NYC Department of Education
Building Condition Assessment Survey 2018-2019

Architectural Inspection

School: P.S. 183 GYM - MANHATTAN, 408 EAST 67 STREET, MANHATTAN, NY, 10065

<table>
<thead>
<tr>
<th>InspectionId</th>
<th>Inspection Type</th>
<th>Time In</th>
<th>Last Edited</th>
</tr>
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</table>

Asset Data

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Was the Building Fully Accessible for Inspection?</td>
<td>Yes</td>
</tr>
<tr>
<td>Principal(s) Information</td>
<td></td>
</tr>
<tr>
<td>Principal Name</td>
<td>Martin Woodard</td>
</tr>
<tr>
<td>Principal Organization</td>
<td>P.S. 183 - Manhattan</td>
</tr>
<tr>
<td>Meeting with Principal?</td>
<td>No</td>
</tr>
<tr>
<td>Principal Feedback</td>
<td>The Principal had no comments regarding the buildings physical condition at this time.</td>
</tr>
<tr>
<td>Was not present</td>
<td></td>
</tr>
<tr>
<td>Thomas Kearney</td>
<td></td>
</tr>
<tr>
<td>Custodian</td>
<td></td>
</tr>
<tr>
<td>Fireman</td>
<td></td>
</tr>
<tr>
<td>Building Square Footage</td>
<td>5,000</td>
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<tr>
<td>Comments on the Area (Square Feet)</td>
<td>None</td>
</tr>
<tr>
<td>Comments on the Stories (Floors) plus Basements</td>
<td>1 (No Basement )</td>
</tr>
<tr>
<td>Comments on the Year Built</td>
<td>2006</td>
</tr>
<tr>
<td>Comments on the Student Population</td>
<td>560</td>
</tr>
<tr>
<td>Comments on the Staff Population</td>
<td>1</td>
</tr>
<tr>
<td>Comments on the Number of Classrooms</td>
<td>0</td>
</tr>
<tr>
<td>Weather</td>
<td>Fair</td>
</tr>
<tr>
<td>Facade Photo</td>
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</table>

Main Entrance Photo

East 67th Street - Southeast view

Facade A - East 67th Street
NYC Department of Education
Building Condition Assessment Survey 2018-2019

Architectural Inspection
Roof Photo

Roof 1 - North view

Have any Systems/Major Building Components been upgraded?
No System Upgraded

Have there been any New Building Additions?
No New Construction

Tandem
No Tandem

Leased Space?
No

Priority Condition

<table>
<thead>
<tr>
<th>Exist Last Year?</th>
<th>Priority Category</th>
<th>Condition Description</th>
<th>Component Affected</th>
<th>Location Description</th>
<th>Person(s) Notified</th>
<th>Person(s) Title</th>
<th>Photo Image</th>
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<tbody>
<tr>
<td>No condition recorded</td>
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Structural Engineer Required

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<th>Structural Condition Type</th>
<th>Condition Description</th>
<th>Component Affected</th>
<th>Location Description</th>
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<th>Person(s) Title</th>
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<tbody>
<tr>
<td>No condition recorded</td>
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Accessibility

<table>
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<tr>
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<tr>
<td>Physical Breakdown Structure</td>
<td>Exists</td>
</tr>
<tr>
<td>FUNCTIONAL ACCESSIBILITY</td>
<td></td>
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</tbody>
</table>

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

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

Rooms & Spaces
- Art Rooms: No
- Auditorium: No
- Cafeteria: No
- Classrooms: No
- Computer Rooms: No
- Gymnasium: No
- Library: No

