

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

Architectural Inspection

**K401**

**Asset: LAFAYETTE AF - BROOKLYN, 2630 BENSON AVENUE, New York, 11214**

Inspection Id	Inspection Type	Time In	Last Edited
SA : K401	Architectural - Senior	2023-12-28 9:10 AM	2024-06-11 11:00 AM
AA : K401	Architectural - Associate	2023-12-27 8:38 AM	2024-01-08 12:01 PM

**Asset Data**

Question	Answer
Was the building fully accessible for inspection	No
Inspection Access Comment	1st Floor South Shower Room (storage), 1st Floor North Shower Room (no key), Staff Toilet Room Doors (no key)
Building Square Footage	3,100
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	122,000 S.F. Playing Surfaces (180,000 S.F. Total Site Area)
Comments on the Stories (Floors) plus Basements	1 (no Basement)
Comments on the Number of Classrooms	0
Comments on the Year Built	1938
Student Population	2,002
Staff Population	1
Weather	Fair
Principal(s) Information	
Principal Name	Melissa De Leon
Organization	International High School at Lafayette - Brooklyn
Did you meet with this Principal?	No
Did this Principal provide feedback?	No
Principal Name	Tracee Murren
Organization	Kingsborough Early College Secondary School - Brooklyn
Did you meet with this Principal?	No
Did this Principal provide feedback?	No
Principal Name	Thomas Mullen
Organization	Expeditionary Learning School for Community Leaders- Brooklyn
Did you meet with this Principal?	No
Did this Principal provide feedback?	No
Principal Name	Eugenia Kerch
Organization	Life Academy High School for Film and Music - Brooklyn
Did you meet with this Principal?	No
Did this Principal provide feedback?	No
Principal Name	Derek Cradle
Organization	High School for Sports Management - Brooklyn
Did you meet with this Principal?	No
Did this Principal provide feedback?	No
Custodian	Andrew Foti
Fireman	Maico Lozana

Facade Photo



Bay 43 Street - East View

Main Entrance Photo



Facade A - Fieldhouse

Roof Photo



Roof 1 - North View

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

Architectural Inspection

**K401**

Have any Systems/Major Building Components been upgraded?

Yes

Systems: Exterior Doors - replacement

Year: 2018

Systems: Roofing - replacement; Exterior Walls - repairs; Playing Surfaces - replacement (Running Track, Football/Soccer Field)

Year: 2004

Have there been any Building Additions?

No

Tandem Schools?

No

Leased Space?

No

**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

**Programmatic Accessibility**

Programmatic Accessibility Status Question	Response
--	----------

Is the primary or secondary entrance on an accessible route?

No

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

**PROGRAMMATIC ACCESSIBILITY**

**Exterior Routes**

Exterior Entrances & Exits			No	Saddle height > 1/2"		
----------------------------	--	--	----	----------------------	--	--

Exterior H/C Lifts	No	No				
--------------------	----	----	--	--	--	--

Exterior Ramps and Railings	No	Yes				
-----------------------------	----	-----	--	--	--	--

**Interior Routes**

Corridor and Lobby H/C Lifts	No	No				
------------------------------	----	----	--	--	--	--

Interior Corridor Doors and Hardware	Yes		Yes			
--------------------------------------	-----	--	-----	--	--	--

Interior Corridors and 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					
---------	----	--	--	--	--	--

Main Office	No					
-------------	----	--	--	--	--	--

Multi-purpose Room	No					
--------------------	----	--	--	--	--	--

Nurse's Room	No					
--------------	----	--	--	--	--	--

Pool	No					
------	----	--	--	--	--	--

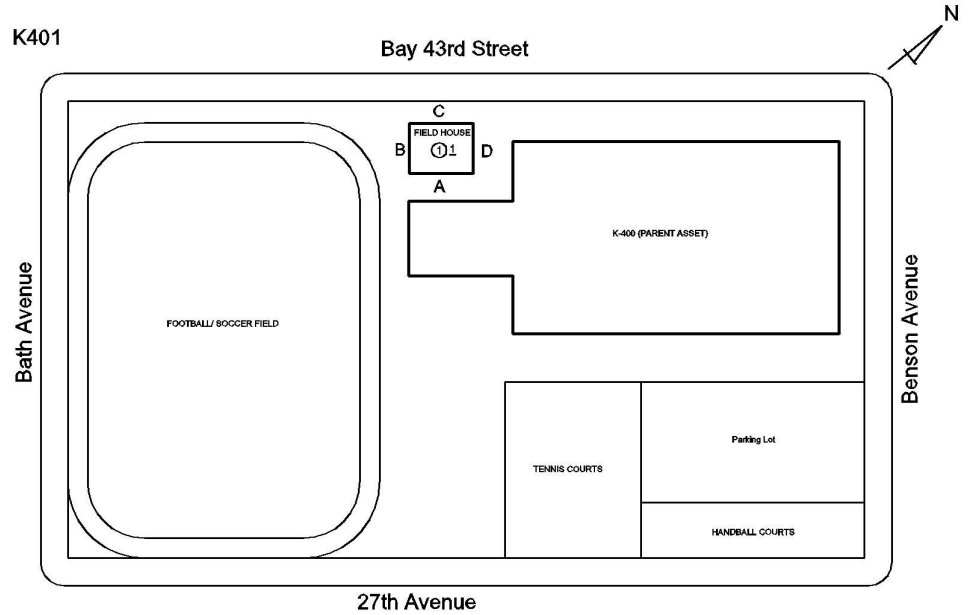
**NYC Department of Education**  
**Building Condition Assessment Survey 2023 - 2024**

