Building Condition Assessment Survey 2023 - 2024

Architectural Inspection K520

Asset:	Asset: PACIFIC ALT HS - K, 112 SCHERMERHORN STREET, New York, 11201				
Inspection Id	Inspection Type	Time In	Last Edited		
SA: K520	Architectural - Senior	2023-12-19 9:02 AM	2024-02-15 5:14 PM		
AA: K520	Architectural - Associate	2023-12-19 9:14 AM	2024-02-16 4:46 PM		

Asset Data

Custodian

Facade Photo

Fireman

WSP

(P)

Question	Answer
Was the building fully accessible for inspection	Yes
Building Square Footage	23,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	Entire Building Leased
Comments on the Stories (Floors) plus Basements	3+B+SB
Comments on the Number of Classrooms	14
Comments on the Year Built	1907
Student Population	156
Staff Population	41
Weather	Fair
Principal(s) Information	

Principal Name Alona Cohen Organization Brooklyn Frontiers High School - Brooklyn Did you meet with this Principal? Yes Did this Principal provide feedback? Summary of Principal's Feedback

The Principal's comment is as follows: There is an issue with the distribution of heat in the building, the top floors are cold and the bottom floors are too hot.

Was not present

Was not present



Print Date: 6/28/2024

Corner of Schermerhorn Street and Boerum Place - East View

Main Entrance Photo

Roof Photo





Facade A - Schermerhorn Street



Roof 1 - West View

Yes

Systems: Coping, Parapets, Cornice - replacement (partial), new

Roof Fence

Year: 2023

Systems: New Roof Barrier

Year: 2022

Systems: Plaza Deck Pavers - replacement

Year: 2018

Systems: Roofing, Exterior Stairs, Bulkhead Interior Walls - repairs

Year: 2015

Systems: Exterior Doors - repairs

Year: 2014

Systems: Bulkhead, Skylight - repairs

Year: 2012

Systems: Roofing - repairs

Year: 2010

Systems: Student and Staff Toilet Rooms - upgrade to HC

compliance, Exterior Doors - replacement (partial)

Year: 2008

Systems: Exterior Walls - repointing and replacement (partial)

Year: 2003

Building Condition Assessment Survey 2023 - 2024

rchitectural Ins	1								
					Systems: Year:	2002	replacement		
					Systems:	Roofing - re	eplacement		
** .1 1	D 21 2 4 1 22				Year:	2000			
	any Building Addit uilding Additions	tions?			Yes 1912 (+4,50)() SE)			
Tandem Schools	-				No No	JO 31')			
Leased Space?	•				Yes				
Year Leased					1987				
Inspection					Full Inspect	tion			
riority Condition	1								
•	Priority Category	Condition Description	Component Affected	Location Descriptio		son(s) ified	Person(s) Title	PhotoImag	ge
No condition record	led								
ructural Engine	er Required								
Structural Condition Type	Condition Description	Component Affected		ation cription	Person(s) Notified	P	Person(s) Title	PhotoImage	
No condition record	led								
ogrammatic Ac	cessibility								
Programmatic A	ccessibility Status	Question				Respon	nse		
Is the primary or s	secondary entrance	on an accessible rout	_			No			
	secondary charance	on an accessione roun	e?			NO			
Physical Breakdo		on an accessione roun	e? 	Exists	Required	Complies	Deficiency	Lister	ive Fir ing Ala
			e? 	Exists	Required		Deficiency		ing Ala
	own Structure		e?	Exists	Required		Deficiency	Lister	ing Ala
PROGRAMMA' Exterior Rou	own Structure	JTY	e?	Exists	Required		Deficiency Saddle height > 1/2	Lister Syster	ing Ala
PROGRAMMA Exterior Rou Exterior	own Structure TIC ACCESSIBIL	JTY	e?	Exists No	Required	Complies		Lister Syster	ing Ala
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PROGRAMMA' Exterior Rou Exterior Exterior Exterior Interior Rou Corrido Interior Interior Interior Interior Interior Common & Spanite Art Roo Auditori Cafeteri Classroo	own Structure TIC ACCESSIBIL tites Fentrances & Exit H/C Lifts Ramps and Railin tes r and Lobby H/C I Corridor Doors an Corridors and Lo Elevators Lobby Doors and Ramps aces ms ium ia	Lifts nd Hardware bbies Room 339 Basement		No No No Yes No Yes No Yes Yes Yes	Yes No	Yes No Yes No	Saddle height > 1/2 Change in Elevation Not on Accessible	Lister System 2" Route Route No Route	Yes
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PROGRAMMA' Exterior Rou Exterior Exterior Exterior Interior Rou Corrido Interior Interior Interior Interior Comput Cafeteri Comput Gymnas	own Structure TIC ACCESSIBIL tites Entrances & Exit H/C Lifts Ramps and Railin tes r and Lobby H/C l Corridor Doors and Corridors and Lo Elevators Lobby Doors and Ramps aces ms ium ia oms er Rooms sium	Lifts nd Hardware bbies Hardware Room 339 Basement None on Accessible		No No No No Yes No Yes No Yes No Yes Yes No Yes	Yes No	Yes No Yes No No No No	Saddle height > 1/2 Change in Elevation Not on Accessible in Not on Ac	Route Route Route FM Syster Route	Yes
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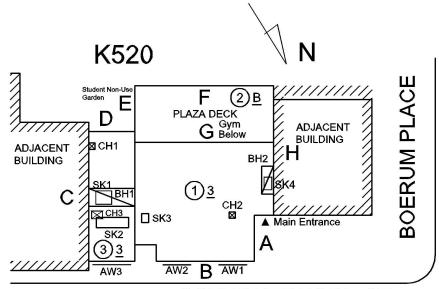
Print Date: 6/28/2024

Building Condition Assessment Survey 2023 - 2024

Architectural Inspection K520

Physica	l Breakdown Structure		Exists	Required	Complies	Deficiency	Assistive Listening System	
Roo	ms & Spaces							
	Pool		No					
	Science Lab	Room 332	Yes		No	Not on Accessible Route		
	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



SCHERMERHORN ST.

