

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

Q446

Asset: BRYANT AF - QUEENS, 48-10 31 AVENUE, New York, 11103

Inspection Id	Inspection Type	Time In	Last Edited
SA : Q446	Architectural - Senior	2024-04-16 7:31 AM	2024-04-24 4:14 PM
AA : Q446	Architectural - Associate	2024-04-16 7:32 AM	2024-04-23 2:46 PM

Asset Data

Question	Answer
Was the building fully accessible for inspection	Yes
Building Square Footage	500
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	75,000 SF Total Site Area; 63,000 SF Playing Surfaces
Comments on the Stories (Floors) plus Basements	1 (No Basement)
Comments on the Number of Classrooms	0
Comments on the Year Built	2001
Student Population	2,026
Staff Population	8
Weather	Fair
Principal(s) Information	
Principal Name	Carlyn St. Aubain
Organization	William Cullen Bryant High School - Queens
Did you meet with this Principal?	Yes
Did this Principal provide feedback?	Yes
Summary of Principal's Feedback	The Principal had no comments regarding the physical condition of the building at this time.
Custodian	Roman Mirecki
Fireman	Francisco Araujo
Facade Photo	



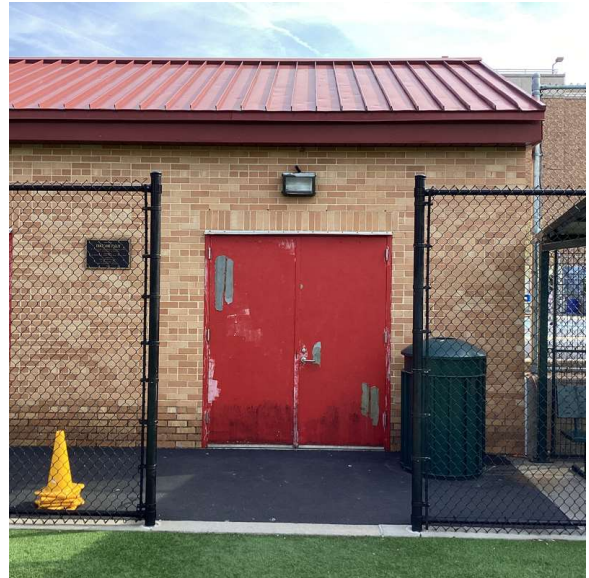
Southwest Arial View

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Main Entrance Photo



Facade A - Storage Shed

Roof Photo



Roof 1 - Southwest View

Have any Systems/Major Building Components been upgraded?

Yes

Systems: Playing Surface (Artificial Turf) - replacement

Year: 2019

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

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No Accessibility status data recorded

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

Exterior Routes

Exterior Entrances & Exits

Exterior H/C Lifts

Exterior Ramps and Railings

Interior Routes

Corridor and Lobby H/C Lifts

Interior Corridor Doors and Hardware

Interior Corridors and Lobbies

Interior Elevators

Interior Lobby Doors and Hardware

Interior Ramps

Rooms & Spaces

Art Rooms

Auditorium

Cafeteria

Classrooms

Computer Rooms

Gymnasium

Library

Main Office

Multi-purpose Room

Nurse's Room

Pool

Science Lab

Toilet Rooms (Boys)

Toilet Rooms (Girls)

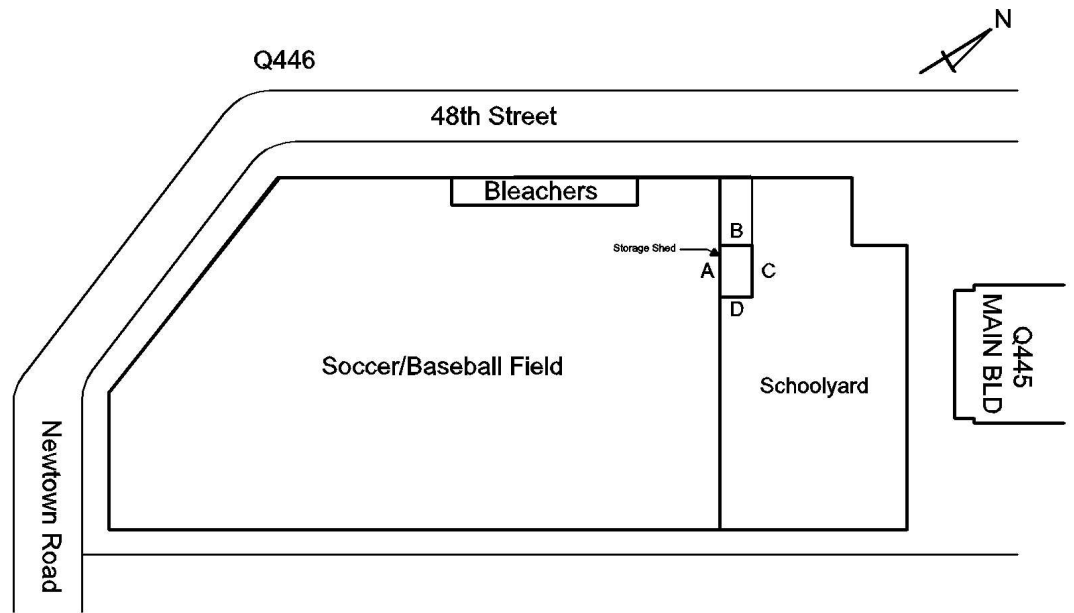
Toilet Rooms (Staff)