Architectural Inspection

**K401**

Physical Breakdown Structure	Exists	Required	Complies	Deficiency	Assistive Listening System	Fire Alarm Strobe
<b>Rooms &amp; Spaces</b>						
Science Lab	No					
Toilet Rooms (Boys)	None on accessible route	Yes	No	Not on Accessible Route		
Toilet Rooms (Girls)	None on accessible route	Yes	No	Not on Accessible Route		
Toilet Rooms (Staff)	None on accessible route	Yes	No	Not on Accessible Route		

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>	Does not Exist
<b>CORNICE</b>	Does not Exist
<b>DOORS</b>	Inspected
<b>DOORS AND FRAMES</b>	Inspected
Condition	5 - Poor
Deficiency	METAL CLAD: DETERIORATED DOOR - MAJOR DETERIORATION

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

Architectural Inspection

**K401**

**Question**

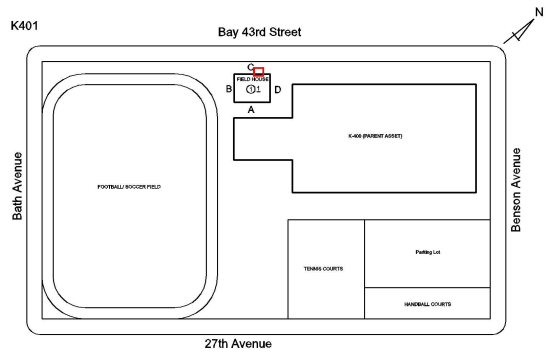
**Response**

**EXTERIOR**

**DOORS**

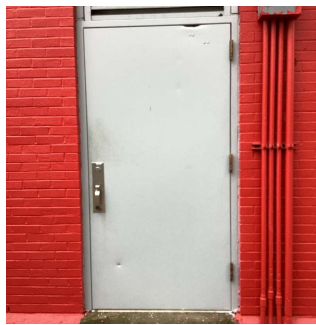
**DOORS AND FRAMES**

Roof Plan reference



Deficiency Quantity  
Quantity Uom  
Potential Action  
Urgency of Action  
Purpose of Action  
Deficiency Photo1

1  
EACH  
REPLACE  
PRIORITY 4  
LEVEL 2



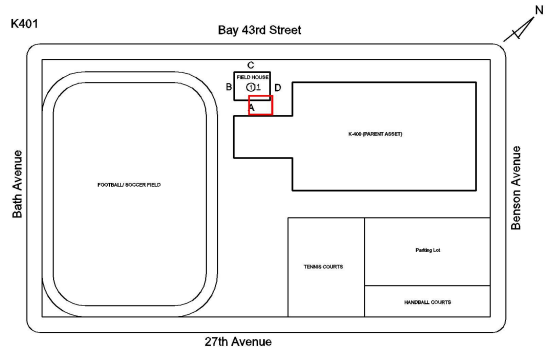
Facade C - Door to Mechanical Equipment Room  
No violations recorded.

Violations

Deficiency

**METAL CLAD: DETERIORATED DOOR AND FRAME - MAJOR DETERIORATION**

Roof Plan reference




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

1  
EACH  
REPLACE  
PRIORITY 4  
LEVEL 2

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

Architectural Inspection

**K401**

Question	Response
<b>EXTERIOR</b>	
<b>DOORS</b>	
<b>DOORS AND FRAMES</b>	
Deficiency Photo1	
Violations	Facade A - Locker Room Door No violations recorded.
<b>DOOR HARDWARE</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>LINTELS</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>TRANSOM/SIDE LIGHT</b>	Does not Exist
<b>EXTERIOR WALLS</b>	Inspected
Material Type(s)	Masonry
Replacement Quantity	2,800
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	3 - Fair
Instance Quantity	2,800
Instance Quantity Uom	S.F.
Deficiency	<b>BRICK: MINOR CRACKS AND SPALLING</b>
Roof Plan reference	
Elevation	
Deficiency Quantity	10