Inspection

estion	Response
chitectural	
EXTERIOR	Inspected
AREAWAY	Inspected
Instance on AW1-AW3	Inspected
Instance Condition	4 - Between Fair and Poor
Instance Quantity	3
Instance Quantity Uom	ЕАСН
Deficiency	AREAWAY WALLS: CRACKS AND SPALLING
Roof Plan reference	K520 N Student Non-Line Gredon F ② B PLAZA DECK G Seym ADJACENT BUILDING BUILDING
	Budent Noor United Bright Street Building Bright Street Bright Street Building Bright Street Brigh
Deficiency Quantity	50
Deficiency Quantity	50

Building Condition Assessment Survey 2023 - 2024

K520 Architectural Inspection Question Response **EXTERIOR** AREAWAY Potential Action REPLACE PRIORITY 4 Urgency of Action LEVEL 2 Purpose of Action Deficiency Photo1 AW3 Violations No violations recorded. Deficiency AREAWAY WALLS: DETERIORATED COPING STONE Roof Plan reference K520 ADJACENT BUILDING AW2 B AW1 SCHERMERHORN ST. Deficiency Quantity 50 Quantity Uom S.F. Potential Action REPLACE Urgency of Action PRIORITY 4 Purpose of Action LEVEL 2 Deficiency Photo1 AW2 Violations No violations recorded.

AREAWAY WALLS: DETERIORATED JOINTS

Deficiency

Building Condition Assessment Survey 2023 - 2024

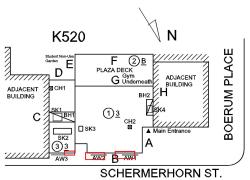
Architectural Inspection K520

Question Response

EXTERIOR

AREAWAY

Roof Plan reference



Deficiency Quantity 100
Quantity Uom S.F.
Potential Action REPAIR
Urgency of Action PRIORITY 4
Purpose of Action LEVEL 2



AW3

Violations No violations recorded.

Deficiency

Roof Plan reference

Deficiency Quantity

Quantity Uom

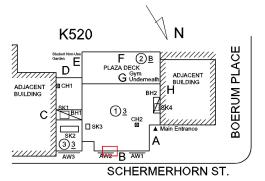
Potential Action

Urgency of Action

Purpose of Action

Deficiency Photo1

AREAWAY SLAB: CRACKS AND SPALLING



25 S.F. REPLACE PRIORITY 4 LEVEL 2

Building Condition Assessment Survey 2023 - 2024

K520 Architectural Inspection

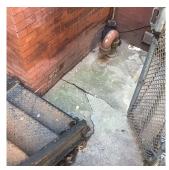
Question

Response

EXTERIOR

AREAWAY

Deficiency Photo1



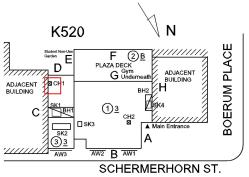
Violations No violations recorded.

AWNINGS AND CANOPIES	Does not Exist
CHIMNEY	Inspected
Material Type(s)	Masonry
Condition	3 - Fair

Deficiency

Roof Plan reference

BRICK: DETERIORATED CAP



Deficiency Quantity 10 Quantity Uom L.F.

REPLACE Potential Action Urgency of Action PRIORITY 3

Purpose of Action LEVEL 2 Deficiency Photo1



Chimney

Violations No violations recorded.

Deficiency BRICK: DETERIORATED JOINTS

Print Date: 6/28/2024

Question

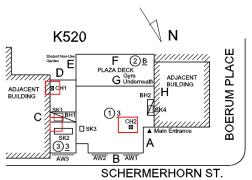
Response

EXTERIOR

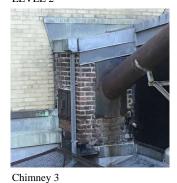
CHIMNEY

Roof Plan reference

Deficiency Photo1



Deficiency Quantity 60
Quantity Uom S.F.
Potential Action REPOINT
Urgency of Action PRIORITY 3
Purpose of Action LEVEL 2



Cililinity 5

3 - Fair

Violations No violations recorded.

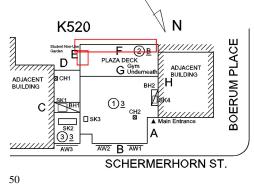
COPING Inspected

Deficiency

Condition

Roof Plan reference

METAL: DETERIORATED TRANSVERSE JOINTS



50 L.F.

> MAINTENANCE PRIORITY 3 LEVEL 2

Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action

Purpose of Action

Building Condition Assessment Survey 2023 - 2024

Architectural Inspection K520

Question

Response

EXTERIOR

COPING

Deficiency Photo1



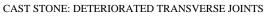
 $Roof \, 2$

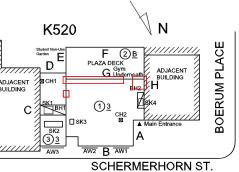
30

Violations No violations recorded.

Deficiency

Roof Plan reference





Deficiency Quantity

Quantity UomL.F.Potential ActionMAINTENANCEUrgency of ActionPRIORITY 3Purpose of ActionLEVEL 2

Deficiency Photo1



Roof 1

Violations No violations recorded.

