

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Architectural Inspection

M447

Asset: SEWARD PARK HS AF - MANHATTAN, 350 GRAND STREET, MANHATTAN, NY, 10002

Inspection Id	Inspection Type	Time In	Last Edited
1225	ARCHITECTURAL - ASSOCIATE	2023-11-27 05:55AM	2023-11-27 03:23PM
1276	ARCHITECTURAL - SENIOR	2023-11-27 08:11AM	2024-01-24 01:00PM

Asset Data

Question	Answer
Was the Building Fully Accessible for Inspection?	No
Inspection Inaccessible Comment	Roof (no ladder)
Principal(s) Information	
Principal Name	Andrea Brand
Principal Organization	Urban Assembly Academy - Manhattan
Meeting with Principal?	No
Principal Feedback	No Feedback from Principal
Principal Name	MeeSun John
Principal Organization	Dual Language H.S. Manhattan
Meeting with Principal?	No
Principal Feedback	No Feedback from Principal
Principal Name	Joel Lowy
Principal Organization	Lower Manhattan Arts Manhattan
Meeting with Principal?	Yes
Principal Feedback	The Principal had no comments or concerns regarding the condition of their asset.
Principal Name	Scott Conti
Principal Organization	New Design H.S. Manhattan
Meeting with Principal?	No
Principal Feedback	No Feedback from Principal
Principal Name	Wallace Simpson
Principal Organization	Essex Street Academy Manhattan
Meeting with Principal?	No
Principal Feedback	No Feedback from Principal
Custodian	Theresa Dicristi
Was the Custodian Present?	Yes
Fireman	Jose Serrano
Was the Fireman Present?	Yes
Building Square Footage	500
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	Total Site Area: 43,784SF Playing Surface Area: 30,700
Comments on the Stories (Floors) plus Basements	1 (No Basement)
Comments on the Year Built	2003
Student Population	1834
Staff Population	1
Comments on the Number of Classrooms	0
Weather	Fair

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Facade Photo



Field - East View

Main Entrance Photo



Facade A - Essex Street

Roof Photo

Not taken

Do Stormwater Management/Green Infrastructure systems exist?
Type

No

Have any Systems/Major Building Components been upgraded?

No Storm Water Management Type Selected

Systems: Athletic Field & Site Components Upgraded

Years: 2023

Systems: New Soccer Field, Running Track, and Handball Courts; New Artificial Turf, Removed Tennis Court

Years: 2022

Systems: Playing Surface refinished.

Years: 2004

Systems: Athletic Field with New Storage Facility and Amenities (Take the Field)

Years: 2003

Have there been any New Building Additions?

No New Construction

Tandem

No Tandem

Leased Space?

No

Priority Condition

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

Structural Engineer Required

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

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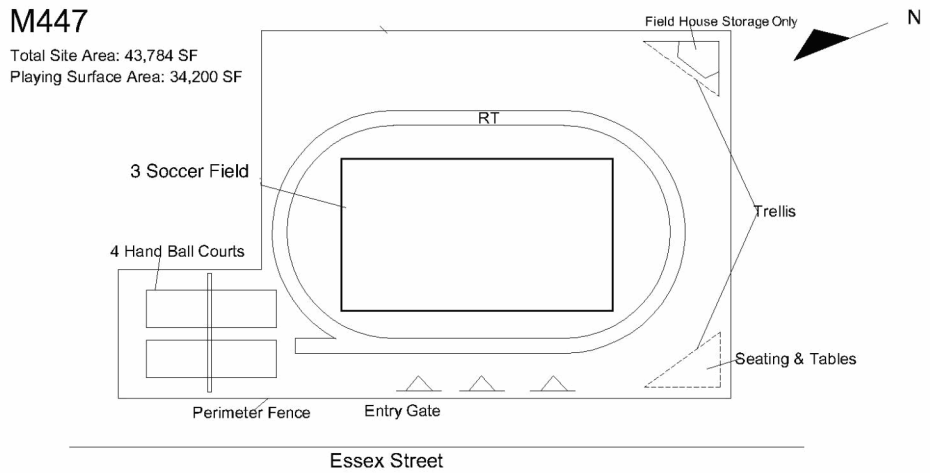
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Programmatic Accessibility

Programmatic Accessibility Status Question	Response					
	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
Physical Breakdown Structure						

Building Template



Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Does not exist
AWNINGS AND CANOPIES	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CHIMNEY	Does not exist
COPING	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
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	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
TRANSOM/SIDE LIGHT	Does not exist
EXTERIOR WALLS	Inspected
Material Type(s)	Masonry
Replacement Quantity	1,200
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	2- Between Good and Fair