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

Architectural Inspection

**K401**

**Question**

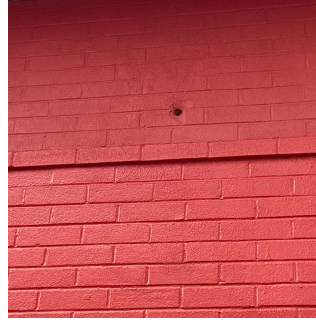
**Response**

**EXTERIOR**

**EXTERIOR WALLS**

Quantity Uom  
Potential Action  
Urgency of Action  
Purpose of Action  
Deficiency Photo1

S.F.  
RESTITCH  
PRIORITY 3  
LEVEL 2



Facade C

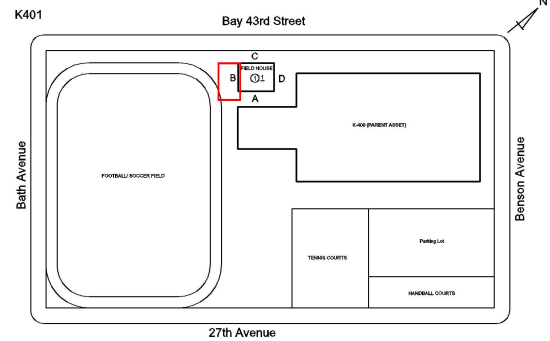
Violations

No violations recorded.

Deficiency

**BRICK: DETERIORATED JOINTS**

Roof Plan reference



Elevation



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

100  
S.F.  
REPOINT  
PRIORITY 3  
LEVEL 2

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

Architectural Inspection

**K401**

Question	Response
<b>EXTERIOR</b>	
<b>EXTERIOR WALLS</b>	Inspected
Deficiency Photo1	
	Facade B
Violations	No violations recorded.
<b>EXTERIOR SOFFITS</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>LOUVER</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>PARAPETS</b>	Does not Exist
<b>PLAZA DECK</b>	Does not Exist
<b>ROOF</b>	Inspected
<b>Roofing</b>	Inspected
Replacement Quantity	3,100
Replacement Uom	S.F.
<b>ROOF HATCH/SMOKE HATCH</b>	Does not Exist
<b>LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS</b>	Does not Exist
<b>ROOFING</b>	Inspected
Instance on Built-Up: Roof 1	Inspected
Instance Condition	3 - Fair
Instance Photo	
	Roof 1
Instance Quantity	3,100
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	2004
Source of Installation	Custodial Staff
Deficiency	BUILT-UP: ROOFING: LOSS OF GRAVEL



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

Architectural Inspection

**K401**

**Question** **Response**

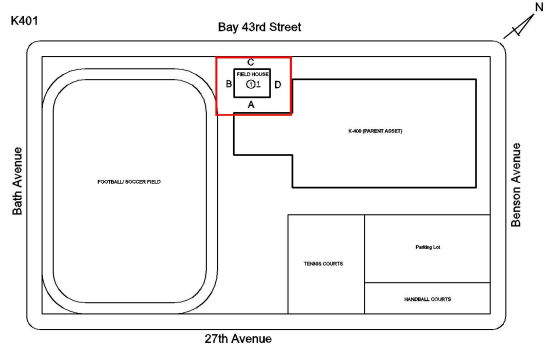
**EXTERIOR**

**ROOF**

**Roofing**

**ROOFING**

Roof Plan reference



Deficiency Quantity  
Quantity Uom  
Potential Action  
Urgency of Action  
Purpose of Action  
Deficiency Photo1

100  
S.F.  
INSTALL NEW GRAVEL  
PRIORITY 3  
LEVEL 2



Roof 1  
No violations recorded.

