

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

Architectural Inspection

X089

Asset: P.S. 89 - BRONX, 980 MACE AVENUE, BRONX, NY, 10469

Inspection Id	Inspection Type	Time In	Last Edited
1323	ARCHITECTURAL - SENIOR	2023-11-29 08:05AM	2024-05-16 08:36AM
1330	ARCHITECTURAL - ASSOCIATE	2023-11-29 08:50AM	2024-03-13 09:10AM

Asset Data

Question	Answer
Was the Building Fully Accessible for Inspection?	No
Inspection Inaccessible Comment	Areaways AW5 and AW6 (construction activity)
Principal(s) Information	
Principal Name	Ralph Martinez
Principal Organization	P.S. 89 - Bronx
Meeting with Principal?	No
Principal Feedback	The Principal had no comments about the condition of the building at this time.
Custodian	Norman Moncrieffe
Was the Custodian Present?	Yes
Fireman	John Plunkett
Was the Fireman Present?	Yes
Building Square Footage	98,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	Now
Comments on the Stories (Floors) plus Basements	4+B
Comments on the Year Built	1927
Student Population	993
Staff Population	143
Comments on the Number of Classrooms	69
Weather	Fair
Facade Photo	



Corner of Mace Avenue and Willamsbridge Road - Northeast View

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

Architectural Inspection

X089

Main Entrance Photo



Facade A - Mace Avenue

Roof Photo



Roof 1 - Northwest 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: Auditorium Doors
- Years: 2023
- Systems: Exit 2 Exterior HC Ramp railings replacement.
- Years: 2022
- Systems: 2nd, 3rd, 4th floor - Floor tile replacement
- Years: 2022
- Systems: Wood Windows in Boiler Room replaced.
- Years: 2020
- Systems: New Ash Hoist Vault Doors, Repairs to (AW) Areaway walls.
- Years: 2019
- Systems: Auditorium seating
- Years: 2018
- Systems: Exterior Railing repairs
- Years: 2014
- Systems: Vault Door replacement
- Years: 2013
- Systems: Partial Interior Door replacement at Gymnasium replacement
- Years: 2013
- Systems: Partial Exterior Stairs and Railing repairs, Library Upgrades
- Years: 2010

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

Architectural Inspection

X089

Have any Systems/Major Building Components been upgraded?

Systems: Complete roofing replacement and Parapet reconstruction, complete Exterior Masonry modernization project, partial Coping replacement.

Years: 2009

Systems: New Science Lab

Years: 2008

Systems: Complete Window replacement (except at the Boiler Room at AW30, Complete Exterior Window Guards and Window Shades replacement (except at the Boiler Room AW3), partial Exterior Door replacement, Exterior HC Ramp reconstruction

Years: 1998

Have there been any New Building Additions?

1939



Tandem

No Tandem

Leased Space?

No

Priority Condition

Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Photo Image
No	Tripping Hazards	Severely rotted wood floor is partially collapsed and is a Potential Tripping Hazard	Floor Finish	Room 407, 413, both rooms near the windows	John Plunkett	Fireman	
Yes	Potential Falling Debris	The deteriorated concrete fireproofing is a potential falling debris hazard.	Columns/Beams/Bearing Walls	Boiler Room (east side of chimney) shown, also Stair E/F at 4th Floor (roof beam)	John Plunkett	Fireman	

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?	No
Are SOME floors other than the 1st floor and basement accessible through compliant means?	No
Do any of the following spaces exist on the 1st floor or basement? Classroom, Art Room, Auditorium, Cafeteria, Computer, Gymnasiums, Library, Multipurpose Room, Science Labs	Yes
For the rooms that do exist, are SOME of them accessible on the 1st floor or basement?	Yes
Boys and Girls or Unisex accessible toilets exist on the 1st floor?	No
Boys and Girls or Unisex accessible toilets exist in the Basement?	No

Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
------------------------------	--------	----------	----------	------------	----------------------------	-------------------

PROGRAMMATIC ACCESSIBILITY

Exterior Routes

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

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

Architectural Inspection

X089

Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
Interior Routes						
Corridor and Lobby H/C Lifts	No		Yes			
Interior Corridor Doors And Hardware	Yes	Yes				
Interior Corridors & Lobbies		Yes				
Interior Elevators	No					
Interior Lobby Doors And Hardware		Yes				
Interior Ramps	No					
Rooms & Spaces						
Art Rooms						
Rooms 226, 305 and 307	Yes	No		NOT ON ACCESSIBLE ROUTE		
Auditorium						
1st Floor	Yes	No		NO STAGE ACCESS WHEELCHAIR PARKING	FM System	Yes
Cafeteria						
1st Floor (Large)	Yes	Yes			No	Yes
Room 103 (Small)	Yes	Yes			No	Yes
Classrooms						
1st Floor	Yes	Yes				
Computer Rooms						
	No					
Gymnasium						
3rd Floor	Yes	No		NOT ON ACCESSIBLE ROUTE	No	Yes
Library						
Room 321	Yes	No		NOT ON ACCESSIBLE ROUTE		
Main Office						
Room 204	Yes	No		NOT ON ACCESSIBLE ROUTE		
Multi-purpose Room						
	No					
Nurse's Office						
Room 219A	Yes	No		NOT ON ACCESSIBLE ROUTE		
Pool						
	No					
Science Lab						
Room 424	Yes	No		NOT ON ACCESSIBLE ROUTE		
Toilet Rooms (boys)						
Room 158	Yes	No		ACCESSORY ARRANGEMENT		

