

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

Architectural Inspection

M660

Asset: SCHL OF THE FUTURE (OLD BACON) - MANHATTAN, 127 EAST 22 STREET, MANHATTAN, NY, 10010

Inspection Id	Inspection Type	Time In	Last Edited
2996	ARCHITECTURAL - ASSOCIATE	2024-02-06 08:58AM	2024-02-06 01:56PM
3007	ARCHITECTURAL - SENIOR	2024-02-06 08:52AM	2024-02-28 05:34PM

Asset Data

Question	Answer
Was the Building Fully Accessible for Inspection?	No
Inspection Inaccessible Comment	Vault Slab, Vault Foundation Wall and Skylight (sealed off); Shower Rooms (storage)
Principal(s) Information	
Principal Name	Inmaculada Jardi
Principal Organization	M226 SPED - Manhattan
Meeting with Principal?	No
Principal Feedback	No Feedback from Principal
Principal Name	Stacy Goldstein
Principal Organization	School of The Future - Manhattan
Meeting with Principal?	Yes
Principal Feedback	The Principal's comments are as follows: 1. The P.A. system malfunctions and requires an upgrade. 2. The west facing steel windows are deteriorating and hard to open. 3. A sidewalk bridge has been put up a long time ago but no scope or date for the construction has been set.
Custodian	Daniel Bolger
Was the Custodian Present?	No
Fireman	Romell Peters
Was the Fireman Present?	Yes
Building Square Footage	75,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	None
Comments on the Stories (Floors) plus Basements	11+B+PH
Comments on the Year Built	1918
Student Population	750
Staff Population	100
Comments on the Number of Classrooms	37
Weather	Fair
Facade Photo	



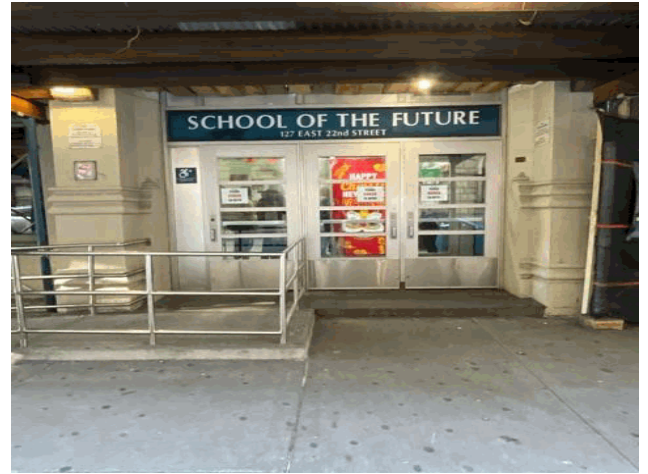
Corner of Lexington Avenue and East 22nd Street - North View

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

Architectural Inspection

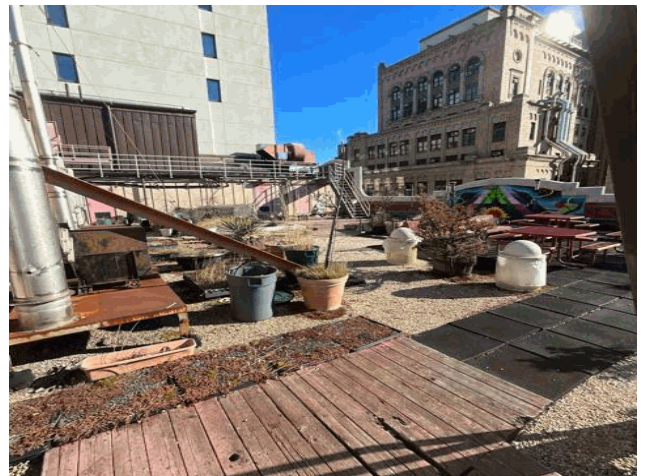
M660

Main Entrance Photo



Facade A - East 22nd Street

Roof Photo



Roof 1 - Northeast 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: Several Classroom Floors

Years: 2023

Systems: Limited Exterior Wall Decorative Stone Repairs

Years: 2019

Systems: Partial Roofing repairs

Years: 2018

Systems: Partial Student Toilet Room upgrades on 3rd, 5th, and 6th Floors

Years: 2016

Systems: Partial Cross Corridor Door replacement

Years: 2015

Systems: New Exterior Ramp

Years: 2012

Systems: Partial Roofing and Coping replacement (at Penthouse 1 and 2); Partial Foundation Walls Waterproofing in Electric Panel Room and Boiler Room.