Violations

**ROOFING DRAINS**

Condition

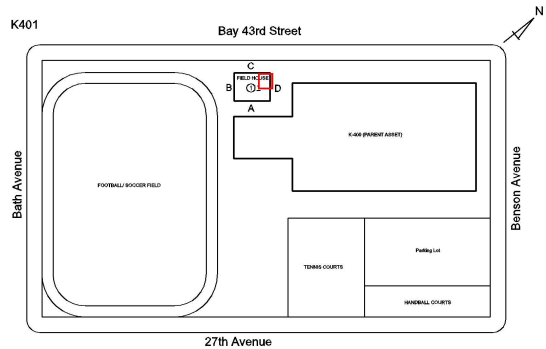
Deficiency

Roof Plan reference

Inspected

3 - Fair

CLOGGED



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

1  
EACH  
MAINTENANCE  
PRIORITY 5  
LEVEL 2

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

Architectural Inspection

**K401**

Question	Response
<b>EXTERIOR</b>	
<b>ROOF</b>	
<b>Roofing</b>	
<b>ROOFING DRAINS</b>	
Deficiency Photo1	
Violations	Roof 1 No violations recorded.
<b>Specialties</b>	Inspected
<b>DUNNAGE STEEL</b>	Does not Exist
<b>SKYLIGHT/ROOF VENT</b>	Does not Exist
<b>STAIRS/RAMPS: EXTERIOR</b>	Inspected
<b>BUILDING CHEEK/FLANK WALLS</b>	Does not Exist
<b>RAILINGS</b>	Does not Exist
<b>STAIRS/RAMPS</b>	Inspected
Condition	5 - Poor
Deficiency	CONCRETE: DETERIORATED SUBSTRATE
Roof Plan reference	
Deficiency Quantity	60
Quantity Uom	S.F.
Potential Action	REPLACE SUBSTRATE AND RESET
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade A No violations recorded.

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

Architectural Inspection

**K401**

**Question**

**Response**

**EXTERIOR**

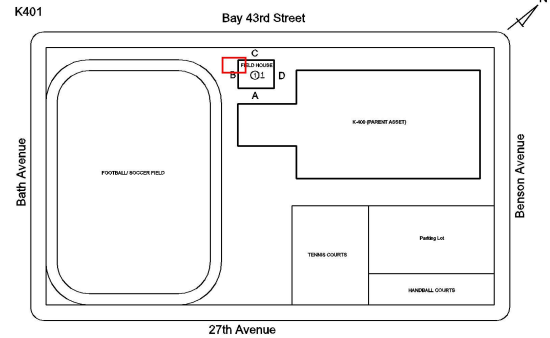
**STAIRS/RAMPS: EXTERIOR**

**STAIRS/RAMPS**

Deficiency

Roof Plan reference

CONCRETE: CRACKS/SPALLING - MINOR



Deficiency Quantity  
Quantity Uom  
Potential Action  
Urgency of Action  
Purpose of Action  
Deficiency Photo1

15  
S.F.  
REPAIR  
PRIORITY 3  
LEVEL 2



Ramp at Facade B

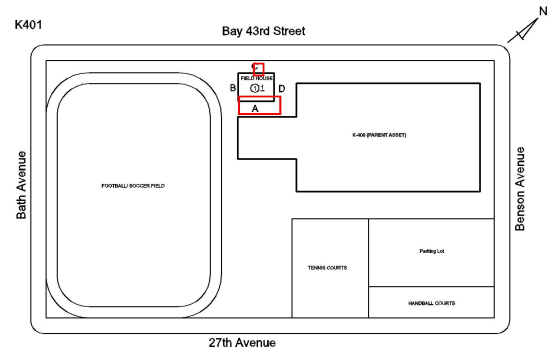
No violations recorded.

Violations

Deficiency

Roof Plan reference

CONCRETE: CRACKS/SPALLING - MAJOR



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

120  
S.F.  
REPLACE  
PRIORITY 4  
LEVEL 2

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

Architectural Inspection


**K401**

Question	Response
<b>EXTERIOR</b>	
<b>STAIRS/RAMPS: EXTERIOR</b>	
<b>STAIRS/RAMPS</b>	
Deficiency Photo1	
Violations	Facade A No violations recorded.
<b>WINDOWS</b>	Does not Exist
<b>INTERIOR</b>	Inspected
<b>STRUCTURAL</b>	Inspected
<b>COLUMNS/BEAMS/BEARING WALLS</b>	Inspected
Condition	3 - Fair
Deficiency	CONCRETE COLUMNS/BEAMS: CRACKED/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	Corridor next to Mechanical Equipment Room , Equipment Storage Room, Visitors Toilet Room, Storage Room
Deficiency Quantity	80
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo1	
Violations	Corridor next to Mechanical Equipment Room No violations recorded.
<b>FLOOR STRUCTURE</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	CONCRETE SLAB ON GRADE: THRU CRACKS
Deficiency Location/Instance	Mechanical Equipment Room
Deficiency Quantity	10
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

