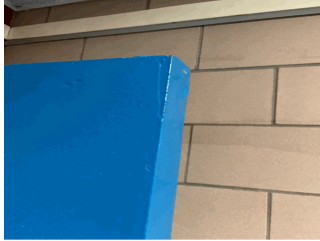
**M155**

Question	Response
<b>INTERIOR</b>	
<b>AUDITORIUM</b>	
<b>Stage</b>	
<b>Stage</b>	
Instance on 1st Floor (438 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stage Curtain Rigging</b>	
Instance on 1st Floor (438 Seats)	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Stage Curtains</b>	
Instance on 1st Floor (438 Seats)	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	WORN/DETERIORATED
Deficiency Location/Instance	Left and right side, rear
Deficiency Quantity	300
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Right side
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>Walls</b>	
Instance on 1st Floor (438 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Window Curtains/Shades/Blinds</b>	
Instance on 1st Floor (438 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>CAFETERIA</b>	
Instance on 1st Floor	Inspected
<b>Ceiling</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	METAL PAN:DAMAGED/MISSING
Deficiency Location/Instance	Near Entrance
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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

*Architectural Inspection*

**M155**

Question	Response
<b>INTERIOR</b>	
<b>CAFETERIA</b>	
<b>Ceiling</b>	
Deficiency Photo 1	
Deficiency Photo 2	Near Entrance
Violations	No photo recorded No violations recorded
<b>Door(s)</b>	
Instance on 1st Floor	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Main Entrance
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Main Entrance
Violations	No photo recorded No violations recorded
<b>Fixed Equipment</b>	
Instance on 1st Floor	Does not exist
<b>Floor Finish</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sliding-folding Partition</b>	
Instance on 1st Floor	Does not exist
<b>Stage</b>	
Instance on 1st Floor	Does not exist
<b>Walls</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Window Curtains/Shades/Blinds</b>	
Instance on 1st Floor	Does not exist
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	Inspected
<b>Ceiling</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	ACOUSTIC TILES ON PLASTER:DAMAGED/MISSING

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

*Architectural Inspection*


**M155**

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


**INTERIOR**

**CLASSROOMS/CORRIDORS/ADMIN SPACES**

**Ceiling**

Deficiency Location/Instance	Corridor near Room 114, 325, 330, 403, 410 and others
Deficiency Quantity	150
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 410
Violations	No photo recorded No violations recorded

Deficiency	PLASTER:CRACKS/SPALLING
Deficiency Location/Instance	Room 412
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 412
Violations	No photo recorded No violations recorded



Deficiency	PLASTER:CRACKS/SPALLING - ACTIVE LEAK
Deficiency Location/Instance	Rooms 218, 318
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	

Deficiency Photo 2	Room 318
Violations	No photo recorded No violations recorded

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

*Architectural Inspection*

**M155**

Question	Response
<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Ceiling</b>	
Deficiency	ACOUSTIC TILES ON PLASTER:DAMAGED/MISSING - ACTIVE LEAK
Deficiency Location/Instance	Corridor near Room 216
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Corridor near Room 216
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>Door(s)</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	VINYL TILES:BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Room 114, 318, 412, Corridor near Room 219, 423 and others
Deficiency Quantity	75
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Room 412
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	CARPET:WORN/DETERIORATED
Deficiency Location/Instance	Room 330
Deficiency Quantity	600
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*

**M155**

Question	Response
<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Floor Finish</b>	
Deficiency Photo 1	
Deficiency Photo 2	Room 330
Violations	No photo recorded No violations recorded
<b>Walls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	GLAZED BLOCK:CRACKS/SPALLING
Deficiency Location/Instance	Corridor near Room 225, 307, 330, 410, 427 and others
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	Corridor near Room 410
Violations	No photo recorded No violations recorded
Deficiency	PLASTER:CRACKS/SPALLING - ACTIVE LEAK
Deficiency Location/Instance	Rooms 218, 318
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	Room 318
Violations	No photo recorded No violations recorded
<b>Specialties</b>	Does not exist
<b>GYMNASIUM</b>	Inspected
Instance on 2nd Floor	Inspected



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

*Architectural Inspection*

**M155**

Question	Response
<b>INTERIOR</b>	
<b>GYMNASIUM</b>	
<b>Ceiling</b>	
Instance on 2nd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
Instance on 2nd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Fixed Equipment</b>	
Instance on 2nd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	
Instance on 2nd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Seating</b>	
Instance on 2nd Floor	Inspected
Instance Condition	5- Poor
Deficiency	DAMAGED FIXED SEATING
Deficiency Location/Instance	Near Windows
Deficiency Quantity	3
Quantity Uom	EACH
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
<b>Sliding-folding Partition</b>	
Instance on 2nd Floor	Does not exist
<b>Stage</b>	
Instance on 2nd Floor	Does not exist
<b>Walls</b>	
Instance on 2nd Floor	Inspected
Instance Condition	3- Fair
Deficiency	MASONRY:CRACKS/SPALLING
Deficiency Location/Instance	Near Entrance, perimeter
Deficiency Quantity	185
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*