Deficiency

CAST STONE: CRACKED/BROKEN PIECES

Response

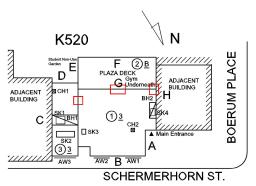
Architectural Inspection K520

Question

EXTERIOR COPING

Roof Plan reference

Deficiency Photo1



Deficiency Quantity 10
Quantity Uom L.F.
Potential Action REPLACE-IN-KIND
Urgency of Action PRIORITY 4
Purpose of Action LEVEL 2

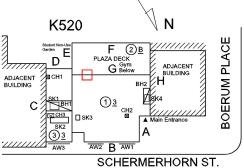


Violations No violations recorded.

CORNICE	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
DOORS	Inspected
DOORS AND FRAMES	Inspected
Condition	3 - Fair
Deficiency	WOOD: DETERIORATED DOOR AND FRAME - MAJOR

DETERIORATION

Roof Plan reference



Deficiency Quantity
Quantity Uom
EACH
Potential Action
REPLACE
Urgency of Action
PRIORITY 4
Purpose of Action
LEVEL 2

Question

Response

EXTERIOR DOORS

DOORS AND FRAMES

Deficiency Photo1



Facade G

Violations No violations recorded.

Deficiency

Roof Plan reference

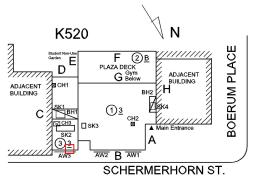
Deficiency Quantity

Quantity Uom

Potential Action

Urgency of Action

Purpose of Action Deficiency Photo1 METAL : DETERIORATED DOOR AND FRAME - MINOR DETERIORATION



1

EACH MAINTENANCE

PRIORITY 3

LEVEL 2



Facade B - AW3

No violations recorded.

Deficiency

Violations

METAL CLAD: DETERIORATED DOOR - MINOR DETERIORATION

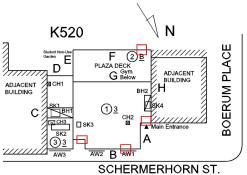
Question Response

EXTERIOR DOORS

DOORS AND FRAMES

Roof Plan reference

Deficiency Photo1



Deficiency Quantity 4
Quantity Uom EACH
Potential Action MAINTENANCE
Urgency of Action PRIORITY 3
Purpose of Action LEVEL 2



Violations No violations recorded.

DOOR HARDWARE	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
LINTELS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
TRANSOM/SIDE LIGHT	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
XTERIOR WALLS	Inspected
Material Type(s)	Masonry
Replacement Quantity	8,000
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	3 - Fair
Instance Quantity	8,000
Instance Quantity Uom	S.F.
Deficiency	BRICK: DETERIORATED JOINTS

Response

K520 Architectural Inspection

Question **EXTERIOR**

EXTERIOR WALLS

Roof Plan reference

Elevation

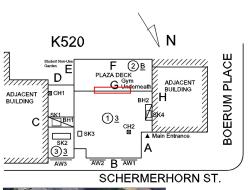
Deficiency Quantity

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

Violations

Deficiency

Roof Plan reference



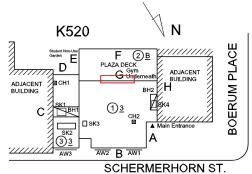
100 S.F. REPOINT PRIORITY 3 LEVEL 2



No violations recorded.

Facade G

BRICK: DETERIORATED MASONRY SILLS - MAJOR



Response

Architectural Inspection K520

EXTERIOR

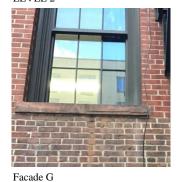
Question

EXTERIOR WALLS

Elevation



Deficiency Quantity 20 Quantity Uom L.F. REMOVE AND REPLACE Potential Action PRIORITY 4 Urgency of Action LEVEL 2 Purpose of Action



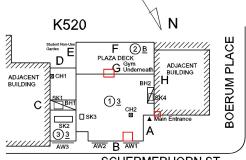
No violations recorded.

Violations Deficiency

Roof Plan reference

Deficiency Photo1

BRICK: MINOR CRACKS AND SPALLING



SCHERMERHORN ST.

Elevation



Deficiency Quantity 150 S.F. Quantity Uom Potential Action RESTITCH

Building Condition Assessment Survey 2023 - 2024

Architectural Inspection K520

Question

Response

EXTERIOR

EXTERIOR WALLS

Urgency of Action
Purpose of Action
Deficiency Photo1

PRIORITY 3

LEVEL 2



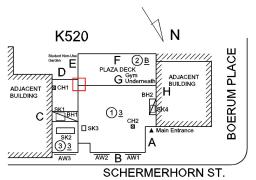
Facade G

Violations No violations recorded.

Deficiency

Roof Plan reference

BRICK: MAJOR / THRU CRACKS



Elevation



Deficiency Quantity

Quantity Uom

Potential Action

Urgency of Action Purpose of Action

Deficiency Photo1

00

S.F.

REMOVE AND REBUILD

PRIORITY 4

LEVEL 2



Facade D

stion	Response
KTERIOR	Response
EXTERIOR WALLS	Inspected
Violations	No violations recorded.
EXTERIOR SOFFITS Condition	Inspected 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	2,000
Replacement Uom	C.F.
Instance on All Roofs	Inspected
Instance Condition	3 - Fair
Instance Quantity	2,000
Instance Quantity Uom	C.F.
Deficiency	BRICK: DETERIORATED JOINTS
Roof Plan reference	\
	K520 N
	ADJACENT BUILDING ADJACENT BUILDING BUILDING BH2 AM3 AW2 BAW1 AM4 AW2 BAW1 AW3 AW2 AW4 AW4 AW4 AW4 AW4 AW4 AW4
Deficiency Quantity	SCHERMERHORN ST.
Quantity Uom	S.F.
Potential Action	REPOINT
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	and the state of t

1			
			1
	(10)	Harris St.	
- 3			

	Roof 1
Violations	No violations recorded.