K401

Question	Response
<b>INTERIOR</b>	
<b>STRUCTURAL</b>	
<b>FLOOR STRUCTURE</b>	
Deficiency Photo1	
Violations	Mechanical Equipment Room No violations recorded.
<b>FOUNDATION WALLS</b>	
Material Type(s)	Inspected Concrete
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>ROOF STRUCTURE</b>	
Condition	Inspected 2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>VAULTS-BUNKERS</b>	
Does not Exist	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
Inspected	
<b>Ceiling</b>	
Does not Exist	
<b>Door(s)</b>	
Condition	Inspected 2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	
Condition	Inspected 2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Walls</b>	
Condition	Inspected 2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>INTERIOR DOOR HARDWARE</b>	
Condition	Inspected 3 - Fair
Deficiency	No deficiencies recorded
<b>LOCKER ROOM</b>	
Inspected	
Instance on 1st Floor - North (48 Lockers)	Inspected
Alternative use	No
Instance on 1st Floor - South (51 Lockers)	Inspected
Alternative use	No
<b>Ceiling</b>	
Instance on 1st Floor - North (48 Lockers)	Does not Exist
Instance on 1st Floor - South (51 Lockers)	Does not Exist
<b>Door(s)</b>	
Instance on 1st Floor - North (48 Lockers)	Inspected
Condition	3 - Fair
Deficiency	METAL: DETERIORATED DOOR
Deficiency Location/Instance	Entrance from South Locker Room
Deficiency Quantity	1

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

Architectural Inspection

**K401**

Question	Response
<b>INTERIOR</b>	
<b>LOCKER ROOM</b>	
<b>Door(s)</b>	
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Entrance from South Locker Room No violations recorded.
Instance on 1st Floor - South (51 Lockers)	Inspected
Condition	4 - Between Fair and Poor
Deficiency	METAL: DAMAGED LOUVER
Deficiency Location/Instance	Near Shower Room Area, Uniform Storage Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Near Shower Room Area No violations recorded.
<b>Floor Finish</b>	
Instance on 1st Floor - South (51 Lockers)	Inspected
Condition	3 - Fair
Deficiency	CONCRETE: CRACKS
Deficiency Location/Instance	Near Entrance from Exterior, Center
Deficiency Quantity	50
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

**K401**

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

**INTERIOR**

**LOCKER ROOM**

**Floor Finish**

Deficiency Photo1



Near Entrance from Exterior

Violations

No violations recorded.

**Locker Room Lockers**

Instance on 1st Floor - North (48 Lockers)	Inspected
Condition	5 - Poor
Deficiency	DAMAGED UNITS
Deficiency Location/Instance	Right Side, Left Side
Deficiency Quantity	11
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	



Right Side

Violations

No violations recorded.

Instance on 1st Floor - South (51 Lockers)	Inspected
Condition	5 - Poor
Deficiency	DAMAGED UNITS
Deficiency Location/Instance	Near Entrance, Left Side, Right Side
Deficiency Quantity	26
Quantity Uom	EACH
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

**K401**

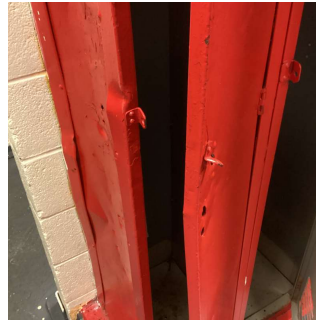
Question	Response
----------	----------

**INTERIOR**

**LOCKER ROOM**

**Locker Room Lockers**

Deficiency Photo1



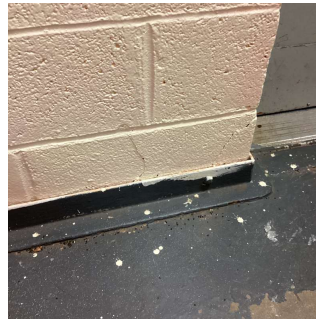
Near Entrance

Violations

No violations recorded.

**Walls**

Instance on 1st Floor - North (48 Lockers)	Inspected
Condition	2 - Between Good and Fair
Deficiency	MASONRY: CRACKS/SPALLING
Deficiency Location/Instance	Near Entrance
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	



Near Entrance

Violations

No violations recorded.

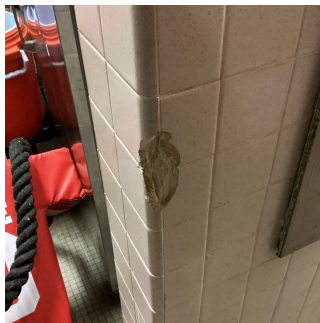
Instance on 1st Floor - South (51 Lockers)	Inspected
Condition	2 - Between Good and Fair
Deficiency	CERAMIC TILE: BROKEN/ MISSING
Deficiency Location/Instance	Near Shower Room
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2



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

Architectural Inspection

**K401**

Question	Response
<b>INTERIOR</b>	
<b>LOCKER ROOM</b>	
<b>Walls</b>	
Deficiency Photo1	
Violations	Near Shower Room No violations recorded.
<b>SHOWER ROOM</b>	
Instance on 1st Floor - North	Inspected Inaccessible
Instance on 1st Floor - South	Inaccessible
<b>STAIRS/RAMPS: INTERIOR</b>	
Does not Exist	
<b>TOILET ROOMS - STAFF</b>	
Inspected	
<b>Ceiling</b>	Does not Exist
<b>Door(s)</b>	Inaccessible
<b>Floor Finish</b>	Inspected
Condition	3 - Fair
Deficiency	CERAMIC TILE: BROKEN/MISSING TILES
Deficiency Location/Instance	Visitors Toilet South Side
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Visitors Toilet South Side No violations recorded.
<b>Stalls</b>	
Inspected	
Condition	5 - Poor
Deficiency	RUST - MAJOR
Deficiency Location/Instance	Visitors Toilet South Side
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3

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

Architectural Inspection

**K401**

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

**INTERIOR**

**TOILET ROOMS - STAFF**

**Stalls**

Purpose of Action  
Deficiency Photo1

LEVEL 2



Visitors Toilet South Side  
No violations recorded.

