

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

**Architectural Inspection**

**M894**

**Asset: HS FOR LEADERSHIP & PUBLIC SER - MANHATTAN, 90 TRINITY PLACE, MANHATTAN, NY, 10006**

Inspection Id	Inspection Type	Time In	Last Edited
536	ARCHITECTURAL - ASSOCIATE	2023-10-30 08:14AM	2023-12-06 09:04AM
572	ARCHITECTURAL - SENIOR	2023-10-30 09:05AM	2023-12-11 11:59AM

**Asset Data**

Question	Answer
Was the Building Fully Accessible for Inspection?	No
Inspection Inaccessible Comment	Facade D partial and Roofing (construction protection); Boys Shower Room (sealed off); Sidewalk Elevator Vault (storage)
Principal(s) Information	
Principal Name	Philip Santos
Principal Organization	HS for Leadership & Public Service - Manhattan
Meeting with Principal?	Yes
Principal Feedback	The Principal's comments are as follows: 1. The HVAC system emits a white powder and requires a maintenance cleaning. 2. The Heating/Cooling System is inconsistent throughout the building, requiring balancing.
Principal Name	Veronica Coleman
Principal Organization	School Without Walls HS - Manhattan
Meeting with Principal?	Yes
Principal Feedback	The Principal had no comments about the condition of the building at this time.
Custodian	David Digiacommo
Was the Custodian Present?	No
Fireman	Jim Torres
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	14+B+PH
Comments on the Year Built	1973
Student Population	435
Staff Population	46
Comments on the Number of Classrooms	35
Weather	Fair
Facade Photo	



Trinity Place - West View

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

**Architectural Inspection**

**M894**

Main Entrance Photo



Facade A - Trinity Place

Roof Photo



Roof 1 - South View

Do Stormwater Management/Green Infrastructure systems exist?

Type

Have any Systems/Major Building Components been upgraded?

Have there been any New Building Additions?

Tandem

Leased Space?

Year Leased

Inspection Type

No

No Storm Water Management Type Selected

Systems: Exterior Door replacement at Stair B

Years: 2022

Systems: Complete Roofing replacement

Years: 2003

No New Construction

No Tandem

Yes

1994

Full 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						

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

*Architectural Inspection*

**M894**

**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**

<b>Exterior Entrances &amp; Exits</b>		Yes				
<b>Exterior H/C Lifts</b>	No		No			
<b>Exterior Ramps and Railings</b>	No		No			

**Interior Routes**

<b>Corridor and Lobby H/C Lifts</b>	No		No			
<b>Interior Corridor Doors And Hardware</b>	Yes	Yes				
<b>Interior Corridors &amp; Lobbies</b>		Yes				
<b>Interior Elevators</b>	Yes	Yes				
<b>Interior Lobby Doors And Hardware</b>		Yes				
<b>Interior Ramps</b>	No					

**Rooms & Spaces**

**Art Rooms**

Room 309	Yes	Yes				
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<b>Auditorium</b>	No					
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**Cafeteria**

14th Floor	Yes	Yes		No	Yes	
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**Classrooms**

3rd - 6th and 8th - 12th	Yes	Yes				
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**Computer Rooms**

Room 315	Yes	Yes				
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**Gymnasium**

	No					
--	----	--	--	--	--	--

**Library**

Room 1306	Yes	Yes				
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**Main Office**

Room 702 (Leadership HS); Room 609 (SWOW)	Yes	Yes				
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**Multi-purpose Room**

	No					
--	----	--	--	--	--	--

**Nurse's Office**

Room 615	Yes	Yes				
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**Pool**

	No					
--	----	--	--	--	--	--

**Science Lab**

Rooms 403 and 503	Yes	Yes				
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**Toilet Rooms (boys)**

2nd - 14th Floors	Yes	No				
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INSUFFICIENT LATCH  
CLEARANCE

