

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

Architectural Inspection

Q733

Asset: ALTERNATIVE HS SUPERINTENDENT-Q, 90-01 SUTPHIN BLVD, New York, 11435

Inspection Id	Inspection Type	Time In	Last Edited
SA : Q733	Architectural - Senior	2024-01-12 9:22 AM	2024-01-24 8:32 AM
AA : Q733	Architectural - Associate	2024-01-12 9:18 AM	2024-01-23 8:40 AM

Asset Data

Question	Answer
Was the building fully accessible for inspection	Yes
Building Square Footage	12,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	24,000 S.F. Total Building (12,000 S.F. Leased)
Comments on the Stories (Floors) plus Basements	2+B
Comments on the Number of Classrooms	0
Comments on the Year Built	1956
Student Population	0
Staff Population	48
Weather	Fair
Principal(s) Information	
Principal Name	Glenda Esperance (Site Superintendent)
Organization	Alternate High School Superintendent (District 29) - Queens
Did you meet with this Principal?	No
Did this Principal provide feedback?	Yes
Summary of Principal's Feedback	Administrative Assistant Gail DeJoie spoke on behalf of the Principal and had no comments regarding the physical condition of the building at this time.
Custodian	Vincent Stanzione
Fireman	Sam Wizansky (Handyman)
Facade Photo	



Corner of 90th Avenue and Sutphin Boulevard - Southeast View

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Main Entrance Photo



Facade A - 90th Avenue

Roof Photo



Roof 1 - Southwest view

Have any Systems/Major Building Components been upgraded?

Yes

Systems: Bulkhead Door - replacement

Year: 2023

Systems: Exterior Walls - repointing

Year: 2021

Systems: Roofing - repairs

Year: 2020

Systems: Roofing - replacement, Roof Barrier - repairs

Year: 2018

Have there been any Building Additions?

No

Tandem Schools?

No

Leased Space?

Yes

Year Leased

2001

Inspection

Full Inspection

Priority Condition

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

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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?	Yes
Is the building a multi-story building?	Yes
Are all floors of the building accessible through compliant means?	Yes
Accessible classrooms exists on each floor?	Yes
Boys and Girls or Unisex accessible toilets exist on at least every other floor?	Yes
If the following spaces exist, are they ALL accessible? Art Room, Auditorium, Cafeteria, Computer, Gymnasiums, Library, Multipurpose Room, Science Labs	Yes

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

Exterior Routes

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

Interior Routes

Corridor and Lobby H/C Lifts	No	No				
Interior Corridor Doors and Hardware	Yes		Yes			
Interior Corridors and Lobbies			Yes			
Interior Elevators	Yes		Yes			
Interior Lobby Doors and Hardware			Yes			
Interior Ramps	No					

Rooms & Spaces

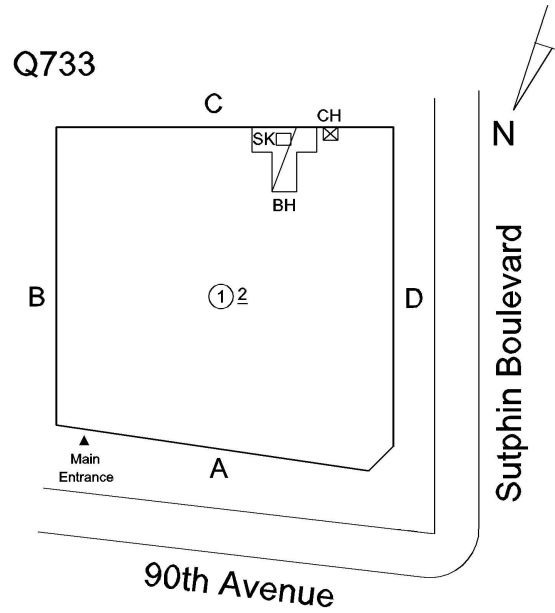
Art Rooms	No					
Auditorium	No					
Cafeteria	No					
Classrooms	No					
Computer Rooms	No					
Gymnasium	No					
Library	No					
Main Office	No					
Multi-purpose Room	No					
Nurse's Room	No					
Pool	No					
Science Lab	No					
Toilet Rooms (Boys)	No					
Toilet Rooms (Girls)	No					
Toilet Rooms (Staff)	2nd Floor	Yes		Yes		