**M155**

Question	Response
<b>INTERIOR</b>	
<b>GYMNASIUM</b>	
<b>Walls</b>	
Deficiency Photo 1	
	Near Entrance
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	GLAZED BLOCK:CRACKS/SPALLING
Deficiency Location/Instance	Near Locker room
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Near Locker room
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>Window Curtains/Shades/Blinds</b>	
Instance on 2nd Floor	Does not exist
<b>INTERIOR DOOR HARDWARE</b>	
Condition	Inspected
Deficiency	3- Fair
<b>INTERIOR GUARDS</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
<b>KITCHEN</b>	
Instance on 1st Floor	Inspected
<b>Ceiling</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	PLASTER:CRACKS/SPALLING
Deficiency Location/Instance	Exit Vestibule
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*

**M155**

---

<b>Question</b>	<b>Response</b>
-----------------	-----------------

---

**INTERIOR**

**KITCHEN**

**Ceiling**

Deficiency Photo 1



Exit Vestibule

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

**Door(s)**

Instance on 1st Floor

Inspected

Instance Condition

3- Fair

Deficiency

METAL:DETERIORATED DOOR AND FRAME

Deficiency Location/Instance

Exit Vestibule

Deficiency Quantity

1

Quantity Uom

EACH

Potential Action

MAINTENANCE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Exit Vestibule

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

CONCRETE:CRACKS

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



Office



Deficiency Photo 2

No photo recorded

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

*Architectural Inspection*

**M155**

Question	Response
<b>INTERIOR</b>	
<b>KITCHEN</b>	
<b>Floor Finish</b>	
Violations	No violations recorded
Deficiency	CERAMIC TILE:BROKEN/MISSING TILES
Deficiency Location/Instance	Prep Area
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	Prep Area
Violations	No photo recorded
Violations	No violations recorded
<b>Walls</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	PLASTER:CRACKS/SPALLING
Deficiency Location/Instance	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	
Deficiency Photo 2	Storage Room
Violations	No photo recorded
Violations	No violations recorded
<b>LIBRARY</b>	
Instance on Room 202/206	Inspected
Instance on Room 202/206	Inspected
<b>Built-in Furnishing</b>	
Instance on Room 202/206	Does not exist
<b>Ceiling</b>	
Instance on Room 202/206	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
Instance on Room 202/206	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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

*Architectural Inspection*

**M155**



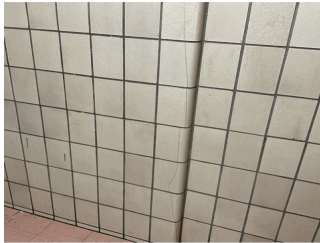
Question	Response
<b>INTERIOR</b>	
<b>LIBRARY</b>	
<b>Floor Finish</b>	
Instance on Room 202/206	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Walls</b>	
Instance on Room 202/206	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>LOCKER ROOM</b>	
Instance on 2nd Floor - Boys	Inaccessible
Instance on 2nd Floor - Girls	Inaccessible
<b>MULTI-PURPOSE ROOM</b>	
	Does not exist
<b>SCIENCE DEMO ROOM</b>	
	Does not exist
<b>SCIENCE LAB</b>	
Instance on Room 404	Inspected
Alternative Use	No
<b>Fixed Equipment</b>	
Instance on Room 404	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>SCIENCE PREP ROOM</b>	
	Does not exist
<b>SHOWER ROOM</b>	
Instance on 2nd Floor - Boys	Inaccessible
Instance on 2nd Floor - Girls	Inaccessible
<b>STAIRS/RAMPS: INTERIOR</b>	
Do Letter Stair Signs Exist?	Yes
<b>Ceiling</b>	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Partition</b>	
	Does not exist
<b>Railings</b>	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stairs and Landings</b>	
Condition	2- Between Good and Fair
Deficiency	VINYL TILES:BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Stair A/2,3, B/2, C/3
Deficiency Quantity	55
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*

