

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Architectural Inspection

M276

Asset: P.S./I.S. 276 - MANHATTAN, 55 BATTERY PLACE, MANHATTAN, NY, 10280

Inspection Id	Inspection Type	Time In	Last Edited
3332	ARCHITECTURAL - ASSOCIATE	2024-02-20 09:16AM	2024-02-20 01:23PM
3338	ARCHITECTURAL - SENIOR	2024-02-20 08:44AM	2024-04-19 01:35PM

Asset Data

Question	Answer
Was the Building Fully Accessible for Inspection?	Yes
Principal(s) Information	
Principal Name	Theresa Ruyter
Principal Organization	P.S./I.S. 276 - Battery Park City School - Manhattan
Meeting with Principal?	No
Principal Feedback	The Principal returned the questionnaire with the following comments: (1) The HVAC in our building has not been working properly at all for the last two years. (2) The BMS computer system that controls the heat and AC compressors is not working (3) When the AC is running there are constant leaks in the gym. (4) There are serious issues with the roof. Every time we have heavy rain the roof leaks into several classrooms and student restrooms on the 8th floor. We now have classrooms with holes in the ceiling and tarps over computers because of this ongoing issue. When it rains, there are buckets across these classrooms to collect the water that is coming in. (5) There are constant issues with our elevators, This is an issue because the P94 site that we are collocated with has students in wheelchairs, we also have staff members with health issues that impede their ability to use the stairs safely. As an ADA accessible building, having reliable working elevators is a necessity for these members of our community. (6) There is a broken radiator pipe in the main office
Principal Name	Jeanne Bradley
Principal Organization	M094 SPED - Manhattan
Meeting with Principal?	No
Principal Feedback	No Feedback from Principal
Custodian	Victor Bottino
Was the Custodian Present?	Yes
Fireman	Fateh Bouhadja
Was the Fireman Present?	Yes
Building Square Footage	127,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	None
Comments on the Stories (Floors) plus Basements	8+PH (No Basement)
Comments on the Year Built	2010
Student Population	766
Staff Population	152
Comments on the Number of Classrooms	54
Weather	Fair

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Facade Photo



Corner of Battery Place and 1st Place - East View

Main Entrance Photo



Facade A - Battery Place

Roof Photo



Roof 2 - North View

Do Stormwater Management/Green Infrastructure systems exist?

No

Type

No Storm Water Management Type Selected

Have any Systems/Major Building Components been upgraded?

No System Upgraded

Have there been any New Building Additions?

No New Construction

Tandem

No Tandem

Leased Space?

Yes

Year Leased

2010

Inspection Type

Full Inspection

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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						

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
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PROGRAMMATIC ACCESSIBILITY

Exterior Routes

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

Interior Routes

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

Rooms & Spaces

Art Rooms	Rooms 610 and 613	Yes	Yes			
Auditorium	1st Floor	Yes	No		FM System	Yes
WHEELCHAIR PARKING						
Cafeteria	5th Floor	Yes	Yes		FM System	Yes
Classrooms	1st - 8th Floors	Yes	Yes			
Computer Rooms		No				
Gymnasium	1st Floor	Yes	Yes		FM System	Yes
Library	Room 601	Yes	Yes			
Main Office	Rooms 103 (PS/IS 276) and 210 (M094 SPED)	Yes	Yes			
Multi-purpose Room		No				