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Building Template

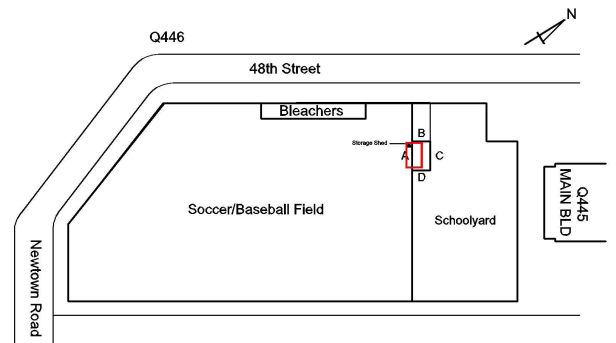


Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Does not Exist
AWNINGS AND CANOPIES	Does not Exist
CHIMNEY	Does not Exist
COPING	Does not Exist
CORNICE	Does not Exist
DOORS	Inspected
DOORS AND FRAMES	Inspected
Condition	3 - Fair

Deficiency METAL: DETERIORATED DOOR AND FRAME - MINOR DETERIORATION

Roof Plan reference



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

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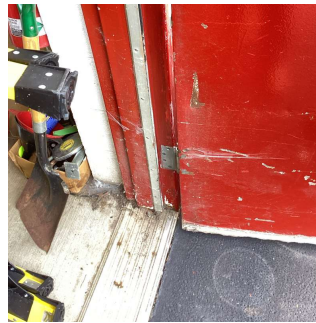
Question	Response
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EXTERIOR

DOORS

DOORS AND FRAMES

Deficiency Photo1



Facade A

No violations recorded.

Violations

DOOR HARDWARE

Inspected

Condition

3 - 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)

Steel, Masonry

Replacement Quantity

1,000

Replacement Uom

S.F.

Instance on All Facades

Inspected

Instance Condition

3 - Fair

Instance Quantity

1,000

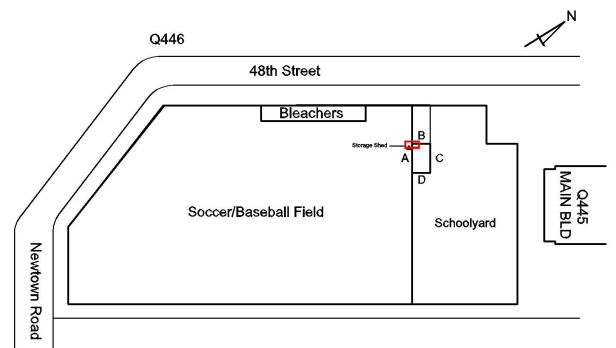
Instance Quantity Uom

S.F.