**M155**

Question	Response
<b>INTERIOR</b>	
<b>STAIRS/RAMPS: INTERIOR</b>	
<b>Stairs and Landings</b>	
Deficiency Photo 2	Stair B/2
Violations	No photo recorded
Deficiency	No violations recorded
Deficiency Location/Instance	METAL:RUST - MAJOR
Deficiency Quantity	Stair D/1
Quantity Uom	40
Potential Action	S.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
Deficiency Photo 1	LEVEL 2
	
Deficiency Photo 2	Stair D/1
Violations	No photo recorded
	No violations recorded
<b>Walls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	GLAZED BLOCK:CRACKS/SPALLING
Deficiency Location/Instance	Stair A/1,4
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Stair A/4
	
Violations	Stair A/4
	No violations recorded
<b>TOILET ROOMS - STAFF</b>	Inspected
<b>Ceiling</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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

*Architectural Inspection*


**M155**

Question	Response
<b>INTERIOR</b>	
<b>TOILET ROOMS - STAFF</b>	
<b>Door(s)</b>	Inspected
Condition	5- Poor
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Inside Room 231, Room 318
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Inside Room 231 No photo recorded
Violations	No violations recorded
<b>Floor Finish</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stalls</b>	Inspected
Condition	5- Poor
Deficiency	RUST - MAJOR
Deficiency Location/Instance	Rooms 216, 316, 416, 420
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 416 No photo recorded
Violations	No violations recorded
<b>Walls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	CERAMIC TILE:BROKEN/ MISSING
Deficiency Location/Instance	Room 216, 416
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*

**M155**

Question	Response
<b>INTERIOR</b>	
<b>TOILET ROOMS - STAFF</b>	
<b>Walls</b>	
Deficiency Photo 1	
Deficiency Photo 2	Room 416
Violations	No photo recorded No violations recorded
<b>TOILET ROOMS - STUDENTS</b>	
<b>Ceiling</b>	Inspected
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency Location/Instance	PLASTER:CRACKS/SPALLING
Deficiency Quantity	Room 307
Quantity Uom	10
Potential Action	S.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
Deficiency Photo 1	LEVEL 2
	
Deficiency Photo 2	Room 307
Violations	No photo recorded No violations recorded
Deficiency	PLASTER:CRACKS/SPALLING - ACTIVE LEAK
Deficiency Location/Instance	Rooms 219, 319
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 319
Violations	No photo recorded No violations recorded
<b>Door(s)</b>	Inspected
Condition	5- Poor



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

*Architectural Inspection*

**M155**

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

**INTERIOR**

**TOILET ROOMS - STUDENTS**

**Door(s)**

Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Room 307, Inside Room 106, 114
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	



Room 307

Deficiency Photo 2 No photo recorded

Violations No violations recorded

Deficiency	METAL:DETERIORATED DOOR
Deficiency Location/Instance	Rooms 219, 319
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	



Room 319

Deficiency Photo 2 No photo recorded

Violations No violations recorded

**Floor Finish**

Condition	Inspected
	2- Between Good and Fair



Deficiency	CERAMIC TILE:BROKEN/MISSING TILES
Deficiency Location/Instance	Rooms 219, 319, 419
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*

**M155**

Question	Response
<b>INTERIOR</b>	
<b>TOILET ROOMS - STUDENTS</b>	
<b>Floor Finish</b>	
	Room 419
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>Stalls</b>	Inspected
Condition	5- Poor
Deficiency	RUST - MAJOR
Deficiency Location/Instance	Rooms 219, 307, 319, 419
Deficiency Quantity	10
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Room 419
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>Walls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	CERAMIC TILE:BROKEN/ MISSING
Deficiency Location/Instance	Rooms 207, 219, 307, 419
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Room 419
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>LIFE SAFETY</b>	Inspected
<b>F.D. HOLDING AREA</b>	Does not exist
<b>STEEL STAIRS</b>	Does not exist
<b>SITE</b>	Inspected
<b>CONTAINERIZATION</b>	Does not exist
<b>DRAINAGE SYSTEM FOR ASPHALT</b>	Inspected
<b>Catch Basins/Manhole - Surrounded by Asphalt</b>	Inspected
Condition	5- Poor
Deficiency	BLOCKED

