

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

Architectural Inspection

M873

Asset: MANHATTAN VILLAGE ACADEMY - MANHATTAN, 43 WEST 22 STREET, MANHATTAN, NY, 10010

Inspection Id	Inspection Type	Time In	Last Edited
1897	ARCHITECTURAL - ASSOCIATE	2023-12-22 08:56AM	2024-06-21 11:36AM
1923	ARCHITECTURAL - SENIOR	2023-12-22 08:27AM	2024-01-26 03:13PM

Asset Data

Question	Answer
Was the Building Fully Accessible for Inspection?	Yes
Principal(s) Information	
Principal Name	Christina White
Principal Organization	Manhattan Village Academy - Manhattan
Meeting with Principal?	Yes
Principal Feedback	The Principal's comments are as follows: 1. The Main Entrance Doors are deteriorating, have become a safety concern and should be replaced.
Custodian	Sarah Petriello
Was the Custodian Present?	No
Fireman	Will Frodo
Was the Fireman Present?	Yes
Building Square Footage	54,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	None
Comments on the Stories (Floors) plus Basements	14+B+SB
Comments on the Year Built	1906
Student Population	419
Staff Population	52
Comments on the Number of Classrooms	24
Weather	Fair
Facade Photo	



West 22nd Street - North View

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Main Entrance Photo



Facade A - West 22nd Street

Roof Photo

Not taken

Do Stormwater Management/Green Infrastructure systems exist?

No

Type

No Storm Water Management Type Selected

Have any Systems/Major Building Components been upgraded?

Systems: Library new Floor (90%)

Years: 2023

Systems: Limited Window Repairs

Years: 2019

Systems: Exterior Masonry Wall repairs including Re-Pointing and Masonry repairs.

Years: 2018

Have there been any New Building Additions?

No New Construction

Tandem

No Tandem

Leased Space?

Yes

Year Leased

1993

Inspection Type

Partial Inspection

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

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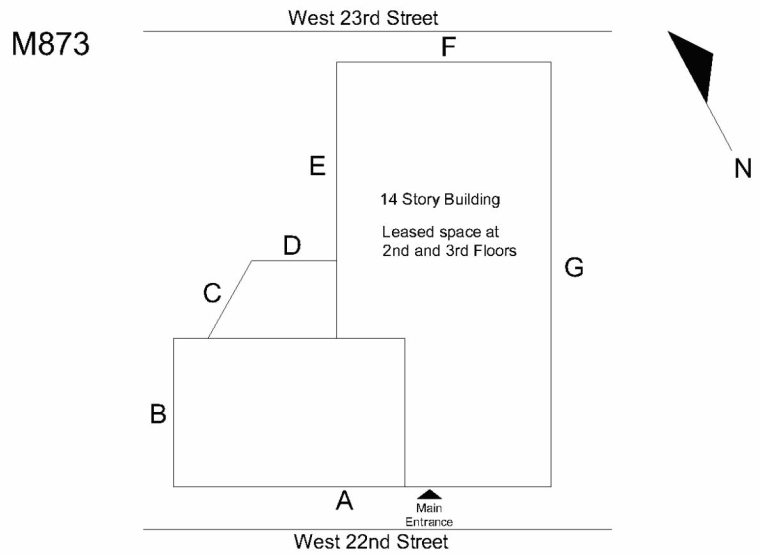
Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
Exterior Ramps and Railings	No		No			
Interior Routes						
Corridor and Lobby H/C Lifts	Yes	No		INOPERABLE		
Interior Corridor Doors And Hardware	No		No			
Interior Corridors & Lobbies		No		CHANGE IN ELEVATION		
Interior Elevators	Yes	Yes				
Interior Lobby Doors And Hardware		Yes				
Interior Ramps	No					
Rooms & Spaces						
Art Rooms	No					
Auditorium	No					
Cafeteria						
2nd Floor	Yes	Yes			No	Yes
Classrooms						
Floors 2nd and 3rd	Yes	Yes				
Computer Rooms	No					
Gymnasium	No					
Library						
Room 354	Yes	Yes				
Main Office						
Room 214	Yes	Yes				
Multi-purpose Room						
Room 364	Yes	Yes			No	Yes
Nurse's Office						
Room 350	Yes	Yes				
Pool	No					
Science Lab						
Rooms 221B, 229B, 362 and 370	Yes	Yes				
Toilet Rooms (boys)						
Floors 2nd and 3rd	Yes	Yes				
Toilet Rooms (girls)						
Floors 2nd and 3rd	Yes	Yes				
Toilet Rooms (staff)						
Floors 2nd and 3rd	Yes	No				
				ACCESSORY ARRANGEMENT		

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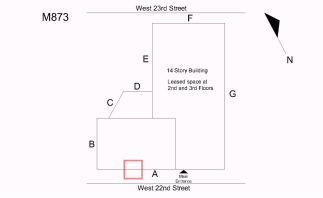