PLAZA DECK	Inspected
Instance on Pavers: Roof 2	Inspected
Instance Condition	1 - Good
Instance Quantity	3,000
Instance Quantity Uom	S.F.

Building Condition Assessment Survey 2023 - 2024

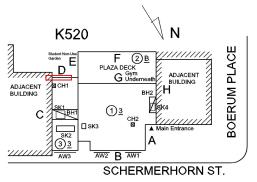
Architectural Inspection K520
Question Response

Question	Response	
EXTERIOR		
PLAZA DECK	Inspected	
Installation Year	2018	
Source of Installation	Custodial Staff	
Deficiency	No deficiencies recorded	
ROOF	Inspected	
Roofing	Inspected	
Replacement Quantity	9,300	
Replacement Uom	S.F.	
ROOF HATCH/SMOKE HATCH	Does not Exist	
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Inspected	
Condition	3 - Fair	
Deficiency	LOOSE	

Roof Plan reference

Deficiency Photo1

Violations



Deficiency Quantity 1
Quantity Uom EACH
Potential Action MAINTENANCE
Urgency of Action PRIORITY 3
Purpose of Action LEVEL 2



No violations recorded.

ROOF BARRIER/FENCE	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
ROOF CAGE	Does not Exist
ROOFING	Inspected
Instance on Modified Bitumen: Roofs 1, 3	Inspected
Instance Condition	4 - Between Fair and Poor

Building Condition Assessment Survey 2023 - 2024

K520 Architectural Inspection

Question Response **EXTERIOR** ROOF Inspected Roofing

ROOFING

Instance Photo



	Roof I	
Instance Quantity	9,300	
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	2000	
Source of Installation	Custodial Staff	

Deficiency

Roof Plan reference

Deficiency Quantity

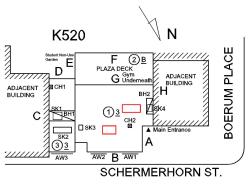
Urgency of Action

Purpose of Action

Deficiency Photo1

Quantity Uom

MODIFIED BITUMEN: ROOFING: DELAMINATION



20

S.F.

Potential Action REPLACE ROOFING WITHOUT MAJOR EQUIPMENT REMOVAL

PRIORITY 4

LEVEL 2



Violations No violations recorded.

MODIFIED BITUMEN: ROOFING: MAJOR ACTIVE ROOF Deficiency LEAKS IN INSTRUCTIONAL SPACE

Question Response

EXTERIOR

ROOF

Roofing

ROOFING

Roof Plan reference

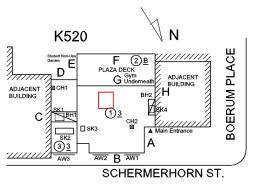
Deficiency Quantity

Quantity Uom

Potential Action

Urgency of Action

Purpose of Action Deficiency Photo1



100

S.F.

REPLACE ROOFING WITHOUT MAJOR EQUIPMENT

REMOVAL

PRIORITY 5

LEVEL 2



Roof 1 - Room 332

No violations recorded.

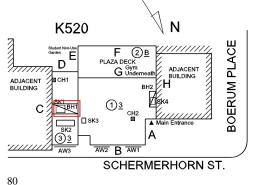
ROOFING DRAINS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Specialties	Inspected
BULKHEAD/PENTHOUSE	Inspected
Condition	3 - Fair

BULKHEAD/PENTHOUSE WALLS/INTERIOR: PLASTER CRACKS/SPALLING

Roof Plan reference

Violations

Deficiency



Deficiency Quantity 80
Quantity Uom S.F.

Question Response

EXTERIOR

ROOF

Specialties

BULKHEAD/PENTHOUSE

Deficiency Photo1

Deficiency Photo1

Potential Action REPLACE
Urgency of Action PRIORITY 3
Purpose of Action LEVEL 2

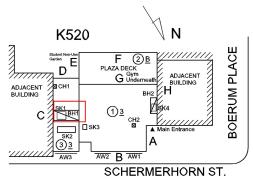


Bulkhead 1

Violations No violations recorded.

Deficiency
BULKHEAD/PENTHOUSE WALLS/EXTERIOR:
CRACKS/SPALLING - MINOR

Roof Plan reference



Deficiency Quantity 100
Quantity Uom S.F.
Potential Action REPAIR
Urgency of Action PRIORITY 3
Purpose of Action LEVEL 2



Bulkhead 1

Violations No violations recorded.