Years: 2011

Systems: Partial Foundation Walls Waterproofing and Structural repairs.

Years: 2009

Systems: Science Lab upgrades

Years: 2004

Systems: Roofing, Flashing, Coping, Windows Replacement; Parapet Wall repairs.

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


Architectural Inspection

M660

Have there been any New Building Additions?
Tandem
Leased Space?

Years: 1999
No New Construction
No Tandem
No

Priority Condition

Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Photo Image
Yes	Other	Severely deteriorated and weakened sidewalk hatch doors and frame present a risk to pedestrians of tripping or falling	Structural - Vaults-Bunkers - Vault/Ash Hoist Doors and Framing	Lexington Avenue sidewalk hatch doors	Romell Peters	Fireman	

Structural Engineer Required

Structural Condition Type	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Photo Image
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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?	No
Is there at least one Boys and Girls or Unisex toilet accessible In the building?	Yes
If the following spaces exist, are SOME 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	No					

Rooms & Spaces

Art Rooms						
Room 101	Yes	Yes				
Auditorium						
2nd Floor	Yes	No			FM System	Yes
					NO STAGE ACCESS	
Cafeteria						
9th Floor	Yes	Yes			No	Yes

Classrooms

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Building Condition Assessment Survey 2023-2024**

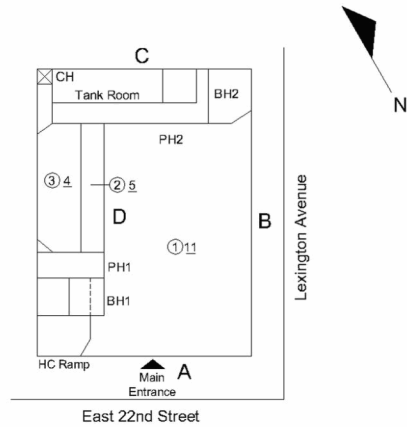
Architectural Inspection

M660

Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
1st and 3rd - 8th Floors	Yes	Yes				
Computer Rooms						
Room 402	Yes	Yes				
Gymnasium						
10th Floor	Yes	Yes			No	Yes
Library	No					
Main Office						
1st Floor and Room 901	Yes	Yes				
Multi-purpose Room	No					
Nurse's Office						
Room 203	Yes	Yes				
Pool	No					
Science Lab						
Rooms 302, 701, 702 and 803	Yes	Yes				
Toilet Rooms (boys)						
5th and 8th Floors	Yes	No		CLEAR OPENING < 32"		
10th Floor	Yes	Yes				
Toilet Rooms (girls)						
3rd, 6th, 8th and 9th Floors	Yes	No		CLEAR OPENING < 32"		
10th Floor	Yes	Yes				
Toilet Rooms (staff)						
1st - 6th Floors; 11th Floor	Yes	No		CLEAR OPENING < 32"		
8th Floor	Yes	Yes				

Building Template

M660



Inspection

Question

Response

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

Architectural Inspection

M660

Architectural

EXTERIOR

Inspected

AREAWAY

Does not exist

AWNINGS AND CANOPIES

Does not exist

CHIMNEY

Inspected

Material Type(s)

Masonry

Condition

2- Between Good and Fair

Deficiency

No deficiencies recorded

COPING

Inspected

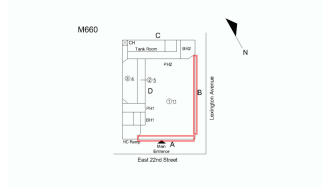
Condition

3- Fair

Deficiency

TERRA COTTA:DETERIORATED TRANSVERSE JOINTS

Deficiency Location/Instance



Deficiency Quantity

50

Quantity Uom

L.F.