1st Floor: Yes Yes
### Architectural Inspection

<table>
<thead>
<tr>
<th>Physical Breakdown Structure</th>
<th>Exists</th>
<th>Complies</th>
<th>Required</th>
<th>Deficiency</th>
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<tbody>
<tr>
<td>Main Office</td>
<td>No</td>
<td></td>
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<tr>
<td>Multi-purpose Room</td>
<td>No</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Nurse's Office</td>
<td>No</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pool</td>
<td>No</td>
<td></td>
<td></td>
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<tr>
<td>Science Lab</td>
<td>No</td>
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<tr>
<td>Toilet Rooms (boys)</td>
<td></td>
<td></td>
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<tr>
<td>1st Floor</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
<td></td>
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<tr>
<td>Toilet Rooms (girls)</td>
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<td></td>
<td></td>
<td></td>
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<tr>
<td>1st Floor</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
<td></td>
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<tr>
<td>Toilet Rooms (staff)</td>
<td></td>
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<td>No</td>
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### Building Template

![Building Diagram]

### Inspection

<table>
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<tbody>
<tr>
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<tr>
<td>ATHLETIC FIELDS</td>
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<tr>
<td>EXTERIOR</td>
<td>Inspected</td>
</tr>
<tr>
<td>AREAWAY</td>
<td>Does not exist</td>
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<tr>
<td>AWNINGS AND CANOPIES</td>
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</tr>
<tr>
<td><strong>Condition</strong></td>
<td>2- Between Good and Fair</td>
</tr>
<tr>
<td><strong>Deficiency</strong></td>
<td>No deficiencies recorded</td>
</tr>
<tr>
<td>CHIMNEY</td>
<td>Does not exist</td>
</tr>
<tr>
<td>COPING</td>
<td>Does not exist</td>
</tr>
<tr>
<td>CORNICE</td>
<td>Does not exist</td>
</tr>
<tr>
<td>DOORS</td>
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</tr>
<tr>
<td><strong>DOOR HARDWARE</strong></td>
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</tr>
<tr>
<td>Condition</td>
<td>2- Between Good and Fair</td>
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<tr>
<td><strong>Deficiency</strong></td>
<td>No deficiencies recorded</td>
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<tr>
<td><strong>DOORS AND FRAMES</strong></td>
<td>Inspected</td>
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<tr>
<td>Condition</td>
<td>3- Fair</td>
</tr>
<tr>
<td><strong>Deficiency</strong></td>
<td>METAL CLAD: DETERIORATED DOOR AND FRAME -</td>
</tr>
<tr>
<td></td>
<td>MINOR DETERIORATION</td>
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</table>
### Architectural Inspection

#### Building Condition Assessment Survey 2018-2019

**NYC Department of Education**

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
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<tbody>
<tr>
<td>EXTERIOR</td>
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<tr>
<td>DOORS</td>
<td></td>
</tr>
<tr>
<td>DOORS AND FRAMES</td>
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<td>Deficiency Location/Instance</td>
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<td>Deficiency Quantity</td>
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<tr>
<td>Quantity Uom</td>
<td>EACH</td>
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<tr>
<td>Potential Action</td>
<td>MAINTENANCE</td>
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<tr>
<td>Urgency of Action</td>
<td>PRIORITY 3</td>
</tr>
<tr>
<td>Purpose of Action</td>
<td>LEVEL 2</td>
</tr>
<tr>
<td>Deficiency Photo 1</td>
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<tr>
<td>Violations</td>
<td>No violations recorded</td>
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<tr>
<td>LINTELS</td>
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<tr>
<td>Condition</td>
<td>2- Between Good and Fair</td>
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<tr>
<td>Deficiency</td>
<td>No deficiencies recorded</td>
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<tr>
<td>TRANSOM/SIDE LIGHT</td>
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<tr>
<td>Condition</td>
<td>3- Fair</td>
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<tr>
<td>Deficiency</td>
<td>METAL: DENTED, MINOR RUSTING</td>
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<tr>
<td>Deficiency Location/Instance</td>
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<tr>
<td>Quantity Uom</td>
<td>S.F.</td>
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<tr>
<td>Potential Action</td>
<td>MAINTENANCE</td>
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<tr>
<td>Urgency of Action</td>
<td>PRIORITY 3</td>
</tr>
<tr>
<td>Purpose of Action</td>
<td>LEVEL 2</td>
</tr>
<tr>
<td>Deficiency Photo 1</td>
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<tr>
<td>Violations</td>
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<td>EXTERIOR SOFFITS</td>
<td>Inspected</td>
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<td>Condition</td>
<td>2- Between Good and Fair</td>
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<tr>
<td>Deficiency</td>
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</table>
### EXTERIOR

**Exterior Walls**

- **Material Type(s):** Masonry
- **Replacement Quantity:** 6,450
- **Replacement Uom:** S.F.

