

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

Architectural Inspection

M342

Asset: THE RIVERSIDE SCHOOL - MANHATTAN, 300 WEST 61ST STREET, MANHATTAN, NY, 10023

Inspection Id	Inspection Type	Time In	Last Edited
1634	ARCHITECTURAL - ASSOCIATE	2023-12-13 08:56AM	2023-12-13 03:42PM
1699	ARCHITECTURAL - SENIOR	2023-12-13 08:31AM	2024-06-19 09:44AM

Asset Data

Question	Answer
Was the Building Fully Accessible for Inspection?	No
Inspection Inaccessible Comment	Locker Rooms (storage); Roof 1 and Electrical Panel Room in Main Building (no key)
Principal(s) Information	
Principal Name	Stephen Hernon
Principal Organization	The Riverside School for Makers and Artists Manhattan
Meeting with Principal?	Yes
Principal Feedback	The Principal's comments are as follows: 1. There are numerous pipe leaks in the basement and 4th floor corridors - these are pipes from adjacent tenants and residential tower. 2. There are leaks into the gymnasium that damage the wall and floor. 3. There needs to be easier access to operate the handicap lifts. 4. A ramp in the main lobby is preferred to a lift. 5. There are numerous doors that should have mechanical openers to facilitate a better barrier-free HC environment. 6. The 2nd floor playground is not entirely HC accessible.
Custodian	Francis Tracy
Was the Custodian Present?	Yes
Fireman	Jeffrey Peña
Was the Fireman Present?	Yes
Building Square Footage	122,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	None
Comments on the Stories (Floors) plus Basements	5+Cellar
Comments on the Year Built	2017
Student Population	570
Staff Population	100
Comments on the Number of Classrooms	36
Weather	Fair
Facade Photo	



West 61st Street - South View

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Main Entrance Photo



Facade A - West 61st Street

Roof Photo



Roof 6

Do Stormwater Management/Green Infrastructure systems exist?

No

Type

No Storm Water Management Type Selected

Have any Systems/Major Building Components been upgraded?

Systems: Skylight repaired

Have there been any New Building Additions?

Years: 2023

Tandem

No New Construction

Leased Space?

No Tandem

No

Priority Condition

Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Photo Image
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						

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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	No		No			

Interior Routes

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

Rooms & Spaces

Art Rooms						
Rooms 333 and 343	Yes	Yes				
Auditorium						
Auditorium	No					
Cafeteria						
1st Floor	Yes	Yes			FM System	Yes
Classrooms						
2nd - 4th Floors	Yes	Yes				
Computer Rooms						
Computer Rooms	No					
Gymnasium						
2nd Floor	Yes	Yes			FM System	Yes
Library						
1st Floor	Yes	Yes				
Main Office						
Room 215	Yes	Yes				
Multi-purpose Room						
3rd Floor	Yes	Yes			FM System	Yes
Nurse's Office						
Room 220	Yes	Yes				
Pool						
Pool	No					
Science Lab						
Rooms 341 and 343	Yes	Yes				
Toilet Rooms (boys)						
1st - 4th Floors	Yes	Yes				
Toilet Rooms (girls)						
1st - 4th Floors	Yes	Yes				

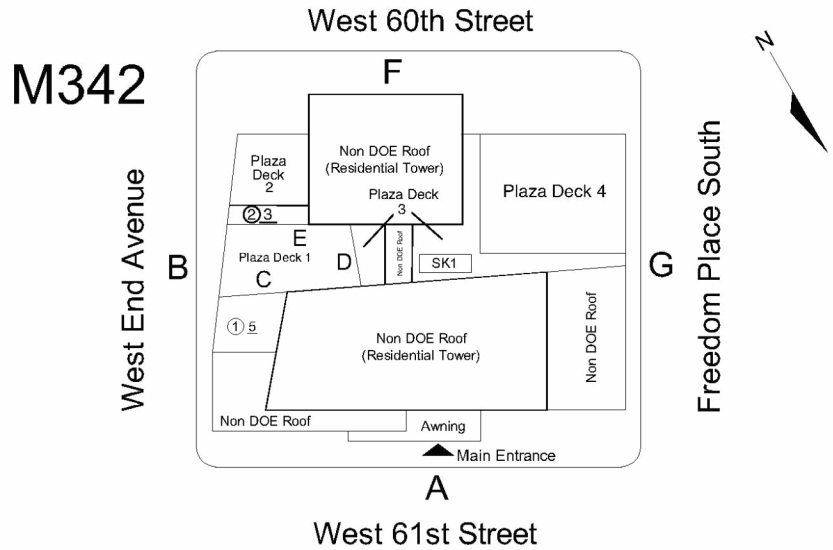
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Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
Toilet Rooms (staff)						
1st, 2nd and 4th Floors	Yes	Yes				