Potential Action

MAINTENANCE

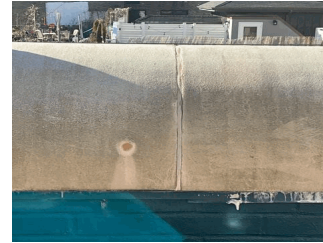
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Roof 1 - Facade A

Deficiency Photo 2

No photo recorded

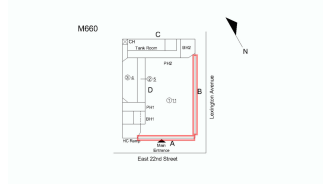
Violations

No violations recorded

Deficiency

TERRA COTTA:CRACKED/BROKEN PIECES

Deficiency Location/Instance



Deficiency Quantity

50

Quantity Uom

L.F.

Potential Action

REPLACE-IN-KIND

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 4

Deficiency Photo 1



Roof 1 - Facade A

Deficiency Photo 2

No photo recorded

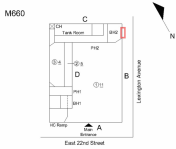

Violations

35264222M

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

Architectural Inspection

M660

Question	Response
EXTERIOR	
CORNICE	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
DOORS	Inspected
DOORS AND FRAMES	Inspected
Condition	3- Fair
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
Deficiency Photo 1	
Deficiency Photo 2	Exit 2
Violations	No photo recorded No violations recorded
DOOR HARDWARE	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
LINTELS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
TRANSOM/SIDE LIGHT	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
EXTERIOR WALLS	Inspected
Material Type(s)	Masonry
Replacement Quantity	65,000
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	3- Fair
Instance Quantity	65,000
Instance Quantity Uom	S.F.
Deficiency	BRICK:WATER INFILTRATION IN INSTRUCTIONAL SPACE

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

Architectural Inspection

M660

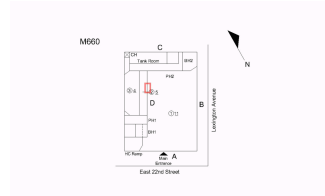
Question

Response

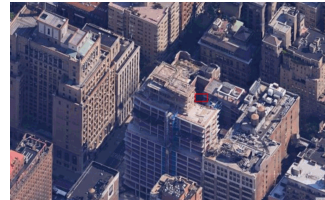
EXTERIOR

EXTERIOR WALLS

Roof Plan Reference



Elevation



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

Facade D
100
S.F.
REPAIR
PRIORITY 5
LEVEL 2



Room 412

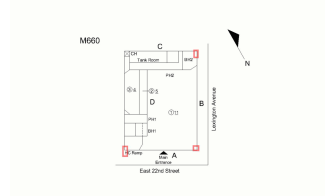
Deficiency Photo 2
Violations

No photo recorded
No violations recorded

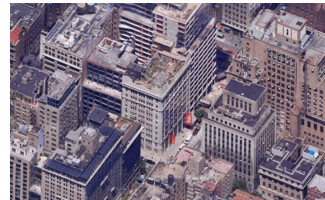
Deficiency

STONE:CHIPPED/SPALLED/BROKEN PIECES - MINOR

Roof Plan Reference



Elevation



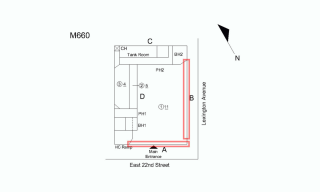
Elevation Reference
Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action

Facades A, B
25
S.F.
REPAIR
PRIORITY 3
LEVEL 4

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

Architectural Inspection

M660

Question	Response
EXTERIOR	
EXTERIOR WALLS	
Deficiency Photo 1	
Deficiency Photo 2	Facade A
Violations	No photo recorded 35264222M
EXTERIOR SOFFITS	Does not exist
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.
Instance on All Facades	Inspected
Instance Condition	3- Fair
Instance Quantity	3,000
Instance Quantity Uom	CF
Deficiency	BRICK:DETERIORATED JOINTS
Deficiency Location/Instance	
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPOINT
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 4
Deficiency Photo 1	
Deficiency Photo 2	Roof 1 - Facade A
Violations	No photo recorded 35264222M
Deficiency	BRICK:EFFLORESCENCE