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

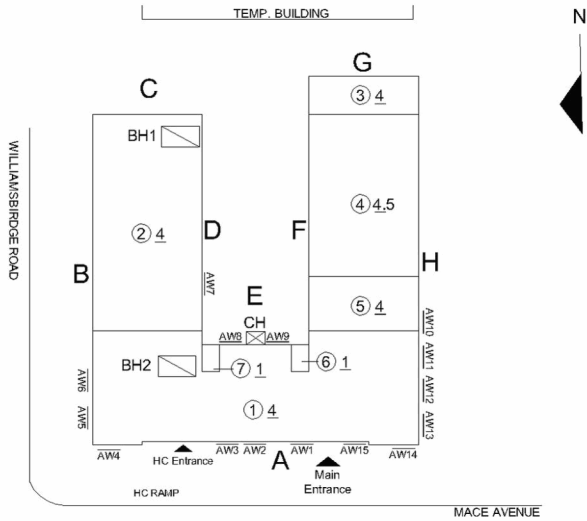
Architectural Inspection

X089

Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
				INSUFFICIENT LATCH CLEARANCE NO LEVER-TYPE HARDWARE		
Toilet Rooms (girls)						
Room 161	Yes	No		INSUFFICIENT LATCH CLEARANCE		
Toilet Rooms (staff)						
1st Floor adjacent to Room 161	Yes	No		WATER CLOSET ARRANGEMENT ACCESSORY ARRANGEMENT		

Building Template

X089



Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Inspected
Instance on AW1-AW4 and AW7- AW15	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	13
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Instance on AW5 and AW6	Inaccessible
Instance Quantity	2
Instance Quantity Uom	EACH
AWNINGS AND CANOPIES	Does not exist
CHIMNEY	Inspected
Material Type(s)	Masonry
Condition	3- Fair
Deficiency	BRICK:DETERIORATED JOINTS

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

Architectural Inspection

X089

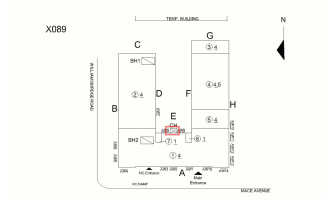
Question

Response

EXTERIOR

CHIMNEY

Deficiency Location/Instance



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

25
S.F.
REPOINT
PRIORITY 3
LEVEL 2



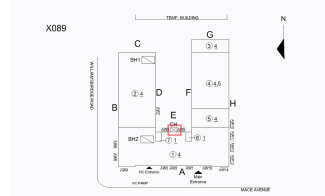
Deficiency Photo 2
Violations

Chimney CH
No photo recorded
No violations recorded

Deficiency

Deficiency Location/Instance

BRICK:MINOR CRACKS, SPALLING



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

35
S.F.
RESTITCH
PRIORITY 3
LEVEL 2



Deficiency Photo 2
Violations

Chimney CH
No photo recorded
No violations recorded

COPING

Condition

Deficiency

Inspected
3- Fair
CAST STONE:DETERIORATED TRANSVERSE JOINTS

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

Architectural Inspection

X089

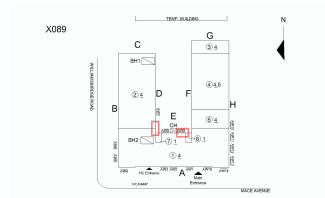
Question

Response

EXTERIOR

COPING

Deficiency Location/Instance



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

20
L.F.
MAINTENANCE
PRIORITY 3
LEVEL 2



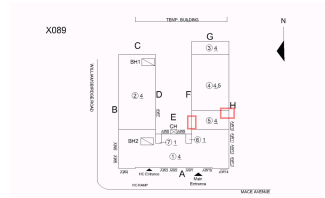
Deficiency Photo 2
Violations

Facade E
No photo recorded
No violations recorded

Deficiency

CAST STONE:CRACKED/BROKEN PIECES

Deficiency Location/Instance



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

25
L.F.
REPLACE-IN-KIND
PRIORITY 3
LEVEL 2



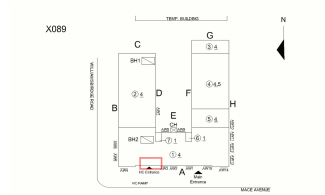
Deficiency Photo 2
Violations

Facade H
No photo recorded
No violations recorded

Deficiency

TERRA COTTA:CRACKED/BROKEN PIECES


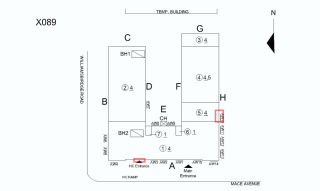

Deficiency Location/Instance



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

Architectural Inspection

X089

Question	Response
EXTERIOR	
COPING	
Deficiency Quantity	45
Quantity Uom	L.F.
Potential Action	REPLACE-IN-KIND
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Facade A
Violations	No photo recorded No violations recorded
CORNICE	
Condition	Inspected 2- Between Good and Fair
Deficiency	No deficiencies recorded
DOORS	
DOORS AND FRAMES	
Condition	Inspected 3- Fair
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	
Deficiency Photo 2	Exit 2
Violations	No photo recorded No violations recorded
Deficiency	METAL CLAD:DETERIORATED DOOR AND FRAME - MINOR DETERIORATION

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

Architectural Inspection

X089

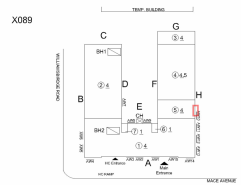
Question	Response
----------	----------

EXTERIOR

DOORS

DOORS AND FRAMES

Deficiency Location/Instance



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

Exit 8

Violations

No photo recorded

No violations recorded

DOOR HARDWARE

Inspected

Condition

3- Fair

Deficiency

No deficiencies recorded

LINTELS

Inspected

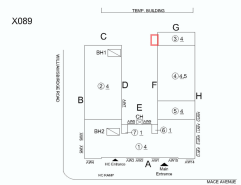
Condition

2- Between Good and Fair

Deficiency

STEEL:MAJOR RUSTING

Deficiency Location/Instance



Deficiency Quantity

10

Quantity Uom

L.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Deficiency Photo 2

Exit 9

Violations

No photo recorded

No violations recorded

TRANSOM/SIDE LIGHT

Inspected

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

Architectural Inspection

X089

Question	Response
----------	----------

EXTERIOR

DOORS

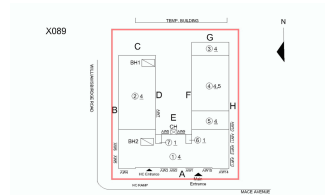
TRANSOM/SIDE LIGHT

Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

EXTERIOR WALLS

Material Type(s)	Masonry
Replacement Quantity	43,000
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	3- Fair
Instance Quantity	43,000
Instance Quantity Uom	S.F.