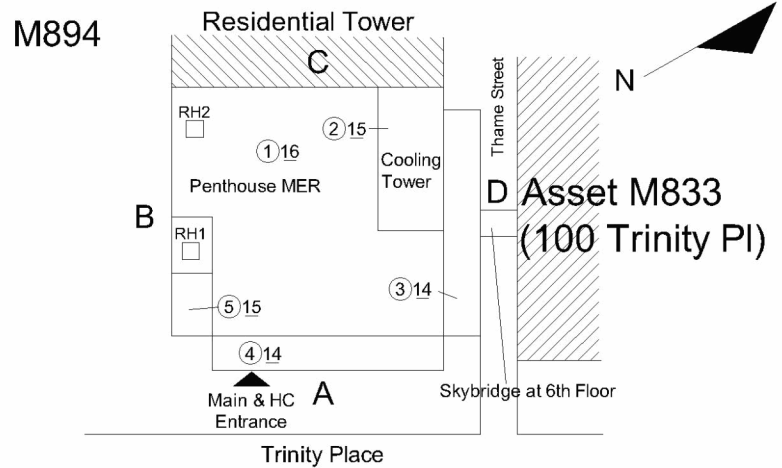
**NYC Department of Education  
Building Condition Assessment Survey 2023-2024**

**Architectural Inspection**

**M894**

Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
				ACCESSORY ARRANGEMENT NO LEVER-TYPE HARDWARE SINK ARRANGEMENT TURNING RADIUS		
<b>Toilet Rooms (girls)</b>						
2nd - 14th Floors	Yes	No		WATER CLOSET ARRANGEMENT TURNING RADIUS SINK ARRANGEMENT INSUFFICIENT LATCH CLEARANCE NO LEVER-TYPE HARDWARE ACCESSORY ARRANGEMENT		
<b>Toilet Rooms (staff)</b>						
2nd - 14th Floors	Yes	Yes				

**Building Template**



**Inspection**

Question	Response
<b>Architectural</b>	
<b>EXTERIOR</b>	Inspected
<b>AREAWAY</b>	Does not exist
<b>AWNINGS AND CANOPIES</b>	Does not exist
<b>CHIMNEY</b>	Does not exist
<b>COPING</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>CORNICE</b>	Does not exist
<b>DOORS</b>	Inspected
<b>DOORS AND FRAMES</b>	Inspected
Condition	5- Poor

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

*Architectural Inspection*

**M894**

Question	Response
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**EXTERIOR**

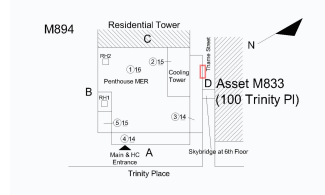
**DOORS**

**DOORS AND FRAMES**

Deficiency

METAL CLAD: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



Facade D - Stair A

Deficiency Photo 2

No photo recorded

Violations

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

60,000

Replacement Uom

S.F.

Instance on Facade B and C

Inaccessible

Instance Quantity

30,000

Instance Quantity Uom

S.F.

Instance on Facade A and D

Inspected

Instance Condition

3- Fair

Instance Quantity

30,000

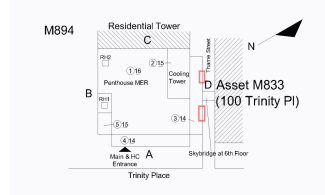
Instance Quantity Uom

S.F.