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

Architectural Inspection

M660

Question	Response
EXTERIOR	
PARAPETS	
Deficiency Location/Instance	
Deficiency Quantity	200
Quantity Uom	S.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Deficiency Photo 1	
Deficiency Photo 2	Roof 1
Violations	No photo recorded No violations recorded
PLAZA DECK	Does not exist
ROOF	Inspected
ROOFING	Inspected
ROOF HATCH/SMOKE HATCH	Does not exist
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
ROOF BARRIER/FENCE	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
ROOF CAGE	Does not exist
ROOFING	Inspected
Replacement Quantity	4,000
Replacement Uom	S.F.
Instance on Built-Up:All Roofs	Inspected
Instance Roof Photo	
	Roof 1
Instance Condition	3- Fair
Instance Quantity	4,000
Instance Quantity Uom	S.F.
Does the roof have major mechanical equipment sitting on Dunnage Steel less than 18" above the Roofing?	Yes
Does this Roof Instance have a Sustainable Roof System?	No
Do solar panels exist on these roofs?	No

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

Architectural Inspection

M660

Question	Response
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EXTERIOR

ROOF

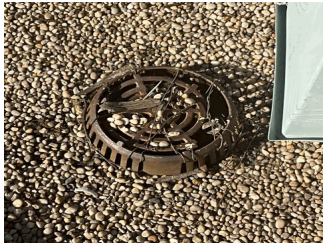
ROOFING

ROOFING

Is/Are the roof(s) suitable for Solar Panel installation?	No
Installation Year	1999
Source of Installation Year	Documented
Deficiency	BUILT-UP:ROOFING:BEYOND USEFUL LIFE
Deficiency Location/Instance	Built-Up:All Roofs
Deficiency Quantity	4,000
Quantity Uom	S.F.
Potential Action	REPLACE ROOFING WITH MAJOR EQUIPMENT REMOVAL
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Deficiency Photo 2	No photo recorded
Violations	No violations recorded

ROOFING DRAINS

Condition	Inspected
Deficiency	3- Fair
Deficiency Location/Instance	DETERIORATED

Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo 1	

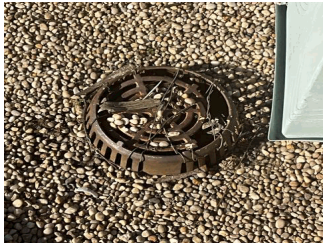
Deficiency Photo 2	No photo recorded
Violations	No violations recorded

SPECIALTIES

BULKHEAD/PENTHOUSE

Condition	Inspected
Deficiency	4- Between Fair and Poor
Deficiency Location/Instance	BULKHEAD/PENTHOUSE WALLS/INTERIOR:PLASTER CRACKS/SPALLING

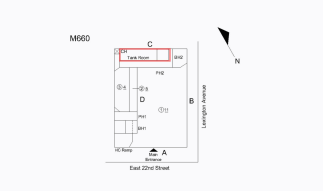
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	MAINTENANCE