Building Template



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	Not required
COPING	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CORNICE	Does not exist
DOORS	Inspected
DOORS AND FRAMES	Inspected
Condition	4- Between Fair and Poor
Deficiency	METAL:DETERIORATED DOOR AND FRAME - MAJOR DETERIORATION
Deficiency Location/Instance	
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2

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Question

Response

EXTERIOR

DOORS

DOORS AND FRAMES

Deficiency Photo 1



4th Floor Exit to Plaza Deck 3 near Main Stair (misaligned)

Deficiency Photo 2

No photo recorded

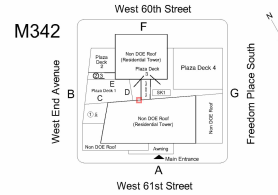
Violations

No violations recorded

Deficiency

METAL:DETERIORATED DOOR AND FRAME - MINOR DETERIORATION

Deficiency Location/Instance



Deficiency Quantity

1

Quantity Uom

EACH

Potential Action

MAINTENANCE

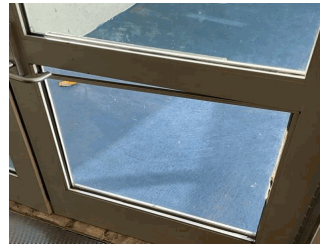
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 4

Deficiency Photo 1



4th Floor Exit to Plaza Deck 3 near Main Stair

Deficiency Photo 2

No photo recorded

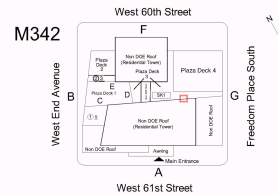
Violations

35672650L

Deficiency

METAL:DETERIORATED DOOR - MAJOR DETERIORATION

Deficiency Location/Instance



Deficiency Quantity

1

Quantity Uom

EACH

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 4

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Question	Response
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EXTERIOR

DOORS

DOORS AND FRAMES

Deficiency Photo 1



Exit to Plaza Deck 3 near Mechanical Equipment Room 421

Deficiency Photo 2

No photo recorded

Violations

35672650L

DOOR HARDWARE

Inspected

Condition

3- Fair

Deficiency

No deficiencies recorded

LINTELS

Inspected

Condition

2- Between Good and Fair

Deficiency

No deficiencies recorded

TRANSOM/SIDE LIGHT

Inspected

Condition

2- Between Good and Fair

Deficiency

No deficiencies recorded

EXTERIOR WALLS

Inspected

Material Type(s)

Masonry, Steel

Replacement Quantity

27,000

Replacement Uom

S.F.

Instance on All Facades

Inspected

Instance Condition

3- Fair

Instance Quantity

27,000

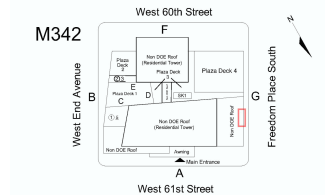
Instance Quantity Uom

S.F.

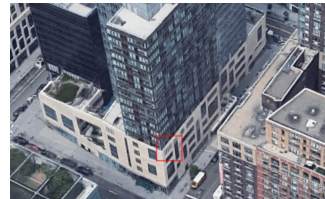
Deficiency

BRICK: WATER INFILTRATION IN INSTRUCTIONAL SPACE

Roof Plan Reference



Elevation



Elevation Reference

Facade G

Deficiency Quantity

100

Quantity Uom

S.F.

Potential Action

REPAIR

Urgency of Action

PRIORITY 5

Purpose of Action

LEVEL 2

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Question

Response

EXTERIOR

EXTERIOR WALLS

Deficiency Photo 1



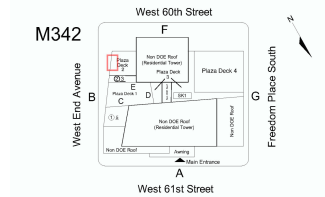
Room 221

Deficiency Photo 2
Violations

No photo recorded
No violations recorded

Deficiency
Roof Plan Reference

METAL PANEL:DAMAGED TRIM



Elevation



Facade B

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

20
L.F.
REPLACE
PRIORITY 4
LEVEL 2



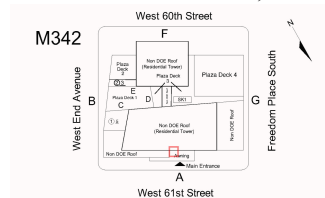
Facade B on Plaza Deck 2 (missing panel)