Deficiency

METAL/GLASS CURT WALL:BROKEN GLASS

Roof Plan Reference



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

*Architectural Inspection*

**M894**

**Question**

**Response**

**EXTERIOR**

**EXTERIOR WALLS**

Elevation



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

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



Facade D - 1st Floor Lobby

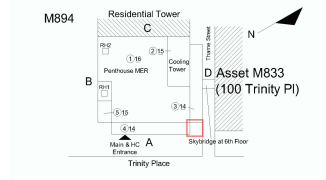
Deficiency Photo 2  
Violations

No photo recorded  
No violations recorded

Deficiency

Roof Plan Reference

STONE:CHIPPED/SPALLED/BROKEN PIECES - MINOR



Elevation



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

Facade A and D  
25  
S.F.  
REPAIR  
PRIORITY 3  
LEVEL 2



Facade A

Deficiency Photo 2

No photo recorded

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

*Architectural Inspection*

**M894**

Question	Response
<b>EXTERIOR</b>	
<b>EXTERIOR WALLS</b>	
Violations	No violations recorded
<b>EXTERIOR SOFFITS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>LOADING DOCK</b>	Does not exist
<b>LOUVER</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>PARAPETS</b>	Inspected
Material Type(s)	Masonry
Replacement Quantity	500
Replacement Uom	C.F.
Instance on All Facades	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	500
Instance Quantity Uom	CF
Deficiency	No deficiencies recorded
<b>PLAZA DECK</b>	Does not exist
<b>ROOF</b>	Inspected
<b>ROOFING</b>	Inspected
<b>ROOF HATCH/SMOKE HATCH</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>ROOF BARRIER/FENCE</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>ROOF CAGE</b>	Does not exist
<b>ROOFING</b>	Inspected
Replacement Quantity	5,000
Replacement Uom	S.F.
Instance on Modified Bitumen:All Roofs except Skybridge	Inaccessible
Instance Roof Photo	
	Roof 1
Instance Quantity	4,800
Instance Quantity Uom	S.F.
Deficiency	MODIFIED BITUMEN:ROOFING:BEYOND USEFUL LIFE
Deficiency Location/Instance	Modified Bitumen:All Roofs except Skybridge
Deficiency Quantity	4,800
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Deficiency Photo 2	No photo recorded



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

*Architectural Inspection*

**M894**

Question	Response
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**EXTERIOR**

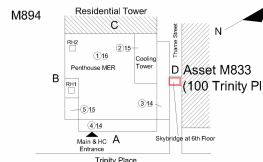
**ROOF**

**ROOFING**

**ROOFING**

Violations	No violations recorded
Instance on Modified Bitumen:Skybridge	Inspected
Instance Condition	5- Poor
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
Installation Year	2003
Source of Installation Year	Inspector Estimate
Deficiency	<b>MODIFIED BITUMEN:ROOFING:MAJOR ACTIVE ROOF LEAKS IN NON-INSTRUCTIONAL SPACE</b>

Deficiency Location/Instance



Deficiency Quantity

100

Quantity Uom

S.F.

Potential Action

**REPLACE ROOFING WITHOUT MAJOR EQUIPMENT REMOVAL**

Urgency of Action

**PRIORITY 5**

Purpose of Action

**LEVEL 2**

Deficiency Photo 1



Skybridge (6th Floor)

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

**ROOFING DRAINS**

Condition	2- Between Good and Fair
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Deficiency	No deficiencies recorded
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**SPECIALTIES**

Inspected

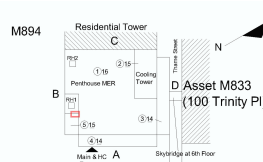
**BULKHEAD/PENTHOUSE**

Inspected

Condition	3- Fair
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Deficiency	<b>BULKHEAD/PENTHOUSE DOORS:DETERIORATED DOOR AND FRAME</b>
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Deficiency Location/Instance


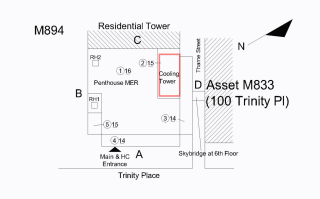





**NYC Department of Education  
Building Condition Assessment Survey 2023-2024**

*Architectural Inspection*

**M894**

Question	Response
<b>EXTERIOR</b>	
<b>ROOF</b>	
<b>SPECIALTIES</b>	
<b>BULKHEAD/PENTHOUSE</b>	
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE DOOR AND FRAME
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Bulkhead BH1
Violations	No photo recorded No violations recorded
<b>CUPOLA/ SPIRES/ TOWERS</b>	Does not exist
<b>DORMER</b>	Does not exist
<b>DUNNAGE STEEL</b>	Inspected
Condition	3- Fair
Deficiency	MAJOR RUSTING
Deficiency Location/Instance	
Deficiency Quantity	50
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
<b>SKYLIGHT/ROOF VENT</b>	Does not exist
<b>ROOF/GRAVITY TANK</b>	Does not exist
<b>STAIRS/RAMPS: EXTERIOR</b>	Inspected
<b>BUILDING CHEEK/FLANK WALLS</b>	Inspected
Condition	3- Fair
Deficiency	STUCCO CEMENT SURFACE:CRACKS/SPALLING - MINOR

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

*Architectural Inspection*

**M894**

**Question**

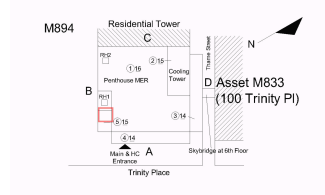
**Response**

**EXTERIOR**

**STAIRS/RAMPS: EXTERIOR**

**BUILDING CHEEK/FLANK WALLS**

Deficiency Location/Instance



Deficiency Quantity

30

Quantity Uom

S.F.