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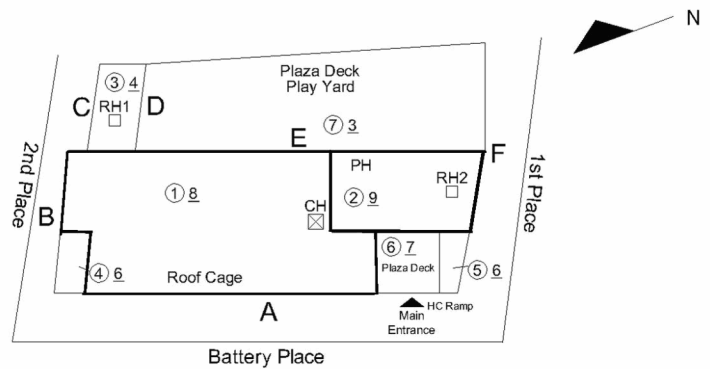
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Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
Nurse's Office						
Room 104	Yes	Yes				
Pool	No					
Science Lab						
Rooms 410, 807	Yes	Yes				
Toilet Rooms (boys)						
1st - 8th Floors	Yes	Yes				
Toilet Rooms (girls)						
1st - 8th Floors	Yes	Yes				
Toilet Rooms (staff)						
1st - 8th Floors	Yes	Yes				

Building Template

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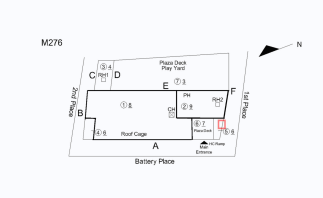


Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Does not exist
AWNINGS AND CANOPIES	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CHIMNEY	Inspected
Material Type(s)	Metal
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
COPING	Inspected
Condition	3- Fair
Deficiency	CAST STONE:DETERIORATED TRANSVERSE JOINTS

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Question	Response
EXTERIOR	
DOORS	
DOOR HARDWARE	
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, Steel
Replacement Quantity	34,000
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	3- Fair
Instance Quantity	34,000
Instance Quantity Uom	S.F.
Deficiency	METAL/GLASS CURT WALL: WATER INFILTRATION IN INSTRUCTIONAL SPACE
Roof Plan Reference	
Elevation	
Elevation Reference	Facade F
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Main Lobby
Violations	No photo recorded
Deficiency	No violations recorded
	BRICK: MINOR CRACKS, SPALLING

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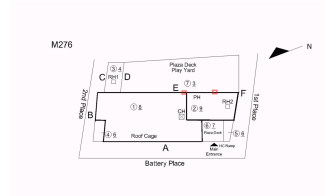
Question

Response

EXTERIOR

EXTERIOR WALLS

Roof Plan Reference



Elevation



Elevation Reference

Facade E

Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

RESTITCH

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Deficiency Photo 2

Facade E

Violations

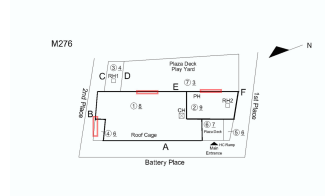
No photo recorded

No violations recorded

Deficiency

BRICK:DETERIORATED JOINTS

Roof Plan Reference



Elevation



Elevation Reference

Facades B and E

Deficiency Quantity

150

Quantity Uom

S.F.

Potential Action

REPOINT

Urgency of Action

PRIORITY 3


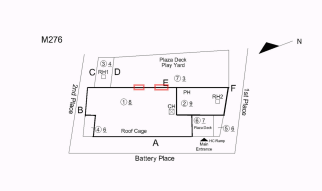


Purpose of Action

LEVEL 2

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Question	Response
EXTERIOR	
EXTERIOR WALLS	
Deficiency Photo 1	
Deficiency Photo 2	Facade B No photo recorded
Violations	No violations recorded
Deficiency	BRICK:MASONRY SILLS - DETERIORATED JOINTS
Roof Plan Reference	
Elevation	
Elevation Reference	Facade E
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	Facade E No photo recorded
Violations	No violations 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
Replacement Quantity	3,000
Replacement Uom	C.F.