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Building Template




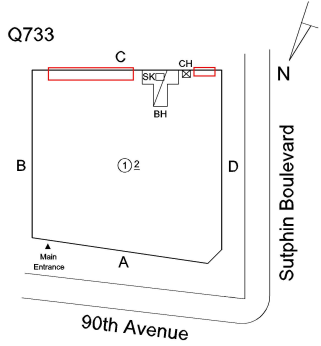

Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Does not Exist
AWNINGS AND CANOPIES	Does not Exist
CHIMNEY	Inspected
Material Type(s)	Masonry
Condition	3 - Fair
Deficiency	BRICK: DETERIORATED JOINTS
Roof Plan reference	
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPOINT
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
EXTERIOR	
CHIMNEY	
Deficiency Photo1	
Violations	Roof 1 No violations recorded.
COPING	Inspected
Condition	3 - Fair
Deficiency	METAL: DETERIORATED
Roof Plan reference	
Deficiency Quantity	40
Quantity Uom	L.F.
Potential Action	REPLACE-IN-KIND
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Roof 1 No violations recorded.
CORNICE	Does not Exist
DOORS	Inspected
DOORS AND FRAMES	Inspected
Condition	3 - Fair
Deficiency	ROLL-UP DOOR: DETERIORATED DOOR AND FRAME - MINOR DETERIORATION

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Question

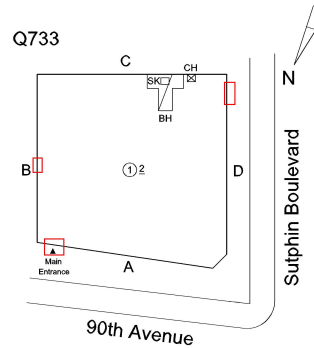
Response

EXTERIOR

DOORS

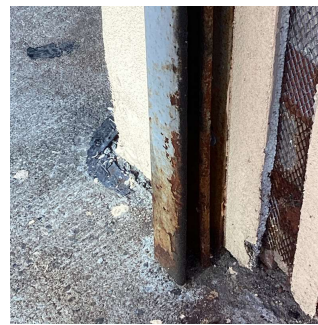
DOORS AND FRAMES

Roof Plan reference



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

60
S.F.
MAINTENANCE
PRIORITY 3
LEVEL 2



Facade A

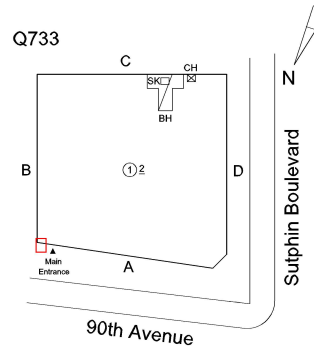
No violations recorded.

Violations

Deficiency

METAL: DETERIORATED DOOR AND FRAME - MINOR DETERIORATION

Roof Plan reference



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

1
EACH
MAINTENANCE
PRIORITY 3
LEVEL 2

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Question	Response
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EXTERIOR

DOORS

DOORS AND FRAMES

Deficiency Photo1



Facade A

Violations

No violations recorded.

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

Inspected

Condition

2 - Between Good and Fair

Deficiency

No deficiencies recorded

EXTERIOR WALLS

Inspected

Material Type(s)

Concrete, Masonry

Replacement Quantity

10,000

Replacement Uom

S.F.

Instance on All Facades

Inspected

Instance Condition

3 - Fair

Instance Quantity

10,000

Instance Quantity Uom

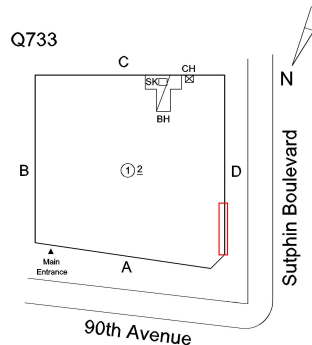
S.F.

Deficiency

BRICK: EFFLORESCENCE

Roof Plan reference

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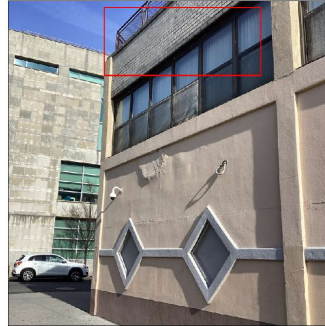
Question

Response

EXTERIOR

EXTERIOR WALLS

Elevation



Deficiency Quantity

30

Quantity Uom

S.F.