CUPOLA/ SPIRES/ TOWERS	Does not Exist
DORMER	Does not Exist
DUNNAGE STEEL	Does not Exist
SKYLIGHT/ROOF VENT	Inspected

Building Condition Assessment Survey 2023 - 2024

K520 Architectural Inspection Question Response **EXTERIOR** ROOF Specialties SKYLIGHT/ROOF VENT Material Type(s) Glass Condition 3 - Fair Deficiency DAMAGED GUARDS Roof Plan reference K520 **BOERUM PLACE** ②<u>B</u> G ADJACENT BUILDING SCHERMERHORN ST. **Deficiency Quantity** 75 Quantity Uom S.F. MAINTENANCE Potential Action Urgency of Action PRIORITY 3 LEVEL 2 Purpose of Action Deficiency Photo1 Skylight 2 Violations No violations recorded. Deficiency BROKEN GLASS Roof Plan reference K520 **BOERUM PLACE** F (2 PLAZA DECK G Gym G Unde ②<u>B</u> D ADJACENT BUILDING SCHERMERHORN ST. 10 **Deficiency Quantity** S.F. Quantity Uom Potential Action MAINTENANCE Urgency of Action PRIORITY 3 Purpose of Action LEVEL 2

Building Condition Assessment Survey 2023 - 2024

Architectural Inspection K520

Question Response

 $\frac{\textbf{EXTERIOR}}{\textbf{ROOF}}$

Specialties

SKYLIGHT/ROOF VENT

Deficiency Photo1



Sk3

Violations No violations recorded.

ROOF/GRAVITY TANK

Does not Exist

STAIRS/RAMPS: EXTERIOR

BUILDING CHEEK/FLANK WALLS

Condition

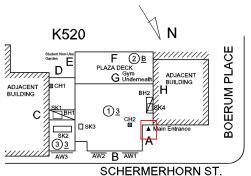
3 - Fair

Deficiency

Roof Plan reference

Deficiency Photo1

BRICK: DETERIORATED JOINTS



Deficiency Quantity 60
Quantity Uom S.F.

Potential Action REPOINT
Urgency of Action PRIORITY 3

Purpose of Action LEVEL 2



Main Entrance

Violations No violations recorded.

Deficiency STONE: DETERIORATED COPING STONE

K520 Architectural Inspection

Question Response

EXTERIOR

STAIRS/RAMPS: EXTERIOR

BUILDING CHEEK/FLANK WALLS

Roof Plan reference

Deficiency Photo1



SCHERMERHORN ST.

Deficiency Quantity 10 S.F. Quantity Uom Potential Action REPAIR Urgency of Action PRIORITY 3 Purpose of Action LEVEL 2



No violations recorded.

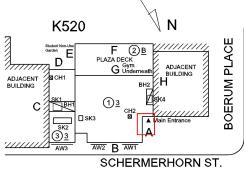
RAILINGS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
STAIRS/RAMPS	Inspected
Condition	5 - Poor

Deficiency

Violations

Roof Plan reference

CONCRETE: WORN-OUT TREAD/RISER/NOSING



60 **Deficiency Quantity** Quantity Uom S.F. Potential Action REPLACE Urgency of Action PRIORITY 4 Purpose of Action LEVEL 2

Question

Response

EXTERIOR

STAIRS/RAMPS: EXTERIOR

STAIRS/RAMPS

Deficiency Photo1



Main Entrance

Violations No violations recorded.

Deficiency

Roof Plan reference

CONCRETE: CRACKS/SPALLING - MINOR



SCHERMERHORN ST.

Deficiency Quantity 10
Quantity Uom S.F.
Potential Action REPAIR
Urgency of Action PRIORITY 3
Purpose of Action LEVEL 2
Deficiency Photo1



Facade A

Violations No violations recorded.

WINDOWS	Inspected	
Replacement Quantity	3,000	
Replacement Uom	S.F.	
EXTERIOR GUARDS	Inspected	
Condition	2 - Between Good and Fair	
Deficiency	No deficiencies recorded	
LINTELS	Inspected	
Condition	2 - Between Good and Fair	
Deficiency	STONE: CHIPPED/SPALLED/BROKEN PIECES	

Question Response

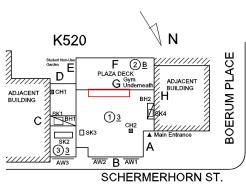
EXTERIOR

WINDOWS LINTELS

Roof Plan reference

Elevation

Deficiency Photo1





Deficiency Quantity 20 Quantity Uom S.F. REPAIR Potential Action PRIORITY 3 Urgency of Action Purpose of Action LEVEL 2



No violations recorded.

Violations	No violations recorded.
WINDOWS	Inspected
Material Type(s)	Aluminum, Solid Wood
Instance on Wood: Facade D	Inspected
Instance Condition	3 - Fair
Instance Quantity	300
Instance Quantity Uom	S.F.
Are these windows insulated	No
Installation Year	2002
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Instance on Aluminum - Double Hung: All Facades	Inspected
Instance Condition	3 - Fair

Building Condition Assessment Survey 2023 - 2024

Architectural Inspection K520 Question Response **EXTERIOR** WINDOWS WINDOWS Instance Quantity 2,700 S.F. Instance Quantity Uom Are these windows insulated No 2002 Installation Year Source of Installation Custodial Staff Deficiency No deficiencies recorded INTERIOR Inspected **POOLS** Does not Exist STRUCTURAL Inspected COLUMNS/BEAMS/BEARING WALLS Inspected 3 - Fair Condition Deficiency MASONRY BEARING WALL: DETERIORATED JOINTS Deficiency Location/Instance Sub-Basement Storage Room **Deficiency Quantity** 50 Quantity Uom S.F. Potential Action REPOINT PRIORITY 3 Urgency of Action Purpose of Action LEVEL 5 Deficiency Photo1 Sub-Basement Storage Room Violations No violations recorded. MASONRY BEARING WALL: CRACKED/SPALLED Deficiency Deficiency Location/Instance Sub-Basement Storage Room **Deficiency Quantity** 50 Quantity Uom S.F. Potential Action RESTITCH PRIORITY 3 Urgency of Action Purpose of Action LEVEL 5 Deficiency Photo1