Deficiency	BRICK:DETERIORATED JOINTS
Roof Plan Reference	



Elevation



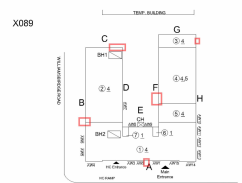
Elevation Reference	All Facades
Deficiency Quantity	1,000
Quantity Uom	S.F.
Potential Action	REPOINT
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	



Deficiency Photo 2	No photo recorded
Violations	No violations recorded

Deficiency	BRICK:DETERIORATED CONTROL/EXPANSION JOINTS WITH DAMAGED CAULKING
------------	---

Roof Plan Reference



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

Architectural Inspection

X089

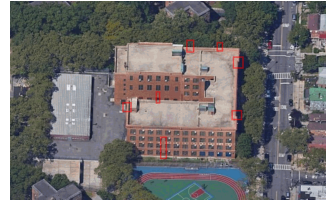
Question

Response

EXTERIOR

EXTERIOR WALLS

Elevation



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

All Facades
200
L.F.
MAINTENANCE
PRIORITY 3
LEVEL 2



Facade F

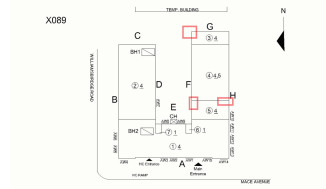
Deficiency Photo 2
Violations

No photo recorded
No violations recorded

Deficiency

BRICK:MINOR CRACKS, SPALLING

Roof Plan Reference

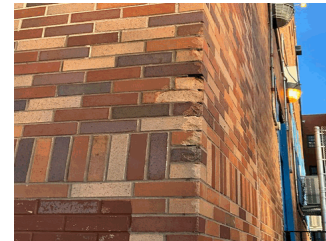


Elevation



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

Facades E, F G and H.
20
S.F.
RESTITCH
PRIORITY 3
LEVEL 2



Facade F

Deficiency Photo 2

No photo recorded

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

Architectural Inspection

X089

Question

Response

EXTERIOR

EXTERIOR WALLS

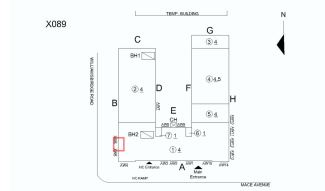
Violations

No violations recorded

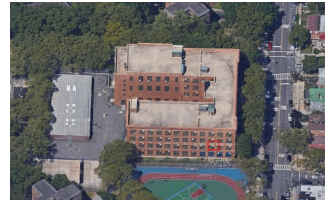
Deficiency

BRICK:WATER INFILTRATION IN INSTRUCTIONAL SPACE

Roof Plan Reference



Elevation



Elevation Reference

Facade B

Deficiency Quantity

80

Quantity Uom

S.F.

Potential Action

REPAIR

Urgency of Action

PRIORITY 5

Purpose of Action

LEVEL 2

Deficiency Photo 1



Nurse's Office Room 219A

Deficiency Photo 2

No photo recorded

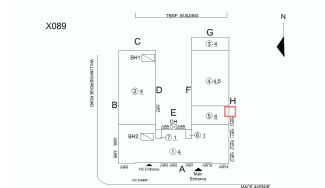
Violations

No violations recorded

Deficiency

STONE:CHIPPED/SPALLED/BROKEN PIECES - MINOR

Roof Plan Reference



Elevation



Elevation Reference

Facade H

Deficiency Quantity

15

Quantity Uom

S.F.

Potential Action

REPAIR

Urgency of Action

PRIORITY 3


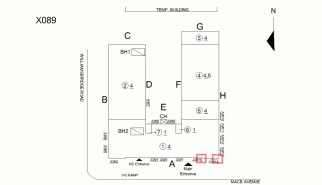


Purpose of Action

LEVEL 2

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

Architectural Inspection

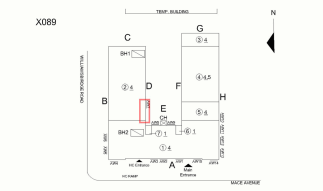

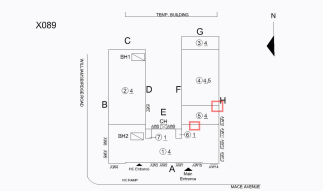

X089

Question	Response
EXTERIOR	
EXTERIOR WALLS	
Deficiency Photo 1	
Deficiency Photo 2	Exit 8
Violations	No photo recorded No violations recorded
Deficiency	STONE:CRACKS AT BUILDING CORNERS
Roof Plan Reference	
Elevation	
Elevation Reference	Facades A and H
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	Facades at A and H
Violations	No photo recorded No violations recorded
EXTERIOR SOFFITS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
LOADING DOCK	Does not exist
LOUVER	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
PARAPETS	Inspected
Material Type(s)	Masonry
Replacement Quantity	8,000
Replacement Uom	C.F.

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

Architectural Inspection

X089

Question	Response
EXTERIOR	
PARAPETS	
Instance on All Facades	Inspected
Instance Condition	3- Fair
Instance Quantity	8,000
Instance Quantity Uom	CF
Deficiency	BRICK:DETERIORATED JOINTS
Deficiency Location/Instance	
Deficiency Quantity	150
Quantity Uom	S.F.
Potential Action	REPOINT
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Roof 2 - Facade D
Violations	No photo recorded
	No violations recorded
Deficiency	BRICK:MINOR CRACKS, SPALLING
Deficiency Location/Instance	
Deficiency Quantity	160
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Facade H
Violations	No photo recorded
	No violations recorded
Deficiency	BRICK:EFFLORESCENCE

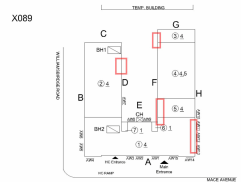
Question

Response

EXTERIOR

PARAPETS

Deficiency Location/Instance



Deficiency Quantity

1,000

Quantity Uom

S.F.