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Question	Response
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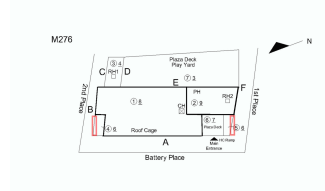
EXTERIOR

PARAPETS

Instance on All Facades	Inspected
Instance Condition	3- Fair
Instance Quantity	3,000
Instance Quantity Uom	CF

Deficiency	BRICK:DETERIORATED JOINTS
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Deficiency Location/Instance



Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPOINT
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

Deficiency Photo 1



Roof 4 - Facade B

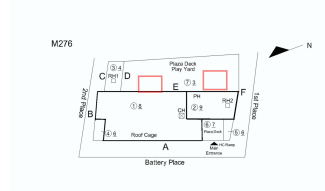
Deficiency Photo 2	No photo recorded
Violations	No violations recorded

PLAZA DECK	Inspected
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Instance on Asphalt:Roof 7	Inspected
Instance Condition	3- Fair
Instance Quantity	7,000
Instance Quantity Uom	S.F.
Installation Year	2010
Source of Installation Year	Documented

Deficiency	ASPHALT:MINOR CRACKS
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Deficiency Location/Instance



Deficiency Quantity	400
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
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EXTERIOR

PLAZA DECK

Deficiency Photo 1



Roof 7

Deficiency Photo 2

No photo recorded

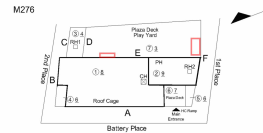
Violations

No violations recorded

Deficiency

ASPHALT:MAJOR ACTIVE PLAZA DECK LEAKS IN INSTRUCTIONAL SPACE

Deficiency Location/Instance



Deficiency Quantity

150

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 5

Purpose of Action

LEVEL 2

Deficiency Photo 1



Room 227 shown, also Gymnasium

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

Instance on Pavers:Roof 6

Inspected

Instance Condition

2- Between Good and Fair

Instance Quantity

1,000

Instance Quantity Uom

S.F.

Installation Year

2010

Source of Installation Year

Documented

Deficiency

No deficiencies recorded

ROOF

Inspected

ROOFING

Inspected

ROOF HATCH/SMOKE HATCH

Inspected

Condition

2- Between Good and Fair

Deficiency

No deficiencies recorded

LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS

Does not exist

ROOF BARRIER/FENCE

Inspected

Condition

2- Between Good and Fair

Deficiency

No deficiencies recorded

ROOF CAGE

Inspected


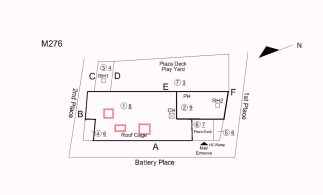

Condition

2- Between Good and Fair

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Question	Response
EXTERIOR	
ROOF	
ROOFING	
ROOF CAGE	
Deficiency	No deficiencies recorded
ROOFING	Inspected
Replacement Quantity	15,000
Replacement Uom	S.F.
Instance on IRMA:Roofs 1-5	Inspected
Instance Roof Photo	
	Roof 1
Instance Condition	3- Fair
Instance Quantity	15,000
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?	Yes
Solar Panel Location (Roof Number)	Roofs 1-5
Installation Year	2010
Source of Installation Year	Documented
Deficiency	IRMA:ROOFING:MAJOR ACTIVE ROOF LEAKS IN INSTRUCTIONAL SPACE
Deficiency Location/Instance	
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE ROOFING WITHOUT MAJOR EQUIPMENT REMOVAL
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Boys Toilet Room 818 shown, also Rooms 807 and 810
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	IRMA:ROOFING:DETERIORATED PAVERS WITH INTEGRAL INSULATION

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Question	Response
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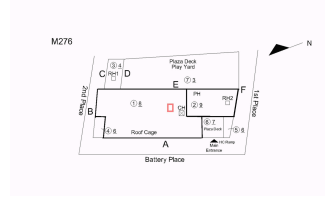
EXTERIOR