Potential Action

MAINTENANCE

Urgency of Action

PRIORITY 1

Purpose of Action

LEVEL 1

Deficiency Photo1

No photo recorded

Violations

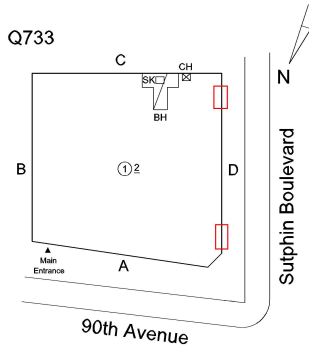
No violations recorded.

Deficiency

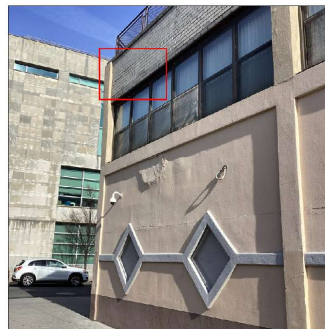
BRICK: MINOR CRACKS AND SPALLING

Roof Plan reference

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Elevation



Deficiency Quantity

30

Quantity Uom

S.F.

Potential Action

RESTITCH

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

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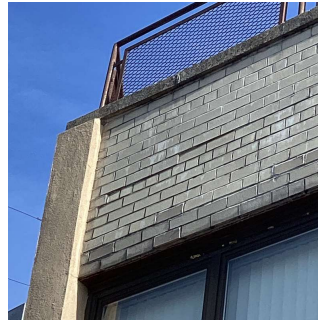
Question

Response

EXTERIOR

EXTERIOR WALLS

Deficiency Photo1



Facade D

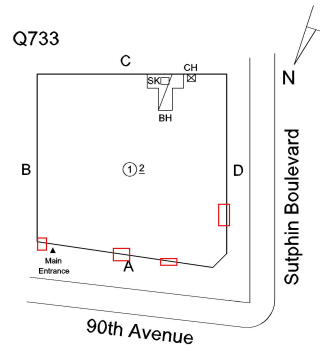
Violations

No violations recorded.

Deficiency

STUCCO CEMENT SURFACE: CRACKS, SPALLING

Roof Plan reference



Elevation



Deficiency Quantity

50

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade A

Violations

No violations recorded.

Deficiency

BRICK: DETERIORATED JOINTS

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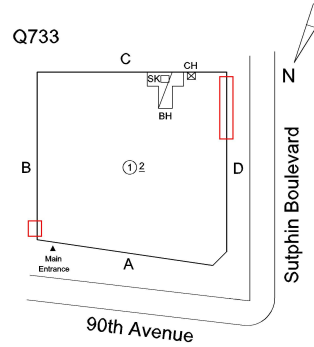
Question

Response

EXTERIOR

EXTERIOR WALLS

Roof Plan reference



Elevation



Deficiency Quantity

100

Quantity Uom

S.F.

Potential Action

REPOINT

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade D

No violations recorded.

Violations

EXTERIOR SOFFITS

Inspected

Condition

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

Does not Exist

PLAZA DECK

Does not Exist

ROOF

Inspected

Roofing

Inspected

Replacement Quantity

12,000

Replacement Uom

S.F.

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Question	Response
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EXTERIOR

ROOF

Roofing

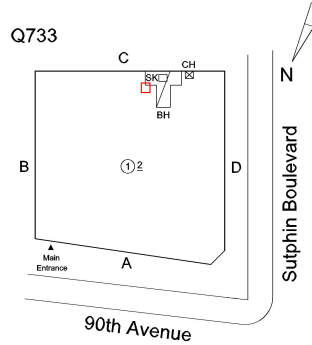
ROOF HATCH/SMOKE HATCH	Does not Exist
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LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Inspected
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Condition	3 - Fair
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Deficiency	DAMAGED/MISSING
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Roof Plan reference



Deficiency Quantity

10

Quantity Uom

L.F.

Potential Action

REPLACE

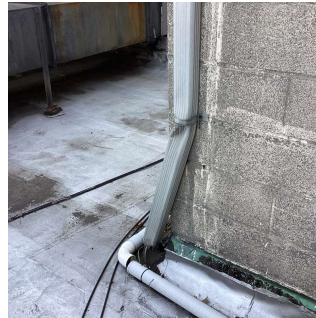
Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



Roof 1

Violations

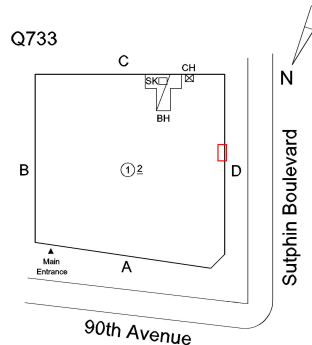
No violations recorded.