Potential Action

MAINTENANCE

Urgency of Action

PRIORITY 1

Purpose of Action

LEVEL 1

Deficiency Photo 1



Roof 2 - Facade D

Deficiency Photo 2

No photo recorded

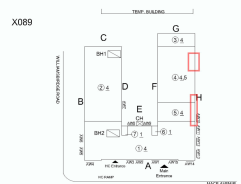
Violations

No violations recorded

Deficiency

TERRA COTTA:DETERIORATED JOINTS

Deficiency Location/Instance



Deficiency Quantity

40

Quantity Uom

S.F.

Potential Action

REPOINT

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Facade H

Deficiency Photo 2

No photo recorded

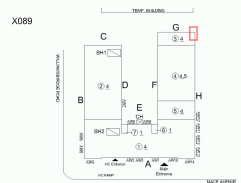
Violations

No violations recorded

Deficiency

TERRA COTTA:MINOR CRACKS, SPALLING


Deficiency Location/Instance



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

Architectural Inspection

X089

Question	Response
EXTERIOR	
PARAPETS	
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Facade H
Violations	No photo recorded No violations recorded
PLAZA DECK	Does not exist
ROOF	Inspected
ROOFING	Inspected
ROOF HATCH/SMOKE HATCH	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
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	26,000
Replacement Uom	S.F.
Instance on Built-Up:All Roofs	Inspected
Instance Roof Photo	
	Roof 1
Instance Condition	3- Fair
Instance Quantity	26,000
Instance Quantity Uom	S.F.
Does the roof have major mechanical equipment sitting on Dunnage Steel less than 18" above the Roofing?	No
Does this Roof Instance have a Sustainable Roof System?	No
Do solar panels exist on these roofs?	No
Is/Are the roof(s) suitable for Solar Panel installation?	Yes
Installation Year	2008
Source of Installation Year	Documented
Deficiency	BUILT-UP:ROOFING:LOSS OF GRAVEL

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

Architectural Inspection

X089

Question

Response

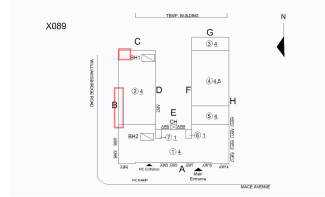
EXTERIOR

ROOF

ROOFING

ROOFING

Deficiency Location/Instance



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

50
S.F.
INSTALL NEW GRAVEL
PRIORITY 3
LEVEL 2



Roof 2 - Facade C

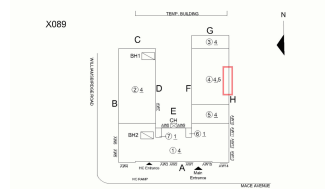
Deficiency Photo 2
Violations

No photo recorded
No violations recorded

Deficiency

Deficiency Location/Instance

BUILT-UP:FLASHING:BASE FLASHING DETERIORATED



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

5
S.F.
REPAIR
PRIORITY 4
LEVEL 2



Roof 1 - Facade H

Deficiency Photo 2
Violations

No photo recorded
No violations recorded

ROOFING DRAINS

Condition

Inspected

Deficiency

5- Poor

DETERIORATED

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

Architectural Inspection

X089

Question

Response

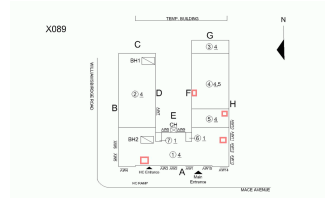
EXTERIOR

ROOF

ROOFING

ROOFING DRAINS

Deficiency Location/Instance



Deficiency Quantity

4

Quantity Uom

EACH

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo 1



Roof 1 - Facade H

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

SPECIALTIES

Inspected

BULKHEAD/PENTHOUSE

Inspected

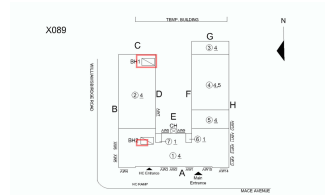
Condition

4- Between Fair and Poor

Deficiency

**BULKHEAD/PENTHOUSE
WALLS/EXTERIOR:DETERIORATED JOINTS**

Deficiency Location/Instance



Deficiency Quantity

20

Quantity Uom

S.F.

Potential Action

REPOINT

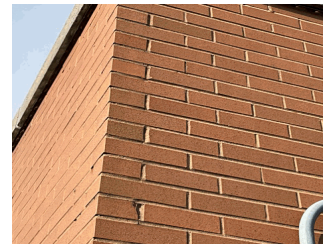
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Bulkhead BH1