ROOF

ROOFING

ROOFING

Deficiency Location/Instance



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

10
S.F.
REPLACE
PRIORITY 3
LEVEL 2



Roof 1

Deficiency Photo 2
Violations

No photo recorded
No violations recorded

ROOFING DRAINS

Condition

Inspected

Deficiency

2- Between Good and Fair

No deficiencies recorded

SPECIALTIES

BULKHEAD/PENTHOUSE

Condition

Inspected

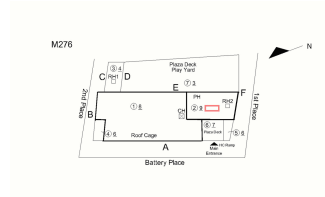
Deficiency

Inspected

3- Fair

Deficiency Location/Instance

BULKHEAD/PENTHOUSE WALLS/INTERIOR:CMU
CRACKS/SPALLING



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

25
S.F.
MAINTENANCE
PRIORITY 3
LEVEL 2



Penthouse PH - Corridor near Room 904

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Question	Response
EXTERIOR	
STAIRS/RAMPS: EXTERIOR	
STAIRS/RAMPS	
Deficiency Photo 1	
Deficiency Photo 2	HC Ramp
Violations	No photo recorded No violations recorded
WINDOWS	Inspected
Replacement Quantity	10,000
Replacement Uom	S.F.
EXTERIOR GUARDS	Does not exist
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	10,000
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	
Elevation	
Elevation Reference	Facade F
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2

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Question	Response
EXTERIOR	
WINDOWS	
WINDOWS	
Deficiency Photo 1	
Deficiency Photo 2	Room 227
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	2- Between Good and Fair
Deficiency	No deficiencies recorded
FOUNDATION WALLS	Inspected
Material Type(s)	Concrete
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
ROOF STRUCTURE	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
VAULTS-BUNKERS	Does not exist
AUDITORIUM	Inspected
Instance on 1st Floor (332 Seats)	Inspected
Ceiling	
Instance on 1st Floor (332 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on 1st Floor (332 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fixed H/C Lift	
Instance on 1st Floor (332 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fixed Seating	
Instance on 1st Floor (332 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Instance on 1st Floor (332 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	CONCRETE:CRACKS
Deficiency Location/Instance	Center

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Question	Response
INTERIOR	
AUDITORIUM	
Floor Finish	
Deficiency Quantity	60
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Center
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Sliding-folding Partition	
Instance on 1st Floor (332 Seats)	Does not exist
Stage	
Instance on 1st Floor (332 Seats)	Inspected
Stage	
Instance on 1st Floor (332 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stage Curtain Rigging	
Instance on 1st Floor (332 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stage Curtains	
Instance on 1st Floor (332 Seats)	Inspected
Instance Condition	3- Fair
Deficiency	WORN/DETERIORATED
Deficiency Location/Instance	Stage Right
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Stage Right
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Walls	
Instance on 1st Floor (332 Seats)	Inspected
Instance Condition	2- Between Good and Fair

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Question	Response
INTERIOR	
AUDITORIUM	
Walls	
Deficiency	No deficiencies recorded
Window Curtains/Shades/Blinds	
Instance on 1st Floor (332 Seats)	Does not exist
CAFETERIA	
Instance on 5th Floor	Inspected
Ceiling	
Instance on 5th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	GYPSUM BOARD:DAMAGED/DETERIORATED
Deficiency Location/Instance	Near Kitchen
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 Kitchen
Violations	No photo recorded No violations recorded
Door(s)	
Instance on 5th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fixed Equipment	
Instance on 5th Floor	Does not exist
Floor Finish	
Instance on 5th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Sliding-folding Partition	
Instance on 5th Floor	Does not exist
Stage	
Instance on 5th Floor	Does not exist
Walls	
Instance on 5th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Window Curtains/Shades/Blinds	
Instance on 5th Floor	Does not exist
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Instance on 5th Floor	Inspected
Ceiling	
Condition	2- Between Good and Fair
Deficiency	GYPSUM BOARD:DAMAGED/DETERIORATED - ACTIVE LEAK
Deficiency Location/Instance	Room 227

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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Ceiling	
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Room 227
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Door(s)	Inspected
Condition	2- Between Good and Fair
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Room 218
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Room 218
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Floor Finish	Inspected
Condition	2- Between Good and Fair
Deficiency	TERRAZZO:CRACKS
Deficiency Location/Instance	Main Entrance Lobby
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	