Violations

**Walls**

Inspected

Condition

2 - Between Good and Fair

Deficiency

CERAMIC TILE: BROKEN/ MISSING

Deficiency Location/Instance

Visitors Toilet South Side

Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REPLACE

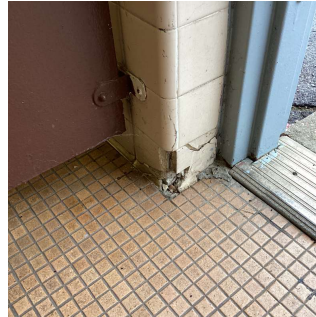
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Visitors Toilet South Side  
No violations recorded.

Violations

**TOILET ROOMS - STUDENTS**

Inspected

**Ceiling**

Does not Exist

**Door(s)**

Inspected

Condition

5 - Poor

Deficiency

METAL: DETERIORATED DOOR

Deficiency Location/Instance

North Locker Room

Deficiency Quantity

1

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

K401

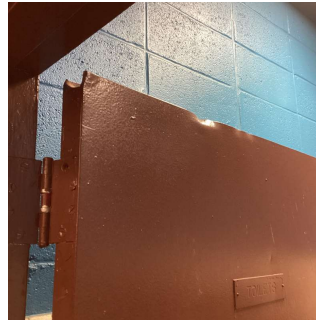
Question	Response
----------	----------

**INTERIOR**

**TOILET ROOMS - STUDENTS**

**Door(s)**

Deficiency Photo1



North Locker Room

No violations recorded.

Violations

Deficiency

METAL: DAMAGED LOUVER

Deficiency Location/Instance

South Locker Room

Deficiency Quantity

1

Quantity Uom

EACH

Potential Action

MAINTENANCE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



South Locker Room

No violations recorded.

Violations

**Floor Finish**

Inspected

Condition

2 - Between Good and Fair

Deficiency

CERAMIC TILE: BROKEN/MISSING TILES

Deficiency Location/Instance

South Locker Room

Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2


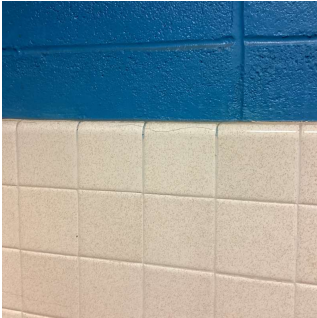
Deficiency Photo1



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

Architectural Inspection

**K401**

<b>Question</b>	<b>Response</b>
<b>INTERIOR</b>	
<b>TOILET ROOMS - STUDENTS</b>	
<b>Floor Finish</b>	Inspected
	South Locker Room
Violations	No violations recorded.
<b>Stalls</b>	Inspected
Condition	5 - Poor
Deficiency	RUST - MAJOR
Deficiency Location/Instance	South Locker Room, North Locker Room
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	South Locker Room
Violations	No violations recorded.
<b>Walls</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	CERAMIC TILE: BROKEN/ MISSING
Deficiency Location/Instance	North Locker Room
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	North Locker Room
Violations	No violations recorded.
<b>ATHLETIC FIELDS</b>	
	Inspected
<b>PLAYING SURFACE</b>	Inspected
Synthetic Turf Field exists?	Yes
Year of Installation	2004
Replacement Quantity	122,000

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

Architectural Inspection

**K401**

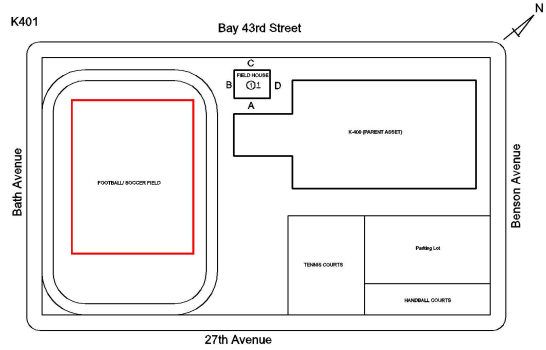
Question	Response
----------	----------

**ATHLETIC FIELDS**

**PLAYING SURFACE**

Replacement Uom	S.F.
Instance on Football/Soccer Field	Inspected
Instance Condition	5 - Poor
Instance Quantity	70,000
Instance Quantity Uom	S.F.