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

Deficiency

**BULKHEAD/PENTHOUSE CEILING:PLASTER
DAMAGED/DETERIORATED**

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

Architectural Inspection

X089

Question

Response

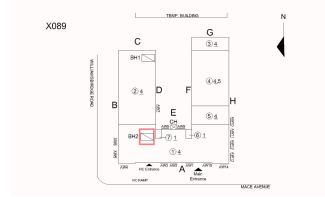
EXTERIOR

ROOF

SPECIALTIES

BULKHEAD/PENTHOUSE

Deficiency Location/Instance



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

15
S.F.
MAINTENANCE
PRIORITY 3
LEVEL 2



Bulkhead BH2

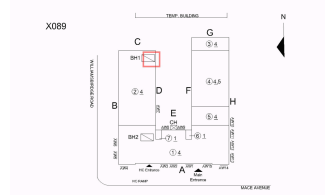
Deficiency Photo 2
Violations

No photo recorded
No violations recorded

Deficiency

**BULKHEAD/PENTHOUSE WALLS/INTERIOR:GLAZED
BLOCK DETERIORATED JOINTS**

Deficiency Location/Instance



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

20
S.F.
REPOINT
PRIORITY 3
LEVEL 2



Bulkhead BH1

Deficiency Photo 2
Violations

No photo recorded
No violations recorded

Deficiency

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

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

Architectural Inspection

X089

Question

Response

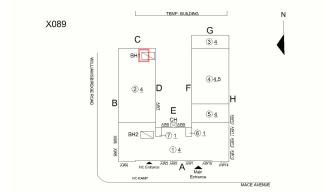
EXTERIOR

ROOF

SPECIALTIES

BULKHEAD/PENTHOUSE

Deficiency Location/Instance



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

15
S.F.
MAINTENANCE
PRIORITY 3
LEVEL 2



Bulkhead BH1

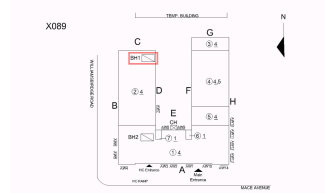
Deficiency Photo 2
Violations

No photo recorded
No violations recorded

Deficiency

BULKHEAD/PENTHOUSE WINDOWS: AIR/WATER INFILTRATION WITH DAMAGED TRIM OR SILLS

Deficiency Location/Instance



Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo 2
Violations

20
L.F.
MAINTENANCE
PRIORITY 5
LEVEL 2
No photo recorded
No violations recorded

CUPOLA/ SPIRES/ TOWERS

Does not exist

DORMER

Does not exist

DUNNAGE STEEL

Does not exist

SKYLIGHT/ROOF VENT

Does not exist

ROOF/GRAVITY TANK

Does not exist

STAIRS/RAMPS: EXTERIOR

Inspected

BUILDING CHEEK/FLANK WALLS

Inspected

Condition

4- Between Fair and Poor

Deficiency

CAST IN PLACE CONCRETE: CRACKS/SPALLING - MAJOR

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

Architectural Inspection

X089

Question

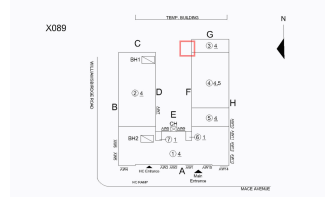
Response

EXTERIOR

STAIRS/RAMPS: EXTERIOR

BUILDING CHEEK/FLANK WALLS

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

Exit 9

Violations

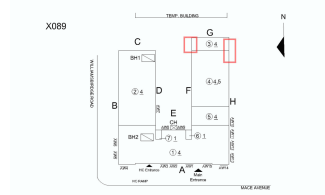
No photo recorded

No violations recorded

Deficiency

BRICK:CRACKS/SPALLING - MINOR

Deficiency Location/Instance



Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REPAIR

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Deficiency Photo 2

Exit 9

Violations

No photo recorded

No violations recorded

Deficiency

BRICK:CRACKS/SPALLING - MAJOR

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

Architectural Inspection

X089

Question

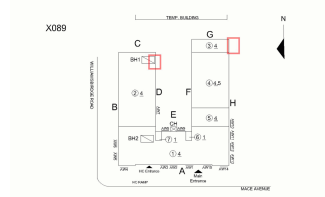
Response

EXTERIOR

STAIRS/RAMPS: EXTERIOR

BUILDING CHEEK/FLANK WALLS

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

Exit 11

Violations

No photo recorded

No violations recorded

RAILINGS

Condition

Inspected

Deficiency

2- Between Good and Fair

No deficiencies recorded

STAIRS/RAMPS

Condition

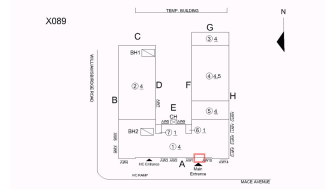
Inspected

3- Fair

Deficiency

STONE:CRACKS/SPALLING - MINOR

Deficiency Location/Instance



Deficiency Quantity

5

Quantity Uom

S.F.

Potential Action

REPAIR

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

Deficiency

STONE:DETERIORATED SUBSTRATE

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

Architectural Inspection

X089

Question

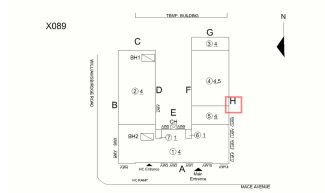
Response

EXTERIOR

STAIRS/RAMPS: EXTERIOR

STAIRS/RAMPS

Deficiency Location/Instance



Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REPLACE SUBSTRATE AND RESET
PRIORITY 4

Urgency of Action

LEVEL 2

Purpose of Action

Deficiency Photo 1



Deficiency Photo 2

Exit 8

Violations

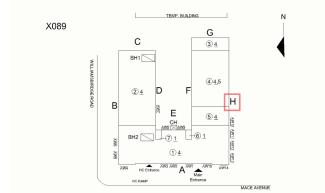
No photo recorded

No violations recorded

Deficiency

STONE:DETERIORATED JOINTS

Deficiency Location/Instance



Deficiency Quantity

5

Quantity Uom

L.F.

Potential Action

REPOINT

Urgency of Action

PRIORITY 3

Purpose of Action

Deficiency Photo 1



Deficiency Photo 2

Exit 8

Violations

No photo recorded

No violations recorded

Deficiency

CONCRETE:CRACKS/SPALLING - MAJOR

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

Architectural Inspection

X089

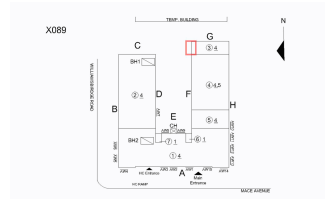
Question	Response
----------	----------

EXTERIOR

STAIRS/RAMPS: EXTERIOR

STAIRS/RAMPS

Deficiency Location/Instance



Deficiency Quantity

5

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo 1



Deficiency Photo 2

Exit 9

Violations

No photo recorded

No violations recorded

WINDOWS

Inspected

Replacement Quantity

12,000

Replacement Uom

S.F.

