

**NYC Department of Education
Building Condition Assessment Survey 2017 - 2018**

Architectural Inspection

M808

Asset: C.S.E. 3 (REGION 10) - MANHATTAN, 133 MORNINGSID AVENUE, New York, 10027

Inspection Id	Inspection Type	Time In	Last Edited
SA : M808	Architectural - Senior	2018-01-16 1:09 PM	2018-01-23 2:14 PM
AA : M808	Architectural - Associate	2018-01-16 1:11 PM	2018-01-22 4:30 PM

Asset Data

Question	Answer
Was the building fully accessible for inspection	No
Inspection Access Comment	Senior Architect: Chimney, Coping, Parapets, Roof Hatch/Smoke Hatch, Roofing Drains, Roofing, Bulkhead/Penthouse
Principal(s) Information	
Principal Name	Fabiana Czemerinski (Facilities Manager)
Organization	C.S.E 3 (Region 10) - Manhattan
Did you meet with this Principal?	Yes
Did this Principal provide feedback?	Yes
Summary of Principal's Feedback	The Principal's comment is as follows: There is one room on the 8th Floor that has a thermostat not functioning.
Custodian	Was not present
Fireman	Alonzo Echeverry (Handyman)
Building Square Footage	25000
Comments on the Area	None
Comments on the Stories (Floors) plus Basements	9+B+PH
Comments on the Number of Classrooms	0
Comments on the Year Built	2004
Student Population	0
Staff Population	50
Weather	Fair
Facade Photo	



Corner of West 125th Street and Morningside Avenue - Southwest View

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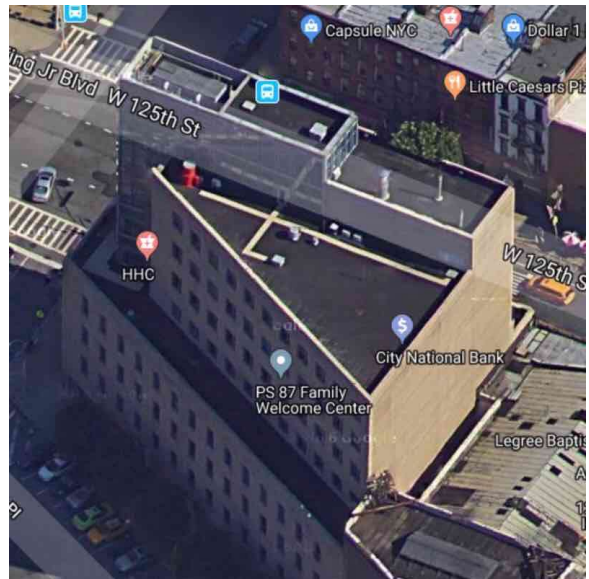
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Main Entrance Photo



Facade A - West 125th Street

Roof Photo



Roof 1 - Northwest View

Have any Systems/Major Building Components been upgraded?

Yes
Systems: Partial Foundation Wall Waterproofing
Year: 2014

Have there been any New Building Additions?

No

Tandem Schools?

No

Leased Space?

Yes

Year Leased

2006

Inspection

Partial Inspection

Priority Condition

Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	PhotoImage
No condition recorded							

Structural Engineer Required

Structural Condition Type	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	PhotoImage
No condition recorded						

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Accessibility

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 exist 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
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FUNCTIONAL ACCESSIBILITY

Exterior Routes

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

Interior Routes

Corridor and Lobby H/C Lifts	No		No	
Interior Corridor Doors and Hardware	No		No	
Interior Corridors and Lobbies		Yes		
Interior Elevators	Yes	Yes		
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			
Main Office	7th Floor		Yes	
Multi-purpose Room	No			
Nurse's Room	No			
Pool	No			
Science Lab	No			
Toilet Rooms (Boys)	No			
Toilet Rooms (Girls)	No			
Toilet Rooms (Staff)	6th - 8th Floor		Yes	

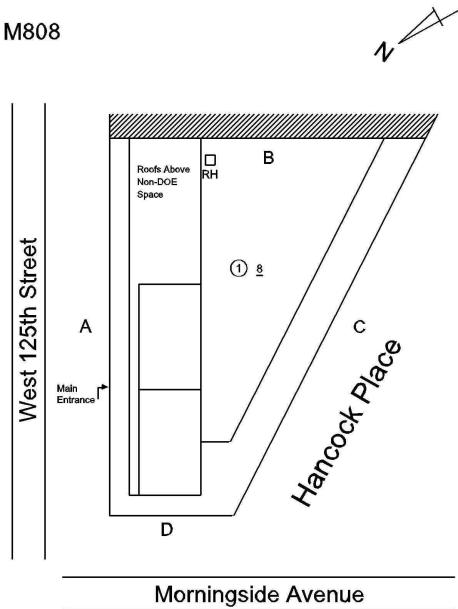
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Building Template