Potential Action

REPAIR

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Deficiency Photo 2

Roof 1 - Bulkhead

Violations

No photo recorded

No violations recorded

**RAILINGS**

Condition

Inspected

Deficiency

2- Between Good and Fair

No deficiencies recorded

**STAIRS/RAMPS**

Condition

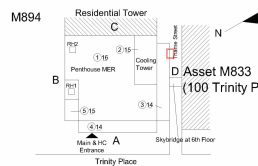
Inspected

3- Fair

Deficiency

CONCRETE: WORN-OUT TREAD/RISER/NOSING

Deficiency Location/Instance



Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REPLACE

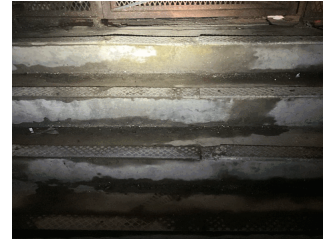
Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo 1



Deficiency Photo 2

Facade D - Stair A

Violations

No photo recorded

No violations recorded

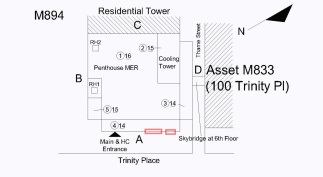


**WINDOWS**

Inspected

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

*Architectural Inspection*



**M894**

Question	Response
<b>EXTERIOR</b>	
<b>WINDOWS</b>	
Replacement Quantity	8,000
Replacement Uom	S.F.
<b>EXTERIOR GUARDS</b>	Does not exist
<b>LINTELS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>WINDOWS</b>	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Other:Facades A and D	Inspected
Instance Condition	3- Fair
Instance Quantity	8,000
Instance Quantity Uom	S.F.
Installation Year	1994
Source of Installation Year	Inspector Estimate
Are these windows insulated?	No
Deficiency	ALUMINUM - OTHER:BROKEN PANE
Roof Plan Reference	
Elevation	
Elevation Reference	Facade A
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 609 shown, also Room 515
Violations	No photo recorded No violations recorded
<b>INTERIOR</b>	
<b>POOLS</b>	
Does not exist	
<b>STRUCTURAL</b>	
Inspected	
<b>COLUMNS/BEAMS/BEARING WALLS</b>	
Inspected	
Condition	3- Fair
Deficiency	MASONRY BEARING WALL:CRACKED/SPALLED
Deficiency Location/Instance	Basement

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

*Architectural Inspection*



**M894**

Question	Response
<b>INTERIOR</b>	
<b>STRUCTURAL</b>	
<b>COLUMNS/BEAMS/BEARING WALLS</b>	
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	RESTITCH
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
	Room B11 shown, also Penthouse
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>FLOOR STRUCTURE</b>	Inspected
Condition	3- Fair
Deficiency	CONCRETE:CRACKS/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	Penthouse
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
	Penthouse
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>FOUNDATION WALLS</b>	Inspected
Material Type(s)	Concrete
Condition	3- Fair
Deficiency	CONCRETE:WATER INFILTRATION IN INSTRUCTIONAL SPACE
Deficiency Location/Instance	Basement
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	INSTALL WATERPROOFING
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 5

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

*Architectural Inspection*


**M894**

Question	Response
<b>INTERIOR</b>	
<b>STRUCTURAL</b>	
<b>FOUNDATION WALLS</b>	
Deficiency Photo 1	
	Stair A/Basement
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	CONCRETE:CRACKED/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	Basement
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
	Pump Room
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>ROOF STRUCTURE</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>VAULTS-BUNKERS</b>	Inspected
<b>Foundation Walls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Slab Structure</b>	Inaccessible
<b>Vault/Ash Hoist Doors and Framing</b>	Inaccessible
<b>AUDITORIUM</b>	Does not exist
<b>CAFETERIA</b>	Inspected
Instance on 14th Floor	Inspected
<b>Ceiling</b>	
Instance on 14th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	TECTUM:DAMAGED/MISSING
Deficiency Location/Instance	Near Windows
Deficiency Quantity	40
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*

**M894**

Question	Response
<b>INTERIOR</b>	
<b>CAFETERIA</b>	
<b>Ceiling</b>	
Deficiency Photo 1	
	Near Windows
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	TECTUM:DAMAGED/MISSING - ACTIVE LEAK
Deficiency Location/Instance	Center
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Center
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>Door(s)</b>	
Instance on 14th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Fixed Equipment</b>	
Instance on 14th Floor	Does not exist
<b>Floor Finish</b>	
Instance on 14th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Near Windows, Near Entrance, Near Kitchen
Deficiency Quantity	45
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*