EXTERIOR GUARDS

Inspected

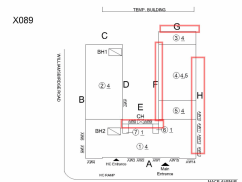
Condition

3- Fair

Deficiency

RUST - MAJOR

Roof Plan Reference



Elevation



Deficiency Quantity

250

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



X089

Question	Response
EXTERIOR	
WINDOWS	
EXTERIOR GUARDS	
Deficiency Photo 1	
Deficiency Photo 2	Facade H
Violations	No photo recorded No violations recorded
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	12,000
Instance Quantity Uom	S.F.
Installation Year	1998
Source of Installation Year	Documented
Are these windows insulated?	No
Deficiency	No deficiencies 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	Basement
Deficiency Quantity	45
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo 1	
Deficiency Photo 2	Boiler Room (east of Chimney) shown, also Boiler Room at Ash Hoist Vault
Violations	No photo recorded No violations recorded
Deficiency	STEEL COLUMNS/BEAMS:MAJOR RUSTING
Deficiency Location/Instance	Basement
Deficiency Quantity	15
Quantity Uom	S.F.

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

Architectural Inspection



X089

Question	Response
INTERIOR	
STRUCTURAL	
COLUMNS/BEAMS/BEARING WALLS	
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo 1	
Deficiency Photo 2	Boiler Room (east of Chimney)
Violations	No photo recorded No violations recorded
FLOOR STRUCTURE	
Condition	Inspected
Deficiency	3- Fair CONCRETE:CRACKS/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	1st Floor
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	Boys Toilet Room 158
Violations	No photo recorded No violations recorded
FOUNDATION WALLS	
Material Type(s)	Inspected Concrete
Condition	3- Fair
Deficiency	CONCRETE:CRACKED/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	Basement
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5

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

Architectural Inspection



X089

Question	Response
INTERIOR	
STRUCTURAL	
FOUNDATION WALLS	
Deficiency Photo 1	
Deficiency Photo 2	Fan Room
Violations	No photo recorded No violations recorded
ROOF STRUCTURE	Inspected
Condition	3- Fair
Deficiency	STEEL COLUMNS/BEAMS:DETERIORATED CONCRETE FIREPROOFING
Deficiency Location/Instance	4th Floor
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo 1	
Deficiency Photo 2	Stair E/F
Violations	No photo recorded No violations recorded
VAULTS-BUNKERS	Inspected
Foundation Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Slab Structure	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Vault/Ash Hoist Doors and Framing	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
AUDITORIUM	Inspected
Instance on 1st Floor (690 seats)	Inspected
Ceiling	
Instance on 1st Floor (690 seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on 1st Floor (690 seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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

Architectural Inspection


X089

Question	Response
INTERIOR	
AUDITORIUM	
Fixed H/C Lift	
Instance on 1st Floor (690 seats)	Does not exist
Fixed Seating	
Instance on 1st Floor (690 seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	DAMAGED/BROKEN/INOPERABLE
Deficiency Location/Instance	Seat K/25
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Seat K/25 No photo recorded
Violations	No violations recorded
Floor Finish	
Instance on 1st Floor (690 seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Sliding-folding Partition	
Instance on 1st Floor (690 seats)	Does not exist
Stage	
Instance on 1st Floor (690 seats)	Inspected
Stage	
Instance on 1st Floor (690 seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	DAMAGED STEPS
Deficiency Location/Instance	Stage right
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	Stage right No photo recorded
Violations	No violations recorded
Stage Curtain Rigging	

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

Architectural Inspection


X089

Question	Response
INTERIOR	
AUDITORIUM	
Stage	
Stage Curtain Rigging	
Instance on 1st Floor (690 seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stage Curtains	
Instance on 1st Floor (690 seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	
Instance on 1st Floor (690 seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	STONE:CRACKS/SPALLING
Deficiency Location/Instance	Near the stage
Deficiency Quantity	60
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Near the stage
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Window Curtains/Shades/Blinds	
Instance on 1st Floor (690 seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CAFETERIA	
Instance on Room 103	Inspected
Instance on 1st Floor - Large	Inspected
Ceiling	
Instance on Room 103	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on 1st Floor - Large	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on Room 103	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on 1st Floor - Large	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	METAL:DETERIORATED DOOR AND FRAME
Deficiency Location/Instance	Entrance
Deficiency Quantity	2

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

Architectural Inspection


X089

Question	Response
INTERIOR	
CAFETERIA	
Door(s)	
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Fixed Equipment	
Instance on Room 103	Does not exist
Instance on 1st Floor - Large	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Floor Finish	
Instance on Room 103	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on 1st Floor - Large	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Sliding-folding Partition	
Instance on Room 103	Does not exist
Instance on 1st Floor - Large	Does not exist
Stage	
Instance on Room 103	Does not exist
Instance on 1st Floor - Large	Does not exist
Walls	
Instance on Room 103	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	PLASTER:CRACKS/SPALLING
Deficiency Location/Instance	Near the 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 the windows
Violations	No photo recorded
Instance on 1st Floor - Large	No violations recorded
Instance on 1st Floor - Large	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	SALT GLAZED BRICK:CRACKS/SPALLING
Deficiency Location/Instance	Near the Entrance
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE

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

Architectural Inspection



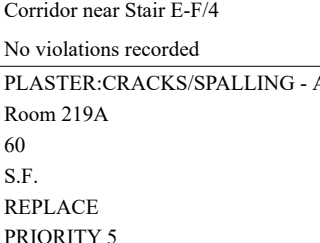

X089

Question	Response
INTERIOR	
CAFETERIA	
Walls	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Near the Entrance No photo recorded
Violations	No violations recorded
Window Curtains/Shades/Blinds	
Instance on Room 103	Does not exist
Instance on 1st Floor - Large	Does not exist
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Ceiling	
Condition	2- Between Good and Fair
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING
Deficiency Location/Instance	Corridor near Room 400. Room 404
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 400 
Violations	Room 404 No violations recorded
Deficiency	PLASTER:CRACKS/SPALLING
Deficiency Location/Instance	Corridor near Room 325, Corridor near Stair E-F/4, Room 219, 467, and others
Deficiency Quantity	300
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