Deficiency Photo 2
Violations

No photo recorded
No violations recorded

Deficiency
Roof Plan Reference

CERAMIC TILE:CHIPPED, SPALLED, BROKEN PIECES



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Question	Response
EXTERIOR	
EXTERIOR WALLS	
Elevation	
Elevation Reference	Facade A
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	Right of Main Entrance
Violations	No photo recorded No violations recorded
EXTERIOR SOFFITS	
Condition	Inspected
Deficiency	2- Between Good and Fair No deficiencies recorded
LOADING DOCK	
Condition	Does not exist
LOUVER	
Condition	Inspected
Deficiency	2- Between Good and Fair No deficiencies recorded
PARAPETS	
Material Type(s)	Inspected
Replacement Quantity	Concrete
Replacement Uom	2,000
Instance on All Facades	C.F.
Instance Condition	Inspected
Instance Quantity	2- Between Good and Fair
Instance Quantity Uom	2,000
Deficiency	CF
Deficiency	No deficiencies recorded
PLAZA DECK	
Instance on Pavers:Plaza Decks 1 and 2	Inspected
Instance Condition	Inspected
Instance Quantity	3- Fair
Instance Quantity Uom	3,800
Installation Year	S.F.
Source of Installation Year	2017
Deficiency	Documented PAVERS:PAVERS IN POOR CONDITION

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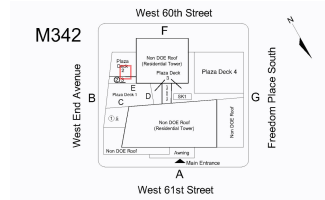
Question

Response

EXTERIOR

PLAZA DECK

Deficiency Location/Instance



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

10
S.F.
REPLACE
PRIORITY 4
LEVEL 2



Deficiency Photo 2
Violations

Roof 3
No photo recorded
No violations recorded

Instance on Concrete:Plaza Decks 3 and 4

Inspected

Instance Condition

3- Fair

Instance Quantity

4,500

Instance Quantity Uom

S.F.

Installation Year

2017

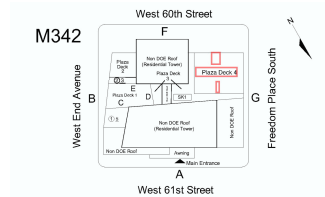
Source of Installation Year

Documented

Deficiency

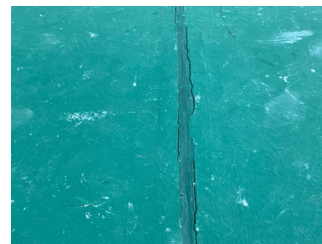
CONCRETE:DETERIORATED JOINTS

Deficiency Location/Instance



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

100
L.F.
REPOINT
PRIORITY 3
LEVEL 2



Deficiency Photo 2
Violations

Plaza Deck 4
No photo recorded
No violations recorded

Deficiency

CONCRETE:MAJOR ACTIVE PLAZA DECK LEAKS IN INSTRUCTIONAL SPACE

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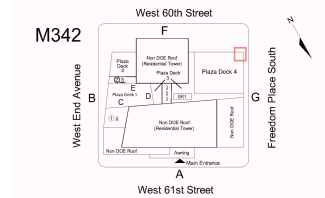
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Question	Response
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EXTERIOR

PLAZA DECK

Deficiency Location/Instance



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

100
S.F.
REPLACE
PRIORITY 5
LEVEL 2



Gymnasium (Room 229)

Deficiency Photo 2
Violations

No photo recorded
No violations recorded

ROOF

Inspected

ROOFING

Inspected

ROOF HATCH/SMOKE HATCH

Does not exist

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

Deficiency

No deficiencies recorded

ROOFING

Inspected

Replacement Quantity

1,000

Replacement Uom

S.F.

Instance on IRMA:Roof 2

Inspected

Instance Roof Photo



Roof 6

Instance Condition

1- Good

Instance Quantity

200

Instance Quantity Uom

S.F.

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

No

Does this Roof Instance have a Sustainable Roof System?

No

Do solar panels exist on these roofs?