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Building Template



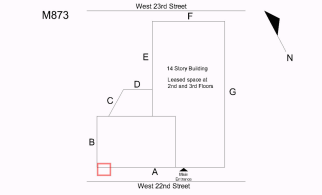

Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Does not exist
AWNINGS AND CANOPIES	Does not exist
CHIMNEY	Not required
COPING	Not required
CORNICE	Does not exist
DOORS	Inspected
DOORS AND FRAMES	Inspected
Condition	5- Poor
Deficiency	METAL:DETERIORATED DOOR AND FRAME - MAJOR DETERIORATION
Deficiency Location/Instance	
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 3
Deficiency Photo 1	
Deficiency Photo 2	Main School Entrance (doors inoperable)
Violations	No photo recorded No violations recorded

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Question	Response
EXTERIOR	
DOORS	
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	3- Fair
Deficiency	WOOD:BROKEN GLASS
Deficiency Location/Instance	
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	No photo recorded
Violations	No violations recorded
EXTERIOR WALLS	Inspected
Material Type(s)	Concrete
Replacement Quantity	13,000
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	13,000
Instance Quantity Uom	S.F.
Deficiency	No deficiencies recorded
EXTERIOR SOFFITS	Does not exist
LOADING DOCK	Not required
LOUVER	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
PARAPETS	Not required
PLAZA DECK	Does not exist
ROOF	Not required
STAIRS/RAMPS: EXTERIOR	Does not exist
WINDOWS	Inspected
Replacement Quantity	2,000
Replacement Uom	S.F.

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Question	Response
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EXTERIOR

WINDOWS

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 - Double Hung:All Facades

Inspected

Instance Condition

3- Fair

Instance Quantity

1,200

Instance Quantity Uom

S.F.

Installation Year

1995

Source of Installation Year

Documented

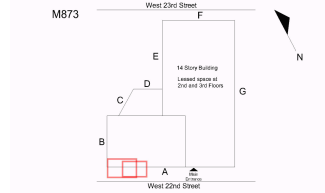
Are these windows insulated?

Yes

Deficiency

ALUMINUM - DOUBLE HUNG:DETERIORATED

Roof Plan Reference



Elevation



Elevation Reference

Facade A

Deficiency Quantity

120

Quantity Uom

S.F.

Potential Action

REPLACE WINDOW

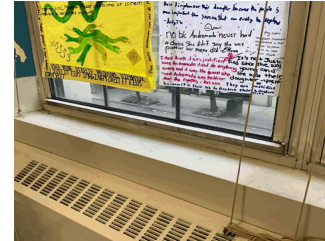
Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo 1



Room 243

Deficiency Photo 2

No photo recorded

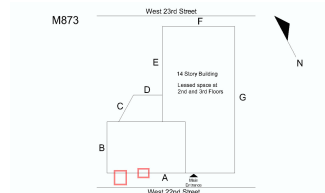
Violations

No violations recorded

Deficiency

ALUMINUM - DOUBLE HUNG:INOPERABLE BALANCE

Roof Plan Reference



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Question	Response
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EXTERIOR

WINDOWS

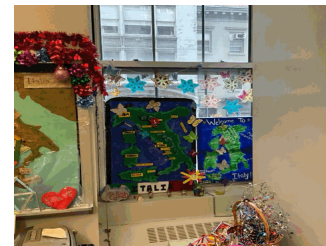
WINDOWS

Elevation



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

Facade A
16
EACH
REPLACE BALANCES
PRIORITY 3
LEVEL 2



Deficiency Photo 2
Violations

Room 243
No photo recorded
No violations recorded

Instance on Aluminum - Other:All Facades (at various locations)

Inspected

Instance Condition

3- Fair

Instance Quantity

800

Instance Quantity Uom

S.F.

Installation Year

1995

Source of Installation Year

Documented

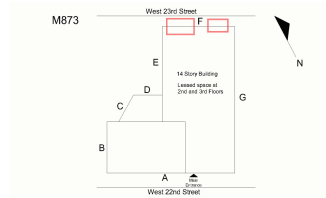
Are these windows insulated?

Yes

Deficiency

ALUMINUM - OTHER:DETERIORATED

Roof Plan Reference



Elevation




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

Facade F
400
S.F.
REPLACE WINDOW
PRIORITY 4
LEVEL 2

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Question	Response
EXTERIOR	
WINDOWS	
WINDOWS	
Deficiency Photo 1	
Deficiency Photo 2	Room 221B
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	Not required
VAULTS-BUNKERS	Does not exist
AUDITORIUM	Does not exist
CAFETERIA	Inspected
Instance on 2nd Floor	Inspected
Ceiling	
Instance on 2nd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on 2nd Floor	Does not exist
Fixed Equipment	
Instance on 2nd Floor	Does not exist
Floor Finish	
Instance on 2nd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Sliding-folding Partition	
Instance on 2nd Floor	Does not exist
Stage	
Instance on 2nd Floor	Does not exist
Walls	
Instance on 2nd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Window Curtains/Shades/Blinds	
Instance on 2nd Floor	Does not exist