Roof 1

No photo recorded

No violations recorded



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

Architectural Inspection

M660

Question

Response

EXTERIOR

ROOF

SPECIALTIES

BULKHEAD/PENTHOUSE

Urgency of Action
Purpose of Action
Deficiency Photo 1

**PRIORITY 3
LEVEL 2**



Penthouse

No photo recorded

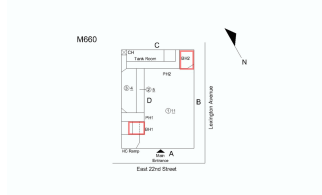
No violations recorded

Deficiency Photo 2
Violations

**BULKHEAD/PENTHOUSE WALLS/INTERIOR:GLASS
BLOCK CRACKS/SPALLING**

Deficiency

Deficiency Location/Instance



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

20
S.F.
**MAINTENANCE
PRIORITY 3
LEVEL 2**



Bulkhead BH2

No photo recorded

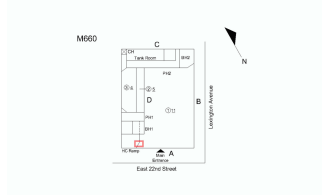
No violations recorded

Deficiency Photo 2
Violations

**BULKHEAD/PENTHOUSE WINDOWS:DAMAGED,
DETERIORATED WINDOWS**

Deficiency

Deficiency Location/Instance




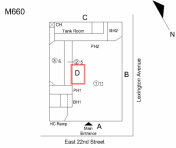

Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action

20
S.F.
**REPLACE
PRIORITY 3
LEVEL 2**

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

Architectural Inspection

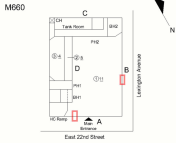

M660

Question	Response
EXTERIOR	
ROOF	
SPECIALTIES	
BULKHEAD/PENTHOUSE	
Deficiency Photo 1	
Deficiency Photo 2	Bulkhead BH1
Violations	No photo recorded
	No violations recorded
CUPIOLA/ SPIRES/ TOWERS	Does not exist
DORMER	Does not exist
DUNNAGE STEEL	Inspected
Condition	3- Fair
Deficiency	HEIGHT LESS THAN 18"
Deficiency Location/Instance	
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	Roof 1
Violations	No photo recorded
	No violations recorded
SKYLIGHT/ROOF VENT	Inaccessible
ROOF/GRAVITY TANK	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
STAIRS/RAMPS: EXTERIOR	Inspected
BUILDING CHEEK/FLANK WALLS	Does not exist
RAILINGS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
STAIRS/RAMPS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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

Architectural Inspection

M660

Question	Response
EXTERIOR	
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)	Steel, Solid Wood
Instance on Wood:All Facades	Inspected
Instance Condition	3- Fair
Instance Quantity	7,500
Instance Quantity Uom	S.F.
Installation Year	1999
Source of Installation Year	Documented
Are these windows insulated?	No
Deficiency	WOOD:BROKEN PANE
Roof Plan Reference	
Elevation	
Elevation Reference	Facades A, B
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	1st Floor Main Office shown, also Corridor near Room 300
Violations	No photo recorded
	No violations recorded
Instance on Steel:Facade D	Inspected
Instance Condition	5- Poor
Instance Quantity	2,500
Instance Quantity Uom	S.F.
Installation Year	1999
Source of Installation Year	Documented
Are these windows insulated?	No
Deficiency	STEEL:INOPERABLE

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

Architectural Inspection

M660

Question

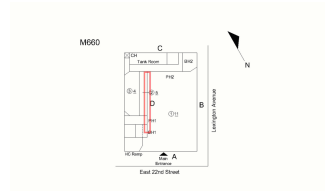
Response

EXTERIOR

WINDOWS

WINDOWS

Roof Plan Reference



Elevation



Elevation Reference

Facade D

Deficiency Quantity

1,000

Quantity Uom

S.F.

Potential Action

REPLACE WINDOW

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo 1



Cafeteria shown, similar throughout.

Deficiency Photo 2

No photo recorded

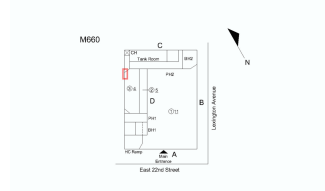
Violations

No violations recorded

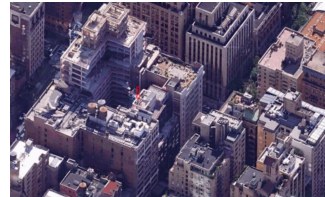
Deficiency

STEEL:DETERIORATED

Roof Plan Reference



Elevation



Elevation Reference

Facade D

Deficiency Quantity

30

Quantity Uom

S.F.

Potential Action

REPLACE WINDOW

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

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

Architectural Inspection



M660

Question	Response
EXTERIOR	
WINDOWS	
WINDOWS	
Deficiency Photo 1	
Deficiency Photo 2	Custodial Toilet Room
Violations	No photo recorded No violations recorded
INTERIOR	Inspected
POOLS	Does not exist
STRUCTURAL	Inspected
COLUMNS/BEAMS/BEARING WALLS	Inspected
Condition	3- Fair
Deficiency	STEEL COLUMNS/BEAMS:DETERIORATED CONCRETE FIREPROOFING
Deficiency Location/Instance	Cellar
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	Boiler Room
Violations	No photo recorded No violations recorded
Deficiency	MASONRY BEARING WALL:CRACKED/SPALLED
Deficiency Location/Instance	Cellar
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	RESTITCH
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	Boiler Room
Violations	No photo recorded No violations recorded