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

*Architectural Inspection*



**M155**

Question	Response
<b>SITE</b>	
<b>DRAINAGE SYSTEM FOR ASPHALT</b>	
<b>Catch Basins/Manhole - Surrounded by Asphalt</b>	
Deficiency Location/Instance	Schoolyard
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
<b>Culverts - Asphalt Covering</b>	
	Does not exist
<b>DRAINAGE SYSTEM FOR CONCRETE</b>	
	Inspected
<b>Catch Basins/Manhole - Surrounded by Concrete</b>	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Culverts - Concrete Covering</b>	
	Does not exist
<b>DRAINAGE SYSTEM FOR SOIL</b>	
	Does not exist
<b>DRINKING FOUNTAINS</b>	
	Does not exist
<b>FENCES</b>	
Condition	4- Between Fair and Poor
Deficiency	WROUGHT IRON:DAMAGED/DETERIORATED
Deficiency Location/Instance	118th Street , Schoolyard
Deficiency Quantity	240
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Schoolyard No photo recorded
Violations	No violations recorded
Deficiency	CHAIN LINK:DAMAGED/DETERIORATED
Deficiency Location/Instance	Parking Lot
Deficiency Quantity	250
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 No photo recorded

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

*Architectural Inspection*



**M155**

Question	Response
<b>SITE</b>	
<b>FENCES</b>	
Violations	No violations recorded
Deficiency	CONCRETE CURB:DAMAGED/DETERIORATED
Deficiency Location/Instance	117th Street, 118th Street , Schoolyard
Deficiency Quantity	45
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	117th Street
Violations	No photo recorded
	No violations recorded
<b>IRRIGATION SYSTEM</b>	Does not exist
<b>PAVING</b>	Inspected
<b>Student Non-Use</b>	Inspected
Gravel Exists?	No
<b>Asphalt</b>	Inspected
Condition	4- Between Fair and Poor
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	Parking Lot
Deficiency Quantity	750
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
Deficiency	POTHOLES
Deficiency Location/Instance	Parking Lot
Deficiency Quantity	30
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*



**M155**

Question	Response
<b>SITE</b>	
<b>PAVING</b>	
<b>Student Non-Use</b>	
<b>Asphalt</b>	
Deficiency Photo 1	
Deficiency Photo 2	Parking Lot
Violations	No photo recorded No violations recorded
<b>Concrete</b>	Does not exist
<b>Pavers</b>	Does not exist
<b>Student Use</b>	Inspected
Gravel Exists?	No
<b>Asphalt</b>	Inspected
Condition	3- Fair
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	Schoolyard
Deficiency Quantity	350
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
<b>Concrete</b>	Does not exist
<b>Pavers</b>	Does not exist
<b>Site Sidewalks &amp; Walkways</b>	Inspected
<b>Asphalt</b>	Does not exist
<b>Concrete</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Pavers</b>	Does not exist
<b>DOT Sidewalk</b>	Inspected
<b>Asphalt</b>	Does not exist
<b>Concrete</b>	Inspected
Condition	4- Between Fair and Poor
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	117th Street, 118th Street
Deficiency Quantity	575
Quantity Uom	S.F.

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

*Architectural Inspection*

**M155**

Question	Response
<b>SITE</b>	
<b>PAVING</b>	
<b>DOT Sidewalk</b>	
<b>Concrete</b>	
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	117th Street
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	HEAVING
Deficiency Location/Instance	117th Street, 118th Street
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	117th Street
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>Pavers</b>	Does not exist
<b>PLAYGROUNDS</b>	Inspected
Instance on North of Building	Inspected
<b>Benches</b>	
Instance on North of Building	Does not exist
<b>Fence</b>	
Instance on North of Building	Does not exist
<b>Pavement</b>	
Instance on North of Building	Does not exist
<b>Play Equipment</b>	
Instance on North of Building	Inspected
Instance Condition	5- Poor
Deficiency	BROKEN/DETERIORATED/MISSING
Deficiency Location/Instance	West side
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6

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

*Architectural Inspection*

**M155**

Question	Response
<b>SITE</b>	
<b>PLAYGROUNDS</b>	
<b>Play Equipment</b>	
Deficiency Photo 1	
	West side
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>Safety Surfacing</b>	
Instance on North of Building	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	DETERIORATED/MISSING
Deficiency Location/Instance	Near entrance
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Near Entrance
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>Unpaved Area</b>	
Instance on North of Building	Does not exist
<b>PLAYING SURFACE</b>	Does not exist
<b>RETAINING WALLS</b>	Does not exist
<b>SEATING</b>	Inspected
<b>Benches</b>	
	Inspected
<b>Concrete</b>	Does not exist
<b>Metal/Wood/Plastic</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Bleachers</b>	Does not exist
<b>SITE WALLS (NOT RETAINING WALLS)</b>	Does not exist
<b>STAIRS/RAMPS: EXTERIOR</b>	Does not exist

NYC Department of Education  
Building Condition Assessment Survey 2023-2024

*Architectural Inspection*

M155

Does the SCA expect asset to have artwork?

Yes

Accession No.

21214

Comments

No

Artwork exist at stated location?

Yes