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Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Does not Exist
AWNINGS AND CANOPIES	Does not Exist
CHIMNEY	Inaccessible
COPING	Inaccessible
CORNICE	Does not Exist
DOORS	Inspected
DOORS AND FRAMES	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
DOOR HARDWARE	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
LINTELS	Does not Exist
TRANSOM/SIDE LIGHT	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
EXTERIOR WALLS	Inspected
Material Type(s)	Masonry, Steel
Replacement Quantity	50,000
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	2 - Between Good and Fair
Instance Quantity	50,000
Instance Quantity Uom	S.F.
Deficiency	No deficiencies recorded
EXTERIOR SOFFITS	Inspected
Condition	2 - Between Good and Fair

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Question	Response
EXTERIOR	
EXTERIOR SOFFITS	
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	4,500
Replacement Uom	C.F.
Instance on All Facades	Inaccessible
Instance Quantity	4,500
Instance Quantity Uom	C.F.
PLAZA DECK	Does not Exist
ROOF	Inspected
Roofing	Inspected
Replacement Quantity	9,000
Replacement Uom	S.F.
ROOF HATCH/SMOKE HATCH	Inaccessible
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Does not Exist
ROOF BARRIER	Does not Exist
ROOF CAGE	Does not Exist
ROOF FENCE	Does not Exist
ROOFING	Inspected
Instance on Modified Bitumen: Roof 1	Inaccessible
Instance Quantity	9,000
Instance Quantity Uom	S.F.
ROOFING DRAINS	Inaccessible
Specialties	Inspected
BULKHEAD/PENTHOUSE	Inaccessible
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	Does not Exist
WINDOWS	Inspected
Replacement Quantity	3,000
Replacement Uom	S.F.
EXTERIOR GUARDS	Does not Exist
LINTELS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
WINDOWS	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Other: All Facades	Inspected
Instance Condition	2 - Between Good and Fair

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Question	Response
EXTERIOR	
WINDOWS	
WINDOWS	
Instance Quantity	3,000
Instance Quantity Uom	S.F.
Installation Year	2004
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
INTERIOR	Inspected
POOLS	Does not Exist
STRUCTURAL	Inspected
COLUMNS/BEAMS/BEARING WALLS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
FLOOR STRUCTURE	Inspected
Condition	3 - Fair
Deficiency	CONCRETE SLAB ON GRADE: THRU CRACKS
Deficiency Location/Instance	Basement - Record Storage Room
Deficiency Quantity	80
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo1	
	Basement - Record Storage Room
Violations	No violations recorded.
FOUNDATION WALLS	Inspected
Material Type(s)	Concrete
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
ROOF STRUCTURE	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
VAULTS-BUNKERS	Does not Exist
AUDITORIUM	Does not Exist
CAFETERIA	Does not Exist
CLASSROOMS/CORRIDORS/ADMIN SPACES	Inspected
Ceiling	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected

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INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Door(s)	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	2 - Between Good and Fair
Deficiency	VINYL TILES: BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Corridor near Room 613, 620, 622, 712, 814 and others
Deficiency Quantity	80
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Corridor near Room 613
Violations	No violations recorded.
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Specialties	Does not Exist
GYMNASIUM	Does not Exist
INTERIOR DOOR HARDWARE	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
INTERIOR GUARDS	Does not Exist
KITCHEN	Does not Exist
LIBRARY	Does not Exist
LOCKER ROOM	Does not Exist
MULTI-PURPOSE ROOM	Does not Exist
SCIENCE DEMO ROOM	Does not Exist
SCIENCE LAB	Does not Exist
SCIENCE PREP ROOM	Does not Exist
SHOWER ROOM	Does not Exist
STAIRS/RAMPS: INTERIOR	Does not Exist
TOILET ROOMS - STAFF	Inspected
Ceiling	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	2 - Between Good and Fair

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INTERIOR	
TOILET ROOMS - STAFF	
Door(s)	Inspected
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Stalls	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
TOILET ROOMS - STUDENTS	Does not Exist
LIFE SAFETY	Inspected
F.D. HOLDING AREA	Does not Exist
STEEL STAIRS	Does not Exist
SITE	Does not Exist