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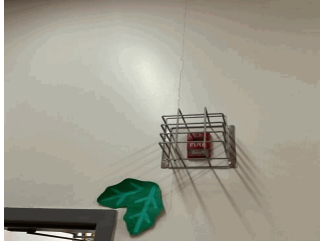
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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Floor Finish	
Deficiency Photo 2	Main Entrance Lobby
Violations	No photo recorded
	No violations recorded
Deficiency	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Corridor near Rooms 114C, 802
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Corridor near Room 802
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	GYPSUM BOARD:DETERIORATED - ACTIVE LEAK
Deficiency Location/Instance	Main Entrance Lobby, Room 227
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Main Entrance Lobby
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	GYPSUM BOARD:DETERIORATED
Deficiency Location/Instance	Corridor near Rooms 103, 207, 709, 804, 816, and others
Deficiency Quantity	120
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Walls	
Deficiency Photo 1	
Deficiency Photo 2	Corridor near Room 103
Violations	No photo recorded No violations recorded
Specialties	Does not exist
GYMNASIUM	Inspected
Instance on 1st Floor	Inspected
Ceiling	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fixed Equipment	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Seating	
Instance on 1st Floor	Does not exist
Sliding-folding Partition	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stage	
Instance on 1st Floor	Does not exist
Walls	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	WALL PADDING:DETERIORATED
Deficiency Location/Instance	East! North Side
Deficiency Quantity	60
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
INTERIOR	
GYMNASIUM	
Walls	
Deficiency Photo 1	
Deficiency Photo 2	East Side
Violations	No photo recorded No violations recorded
Window Curtains/Shades/Blinds	
Instance on 1st Floor	Does not exist
INTERIOR DOOR HARDWARE	
Condition	Inspected
Deficiency	3- Fair No deficiencies recorded
INTERIOR GUARDS	
Condition	Inspected
Deficiency	2- Between Good and Fair No deficiencies recorded
KITCHEN	
Instance on 5th Floor	Inspected
Ceiling	
Instance on 5th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING
Deficiency Location/Instance	Room 505A
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 505A
Violations	No photo recorded No violations recorded
Door(s)	
Instance on 5th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Instance on 5th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	
Instance on 5th Floor	Inspected

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Question	Response
INTERIOR	
KITCHEN	
Walls	
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
LIBRARY	
Instance on Room 601	Inspected
Built-in Furnishing	
Instance on Room 601	Does not exist
Ceiling	
Instance on Room 601	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on Room 601	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Instance on Room 601	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	
Instance on Room 601	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
LOCKER ROOM	
Instance on Room 108C - Boys (246 Lockers)	Inspected
Alternative Use	No
Instance on Room 108B - Girls (236 Lockers)	Inspected
Alternative Use	No
Ceiling	
Instance on Room 108C - Boys (246 Lockers)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 108B - Girls (236 Lockers)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on Room 108C - Boys (246 Lockers)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 108B - Girls (236 Lockers)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Instance on Room 108C - Boys (246 Lockers)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 108B - Girls (236 Lockers)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Locker Room Lockers	
Instance on Room 108C - Boys (246 Lockers)	Inspected

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Question	Response
INTERIOR	
LOCKER ROOM	
Locker Room Lockers	
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 108B - Girls (236 Lockers)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	
Instance on Room 108C - Boys (246 Lockers)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 108B - Girls (236 Lockers)	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 410, 807	Inspected
Alternative Use	No
Fixed Equipment	
Instance on Rooms 410, 807	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE PREP ROOM	Inspected
Instance on Rooms 412, 803	Inspected
Alternative Use	No
Fixed Equipment	
Instance on Rooms 412, 803	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SHOWER ROOM	Does not exist
STAIRS/RAMPS: INTERIOR	Inspected
Do Letter Stair Signs Exist?	Yes
Ceiling	
Condition	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Condition	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Partition	Does not exist
Railings	Inspected
Condition	3- Fair
Deficiency	METAL:DAMAGED
Deficiency Location/Instance	Stair A/5
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
INTERIOR	
STAIRS/RAMPS: INTERIOR	
Railings	
Deficiency Photo 1	
Deficiency Photo 2	Stair A/5
Violations	No photo recorded No violations recorded
Stairs and Landings	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	MASONRY:CRACKS/SPALLING
Deficiency Location/Instance	Stairs A/8, B/7
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	Stair B/7
Violations	No photo recorded 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	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
TOILET ROOMS - STUDENTS	Inspected