<table>
<thead>
<tr>
<th>Instance on All Facades</th>
<th>Inspected</th>
</tr>
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<tbody>
<tr>
<td><strong>Instance Condition</strong></td>
<td>2- Between Good and Fair</td>
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<tr>
<td><strong>Instance Quantity</strong></td>
<td>6,450</td>
</tr>
<tr>
<td><strong>Instance Quantity Uom</strong></td>
<td>S.F.</td>
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</table>

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

- **Roof Plan Reference:**

![Roof Plan Reference Image]

- **Elevation Reference:** Facade D
- **Deficiency Quantity:** 10
- **Quantity Uom:** L.F.
- **Potential Action:** MAINTENANCE
- **Urgency of Action:** PRIORITY 3
- **Purpose of Action:** LEVEL 2

**Violations:** No violations recorded

**Deficiency:** BRICK: OPEN JOINTS

- **Roof Plan Reference:**

![Roof Plan Reference Image]

- **Elevation Reference:** Facade D
<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
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</tr>
<tr>
<td>Purpose of Action</td>
<td>LEVEL 2</td>
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<td>Violations</td>
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<td>LOADING DOCK</td>
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<td>LOUVER</td>
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<td>Condition</td>
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<tr>
<td>Replacement Uom</td>
<td>S.F.</td>
</tr>
<tr>
<td>LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS</td>
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<tr>
<td>ROOF BARRIER</td>
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<td>Condition</td>
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<tr>
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<td>ROOF FENCE</td>
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<td>ROOF HATCH/SMOKE HATCH</td>
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<tr>
<td>ROOFING</td>
<td>Inspected</td>
</tr>
<tr>
<td>Instance on Built-Up:Roof 1</td>
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</tr>
<tr>
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<td>2- Between Good and Fair</td>
</tr>
<tr>
<td>Instance Quantity</td>
<td>5,000</td>
</tr>
<tr>
<td>Instance Quantity Uom</td>
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</tr>
<tr>
<td>&quot;Does the roof have major mechanical equipment sitting on Dunnage Steel less than 18” above the Roofing?’”</td>
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<td>Response</td>
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<td>-------------------------</td>
<td>---------------------------------</td>
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<tr>
<td><strong>GYMNASIUM</strong></td>
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<tr>
<td>Instance on 1st Floor</td>
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<tr>
<td>Instance Condition</td>
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<tr>
<td>Deficiency</td>
<td>ACOUSTIC TILES: DAMAGED/MISSING</td>
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<tr>
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<tr>
<td>Purpose of Action</td>
<td>LEVEL 2</td>
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<td>Deficiency Photo 1</td>
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<td>Instance Condition</td>
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<td>Instance on 1st Floor</td>
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</tr>
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<td>Instance Condition</td>
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<td>Floor Finish</td>
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<td>Urgency of Action</td>
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<tr>
<td>Purpose of Action</td>
<td>LEVEL 2</td>
</tr>
<tr>
<td>Deficiency Photo 1</td>
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</tr>
<tr>
<td>Violations</td>
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<td>Instance on 1st Floor</td>
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<td>Instance Condition</td>
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### GYMNASIUM

#### Seating

<table>
<thead>
<tr>
<th>Deficiency Location/Instance</th>
<th>West Side of Room</th>
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<td>LEVEL 2</td>
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#### Sliding-folding Partition

<table>
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<tr>
<th>Instance on 1st Floor</th>
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<tbody>
<tr>
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</table>