Deficiency **ARTIFICIAL TURF: DAMAGED/WORN OUT**  
 Deficiency Location/Instance **Field**  
 Roof Plan reference



Deficiency Quantity **10,000**  
 Quantity Uom **S.F.**  
 Potential Action **REPLACE**  
 Urgency of Action **PRIORITY 4**  
 Purpose of Action **LEVEL 2**  
 Deficiency Photo1



Field  
 No violations recorded.

Violations	No violations recorded.
Instance on Running Track	Inspected
Instance Condition	5 - Poor
Instance Quantity	27,000
Instance Quantity Uom	S.F.
Deficiency	<b>ATHLETIC WEARING SURFACE: DAMAGED/DETERIORATED</b>
Deficiency Location/Instance	<b>Perimeter Track</b>

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

Architectural Inspection

**K401**

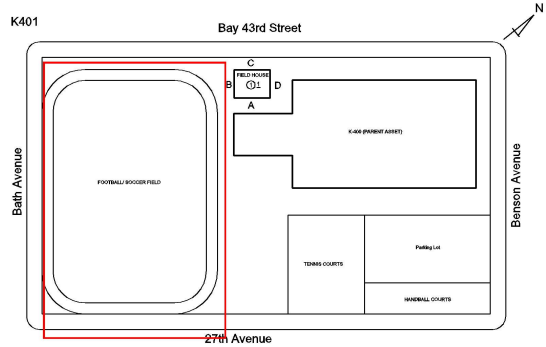
**Question**

**Response**

**ATHLETIC FIELDS**

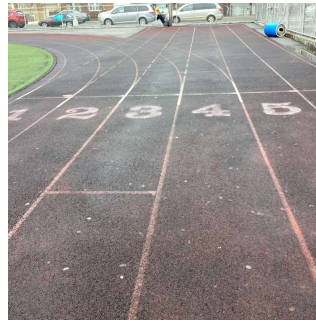
**PLAYING SURFACE**

Roof Plan reference



Deficiency Quantity  
Quantity Uom  
Potential Action  
Urgency of Action  
Purpose of Action  
Deficiency Photo1

5,000  
S.F.  
REPLACE  
PRIORITY 4  
LEVEL 2



Perimeter Track  
No violations recorded.

Violations

Instance on Tennis/Handball Courts

Inspected

Instance Condition

4 - Between Fair and Poor

Instance Quantity

25,000

Instance Quantity Uom

S.F.

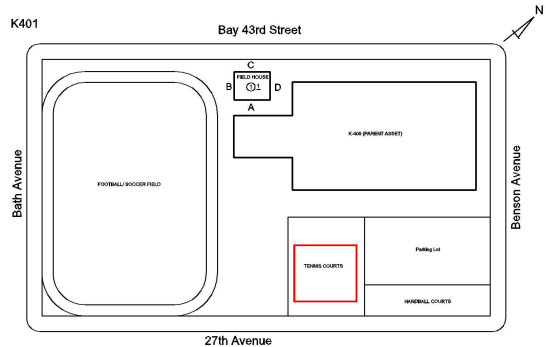
Deficiency

ASPHALT: DAMAGED/DETERIORATED

Deficiency Location/Instance

Tennis Courts

Roof Plan reference




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

2,000  
S.F.  
REPLACE  
PRIORITY 4  
LEVEL 2

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

Architectural Inspection

**K401**


Question	Response
<b>ATHLETIC FIELDS</b>	
<b>PLAYING SURFACE</b>	
Deficiency Photo1	
Violations	Tennis Courts No violations recorded.
<b>FIXED EQUIPMENT</b>	
<b>Basketball Backboard</b>	Inspected
<b>Basketball Hoops</b>	Does not Exist
<b>Basketball Posts</b>	Does not Exist
<b>Football Goal Posts</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Tennis Net Posts</b>	Inspected
Condition	5 - Poor
Deficiency	RUST - MAJOR
Deficiency Location/Instance	Tennis Court
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Tennis Court No violations recorded.
<b>SEATING</b>	
<b>Benches</b>	Inspected
<b>Concrete</b>	Does not Exist
<b>Metal/Wood/Plastic</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Bleachers</b>	Inspected
<b>Concrete</b>	Does not Exist
<b>Metal/Wood/Plastic</b>	Inspected