Deficiency

BRICK: MINOR CRACKS AND SPALLING

Roof Plan reference



Elevation



Deficiency Quantity

10

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Question

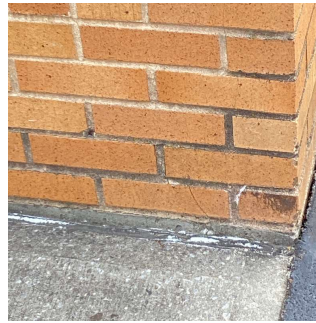
Response

EXTERIOR

EXTERIOR WALLS

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

S.F.
RESTITCH
PRIORITY 3
LEVEL 2



Facade B

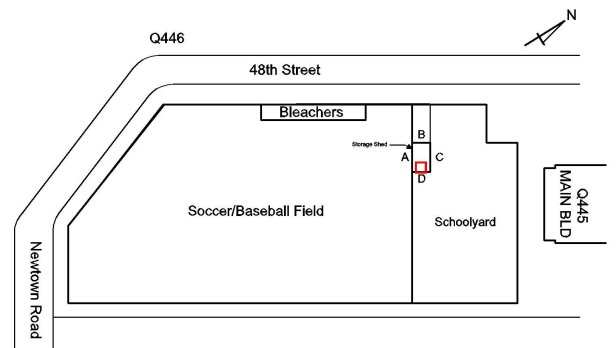
Violations

No violations recorded.

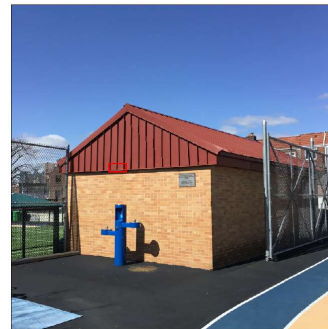
Deficiency

METAL PANEL: DAMAGED TRIM

Roof Plan reference



Elevation



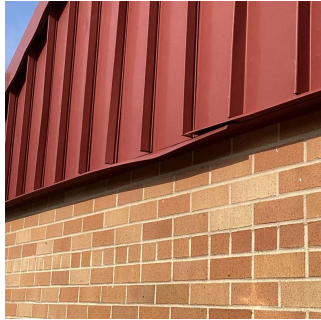

Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action

10
L.F.
REPLACE
PRIORITY 4
LEVEL 2

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Question	Response
EXTERIOR	
EXTERIOR WALLS	Inspected
Deficiency Photo1	
Violations	Facade D No violations recorded.
EXTERIOR SOFFITS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
LOUVER	Does not Exist
PARAPETS	Does not Exist
PLAZA DECK	Does not Exist
ROOF	Inspected
Roofing	Inspected
Replacement Quantity	700
Replacement Uom	S.F.
ROOF HATCH/SMOKE HATCH	Does not Exist
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Does not Exist
ROOFING	Inspected
Instance on Metal: Roof 1	Inspected
Instance Condition	5 - Poor
Instance Photo	
	Roof 1
Instance Quantity	700
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	2001
Source of Installation	Custodial Staff
Deficiency	METAL: ROOFING: DETERIORATED

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Question

Response

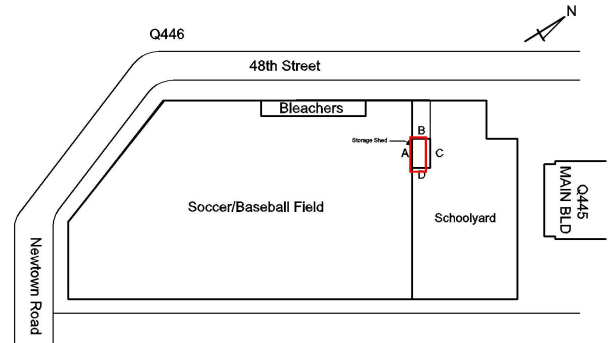
EXTERIOR

ROOF

Roofing

ROOFING

Roof Plan reference



Deficiency Quantity

25

Quantity Uom

S.F.

Potential Action

REPAIR

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



Roof 1

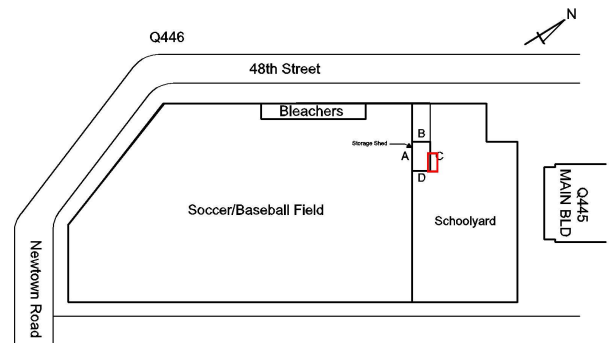
Violations

No violations recorded.

Deficiency

METAL: FLASHING: DETERIORATED METAL FLASHING

Roof Plan reference



Deficiency Quantity

10

Quantity Uom

L.F.