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

Architectural Inspection



M660

Question	Response
INTERIOR	
STRUCTURAL	
COLUMNS/BEAMS/BEARING WALLS	
Deficiency	CONCRETE COLUMNS/BEAMS:CRACKED/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	Basement
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	Boiler Room
Violations	No photo recorded No violations recorded
FLOOR STRUCTURE	
Condition	Inspected
Deficiency	3- Fair CONCRETE:CRACKS/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	Cellar, Penthouse
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	Boiler Room shown, also Penthouse
Violations	No photo recorded No violations recorded
FOUNDATION WALLS	
Material Type(s)	Inspected Concrete
Condition	4- Between Fair and Poor
Deficiency	CONCRETE:WATER INFILTRATION IN ELECTRICAL PANEL ROOM
Deficiency Location/Instance	Cellar
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	INSTALL WATERPROOFING
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6

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

Architectural Inspection

M660

Question	Response
INTERIOR	
STRUCTURAL	
FOUNDATION WALLS	
Deficiency Photo 1	
Deficiency Photo 2	Electrical Panel Room
Violations	No photo recorded 35643484M
Deficiency	CONCRETE: WATER INFILTRATION IN NON- INSTRUCTIONAL SPACE
Deficiency Location/Instance	Cellar
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	INSTALL WATERPROOFING
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	Oil Tank Room
Violations	No photo recorded No violations recorded
ROOF STRUCTURE	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
VAULTS-BUNKERS	Inspected
Foundation Walls	Inaccessible
Slab Structure	Inaccessible
Vault/Ash Hoist Doors and Framing	Inspected
Condition	5- Poor
Deficiency	DETERIORATED/DAMAGED VAULT/ASH HOIST DOORS AND FRAMING
Deficiency Location/Instance	Cellar
Deficiency Quantity	2
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

M660

Question	Response
INTERIOR	
STRUCTURAL	
VAULTS-BUNKERS	
Vault/Ash Hoist Doors and Framing	
Deficiency Photo 1	
Deficiency Photo 2	Facade B
Violations	No photo recorded No violations recorded
AUDITORIUM	
Instance on 2nd Floor (360 Seats)	Inspected
Ceiling	Inspected
Instance on 2nd Floor (360 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on 2nd Floor (360 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fixed H/C Lift	
Instance on 2nd Floor (360 Seats)	Does not exist
Fixed Seating	
Instance on 2nd Floor (360 Seats)	Inspected
Instance Condition	3- Fair
Deficiency	DAMAGED/BROKEN/INOPERABLE
Deficiency Location/Instance	Seats A/10, B/2,4,6,22, and others
Deficiency Quantity	20
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Seat A/10
Violations	No photo recorded No violations recorded
Floor Finish	
Instance on 2nd Floor (360 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	SHEET VINYL:BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Near Stage, Aisles
Deficiency Quantity	100
Quantity Uom	S.F.

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

Architectural Inspection


M660

Question	Response
INTERIOR	
AUDITORIUM	
Floor Finish	
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Near Stage
Violations	No photo recorded No violations recorded
Sliding-folding Partition	
Instance on 2nd Floor (360 Seats)	Does not exist
Stage	
Instance on 2nd Floor (360 Seats)	Inspected
Stage	
Instance on 2nd Floor (360 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stage Curtain Rigging	
Instance on 2nd Floor (360 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stage Curtains	
Instance on 2nd Floor (360 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	
Instance on 2nd Floor (360 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Window Curtains/Shades/Blinds	
Instance on 2nd Floor (360 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CAFETERIA	
Instance on 9th Floor	Inspected
Ceiling	
Instance on 9th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on 9th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fixed Equipment	
Instance on 9th Floor	Does not exist
Floor Finish	

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

Architectural Inspection




M660

Question	Response
INTERIOR	
CAFETERIA	
Floor Finish	
Instance on 9th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	TERRAZZO:CRACKS
Deficiency Location/Instance	Near Entrance, Near Windows
Deficiency Quantity	100
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
Sliding-folding Partition	
Instance on 9th Floor	Does not exist
Stage	
Instance on 9th Floor	Does not exist
Walls	
Instance on 9th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Window Curtains/Shades/Blinds	
Instance on 9th Floor	Does not exist
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Ceiling	
Condition	2- Between Good and Fair
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING
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	
	Main Entrance Lobby
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	ACOUSTIC TILES ON PLASTER:DAMAGED/MISSING

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

Architectural Inspection

M660

Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Ceiling	
Deficiency Location/Instance	Corridor near Rooms 402, 602, 611, Corridor near Stair A/3,4, 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 611
Violations	No photo recorded No violations recorded
Door(s)	Inspected
Condition	5- Poor
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Rooms 106, 107, 205, 303, 800
Deficiency Quantity	5
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 800
Violations	No photo recorded No violations recorded
Deficiency	METAL CLAD WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Rooms 355, 403
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
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