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

Architectural Inspection

K401

Question	Response
<b>ATHLETIC FIELDS</b>	Inspected
<b>SEATING</b>	Inspected
<b>Bleachers</b>	
<b>Metal/Wood/Plastic</b>	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>SITE</b>	Inspected
<b>CONTAINERIZATION</b>	Does not Exist
<b>Drainage System for Asphalt</b>	Inspected
<b>Catch Basins/Manhole - Surrounded by asphalt</b>	Inspected
Condition	5 - Poor
Deficiency	BLOCKED
Deficiency Location/Instance	Between Field House and School Building
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Culverts - Asphalt Covering</b>	Does not Exist
<b>Drainage System for Concrete</b>	Does not Exist
<b>Drainage System for Soil</b>	Does not Exist
<b>DRINKING FOUNTAINS</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>FENCES</b>	Inspected
Condition	4 - Between Fair and Poor
Deficiency	CHAIN LINK: MISSING SECTIONS
Deficiency Location/Instance	27th Avenue, Bath Avenue
Deficiency Quantity	200
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	27th Avenue No violations recorded.
Deficiency	CONCRETE CURB: DAMAGED/DETERIORATED
Deficiency Location/Instance	27th Avenue, Bath Avenue, Bay 43rd Street
Deficiency Quantity	85



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

Architectural Inspection



**K401**

Question	Response
<b>SITE</b>	Inspected
<b>FENCES</b>	
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	27th Avenue No violations recorded.
Deficiency	CHAIN LINK: DAMAGED/DETERIORATED
Deficiency Location/Instance	Football Field, Handball Court, Near Entrance to Tennis Court, 27th Avenue, Bay 43rd Street
Deficiency Quantity	650
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Football Field No violations recorded.
Deficiency	CHAIN LINK: DAMAGED POST/RAIL
Deficiency Location/Instance	Near Field House, Bay 43rd Street
Deficiency Quantity	70
Quantity Uom	L.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

K401

Question	Response
<b>SITE</b>	
<b>FENCES</b>	
Deficiency Photo1	
Violations	Near Field House No violations recorded.
<b>IRRIGATION SYSTEM</b>	Does not Exist
<b>PAVING</b>	Inspected
<b>Student Non-Use</b>	Does not Exist
<b>Student 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>Site Sidewalks &amp; Walkways</b>	Inspected
<b>Asphalt</b>	Inspected
Condition	3 - Fair
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	Near Field House
Deficiency Quantity	150
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Near Field House No violations recorded.
Deficiency	LOCALIZED SINK AREA
Deficiency Location/Instance	Near Field House
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPAIR

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

Architectural Inspection

K401


Question	Response
<b>SITE</b>	
<b>PAVING</b>	
<b>Site Sidewalks &amp; Walkways</b>	
<b>Asphalt</b>	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Near Field House No violations recorded.
<b>Concrete</b>	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	Near Bleachers, Bay 43rd Street
Deficiency Quantity	75
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Near Bleachers No violations recorded.
<b>Pavers</b>	Does not Exist
<b>DOT Sidewalk</b>	Inspected
<b>Asphalt</b>	Does not Exist
<b>Concrete</b>	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DAMAGED CURBS
Deficiency Location/Instance	27th Avenue, Bath Avenue, Bay 43rd Street
Deficiency Quantity	30
Quantity Uom	L.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


**K401**

Question	Response
<b>SITE</b>	
<b>PAVING</b>	Inspected
<b>DOT Sidewalk</b>	
<b>Concrete</b>	Inspected
Violations	No violations recorded.
<b>Pavers</b>	Does not Exist
<b>PLAYGROUNDS</b>	Does not Exist
<b>RETAINING WALLS</b>	Inspected
Are there any Retaining Walls 6' OR higher facing public street/sidewalk?	No
Condition	3 - Fair
Deficiency	CAST IN PLACE CONCRETE: CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	Benson Avenue, Stillwell Avenue, 27th Avenue, Bath Avenue
Deficiency Quantity	80
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Benson Avenue No violations recorded.
Deficiency	CAST IN PLACE CONCRETE: CRACKS/SPALLING - MINOR
Deficiency Location/Instance	Football Field, 27th Avenue
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>SEATING</b>	Does not Exist
<b>SITE WALLS (NOT RETAINING WALLS)</b>	Inspected
Condition	3 - Fair
Deficiency	CAST IN PLACE CONCRETE: CRACKS/SPALLING - MINOR
Deficiency Location/Instance	Handball Court
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded

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

Architectural Inspection

**K401**

<b>Question</b>	<b>Response</b>
<b>SITE</b>	
<b>SITE WALLS (NOT RETAINING WALLS)</b>	
Violations	No violations recorded.
Deficiency	CAST IN PLACE CONCRETE: CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	Handball Court
Deficiency Quantity	70
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Handball Court No violations recorded.
<b>STAIRS/RAMPS: EXTERIOR</b>	Does not Exist
<b>ARTWORK</b>	Does not Exist