**M894**

Question	Response
<b>INTERIOR</b>	
<b>CAFETERIA</b>	
<b>Floor Finish</b>	
Deficiency Photo 1	
	Near Entrance
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>Sliding-folding Partition</b>	
Instance on 14th Floor	Does not exist
<b>Stage</b>	
Instance on 14th Floor	Does not exist
<b>Walls</b>	
Instance on 14th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	GYPSUM BOARD:DETERIORATED
Deficiency Location/Instance	Near Windows , Near Drinking Fountain
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Near Windows
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>Window Curtains/Shades/Blinds</b>	
Instance on 14th Floor	Does not exist
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Ceiling</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING
Deficiency Location/Instance	Corridor near Room 1306, 1403
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2



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

*Architectural Inspection*

**M894**

Question	Response
<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Ceiling</b>	
Deficiency Photo 1	
	Corridor near Room 1403
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	TECTUM:DAMAGED/MISSING
Deficiency Location/Instance	Room B06, 609, Corridor near Room B06, 707, 806, 906 and others
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Corridor near Room 906
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	GYPSUM BOARD:DAMAGED/DETERIORATED
Deficiency Location/Instance	Room B06
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Room B06
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>Door(s)</b>	Inspected
Condition	5- Poor
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Rooms 305, 403, 703, 805, 1403 and others
Deficiency Quantity	11

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

*Architectural Inspection*

**M894**

Question	Response
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**INTERIOR**

**CLASSROOMS/CORRIDORS/ADMIN SPACES**

**Door(s)**

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

EACH  
MAINTENANCE  
PRIORITY 3  
LEVEL 2



Room 1403

Deficiency Photo 2  
Violations

No photo recorded  
No violations recorded

**Floor Finish**

**Condition**

Deficiency  
Deficiency Location/Instance  
Deficiency Quantity  
Quantity Uom  
Potential Action  
Urgency of Action  
Purpose of Action  
Deficiency Photo 1

Inspected  
2- Between Good and Fair  
VINYL TILES:DETERIORATED SUBSTRATE  
Corridor near Room B06  
20  
S.F.  
REPLACE  
PRIORITY 3  
LEVEL 2



Corridor near Room B06

Deficiency Photo 2  
Violations

No photo recorded  
No violations recorded

Deficiency  
Deficiency Location/Instance  
Deficiency Quantity  
Quantity Uom  
Potential Action  
Urgency of Action  
Purpose of Action  
Deficiency Photo 1

VINYL TILES:BROKEN/DETERIORATED/MISSING TILES  
Corridor near Room 409, 515, 608, 905, 1005 and others  
50  
S.F.  
REPLACE  
PRIORITY 3  
LEVEL 2



Corridor near Room 1005


Deficiency Photo 2  
Violations

No photo recorded  
No violations recorded

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

*Architectural Inspection*

**M894**

<b>Question</b>	<b>Response</b>
<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Walls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Specialties</b>	Inspected
<b>Classroom Locker(s)</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Fixed Seating</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>GYMNASIUM</b>	Does not exist
<b>INTERIOR DOOR HARDWARE</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>INTERIOR GUARDS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>KITCHEN</b>	Inspected
Instance on 14th Floor	Inspected
<b>Ceiling</b>	
Instance on 14th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	WASHABLE TILE:DAMAGED/MISSING
Deficiency Location/Instance	Servery
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Servery
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>Door(s)</b>	
Instance on 14th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	
Instance on 14th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Walls</b>	
Instance on 14th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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

*Architectural Inspection*

**M894**

Question	Response
<b>INTERIOR</b>	
<b>LIBRARY</b>	Inspected
Instance on Room 1306	Inspected
<b>Built-in Furnishing</b>	
Instance on Room 1306	Does not exist
<b>Ceiling</b>	
Instance on Room 1306	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
Instance on Room 1306	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	
Instance on Room 1306	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Walls</b>	
Instance on Room 1306	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>LOCKER ROOM</b>	Inspected
Instance on Basement - Boys (42 Lockers)	Inspected
Alternative Use	No
Instance on Basement - Girls (46 Lockers)	Inspected
Alternative Use	No
<b>Ceiling</b>	
Instance on Basement - Boys (42 Lockers)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Basement - Girls (46 Lockers)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
Instance on Basement - Boys (42 Lockers)	Inspected
Instance Condition	3- Fair
Deficiency	METAL:DAMAGED LOUVER
Deficiency Location/Instance	Main 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	Main Entrance
Violations	No photo recorded No violations recorded