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Question	Response
EXTERIOR	
EXTERIOR WALLS	
Instance Quantity	1,200
Instance Quantity Uom	S.F.
Deficiency	No deficiencies recorded
EXTERIOR SOFFITS	Does not exist
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	200
Replacement Uom	C.F.
Instance on All Facades	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	200
Instance Quantity Uom	CF
Deficiency	No deficiencies recorded
PLAZA DECK	Does not exist
ROOF	Inspected
ROOFING	Inspected
ROOF HATCH/SMOKE HATCH	Does not exist
LEADERS, GUTTERS, DOWNPOUTS, SCUPPERS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
ROOF BARRIER/FENCE	Does not exist
ROOF CAGE	Does not exist
ROOFING	Inspected
Replacement Quantity	500
Replacement Uom	S.F.
Instance on Modified Bitumen:Roof 1	Inaccessible
Instance Quantity	500
Instance Quantity Uom	S.F.
Deficiency	MODIFIED BITUMEN:ROOFING:BEYOND USEFUL LIFE
Deficiency Location/Instance	Modified Bitumen:Roof 1
Deficiency Quantity	500
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
ROOFING DRAINS	Does not exist
SPECIALTIES	Does not exist
STAIRS/RAMPS: EXTERIOR	Does not exist
WINDOWS	Does not exist
INTERIOR	Does not exist
POOLS	Does not exist
STRUCTURAL	Inspected
COLUMNS/BEAMS/BEARING WALLS	Inspected
Condition	2- Between Good and Fair
Deficiency	MASONRY BEARING WALL:CRACKED/SPALLED
Deficiency Location/Instance	1st Floor
Deficiency Quantity	30

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Question	Response
INTERIOR	
STRUCTURAL	
COLUMNS/BEAMS/BEARING WALLS	
Quantity Uom	S.F.
Potential Action	RESTITCH
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	Storage Room
Violations	No photo recorded
	No violations recorded
FLOOR STRUCTURE	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies 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
ATHLETIC FIELDS	Inspected
PLAYING SURFACE	Inspected
Replacement Quantity	30,700
Replacement Uom	S.F.
Synthetic Turf Field exists?	Yes
Synthetic Turf Installation Year	2022
Instance on Handball Courts	Inspected
Instance Condition	1- Good
Instance Quantity	3,500
Instance Quantity Uom	S.F.
Deficiency	No deficiencies recorded
Instance on Running Track	Inspected
Instance Condition	1- Good
Instance Quantity	7,200
Instance Quantity Uom	S.F.
Deficiency	No deficiencies recorded
Instance on Soccer Field	Inspected
Instance Condition	1- Good
Instance Quantity	20,000
Instance Quantity Uom	S.F.
Deficiency	No deficiencies recorded
FIXED EQUIPMENT	Does not exist
SEATING	Inspected
Benches	Inspected
Concrete	Inspected

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Question	Response
ATHLETIC FIELDS	
SEATING	
Benches	
Concrete	
Condition	1- Good
Deficiency	No deficiencies recorded
Metal/Wood/Plastic	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Bleachers	Inspected
Concrete	Does not exist
Metal/Wood/Plastic	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
SITE	Inspected
CONTAINERIZATION	Does not exist
DRAINAGE SYSTEM FOR ASPHALT	Inspected
Catch Basins/Manhole - Surrounded by Asphalt	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Culverts - Asphalt Covering	Does not exist
DRAINAGE SYSTEM FOR CONCRETE	Does not exist
DRAINAGE SYSTEM FOR SOIL	Does not exist
DRINKING FOUNTAINS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
FENCES	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
IRRIGATION SYSTEM	Does not exist
PAVING	Inspected
Student Non-Use	Does not exist
Student Use	Inspected
Gravel Exists?	No
Asphalt	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Concrete	Does not exist
Pavers	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 Essex Street
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
SITE	
PAVING	
DOT Sidewalk	
Concrete	
Deficiency Photo 1	
Deficiency Photo 2	Along Essex Street
Violations	No photo recorded No violations recorded
Pavers	Does not exist
PLAYGROUNDS	Inspected
Instance on North Side	Inspected
Benches	
Instance on North Side	Does not exist
Fence	
Instance on North Side	Does not exist
Pavement	
Instance on North Side	Does not exist
Play Equipment	
Instance on North Side	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Safety Surfacing	
Instance on North Side	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Unpaved Area	
Instance on North Side	Does not exist
PLAYING SURFACE	Does not exist
RETAINING WALLS	Inspected
Condition	3- Fair
Are there any Retaining Walls 6' OR higher facing public street/sidewalk?	No
Deficiency	CAST IN PLACE CONCRETE:CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	Along Essex Street
Deficiency Quantity	35
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Along Essex Street No photo recorded

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SITE	
RETAINING WALLS	
Violations	No violations recorded
Deficiency	CAST IN PLACE CONCRETE:DETERIORATED EXPANSION JOINT
Deficiency Location/Instance	Along Essex Street
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Along Essex Street
Violations	No photo recorded
SEATING	No violations recorded
SITE WALLS (NOT RETAINING WALLS)	Does not exist
Condition	Inspected
Deficiency	2- Between Good and Fair
STAIRS/RAMPS: EXTERIOR	No deficiencies recorded
	Does not exist

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Does the SCA expect asset to have artwork?

No