X089

Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Ceiling	
Deficiency Photo 1	
Deficiency Photo 2	Corridor near Room 325 
Deficiency Photo 1	Corridor near Stair E-F/4 
Violations	No violations recorded
Deficiency	PLASTER:CRACKS/SPALLING - ACTIVE LEAK
Deficiency Location/Instance	Room 219A
Deficiency Quantity	60
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 219A No photo recorded
Violations	No violations recorded
Door(s)	Inspected
Condition	5- Poor
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Corridor near Room 101. Room 121, 315, 327, 401, and others
Deficiency Quantity	10
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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

Architectural Inspection

X089

Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Door(s)	
Deficiency Photo 1	
Deficiency Photo 2	Corridor near Room 101
Violations	No photo recorded No violations recorded
Floor Finish	Inspected
Condition	2- Between Good and Fair
Deficiency	SHEET VINYL:BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Room 102
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	Room 102
Violations	No photo recorded No violations recorded
Deficiency	TERRAZZO:CRACKS
Deficiency Location/Instance	Corridor near Room 102, 103
Deficiency Quantity	60
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 102
Violations	No photo recorded No violations recorded
Deficiency	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Room 121, 405
Deficiency Quantity	200
Quantity Uom	S.F.

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

Architectural Inspection

X089

Question	Response
----------	----------

INTERIOR

CLASSROOMS/CORRIDORS/ADMIN SPACES

Floor Finish

Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo 1

REPLACE
PRIORITY 3
LEVEL 2



Room 121

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:DETERIORATED SUBSTRATE
Room 407, 413
100
S.F.
REPLACE
PRIORITY 5
LEVEL 6



Room 413

Deficiency Photo 2
Violations

No photo recorded
No violations recorded

Walls

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

PLASTER:CRACKS/SPALLING
Room 102, 407, 413, 467, Corridor near Stair E-F/4
200
S.F.
REPLACE
PRIORITY 3
LEVEL 2






Room 102

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

Architectural Inspection

X089

Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Walls	
Deficiency Photo 2	
	Corridor near Stair E-F/4
Violations	No violations recorded
Deficiency	STONE:CRACKS/SPALLING
Deficiency Location/Instance	Corridor near Auditorium, Main Entrance Vestibule
Deficiency Quantity	80
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Corridor near Auditorium
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	GLAZED BLOCK:CRACKS/SPALLING
Deficiency Location/Instance	Corridor near Room 462
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Corridor near Room 462
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Specialties	Does not exist
GYMNASIUM	Inspected
Instance on 3rd Floor	Inspected
Ceiling	
Instance on 3rd 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

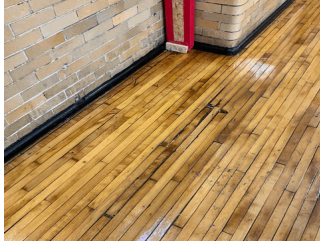

X089

Question	Response
INTERIOR	
GYMNASIUM	
Door(s)	
Instance on 3rd Floor	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	METAL CLAD WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Rear office
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	Rear office
Violations	No photo recorded No violations recorded
Deficiency	WOOD:DETERIORATED DOOR AND FRAME
Deficiency Location/Instance	Storage Room
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	Storage Room
Violations	No photo recorded No violations recorded
Fixed Equipment	
Instance on 3rd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Instance on 3rd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	WOOD:DAMAGED/DETERIORATED
Deficiency Location/Instance	Near the windows
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

X089

Question	Response
INTERIOR	
GYMNASIUM	
Floor Finish	
Deficiency Photo 1	
Deficiency Photo 2	Near the windows
Violations	No photo recorded No violations recorded
Seating	
Instance on 3rd Floor	Does not exist
Sliding-folding Partition	
Instance on 3rd Floor	Does not exist
Stage	
Instance on 3rd Floor	Does not exist
Walls	
Instance on 3rd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	SALT GLAZED BRICK:CRACKS/SPALLING
Deficiency Location/Instance	Near the windows
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	Near the windows
Violations	No photo recorded No violations recorded
Deficiency	PLASTER:CRACKS/SPALLING
Deficiency Location/Instance	Storage Room
Deficiency Quantity	60
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


X089

Question	Response
INTERIOR	
GYMNASIUM	
Walls	
Deficiency Photo 1	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Window Curtains/Shades/Blinds	
Instance on 3rd Floor	Does not exist
INTERIOR DOOR HARDWARE	
Condition	Inspected
Deficiency	3- Fair
INTERIOR GUARDS	
Condition	Inspected
Deficiency	2- Between Good and Fair
KITCHEN	
Instance on 1st Floor	Inspected
Ceiling	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	METAL:DETERIORATED DOOR
Deficiency Location/Instance	Storage Room
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	No photo recorded
Violations	No violations recorded
Floor Finish	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	
Instance on 1st Floor	Inspected

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

Architectural Inspection



X089

Question	Response
INTERIOR	
KITCHEN	
Walls	
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
LIBRARY	
Instance on Room 321	Inspected
Built-in Furnishing	
Instance on Room 321	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Ceiling	
Instance on Room 321	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	PLASTER:CRACKS/SPALLING
Deficiency Location/Instance	Near the 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 the windows
Violations	No photo recorded No violations recorded
Door(s)	
Instance on Room 321	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Instance on Room 321	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	
Instance on Room 321	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
LOCKER ROOM	
	Does not exist
MULTI-PURPOSE ROOM	
	Does not exist
SCIENCE DEMO ROOM	
	Does not exist
SCIENCE LAB	
Instance on Room 424	Inspected
Alternative Use	No
Fixed Equipment	
Instance on Room 424	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE PREP ROOM	
	Does not exist

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

Architectural Inspection



X089

Question	Response
INTERIOR	
SHOWER ROOM	Does not exist
STAIRS/RAMPS: INTERIOR	Inspected
Do Letter Stair Signs Exist?	Yes
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	PLASTER:CRACKS/SPALLING
Deficiency Location/Instance	Stair A-B/1 Exit Vestibule 5
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	Stair A-B/1 Exit Vestibule 5
Violations	No photo recorded No violations recorded
Door(s)	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Partition	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Railings	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stairs and Landings	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	STONE:CRACKS/SPALLING
Deficiency Location/Instance	Stair A-B/2
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	Stair A-B/2
	No photo recorded