<table>
<thead>
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<th>Deficiency Location/Instance</th>
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<td>S.F.</td>
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<tr>
<td>Potential Action</td>
<td>REPLACE</td>
</tr>
<tr>
<td>Urgency of Action</td>
<td>PRIORITY 3</td>
</tr>
<tr>
<td>Purpose of Action</td>
<td>LEVEL 2</td>
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</table>

#### Walls

<table>
<thead>
<tr>
<th>Instance on 1st Floor</th>
<th>Inspected</th>
</tr>
</thead>
<tbody>
<tr>
<td>Instance Condition</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Deficiency Location/Instance</th>
<th>North, South, East, West Side of Room</th>
</tr>
</thead>
<tbody>
<tr>
<td>Deficiency Quantity</td>
<td>140</td>
</tr>
<tr>
<td>Quantity Unit</td>
<td>S.F.</td>
</tr>
<tr>
<td>Potential Action</td>
<td>REPLACE</td>
</tr>
<tr>
<td>Urgency of Action</td>
<td>PRIORITY 3</td>
</tr>
<tr>
<td>Purpose of Action</td>
<td>LEVEL 2</td>
</tr>
</tbody>
</table>
# NYC Department of Education
## Building Condition Assessment Survey 2018-2019

## Architectural Inspection

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>INTERIOR</strong></td>
<td></td>
</tr>
<tr>
<td><strong>GYMNASIUM</strong></td>
<td></td>
</tr>
<tr>
<td>Walls</td>
<td></td>
</tr>
<tr>
<td><strong>Deficiency Photo 1</strong></td>
<td>West Side of Room</td>
</tr>
<tr>
<td><strong>Violations</strong></td>
<td>No violations recorded</td>
</tr>
<tr>
<td><strong>Window Curtains/Shades/Blinds</strong></td>
<td></td>
</tr>
<tr>
<td>Instance on 1st Floor</td>
<td>Does not exist</td>
</tr>
<tr>
<td><strong>INTERIOR DOOR HARDWARE</strong></td>
<td></td>
</tr>
<tr>
<td>Condition</td>
<td>2- Between Good and Fair</td>
</tr>
<tr>
<td><strong>Deficiency</strong></td>
<td>No deficiencies recorded</td>
</tr>
<tr>
<td><strong>INTERIOR GUARDS</strong></td>
<td></td>
</tr>
<tr>
<td>Condition</td>
<td>2- Between Good and Fair</td>
</tr>
<tr>
<td><strong>Deficiency</strong></td>
<td>No deficiencies recorded</td>
</tr>
<tr>
<td><strong>KITCHEN</strong></td>
<td></td>
</tr>
<tr>
<td><strong>LIBRARY</strong></td>
<td></td>
</tr>
<tr>
<td><strong>LOCKER ROOM</strong></td>
<td></td>
</tr>
<tr>
<td><strong>MULTI-PURPOSE ROOM</strong></td>
<td></td>
</tr>
<tr>
<td><strong>POOLS</strong></td>
<td></td>
</tr>
<tr>
<td><strong>SCIENCE DEMO ROOM</strong></td>
<td></td>
</tr>
<tr>
<td><strong>SCIENCE LAB</strong></td>
<td></td>
</tr>
<tr>
<td><strong>SCIENCE PREP ROOM</strong></td>
<td></td>
</tr>
<tr>
<td><strong>SHOWER ROOM</strong></td>
<td></td>
</tr>
<tr>
<td><strong>STAIRS/RAMPS: INTERIOR</strong></td>
<td></td>
</tr>
<tr>
<td><strong>STRUCTURAL</strong></td>
<td></td>
</tr>
<tr>
<td><strong>COLUMNS/BEAMS/BEARING WALLS</strong></td>
<td></td>
</tr>
<tr>
<td>Condition</td>
<td>2- Between Good and Fair</td>
</tr>
<tr>
<td><strong>Deficiency</strong></td>