sub-Basement Storage Room

itectural Inspection	K520
estion	Response
NTERIOR	
STRUCTURAL	
COLUMNS/BEAMS/BEARING WALLS	Inspected
Violations	No violations recorded.
FLOOR STRUCTURE	Inspected
Condition	3 - Fair
Deficiency	CONCRETE: CRACKS/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	Basement
Deficiency Quantity	70
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo1	
	Basement Boiler Room - Main Entrance Stair above
Violations	No violations recorded.
Deficiency	CONCRETE SLAB ON GRADE: THRU CRACKS
Deficiency Location/Instance	Sub-Basement Boiler Room
Deficiency Quantity	50 S.F.
Quantity Uom Potential Action	S.F. REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo1	Sub-Basement Boiler Room
Violations	No violations recorded.
FOUNDATION WALLS	
Material Type(s)	Inspected Masonry
Condition	3 - Fair
Deficiency	BRICK: CRACKED/SPALLED
Deficiency Location/Instance	Sub-Basement Boiler Room
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	RESTITCH

K520 Architectural Inspection

Question Response INTERIOR

STRUCTURAL

FOUNDATION WALLS

Deficiency Photo1

PRIORITY 3 Urgency of Action LEVEL 5 Purpose of Action



Sub-Basement Boiler Room No violations recorded.

Violations	No violations recorded.	
ROOF STRUCTURE	Inspected	
Condition	2 - Between Good and Fair	
Deficiency	No deficiencies recorded	
VAULTS-BUNKERS	Does not Exist	
AUDITORIUM	Does not Exist	
CAFETERIA	Inspected	
Instance on Basement (600 SF)	Inspected	
Ceiling		
Instance on Basement (600 SF)	Inspected	

Condition	3 - Fair
Deficiency	PLASTER: CRACKS/SPALLING

Deficiency Location/Instance Near center 20 Deficiency Quantity Quantity Uom S.F. Potential Action REPLACE PRIORITY 3 Urgency of Action LEVEL 2 Purpose of Action



Near center

Violations No violations recorded.

Door	(\mathbf{S})

Deficiency Photo1

Door	or(s)			
	Instance on Basement (600 SF)	Inspected		
Cor	ndition	3 - Fair		
	Deficiency	WOOD: DETERIORATED DOOR		
	Deficiency Location/Instance	Entrance		
	Deficiency Quantity	1		

K520 Architectural Inspection

Question Response

INTERIOR

CAFETERIA

Deficiency Photo1

Door(s)

Quantity Uom **EACH** Potential Action MAINTENANCE Urgency of Action PRIORITY 3 Purpose of Action LEVEL 2



Entrance

No violations recorded.

1	Violations		No violations recorded

Fixed Equipment

Instance on Basement (6	600 SF)	Does not Exist
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Floor Finish

Instance on Basement (600 SF)	Inspected
Condition	3 - Fair

VINYL TILES: BROKEN/DETERIORATED/MISSING TILES Deficiency Deficiency Location/Instance Near center, Entrance

Deficiency Quantity 20 Quantity Uom S.F. REPLACE Potential Action

Urgency of Action PRIORITY 3 LEVEL 2 Purpose of Action



Near center

Does not Exist

Violations No vio

Sliding-folding Partition

Instance on Basement (600 SF)

Deficiency Photo1

Stage		
	Instance on Basement (600 SF)	Does not Exist

Walls

Instance on Basement (600 SF)	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded

Window Curtains/Shades/Blinds

estion	Response
NTERIOR	
CAFETERIA	Inspected
Window Curtains/Shades/Blinds	
Instance on Basement (600 SF)	Does not Exist
CLASSROOMS/CORRIDORS/ADMIN SPACES	Inspected
Ceiling	Inspected
Condition	2 - Between Good and Fair
Deficiency	PLASTER: CRACKS/SPALLING
Deficiency Location/Instance	Room 334,114, Corridor near Room 335,331
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
	Room 334
Violations	No violations recorded.
Door(s)	Inspected
Condition	5 - Poor
Deficiency	WOOD: DETERIORATED DOOR
Deficiency Location/Instance	Rooms 117,114,B4,B2, Main Entrance Vestibule and others
Deficiency Quantity	8
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Datinianary Dhata 1	
Deficiency Photo1	Room 117
	Room 117 No violations recorded.
Violations	No violations recorded.
Violations Floor Finish	No violations recorded. Inspected
Violations Floor Finish Condition	No violations recorded. Inspected 4 - Between Fair and Poor
Violations Floor Finish	No violations recorded. Inspected

Building Condition Assessment Survey 2023 - 2024

Architectural Inspection K520 Question Response INTERIOR CLASSROOMS/CORRIDORS/ADMIN SPACES Inspected Floor Finish Quantity Uom S.F. Potential Action REPLACE Urgency of Action PRIORITY 3 Purpose of Action LEVEL 2 Deficiency Photo1 Room 110 Violations No violations recorded. Deficiency VINYL TILES: BROKEN/DETERIORATED/MISSING TILES Deficiency Location/Instance Room 339,334,331,226, Corridor near Room 335, and others Deficiency Quantity 600 Quantity Uom S.F. Potential Action REPLACE PRIORITY 3 Urgency of Action LEVEL 2 Purpose of Action Deficiency Photo1 Room 334 Violations No violations recorded. VINYL TILES: DETERIORATED SUBSTRATE Deficiency Room 332,331,330, Corridor near Room 337,227, and others Deficiency Location/Instance **Deficiency Quantity** 1,000 S.F. Quantity Uom Potential Action REPLACE Urgency of Action PRIORITY 3 Purpose of Action LEVEL 2

Building Condition Assessment Survey 2023 - 2024

Architectural Inspection K520

Question Response

INTERIOR

CLASSROOMS/CORRIDORS/ADMIN SPACES

Floor Finish

Deficiency Photo1



Room 332

Violations No violations recorded.

Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	PLASTER: CRACKS/SPALLING
Deficiency Location/Instance	Room 339,334,225,Corridor near Room 335,331, and others
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	



Corridor near Room 331

Violations No violations recorded.

Specialties	Does not Exist	
GYMNASIUM	Inspected	
Instance on Basement	Inspected	
Ceiling		
Instance on Basement	Inspected	
Condition	2 - Between Good and Fair	
Deficiency	PLASTER: CRACKS/SPALLING	
Deficiency Location/Instance	Near exit	
Deficiency Quantity	20	
Quantity Uom	S.F.	
Potential Action	REPLACE	
Urgency of Action	PRIORITY 3	
Purpose of Action	LEVEL 2	

Building Condition Assessment Survey 2023 - 2024

Architectural Inspection K520

Question Response

INTERIOR

GYMNASIUM

Ceiling

Deficiency Photo1



Near evi

Inspected

Violations No violations recorded.

Door(s)

Condition	4 - Between Fair and Poor
Deficiency	WOOD: DETERIORATED DOOR
Deficiency Location/Instance	Entrance
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE

Urgency of Action PRIORITY 3
Purpose of Action LEVEL 2

Deficiency Photo1

Instance on Basement



Entrance

No deficiencies recorded

Violations No violations recorded.

Fixed Equipment

	Instance on Basement	Inspected
Con	dition	2 - Between Good and Fair
	Deficiency	No deficiencies recorded

Floor Finish

Instance on Basement	Inspected
Condition	1 - Good

Seating

Instance on Basement	Does not Exist

Sliding-folding Partition

Deficiency

Instance on Basement	Does not Exist

Stage

Instance on Basement	Does not Exist
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Walls

	K520
Response	
Inspected	
2 - Between Good and Fair	
PLASTER: CRACKS/SPALLING	
Near center	
10	
S.F.	
REPLACE	
PRIORITY 3	
LEVEL 2	
AMPIONS	
6	
and the same of th	
Near center	
No violations recorded.	
Does not Exist	
specced	
Not Paguired	
Not required	
Doog not Evist	
Does not exist	
N. P. d. I	
Not Required	
Inspected	
Inspected	
Inspected Does not Exist	
Does not Exist	
	Inspected 2 - Between Good and Fair PLASTER: CRACKS/SPALLING Near center 10 S.F. REPLACE PRIORITY 3 LEVEL 2 E SCHOOLS STHLETIC LEAGUE E PATHWAYS LEAGUE Inspected 3 - Fair No deficiencies recorded Inspected 1 - Setween Good and Fair No deficiencies recorded Inspected Inspected Not Required Not Required Not Required Not Required Inspected Inspected Inspected

nestion	Response
NTERIOR	
LIBRARY	
Door(s)	
Instance on Room 113	Inspected
Condition	4 - Between Fair and Poor
Deficiency	WOOD: DETERIORATED DOOR
Deficiency Location/Instance	Entrance
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Entrance
Violations	No violations recorded.
Floor Finish	
Instance on Room 113	Inspected
Condition	2 - Between Good and Fair
Deficiency	VINYL TILES: DETERIORATED SUBSTRATE
Deficiency Location/Instance	Near Entrance, center, windows
Deficiency Quantity	20
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.
	140 Violations recolucu.
Walls	
Instance on Room 113	Inspected
Condition	2 - Between Good and Fair
Deficiency	PLASTER: CRACKS/SPALLING
Deficiency Location/Instance	Near Windows
Deficiency Quantity	10

estion	Response	
NTERIOR	Response	-
LIBRARY		
Walls		
Quantity Uom	S.F.	
Potential Action	REPLACE	
Urgency of Action	PRIORITY 3	
Purpose of Action	LEVEL 2	
Deficiency Photo1		
	Near Windows	
Violations	No violations recorded.	
LOCKER ROOM	Does not Exist	
MULTI-PURPOSE ROOM	Does not Exist	
SCIENCE DEMO ROOM	Inspected	
Instance on Room 114	Inspected	
Alternative use	No	
Instance on Room 222	Inspected	
Alternative use	No	
Fixed Equipment		
Instance on Room 222	Inspected	
Condition	3 - Fair	
Deficiency	CABINETRY: MISSING/DAMAGED	
Deficiency Location/Instance	Room 222	
Deficiency Quantity	10	
Quantity Uom	L.F.	
Potential Action	REPLACE	
Urgency of Action	PRIORITY 3	
Purpose of Action	LEVEL 2	
Deficiency Photo1		
Violations	Room 222 No violations recorded.	
SCIENCE LAB	Inspected	
Instance on Room 332	Inspected	
Alternative use	No	

estion	Response
INTERIOR	•
SCIENCE LAB	
Fixed Equipment	
Instance on Room 332	Inspected
Condition	3 - Fair
Deficiency	CABINETRY: MISSING/DAMAGED
Deficiency Location/Instance	Room 332
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	Room 332
Violations	No violations recorded.
SCIENCE PREP ROOM	Inspected
Instance on Room 332A	Inspected
Alternative use	No
Fixed Equipment	
Instance on Room 332A	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
SHOWER ROOM	Does not Exist
STAIRS/RAMPS: INTERIOR	Inspected
Do Letter Stair Signs Exist?	Yes
Ceiling	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	3 - Fair
Deficiency	WOOD: DETERIORATED DOOR
Deficiency Location/Instance	Gymnasium Entrance
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action Purpose of Action	PRIORITY 3 LEVEL 2

Building Condition Assessment Survey 2023 - 2024

Architectural Inspection K520

Question Response

INTERIOR

STAIRS/RAMPS: INTERIOR

Door(s)

Deficiency Photo1

Deficiency Photo1



Gymnasium Entrance

Violations	No violations recorded.
v ioiations	110 violations recorded.