M660

Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Door(s)	Room 403
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	METAL:MISSING DOOR
Deficiency Location/Instance	Main Entrance Vestibule
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 Vestibule
Violations	No photo recorded No violations recorded
Floor Finish	Inspected
Condition	3- Fair
Deficiency	TERRAZZO:CRACKS
Deficiency Location/Instance	Main Entrance Lobby, Corridor near Auditorium
Deficiency Quantity	120
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
Deficiency	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Corridor near Stair A/8, Rooms 501, 303, 703, Corridor near Room 803, and others
Deficiency Quantity	1,400
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

M660

Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Floor Finish	
Deficiency Photo 1	
Deficiency Photo 2	Corridor near Stair A/8
Violations	No photo recorded No violations recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	PLASTER:CRACKS/SPALLING
Deficiency Location/Instance	Corridor near Gymnasium, Corridor near Rooms 505, 602
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Corridor near Gymnasium
Violations	No photo recorded No violations recorded
Deficiency	PLASTER:CRACKS/SPALLING - ACTIVE LEAK
Deficiency Location/Instance	Room 412
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 412
Violations	No photo recorded No violations recorded
Specialties	Does not exist
GYMNASIUM	Inspected
Instance on 10th Floor	Inspected

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

Architectural Inspection


M660

Question	Response
INTERIOR	
GYMNASIUM	
Ceiling	
Instance on 10th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on 10th Floor	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	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	No photo recorded
Violations	No violations recorded
Fixed Equipment	
Instance on 10th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Instance on 10th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Seating	
Instance on 10th Floor	Does not exist
Sliding-folding Partition	
Instance on 10th Floor	Does not exist
Stage	
Instance on 10th Floor	Does not exist
Walls	
Instance on 10th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	WALL PADDING:DETERIORATED
Deficiency Location/Instance	Near Entrance, Perimeter Walls
Deficiency Quantity	80
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



M660

Question	Response
INTERIOR	
GYMNASIUM	
Walls	
Deficiency Photo 1	
Deficiency Photo 2	Near Entrance
Violations	No photo recorded No violations recorded
Window Curtains/Shades/Blinds	
Instance on 10th 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 9th Floor	Inspected
Ceiling	
Instance on 9th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	METAL PAN: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	Near Windows
Violations	No photo recorded No violations recorded
Door(s)	
Instance on 9th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Instance on 9th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	QUARRY TILE:BROKEN/MISSING TILES
Deficiency Location/Instance	Prep Area
Deficiency Quantity	10

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

Architectural Inspection



M660

Question	Response
INTERIOR	
KITCHEN	
Floor Finish	
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 No violations recorded
Walls	
Instance on 9th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	CERAMIC TILE:BROKEN/ 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	
Deficiency Photo 2	Near Entrance
Violations	No photo recorded No violations recorded
LIBRARY	Does not exist
LOCKER ROOM	Inspected
Instance on 10th Floor - Boys (39 Lockers)	Inspected
Alternative Use	No
Instance on 10th Floor Mezzanine - Girls (186 Lockers)	Inspected
Alternative Use	No
Ceiling	
Instance on 10th Floor - Boys (39 Lockers)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on 10th Floor Mezzanine - Girls (186 Lockers)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on 10th Floor - Boys (39 Lockers)	Inspected
Instance Condition	3- Fair

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

Architectural Inspection

M660

Question	Response
INTERIOR	
LOCKER ROOM	
Door(s)	
Deficiency	METAL:DETERIORATED DOOR
Deficiency Location/Instance	Entrance
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Entrance
Violations	No photo recorded No violations recorded
Instance on 10th Floor Mezzanine - Girls (186 Lockers)	Inspected
Instance Condition	3- Fair
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Entrance
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Entrance
Violations	No photo recorded No violations recorded
Floor Finish	
Instance on 10th Floor - Boys (39 Lockers)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on 10th Floor Mezzanine - Girls (186 Lockers)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Locker Room Lockers	
Instance on 10th Floor - Boys (39 Lockers)	Does not exist
Instance on 10th Floor Mezzanine - Girls (186 Lockers)	Inspected
Instance Condition	5- Poor
Deficiency	DAMAGED UNITS
Deficiency Location/Instance	Lockers 210, 219, 354, 372, 498, and others
Deficiency Quantity	20