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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	Inspected
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING
Deficiency Location/Instance	Corridor near Room 236
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 236 No photo recorded
Violations	No violations recorded
Door(s)	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	2- Between Good and Fair
Deficiency	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Corridor near Room 214
Deficiency Quantity	40
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 214 No photo recorded
Violations	No violations recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	PLASTER:CRACKS/SPALLING
Deficiency Location/Instance	Corridor near Rooms 224, 235, 370B, 372
Deficiency Quantity	30
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 235
Violations	No photo recorded No violations recorded
Specialties	Inspected
Classroom Locker(s)	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fixed Seating	Does not exist
GYMNASIUM	Does not exist
INTERIOR DOOR HARDWARE	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
INTERIOR GUARDS	Does not exist
KITCHEN	Inspected
Instance on 2nd Floor	Inspected
Ceiling	
Instance on 2nd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
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	CERAMIC TILE:BROKEN/MISSING TILES
Deficiency Location/Instance	Near Sinks
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 Sinks
Violations	No photo recorded No violations recorded

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Question	Response
INTERIOR	
KITCHEN	
Walls	
Instance on 2nd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	PLASTER:CRACKS/SPALLING
Deficiency Location/Instance	Storage Room
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Storage Room
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
LIBRARY	
Instance on Room 354	Inspected
Built-in Furnishing	
Instance on Room 354	Does not exist
Ceiling	
Instance on Room 354	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on Room 354	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Instance on Room 354	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	CERAMIC TILE:BROKEN/MISSING TILES
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	
	Near Entrance
Deficiency Photo 2	No photo recorded

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Question	Response
INTERIOR	
LIBRARY	
Floor Finish	
Violations	No violations recorded
Walls	
Instance on Room 354	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
LOCKER ROOM	
Instance on 3rd Floor - Boys (38 Lockers)	Inspected
Alternative Use	No
Instance on 3rd Floor - Girls (48 Lockers)	Inspected
Alternative Use	No
Ceiling	
Instance on 3rd Floor - Boys (38 Lockers)	Does not exist
Instance on 3rd Floor - Girls (48 Lockers)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING
Deficiency Location/Instance	Rear
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	Rear
Violations	No photo recorded
Violations	No violations recorded
Door(s)	
Instance on 3rd Floor - Boys (38 Lockers)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on 3rd Floor - Girls (48 Lockers)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Instance on 3rd Floor - Boys (38 Lockers)	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
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INTERIOR

LOCKER ROOM

Floor Finish

Deficiency Photo 1



Near Entrance

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

Instance on 3rd Floor - Girls (48 Lockers)

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

Deficiency Photo 1



Near Entrance

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

Locker Room Lockers

Instance on 3rd Floor - Boys (38 Lockers)

Inspected

Instance Condition

2- Between Good and Fair

Deficiency

No deficiencies recorded

Instance on 3rd Floor - Girls (48 Lockers)

Inspected

Instance Condition

2- Between Good and Fair

Deficiency

No deficiencies recorded

Walls

Instance on 3rd Floor - Boys (38 Lockers)

Inspected

Instance Condition

2- Between Good and Fair

Deficiency

PLASTER:CRACKS/SPALLING

Deficiency Location/Instance

Left Side

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	
LOCKER ROOM	
Walls	
Deficiency Photo 1	
Deficiency Photo 2	Left Side
Violations	No photo recorded
Instance on 3rd Floor - Girls (48 Lockers)	No violations recorded
Instance Condition	Inspected
Deficiency	2- Between Good and Fair
MULTI-PURPOSE ROOM	No deficiencies recorded
Instance on Room 364	Inspected
Ceiling	Inspected
Instance on Room 364	Does not exist
Door(s)	
Instance on Room 364	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fixed Equipment	
Instance on Room 364	Does not exist
Floor Finish	
Instance on Room 364	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Sliding-folding Partition	
Instance on Room 364	Does not exist
Stage	
Instance on Room 364	Does not exist
Walls	
Instance on Room 364	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	WALL PADDING:DETERIORATED
Deficiency Location/Instance	Center Column
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	Center Column
	No photo recorded

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Question	Response
INTERIOR	
MULTI-PURPOSE ROOM	
Walls	
Violations	No violations recorded
Window Curtains/Shades/Blinds	
Instance on Room 364	Does not exist
SCIENCE DEMO ROOM	Does not exist
SCIENCE LAB	Inspected
Instance on Rooms 221B, 229B, 362, 370	Inspected
Alternative Use	No
Fixed Equipment	
Instance on Rooms 221B, 229B, 362, 370	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE PREP ROOM	Does not exist
SHOWER ROOM	Does not exist
STAIRS/RAMPS: INTERIOR	Inspected
Do Letter Stair Signs Exist?	No
Ceiling	Not required
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	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Central Stair
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	Central Stair
Violations	No photo recorded
Walls	No violations recorded
TOILET ROOMS - STAFF	Not required
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

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Question	Response
INTERIOR	
TOILET ROOMS - STAFF	
Floor Finish	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stalls	Does not exist
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
TOILET ROOMS - STUDENTS	Inspected
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	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
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 22nd Street
Deficiency Quantity	50
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	
Violations	Along West 22nd Street
	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

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Does the SCA expect asset to have artwork?

No