<td>No deficiencies recorded</td>
</tr>
<tr>
<td><strong>FLOOR STRUCTURE</strong></td>
<td></td>
</tr>
<tr>
<td>Condition</td>
<td>3- Fair</td>
</tr>
<tr>
<td><strong>Deficiency</strong></td>
<td>CONCRETE SLAB ON GRADE: MINOR CRACKS</td>
</tr>
<tr>
<td><strong>Deficiency Location/Instance</strong></td>
<td>Storage room</td>
</tr>
<tr>
<td><strong>Deficiency Quantity</strong></td>
<td>60 S.F.</td>
</tr>
<tr>
<td><strong>Quantity Uom</strong></td>
<td>REPAIR</td>
</tr>
<tr>
<td><strong>Potential Action</strong></td>
<td>PRIORITY 3</td>
</tr>
<tr>
<td><strong>Urgency of Action</strong></td>
<td>LEVEL 5</td>
</tr>
<tr>
<td><strong>Purpose of Action</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Deficiency Photo 1</strong></td>
<td>Storage Room 101 shown; also at Water Service Room (106), and Electrical Room (111) similar</td>
</tr>
<tr>
<td><strong>Violations</strong></td>
<td>No violations recorded</td>
</tr>
<tr>
<td>Question</td>
<td>Response</td>
</tr>
<tr>
<td>----------------------------------</td>
<td>----------</td>
</tr>
<tr>
<td><strong>INTERIOR</strong></td>
<td></td>
</tr>
<tr>
<td><strong>STRUCTURAL</strong></td>
<td></td>
</tr>
<tr>
<td>FOUNDATION WALLS</td>
<td>Inspected</td>
</tr>
<tr>
<td>Condition</td>
<td>2- Between Good and Fair</td>
</tr>
<tr>
<td>Deficiency</td>
<td>No deficiencies recorded</td>
</tr>
<tr>
<td>ROOF STRUCTURE</td>
<td>Inspected</td>
</tr>
<tr>
<td>Condition</td>
<td>2- Between Good and Fair</td>
</tr>
<tr>
<td>Deficiency</td>
<td>No deficiencies recorded</td>
</tr>
<tr>
<td>VAULTS-BUNKERS</td>
<td>Does not exist</td>
</tr>
<tr>
<td>TOILET ROOMS - STAFF</td>
<td>Does not exist</td>
</tr>
<tr>
<td>TOILET ROOMS - STUDENTS</td>
<td>Inspected</td>
</tr>
<tr>
<td>Ceiling</td>
<td>Inspected</td>
</tr>
<tr>
<td>Condition</td>
<td>2- Between Good and Fair</td>
</tr>
<tr>
<td>Deficiency</td>
<td>No deficiencies recorded</td>
</tr>
<tr>
<td>Door(s)</td>
<td>Inspected</td>
</tr>
<tr>
<td>Condition</td>
<td>2- Between Good and Fair</td>
</tr>
<tr>
<td>Deficiency</td>
<td>No deficiencies recorded</td>
</tr>
<tr>
<td>Floor Finish</td>
<td>Inspected</td>
</tr>
<tr>
<td>Condition</td>
<td>2- Between Good and Fair</td>
</tr>
<tr>
<td>Deficiency</td>
<td>No deficiencies recorded</td>
</tr>
<tr>
<td>Stalls</td>
<td>Inspected</td>
</tr>
<tr>
<td>Condition</td>
<td>2- Between Good and Fair</td>
</tr>
<tr>
<td>Deficiency</td>
<td>No deficiencies recorded</td>
</tr>
<tr>
<td>WALLS</td>
<td>Inspected</td>
</tr>
<tr>
<td>Condition</td>
<td>2- Between Good and Fair</td>
</tr>
<tr>
<td>Deficiency</td>
<td>No deficiencies recorded</td>
</tr>
<tr>
<td><strong>LIFE SAFETY</strong></td>
<td>Inspected</td>
</tr>
<tr>
<td>F.D. HOLDING AREA</td>
<td>Does not exist</td>
</tr>
<tr>
<td>STEEL STAIRS</td>
<td>Does not exist</td>
</tr>
<tr>
<td>SITE</td>
<td>Not required</td>
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</tbody>
</table>