Potential Action

REMOVE AND REPLACE

Urgency of Action

PRIORITY 4


Purpose of Action

LEVEL 2

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Question	Response
EXTERIOR	
ROOF	
Roofing	
ROOFING	
Deficiency Photo1	
Violations	Roof 1 - Facade C No violations recorded.
ROOFING DRAINS	Does not Exist
Specialties	Does not Exist
STAIRS/RAMPS: EXTERIOR	Inspected
BUILDING CHEEK/FLANK WALLS	Does not Exist
RAILINGS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
STAIRS/RAMPS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
WINDOWS	Does not Exist
INTERIOR	Inspected
STRUCTURAL	Inspected
COLUMNS/BEAMS/BEARING WALLS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
FLOOR STRUCTURE	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
FOUNDATION WALLS	Does not Exist
ROOF STRUCTURE	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
VAULTS-BUNKERS	Does not Exist
CLASSROOMS/CORRIDORS/ADMIN SPACES	Does not Exist
INTERIOR DOOR HARDWARE	Does not Exist
LOCKER ROOM	Does not Exist
SHOWER ROOM	Does not Exist
STAIRS/RAMPS: INTERIOR	Does not Exist
TOILET ROOMS - STAFF	Does not Exist
TOILET ROOMS - STUDENTS	Does not Exist
ATHLETIC FIELDS	Inspected
PLAYING SURFACE	Inspected

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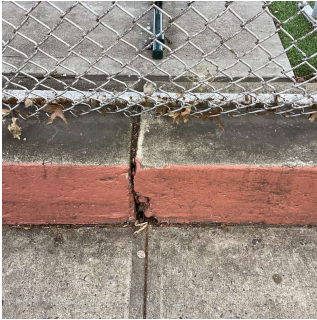

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Question	Response
ATHLETIC FIELDS	
PLAYING SURFACE	
Synthetic Turf Field exists?	Yes
Year of Installation	2019
Replacement Quantity	62,000
Replacement Uom	S.F.
Instance on Soccer/Baseball Field	Inspected
Instance Condition	1 - Good
Instance Quantity	62,000
Instance Quantity Uom	S.F.
Deficiency	No deficiencies recorded
FIXED EQUIPMENT	Does not Exist
SEATING	Inspected
Benches	Inspected
Concrete	Does not Exist
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	Inspected
Catch Basins/Manhole - Surrounded by concrete	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Culverts - Concrete Covering	Does not Exist
Drainage System for Soil	Does not Exist
DRINKING FOUNTAINS	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
FENCES	Inspected
Condition	3 - Fair
Deficiency	CONCRETE CURB: DAMAGED/DETERIORATED
Deficiency Location/Instance	49th Street
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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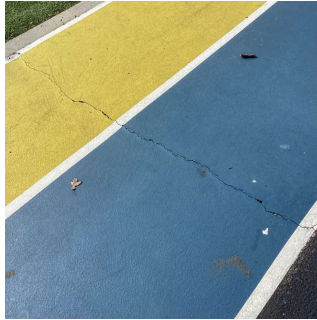
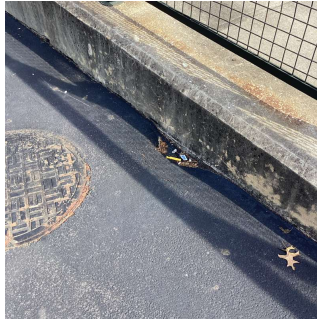
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Question	Response
SITE	
FENCES	
Deficiency Photo1	
Violations	49th Street No violations recorded.
Deficiency	CHAIN LINK: DAMAGED/DETERIORATED
Deficiency Location/Instance	49th Street
Deficiency Quantity	200
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	49th Street No violations recorded.
IRRIGATION SYSTEM	Does not Exist
PAVING	Inspected
Student Non-Use	Inspected
Gravel Exists?	No
Asphalt	Does not Exist
Concrete	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Pavers	Does not Exist
Student Use	Inspected
Gravel Exists?	No
Asphalt	Inspected
Condition	2 - Between Good and Fair
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	48th Street
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE

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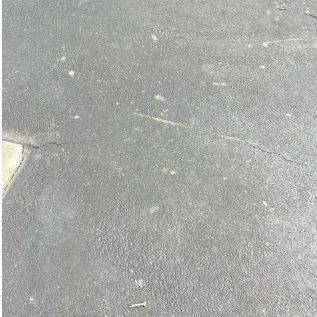
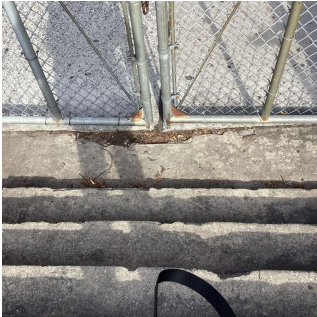
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Question	Response
SITE	
PAVING	
Student Use	
Asphalt	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	48th Street No violations recorded.
Concrete	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Pavers	Does not Exist
Site Sidewalks & Walkways	Inspected
Asphalt	Inspected
Condition	2 - Between Good and Fair
Deficiency	POTHOLES
Deficiency Location/Instance	Near Drinking Fountain
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Near Drinking Fountain No violations recorded.
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	48th Street
Deficiency Quantity	10
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	
Site Sidewalks & Walkways	
Asphalt	
Deficiency Photo1	
Violations	48th Street No violations recorded.
Concrete	Inspected
Condition	2 - Between Good and Fair
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	48th Street
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	48th Street No violations recorded.
Pavers	Does not Exist
DOT Sidewalk	Inspected
Asphalt	Does not Exist
Concrete	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DAMAGED CURBS
Deficiency Location/Instance	Newtown Road
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6

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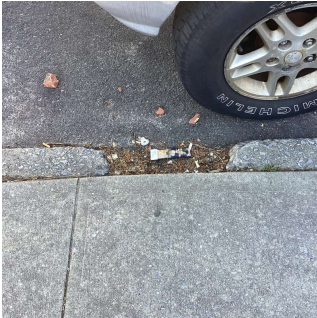
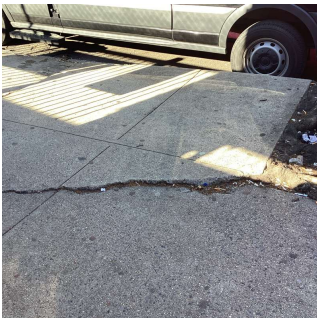
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Question	Response
SITE	
PAVING	
DOT Sidewalk	
Concrete	
Deficiency Photo1	
Violations	Newtown Road No violations recorded.
Deficiency	HEAVING
Deficiency Location/Instance	48th Street, 49th Street
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	48th Street No violations recorded.
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	Newtown Road, 48th Street, Broadway
Deficiency Quantity	1,375
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Newtown Road

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Question	Response
SITE	
PAVING	
DOT Sidewalk	
Concrete	
Violations	No violations recorded.
Deficiency	DAMAGED CURBS
Deficiency Location/Instance	Newtown Road, 48th Street, Broadway
Deficiency Quantity	170
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Newtown Road No violations recorded.
Deficiency	HEAVING
Deficiency Location/Instance	Newtown Road, 48th Street, 49th Street
Deficiency Quantity	325
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	
Violations	Newtown Road No violations recorded.
Pavers	Does not Exist
PLAYGROUNDS	Does not Exist
RETAINING WALLS	Inspected
Are there any Retaining Walls 6' OR higher facing public street/sidewalk?	No
Condition	4 - Between Fair and Poor
Deficiency	CAST IN PLACE CONCRETE: DETERIORATED CONTROL/EXPANSION JOINT
Deficiency Location/Instance	Newtown Road

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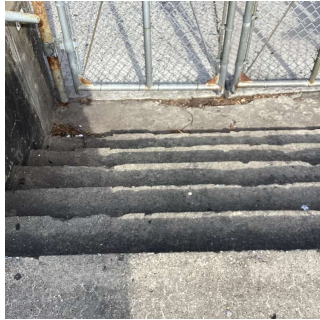
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Question	Response
SITE	
RETAINING WALLS	
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Newtown Road No violations recorded.
Deficiency	CAST IN PLACE CONCRETE: CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	48th Street, Newtown Road, Broadway, 49th Street, near Schoolyard
Deficiency Quantity	360
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Broadway No violations recorded.
SEATING	Does not Exist
SITE WALLS (NOT RETAINING WALLS)	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
STAIRS/RAMPS: EXTERIOR	Inspected
Railings	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Site Cheek/flank Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	CAST IN PLACE CONCRETE: CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	48th Street
Deficiency Quantity	10
Quantity Uom	S.F.

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Question	Response
SITE	
STAIRS/RAMPS: EXTERIOR	
Site Cheek/flank Walls	
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	48th Street No violations recorded.
Stairs/ramps	Inspected
Condition	3 - Fair
Deficiency	CAST IN PLACE CONCRETE: CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	48th Street
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	48th Street No violations recorded.
ARTWORK	Does not Exist