No

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

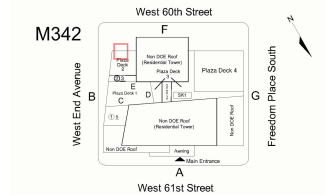
No

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Question	Response
EXTERIOR	
ROOF	
ROOFING	
ROOFING	
Installation Year	2017
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance on IRMA:Roof 1	Inaccessible
Instance Quantity	800
Instance Quantity Uom	S.F.
ROOFING DRAINS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SPECIALTIES	Inspected
BULKHEAD/PENTHOUSE	Not required
CUPOLA/ SPIRES/ TOWERS	Does not exist
DORMER	Does not exist
DUNNAGE STEEL	Does not exist
SKYLIGHT/ROOF VENT	Inspected
Material Type(s)	Plastic
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
ROOF/GRAVITY TANK	Does not exist
STAIRS/RAMPS: EXTERIOR	Inspected
BUILDING CHEEK/FLANK WALLS	Does not exist
RAILINGS	Does not exist
STAIRS/RAMPS	Does not exist
WINDOWS	Inspected
Replacement Quantity	8,000
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	1- Good
Instance Quantity	8,000
Instance Quantity Uom	S.F.
Installation Year	2017
Source of Installation Year	Documented
Are these windows insulated?	Yes
Deficiency	ALUMINUM - OTHER: BROKEN PANE
Roof Plan Reference	



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Question	Response
EXTERIOR	
WINDOWS	
WINDOWS	
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
Deficiency Photo 1	
Deficiency Photo 2	Room 341
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	CONCRETE COLUMNS/BEAMS:CRACKED/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	4th Floor
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	Mechanical Equipment Room 439
Violations	No photo recorded No violations recorded
FLOOR STRUCTURE	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
FOUNDATION WALLS	Inspected

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Question	Response
INTERIOR	
STRUCTURAL	
FOUNDATION WALLS	
Material Type(s)	Concrete
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
ROOF STRUCTURE	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded
VAULTS-BUNKERS	
	Does not exist
AUDITORIUM	
	Does not exist
CAFETERIA	
	Inspected
Instance on 1st Floor	Inspected
Ceiling	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING
Deficiency Location/Instance	Near Stair
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Near Stair
Deficiency Photo 2	No photo recorded
Violations	No violations 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	Does not exist
Floor Finish	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Near Entrance
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	
CAFETERIA	
Floor Finish	
Deficiency Photo 1	
	Near Entrance
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Sliding-folding Partition	
Instance on 1st Floor	Does not exist
Stage	
Instance on 1st Floor	Does not exist
Walls	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Window Curtains/Shades/Blinds	
Instance on 1st Floor	Does not exist
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	GYPSUM BOARD:DAMAGED/DETERIORATED
Deficiency Location/Instance	Corridor near Room 413, Corridor near Multipurpose Room, Main Entrance Lobby
Deficiency Quantity	60
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Corridor near Room 413
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING
Deficiency Location/Instance	Room 339
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	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Ceiling	
Deficiency Photo 1	
	Room 339
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	GYPSUM BOARD:DAMAGED/DETERIORATED - ACTIVE LEAK
Deficiency Location/Instance	Room 223
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Room 223
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 333
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Room 333
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Floor Finish	Inspected
Condition	2- Between Good and Fair
Deficiency	TERRAZZO:CRACKS

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Question	Response
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INTERIOR

CLASSROOMS/CORRIDORS/ADMIN SPACES

Floor Finish

Deficiency Location/Instance	Main Entrance Lobby
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	Main Entrance Lobby
Violations	No photo recorded No violations recorded

Walls

Condition	Inspected 2- Between Good and Fair
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Deficiency	GYPSUM BOARD:DETERIORATED
Deficiency Location/Instance	Corridor near Room 406A
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	Corridor near Room 406A
Violations	No photo recorded No violations recorded

Deficiency	CERAMIC TILE:BROKEN/ MISSING
Deficiency Location/Instance	Corridor near Rooms 308, 311
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	

Corridor near Room 308

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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Walls	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Specialties	Does not exist
GYMNASIUM	
Instance on 2nd Floor	Inspected
Ceiling	
Instance on 2nd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	PLASTER:CRACKS/SPALLING - ACTIVE LEAK
Deficiency Location/Instance	Southwest Corner
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	No photo recorded
Violations	No violations recorded
Door(s)	
Instance on 2nd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fixed Equipment	
Instance on 2nd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Instance on 2nd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	WOOD:DAMAGED/DETERIORATED
Deficiency Location/Instance	Near Entrance
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	