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

Architectural Inspection

M660

Question	Response
INTERIOR	
LOCKER ROOM	
Locker Room Lockers	
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Locker 372
Violations	No photo recorded No violations recorded
Walls	
Instance on 10th Floor - Boys (39 Lockers)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on 10th Floor Mezzanine - Girls (186 Lockers)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	PLASTER:CRACKS/SPALLING
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	Near Windows
Violations	No photo recorded No violations recorded
MULTI-PURPOSE ROOM	Does not exist
SCIENCE DEMO ROOM	Inspected
Instance on Rooms 401, 503	Inspected
Alternative Use	No
Fixed Equipment	
Instance on Rooms 401, 503	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	CABINTRY:MISSING/DAMAGED
Deficiency Location/Instance	Room 503
Deficiency Quantity	2
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3

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

Architectural Inspection



M660

Question	Response
INTERIOR	
SCIENCE DEMO ROOM	
Fixed Equipment	
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 503
Violations	No photo recorded No violations recorded
SCIENCE LAB	
Instance on Rooms 302, 701, 702, 803	Inspected
Alternative Use	No
Fixed Equipment	
Instance on Rooms 302, 701, 702, 803	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	CABINETRY:MISSING/DAMAGED
Deficiency Location/Instance	Rooms 701, 702
Deficiency Quantity	4
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 701
Violations	No photo recorded No violations recorded
SCIENCE PREP ROOM	
Instance on Room 701A	Inspected
Alternative Use	No
Fixed Equipment	
Instance on Room 701A	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SHOWER ROOM	
Instance on 10th Floor Mezzanine - Girls	Inspected
Instance on 10th Floor - Boys	Inaccessible
STAIRS/RAMPS: INTERIOR	
Do Letter Stair Signs Exist?	Inaccessible
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected

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

Architectural Inspection

M660

Question	Response
INTERIOR	
STAIRS/RAMPS: INTERIOR	
Door(s)	
Condition	2- Between Good and Fair
Deficiency	METAL:DETERIORATED DOOR
Deficiency Location/Instance	Stair A/4
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Stair A/4 No photo recorded
Violations	No violations recorded
Partition	Does not exist
Railings	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stairs and Landings	Inspected
Condition	3- Fair
Deficiency	STONE:WORN-OUT TREAD/NOSINGS
Deficiency Location/Instance	Stair BC/1
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	Stair BC/1 No photo recorded
Violations	No violations recorded
Deficiency	CONCRETE:CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	Stair B/Basement,10
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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

Architectural Inspection



M660

Question	Response
INTERIOR	
STAIRS/RAMPS: INTERIOR	
Stairs and Landings	
Deficiency Photo 1	
Deficiency Photo 2	Stair B/10
Violations	No photo recorded No violations recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
TOILET ROOMS - STAFF	Inspected
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	5- Poor
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	1st Floor, 5th Floor Unisex
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	5th Floor Unisex
Violations	No photo recorded No violations 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

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

Architectural Inspection


M660

Question	Response
INTERIOR	
TOILET ROOMS - STUDENTS	
Door(s)	Inspected
Condition	5- Poor
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	1st Floor, 3rd Floor Unisex, 5th Floor Boys
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	5th Floor Boys No photo recorded
Violations	No violations 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	PLASTER:CRACKS/SPALLING
Deficiency Location/Instance	8th Floor Boys
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	8th Floor Boys No photo recorded
Violations	No violations recorded
LIFE SAFETY	Inspected
F.D. HOLDING AREA	Does not exist
STEEL STAIRS	Does not exist
SITE	Inspected
CONTAINERIZATION	Does not exist
DRAINAGE SYSTEM FOR ASPHALT	Does not exist
DRAINAGE SYSTEM FOR CONCRETE	Does not exist

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

Architectural Inspection

M660

Question	Response
SITE	
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 East 22nd Street, Lexington Avenue
Deficiency Quantity	200
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Along East 22nd Street
Violations	No photo recorded No violations recorded
Pavers	Does not exist
PLAYGROUNDS	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

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Architectural Inspection

M660

Does the SCA expect asset to have artwork?

No