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

*Architectural Inspection*


**M894**

Question	Response
<b>INTERIOR</b>	
<b>LOCKER ROOM</b>	
<b>Door(s)</b>	
Instance on Basement - Girls (46 Lockers)	Inspected
Instance Condition	3- Fair
Deficiency	METAL:DAMAGED LOUVER
Deficiency Location/Instance	Main 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	Main Entrance
Violations	No photo recorded No violations recorded
<b>Floor Finish</b>	
Instance on Basement - Boys (42 Lockers)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Basement - Girls (46 Lockers)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Locker Room Lockers</b>	
Instance on Basement - Boys (42 Lockers)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Basement - Girls (46 Lockers)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Walls</b>	
Instance on Basement - Boys (42 Lockers)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Basement - Girls (46 Lockers)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>MULTI-PURPOSE ROOM</b>	
	Does not exist
<b>SCIENCE DEMO ROOM</b>	
	Inspected
Instance on Rooms 404, 506	Inspected
Alternative Use	No
Instance on Rooms 415, 515	Inspected
Alternative Use	Yes
<b>Fixed Equipment</b>	
Instance on Rooms 404, 506	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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

*Architectural Inspection*




**M894**

Question	Response
<b>INTERIOR</b>	
<b>SCIENCE DEMO ROOM</b>	
<b>Fixed Equipment</b>	
Instance on Rooms 415, 515	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>SCIENCE LAB</b>	
	Inspected
Instance on Rooms 503	Inspected
Alternative Use	No
Instance on Room 403	Inspected
Alternative Use	No
<b>Fixed Equipment</b>	
Instance on Rooms 503	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 403	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	CABINTRY:MISSING/DAMAGED
Deficiency Location/Instance	Room 403
Deficiency Quantity	2
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Room 403
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>SCIENCE PREP ROOM</b>	
	Inspected
Instance on Rooms 409, 509	Inspected
Alternative Use	No
<b>Fixed Equipment</b>	
Instance on Rooms 409, 509	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>SHOWER ROOM</b>	
	Inspected
Instance on Room B23	Inaccessible
Instance on Room B19	Inaccessible
<b>STAIRS/RAMPS: INTERIOR</b>	
	Inspected
Do Letter Stair Signs Exist?	Yes
<b>Ceiling</b>	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
	Inspected
Condition	2- Between Good and Fair
Deficiency	METAL:DETERIORATED DOOR
Deficiency Location/Instance	Stair A/14
Deficiency Quantity	1

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

*Architectural Inspection*

**M894**



Question	Response
<b>INTERIOR</b>	
<b>STAIRS/RAMPS: INTERIOR</b>	
<b>Door(s)</b>	
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Stair A/14
Violations	No photo recorded No violations recorded
<b>Partition</b>	Does not exist
<b>Railings</b>	Inspected
Condition	5- Poor
Deficiency	METAL:MISSING
Deficiency Location/Instance	Stair A/5, B/7,9
Deficiency Quantity	60
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo 1	
Deficiency Photo 2	Stair B/9
Violations	No photo recorded No violations recorded
Deficiency	METAL:BROKEN BRACKET
Deficiency Location/Instance	Stair A/1
Deficiency Quantity	10
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Stair A/1
	No photo recorded



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

*Architectural Inspection*



**M894**

Question	Response
<b>INTERIOR</b>	
<b>STAIRS/RAMPS: INTERIOR</b>	
<b>Railings</b>	
Violations	No violations recorded
<b>Stairs and Landings</b>	
Condition	2- Between Good and Fair
Deficiency	CONCRETE:CRACKS/SPALLING - MAJOR
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 No photo recorded
Violations	No violations recorded
<b>Walls</b>	
Condition	Inspected
Condition	2- Between Good and Fair
Deficiency	MASONRY:CRACKS/SPALLING
Deficiency Location/Instance	Stair A/1, B/12
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 No photo recorded
Violations	No violations recorded
Deficiency	PLASTER:CRACKS/SPALLING - ACTIVE LEAK
Deficiency Location/Instance	Stair A/Basement
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2