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INTERIOR	
GYMNASIUM	
Floor Finish	
Deficiency Photo 2	Near Entrance
Violations	No photo recorded No violations recorded
Seating	
Instance on 2nd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Sliding-folding Partition	
Instance on 2nd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stage	
Instance on 2nd Floor	Does not exist
Walls	
Instance on 2nd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	MASONRY:CRACKS/SPALLING
Deficiency Location/Instance	South Side
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	South Side
Violations	No photo recorded No violations recorded
Window Curtains/Shades/Blinds	
Instance on 2nd Floor	Does not exist
INTERIOR DOOR HARDWARE	
Condition	Inspected
Deficiency	2- Between Good and Fair No deficiencies recorded
INTERIOR GUARDS	
Condition	Inspected
Deficiency	2- Between Good and Fair No deficiencies recorded
KITCHEN	
Instance on 1st Floor	Inspected
Ceiling	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair

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Question	Response
INTERIOR	
KITCHEN	
Door(s)	
Deficiency	No deficiencies recorded
Floor Finish	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
LIBRARY	
Instance on 1st Floor	Inspected
Built-in Furnishing	
Instance on 1st Floor	Does not exist
Ceiling	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING
Deficiency Location/Instance	Near Windows
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Door(s)	
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
Walls	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
LOCKER ROOM	
Instance on Room 229E - Girls (246 Lockers)	Inaccessible
Instance on Room 229F - Boys (210 Lockers)	Inaccessible
MULTI-PURPOSE ROOM	
Instance on 3rd Floor	Inspected

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Question	Response
INTERIOR	
MULTI-PURPOSE ROOM	
Ceiling	
Instance on 3rd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on 3rd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fixed Equipment	
Instance on 3rd Floor	Does not exist
Floor Finish	
Instance on 3rd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	WOOD:DAMAGED/DETERIORATED
Deficiency Location/Instance	Near Entrance
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Near Entrance
Violations	No photo recorded No violations recorded
Sliding-folding Partition	
Instance on 3rd Floor	Does not exist
Stage	
Instance on 3rd Floor	Inspected
Stage	
Instance on 3rd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stage Curtain Rigging	
Instance on 3rd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stage Curtains	
Instance on 3rd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	
Instance on 3rd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Window Curtains/Shades/Blinds	

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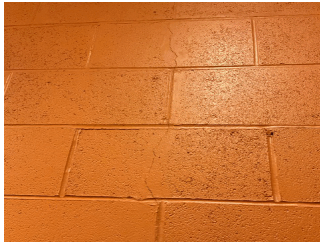
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Question	Response
INTERIOR	
MULTI-PURPOSE ROOM	
Window Curtains/Shades/Blinds	
Instance on 3rd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	
	Does not exist
SCIENCE LAB	
	Inspected
Instance on Room 341	Inspected
Alternative Use	No
Instance on Room 343	Inspected
Alternative Use	Yes
Fixed Equipment	
Instance on Room 341	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 343	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE PREP ROOM	
	Inspected
Instance on Room 339	Inspected
Alternative Use	No
Fixed Equipment	
Instance on Room 339	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	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Partition	
	Does not exist
Railings	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stairs and Landings	
	Inspected
Condition	2- Between Good and Fair
Deficiency	CONCRETE:CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	Stair B/1
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
INTERIOR	
STAIRS/RAMPS: INTERIOR	
Stairs and Landings	
Deficiency Photo 1	
Deficiency Photo 2	Stair B/1
Violations	No photo recorded No violations recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	MASONRY:CRACKS/SPALLING
Deficiency Location/Instance	Stair A/1
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 A/1
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
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
INTERIOR	
TOILET ROOMS - STUDENTS	
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
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	Does not exist
DOT Sidewalk	Inspected
Asphalt	Does not exist
Concrete	Inspected
Condition	3- Fair
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	Along West 61st Street, Freedom Place South
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	Along West 61st Street No photo recorded
Violations	No violations recorded
Pavers	Inspected
Condition	2- Between Good and Fair
Deficiency	DAMAGED/MISSING
Deficiency Location/Instance	Along West 61st Street

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Question	Response
SITE	
PAVING	
DOT Sidewalk	
Pavers	
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Along West 61st Street
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
PLAYGROUNDS	Inspected
Instance on 2nd Floor Plaza Deck	Inspected
Benches	
Instance on 2nd Floor Plaza Deck	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fence	
Instance on 2nd Floor Plaza Deck	Does not exist
Pavement	
Instance on 2nd Floor Plaza Deck	Does not exist
Play Equipment	
Instance on 2nd Floor Plaza Deck	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Safety Surfacing	
Instance on 2nd Floor Plaza Deck	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Unpaved Area	
Instance on 2nd Floor Plaza Deck	Does not exist
PLAYING SURFACE	Inspected
Playing Field	Inspected
Instance on 4th Floor Plaza Deck	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Running Track	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.

100058

Comments

No

Artwork exist at stated location?

Yes