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Question	Response
INTERIOR	
TOILET ROOMS - STUDENTS	
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	GYPSUM BOARD:DAMAGED/DETERIORATED - ACTIVE LEAK
Deficiency Location/Instance	Rooms 718, 818
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 818
Violations	No photo recorded No violations recorded
Deficiency	GYPSUM BOARD:DAMAGED/DETERIORATED
Deficiency Location/Instance	Rooms 414, 514, 614, 618
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	Room 618
Violations	No photo recorded 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
Deficiency	CERAMIC TILE:BROKEN/MISSING TILES
Deficiency Location/Instance	Room 518
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
INTERIOR	
TOILET ROOMS - STUDENTS	
Floor Finish	
Deficiency Photo 1	
Deficiency Photo 2	Room 518
Violations	No photo recorded No violations recorded
Stalls	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	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	Does not exist
DRAINAGE SYSTEM FOR SOIL	Does not exist
DRINKING FOUNTAINS	Does not exist
FENCES	Does not exist
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	Along 1st Place, Battery Place
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
SITE	
PAVING	
DOT Sidewalk	
Concrete	
Deficiency Photo 1	
Deficiency Photo 2	Along 1st Place
Violations	No photo recorded No violations recorded
Deficiency	HEAVING
Deficiency Location/Instance	Along Battery Place, 2nd Place
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	Along Battery Place
Violations	No photo recorded No violations recorded
Deficiency	DAMAGED CURBS
Deficiency Location/Instance	Along 2nd Place
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Along 2nd Place
Violations	No photo recorded No violations recorded
Pavers	Inspected
Condition	3- Fair
Deficiency	HEAVING
Deficiency Location/Instance	Along Battery Place, 2nd Place
Deficiency Quantity	200

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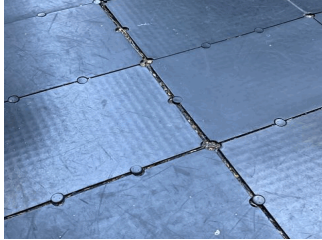
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Question	Response
SITE	
PAVING	
DOT Sidewalk	
Pavers	
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Along 2nd Place
Violations	No photo recorded No violations recorded
PLAYGROUNDS	
Instance on 3rd Floor Roof	Inspected
Benches	
Instance on 3rd Floor Roof	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fence	
Instance on 3rd Floor Roof	Does not exist
Pavement	
Instance on 3rd Floor Roof	Does not exist
Play Equipment	
Instance on 3rd Floor Roof	Inspected
Instance Condition	5- Poor
Deficiency	BROKEN/DETERIORATED/MISSING
Deficiency Location/Instance	Steps
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Steps
Violations	No photo recorded No violations recorded
Safety Surfacing	
Instance on 3rd Floor Roof	Inspected
Instance Condition	3- Fair
Deficiency	DETERIORATED/MISSING
Deficiency Location/Instance	Center

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Question	Response
SITE	
PLAYGROUNDS	
Safety Surfacing	
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	Center
Violations	No photo recorded No violations recorded
Unpaved Area	
Instance on 3rd Floor Roof	Does not exist
PLAYING SURFACE	Does not exist
RETAINING WALLS	Does not exist
SEATING	Does not exist
SITE WALLS (NOT RETAINING WALLS)	Does not exist
STAIRS/RAMPS: EXTERIOR	Does not exist

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Does the SCA expect asset to have artwork?

Yes

Accession No.

21680

Comments

No

Artwork exist at stated location?

Yes