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

Architectural Inspection


X089

Question	Response
INTERIOR	
STAIRS/RAMPS: INTERIOR	
Walls	
Violations	No violations recorded
TOILET ROOMS - STAFF	Inspected
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	5- Poor
Deficiency	METAL CLAD WOOD:DETERIORATED DOOR AND FRAME
Deficiency Location/Instance	4th floor women's, 3rd Floor men's
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	4th floor women's
Violations	No photo recorded No violations recorded
Floor Finish	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stalls	Inspected
Condition	5- Poor
Deficiency	RUST - MAJOR
Deficiency Location/Instance	4th floor women's, 3rd Floor men's
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	3rd Floor men's
Violations	No photo recorded No violations recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
TOILET ROOMS - STUDENTS	Inspected

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

Architectural Inspection

X089

Question	Response
INTERIOR	
TOILET ROOMS - STUDENTS	
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	5- Poor
Deficiency	WOOD:DAMAGED LOUVER
Deficiency Location/Instance	Room 258, 356, 459, 460
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 459
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
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	Inspected
Catch Basins/Manhole - Surrounded by Asphalt	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Culverts - Asphalt Covering	Does not exist
DRAINAGE SYSTEM FOR CONCRETE	Does not exist
DRAINAGE SYSTEM FOR SOIL	Does not exist
DRINKING FOUNTAINS	Does not exist
FENCES	Inspected
Condition	3- Fair
Deficiency	CONCRETE CURB:DAMAGED/DETERIORATED
Deficiency Location/Instance	Near the Main Entrance
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3

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

Architectural Inspection




X089

Question	Response
SITE	
FENCES	
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Near the Main Entrance
Violations	No photo recorded
Deficiency	No violations recorded
Deficiency Location/Instance	WROUGHT IRON:DAMAGED/DETERIORATED
Deficiency Quantity	Mace Avenue, perimeter of property
Quantity Uom	200
Potential Action	S.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
Deficiency Photo 1	LEVEL 2
Deficiency Photo 2	
Violations	Mace Avenue
	No photo recorded
	No violations recorded
IRRIGATION SYSTEM	Does not exist
PAVING	Inspected
Student Non-Use	Inspected
Gravel Exists?	No
Asphalt	Does not exist
Concrete	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Pavers	Does not exist
Student Use	Inspected
Gravel Exists?	No
Asphalt	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Concrete	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Pavers	Does not exist
Site Sidewalks & Walkways	Inspected
Asphalt	Inspected
Condition	3- Fair
Deficiency	HEAVING
Deficiency Location/Instance	West side of School Building Near Exit 7

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

Architectural Inspection


X089

Question	Response
SITE	
PAVING	
Site Sidewalks & Walkways	
Asphalt	
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	West side of School Building Near Exit 7
Violations	No photo recorded No violations recorded
Concrete	
Condition	Inspected
Deficiency	3- Fair
Deficiency Location/Instance	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Quantity	Near the Main Entrance, west side of School Building Near Exit 7
Quantity Uom	200
Potential Action	S.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
Deficiency Photo 1	LEVEL 2
Deficiency Photo 2	
Violations	Near the Main Entrance
Deficiency Photo 2	
Violations	west side of School Building No violations recorded
Pavers	Does not exist
DOT Sidewalk	Inspected
Asphalt	Does not exist
Concrete	Inspected
Condition	4- Between Fair and Poor
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	Mace Avenue
Deficiency Quantity	800

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

Architectural Inspection

X089

Question	Response
SITE	
PAVING	
DOT Sidewalk	
Concrete	
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 4
Deficiency Photo 1	
Deficiency Photo 2	Mace Avenue
Violations	No photo recorded 29393
Pavers	Does not exist
PLAYGROUNDS	Inspected
Instance on Schoolyard - North side	Inspected
Instance on Schoolyard - South Side	Inspected
Benches	
Instance on Schoolyard - North side	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Instance on Schoolyard - South Side	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Fence	
Instance on Schoolyard - North side	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Instance on Schoolyard - South Side	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Pavement	
Instance on Schoolyard - North side	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Instance on Schoolyard - South Side	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Play Equipment	
Instance on Schoolyard - North side	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Instance on Schoolyard - South Side	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Safety Surfacing	
Instance on Schoolyard - North side	Inspected
Instance Condition	1- Good

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

Architectural Inspection

X089

Question	Response
SITE	
PLAYGROUNDS	
Safety Surfacing	
Deficiency	No deficiencies recorded
Instance on Schoolyard - South Side	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Unpaved Area	
Instance on Schoolyard - North side	Does not exist
Instance on Schoolyard - South Side	Does not exist
PLAYING SURFACE	
Does not exist	
RETAINING WALLS	
Inspected	
Condition	3- Fair
Are there any Retaining Walls 6' OR higher facing public street/sidewalk?	Yes
Deficiency	CAST IN PLACE CONCRETE:CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	Near Mimi School, West side of School Building
Deficiency Quantity	80
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Near Mimi School
Deficiency Photo 2	
	West side of School Building
Violations	No violations recorded
SEATING	
Inspected	
Benches	
Inspected	
Concrete	Does not exist
Metal/Wood/Plastic	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Bleachers	
Does not exist	
SITE WALLS (NOT RETAINING WALLS)	
Inspected	
Condition	2- Between Good and Fair
Deficiency	CAST IN PLACE CONCRETE:CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	West side of School Building
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

X089

Question

Response

SITE

SITE WALLS (NOT RETAINING WALLS)

Deficiency Photo 1



Deficiency Photo 2

Violations

West side of School Building

No photo recorded

No violations recorded

STAIRS/RAMPS: EXTERIOR

Does not exist

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Architectural Inspection

X089

Does the SCA expect asset to have artwork?	Yes
Accession No.	31139
Comments	Not found
Artwork exist at stated location?	No