Partition	Does not Exist
Railings	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Stairs and Landings	Inspected
Condition	4 - Between Fair and Poor
Deficiency	VINYL TILES: DETERIORATED SUBSTRATE

Deficiency Location/Instance Stair A/2, B/1

Deficiency Quantity 20

Quantity Uom S.F.

Potential Action REPLACE

Urgency of Action PRIORITY 3

Purpose of Action LEVEL 2



Stair A/2

Violations	No violations recorded.
v ioiations	No violations recorded.

D.C.:	CONCRETE, CD A CKC/CDALLING MAJOR
Deficiency	CONCRETE: CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	Stair B/Bulkhead,3,2,1, A/3,2, and others
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

Question

INTERIOR

STAIRS/RAMPS: INTERIOR

Violations

Deficiency Photo1

Violations

Stairs and Landings

Deficiency Photo1



Stair B/Bulkhead

Response

No violations recorded

Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
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
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	2 - Between Good and Fair

Deficiency CERA	AMIC TILE: BROKEN/MISSING TILES
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Deficiency Location/Instance 2nd Floor - Staff

Deficiency Quantity

Quantity Uom S.F.

Potential Action REPLACE

Urgency of Action PRIORITY 3

Purpose of Action LEVEL 2



2nd Floor - Staff

10

Stalls	Does not Exist
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
TOILET ROOMS - STUDENTS	Inspected
Ceiling	Inspected

ectural Inspection	K52
stion	Response
TERIOR	
TOILET ROOMS - STUDENTS	
Ceiling	
Condition	2 - Between Good and Fair
Deficiency	PLASTER: CRACKS/SPALLING
Deficiency Location/Instance	Room 227,115
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	Room 227
Violations	No violations recorded.
Door(s)	
Condition	Inspected 2 - Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	2 - Between Good and Fair
Deficiency	CERAMIC TILE: BROKEN/MISSING TILES
Deficiency Location/Instance	Room 338,115,B5
Deficiency Quantity	20
Quantity Uom Potential Action	S.F. REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room 337 No violations recorded.
Stalls	Inspected
Condition	3 - Fair
Deficiency	BROKEN/MISSING
Deficiency Location/Instance	Room 227
Deficiency Quantity	1

Building Condition Assessment Survey 2023 - 2024

Architectural Inspection K520

Question	Response
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INTERIOR

TOILET ROOMS - STUDENTS

Deficiency Photo1

Deficiency Photo1

Stalls

Quantity UomEACHPotential ActionREPLACEUrgency of ActionPRIORITY 3Purpose of ActionLEVEL 2



Room 227

Violations No violations recorded.

Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	PLASTER: CRACKS/SPALLING

Deficiency Deficiency Location/Instance Room 115

Deficiency Quantity 10

Quantity Uom S.F.

Potential Action REPLACE

Urgency of Action PRIORITY 3

Purpose of Action LEVEL 2



Room 115

No violations recorded.

Deficiency	CERAMIC TILE: BROKEN/ MISSING
Deficiency Location/Instance	Room 337,115,B5
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

Question Response

INTERIOR

TOILET ROOMS - STUDENTS

Walls

Deficiency Photo1

Deficiency Photo1

Violations



Room B5

Violations	No violations recorded.

LIFE SAFETY	Inspected
F.D. HOLDING AREA	Does not Exist
STEEL STAIRS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
SITE	Inspected
CONTAINERIZATION	Does not Exist
Drainage System for Asphalt	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	2 - Between Good and Fair
Deficiency	CONCRETE CURB: DAMAGED/DETERIORATED

Deficiency	CONCRETE CURB: DAMAGED
Deficiency Location/Instance	Along Schermerhorn Street
Deficiency Quantity	45
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2



Along Schermerhorn Street No violations recorded.

IRRIGATION SYSTEM	Does not Exist
PAVING	Inspected
Student Non-Use	Inspected
Gravel Exists?	Yes

stion	Response
re	11000000
PAVING	
Student Non-Use	
Asphalt	Does not Exist
Concrete	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Pavers	Inspected
Condition	2 - Between Good and Fair
Deficiency	DAMAGED/MISSING
Deficiency Location/Instance	Garden
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	Garden No violations recorded.
Student Use	Does not Exist
Site Sidewalks & Walkways	Does not Exist
DOT Sidewalk	Inspected
Asphalt	Does not Exist
Concrete	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	Along Schermerhorn Street
Deficiency Quantity	225
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	



Along Schermerhorn Street

Building Condition Assessment Survey 2023 - 2024

tectural Inspection	K5:
estion	Response
TTE DAY NO.	
PAVING DOT Sidewalk	
Concrete	
	No violations recorded.
Violations	ino violations recorded.
Deficiency	DAMAGED CURBS
Deficiency Location/Instance	Along Schermerhorn Street
Deficiency Quantity	40
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	Along Schermerhorn Street No violations recorded.
Pavers	Does not Exist
PLAYGROUNDS	Does not Exist
PLAYING SURFACE	Does not Exist
RETAINING WALLS	Does not Exist
SEATING	Does not Exist
SITE WALLS (NOT RETAINING WALLS)	Does not Exist
STAIRS/RAMPS: EXTERIOR	Does not Exist

Does not Exist

ARTWORK