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

*Architectural Inspection*




**M894**

Question	Response
<b>INTERIOR</b>	
<b>STAIRS/RAMPS: INTERIOR</b>	
<b>Walls</b>	
Deficiency Photo 1	
Deficiency Photo 2	Stair A/Basement
Violations	No photo recorded No violations recorded
<b>TOILET ROOMS - STAFF</b>	Inspected
<b>Ceiling</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING
Deficiency Location/Instance	Inside Room 707
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	Inside Room 707
Violations	No photo recorded No violations recorded
<b>Door(s)</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stalls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Walls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	CERAMIC TILE:BROKEN/ MISSING
Deficiency Location/Instance	Room 1219
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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

*Architectural Inspection*

**M894**

Question	Response
<b>INTERIOR</b>	
<b>TOILET ROOMS - STAFF</b>	
<b>Walls</b>	
Deficiency Photo 1	
Deficiency Photo 2	Room 1219
Violations	No photo recorded No violations recorded
<b>TOILET ROOMS - STUDENTS</b>	
<b>Ceiling</b>	Inspected
Condition	Inspected
	2- Between Good and Fair
Deficiency	GYPSUM BOARD:DAMAGED/DETERIORATED
Deficiency Location/Instance	Room 1419
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 1419
Violations	No photo recorded No violations recorded
<b>Door(s)</b>	Inspected
Condition	5- Poor
Deficiency	METAL:MISSING DOOR
Deficiency Location/Instance	Rooms 921, 1421
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	Room 1421
Violations	No photo recorded No violations recorded

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

*Architectural Inspection*


**M894**

Question	Response
<b>INTERIOR</b>	
<b>TOILET ROOMS - STUDENTS</b>	
<b>Door(s)</b>	
Deficiency	METAL:DAMAGED LOUVER
Deficiency Location/Instance	Basement - Girls, Basement - Boys Locker Room
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	Room 1421
Violations	No photo recorded No violations recorded
<b>Floor Finish</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stalls</b>	Inspected
Condition	3- Fair
Deficiency	BROKEN/MISSING
Deficiency Location/Instance	Rooms 321, 821, 921, 1221
Deficiency Quantity	7
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room
Violations	No photo recorded No violations recorded
<b>Walls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>LIFE SAFETY</b>	Inspected
<b>F.D. HOLDING AREA</b>	Does not exist
<b>STEEL STAIRS</b>	Does not exist
<b>SITE</b>	Inspected
<b>CONTAINERIZATION</b>	Does not exist
<b>DRAINAGE SYSTEM FOR ASPHALT</b>	Does not exist
<b>DRAINAGE SYSTEM FOR CONCRETE</b>	Does not exist
<b>DRAINAGE SYSTEM FOR SOIL</b>	Does not exist

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

*Architectural Inspection*

**M894**

Question	Response
<b>SITE</b>	
<b>DRINKING FOUNTAINS</b>	Does not exist
<b>FENCES</b>	Does not exist
<b>IRRIGATION SYSTEM</b>	Does not exist
<b>PAVING</b>	Inspected
<b>Student Non-Use</b>	Inspected
Gravel Exists?	No
<b>Asphalt</b>	Does not exist
<b>Concrete</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Pavers</b>	Does not exist
<b>Student Use</b>	Does not exist
<b>Site Sidewalks &amp; Walkways</b>	Inspected
<b>Asphalt</b>	Does not exist
<b>Concrete</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Pavers</b>	Does not exist
<b>DOT Sidewalk</b>	Inspected
<b>Asphalt</b>	Does not exist
<b>Concrete</b>	Inspected
Condition	3- Fair
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	Trinity Place
Deficiency Quantity	150
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Trinity Place
Violations	No photo recorded No violations recorded
<b>Pavers</b>	Does not exist
<b>PLAYGROUNDS</b>	Does not exist
<b>PLAYING SURFACE</b>	Does not exist
<b>RETAINING WALLS</b>	Does not exist
<b>SEATING</b>	Does not exist
<b>SITE WALLS (NOT RETAINING WALLS)</b>	Does not exist
<b>STAIRS/RAMPS: EXTERIOR</b>	Does not exist

NYC Department of Education  
Building Condition Assessment Survey 2023-2024

*Architectural Inspection*

**M894**

Does the SCA expect asset to have artwork?

No