ROOF BARRIER/FENCE	Inspected
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Condition	3 - Fair
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Deficiency	RAILINGS/PANELS: DETERIORATED, MAJOR RUSTING
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Roof Plan reference



Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

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Question	Response
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EXTERIOR

ROOF

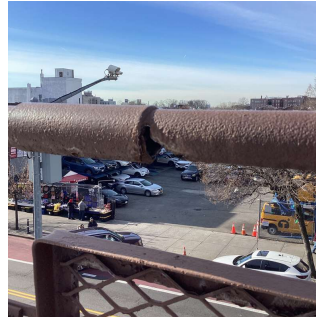
Roofing

ROOF BARRIER/FENCE

Purpose of Action

LEVEL 2

Deficiency Photo1



Roof 1

Violations

No violations recorded.

ROOF CAGE

Does not Exist

ROOFING

Inspected

Instance on Modified Bitumen: Roof 1

Inspected

Instance Condition

2 - Between Good and Fair

Instance Photo



Roof 1

Instance Quantity

12,000

Instance Quantity Uom

S.F.

Does the roof have major mechanical equipment sitting on Dunnage Steel less than 18" above the Roofing?

Yes

Does this roof instance have a Sustainable Roof System?

Yes

Sustainable Roof Type

White Roof

Sustainable Roof Location (Roof Number)

Roof 1

Do solar panels exist on these roofs?

No

Is/Are the roof(s) suitable for Solar Panel installation?

No

Installation Year

2018

Source of Installation

Custodial Staff

Deficiency

No deficiencies recorded

ROOFING DRAINS

Inspected

Condition

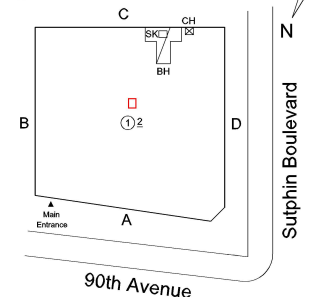
3 - Fair

Deficiency

DETERIORATED

Roof Plan reference

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Question	Response
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EXTERIOR

ROOF

Roofing

ROOFING DRAINS

Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	



Roof 1

Violations	No violations recorded.
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Specialties	Inspected
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BULKHEAD/PENTHOUSE	Inspected
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Condition	2 - Between Good and Fair
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Deficiency	No deficiencies recorded
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CUPOLA/ SPIRES/ TOWERS	Does not Exist
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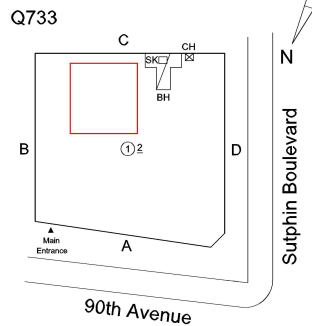
DORMER	Does not Exist
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DUNNAGE STEEL	Inspected
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Condition	3 - Fair
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Deficiency	HEIGHT LESS THAN 18"
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Roof Plan reference




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Deficiency Quantity	100
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
EXTERIOR	
ROOF	
Specialties	
DUNNAGE STEEL	
Deficiency Photo1	
Violations	Roof 1 No violations recorded.
SKYLIGHT/ROOF VENT	Inspected
Material Type(s)	Glass
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
ROOF/GRAVITY TANK	Does not Exist
STAIRS/RAMPS: EXTERIOR	Does not Exist
WINDOWS	Inspected
Replacement Quantity	2,000
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	No deficiencies recorded
WINDOWS	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Double Hung: Facades A, B, D	Inspected
Instance Condition	3 - Fair
Instance Quantity	2,000
Instance Quantity Uom	S.F.
Are these windows insulated	Yes
Installation Year	2001
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
INTERIOR	Inspected
POOLS	Does not Exist
STRUCTURAL	Inspected
COLUMNS/BEAMS/BEARING WALLS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
FLOOR STRUCTURE	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
INTERIOR	
STRUCTURAL	
FOUNDATION WALLS	Not Required
ROOF STRUCTURE	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
VAULTS-BUNKERS	Does not Exist
AUDITORIUM	Does not Exist
CAFETERIA	Does not Exist
CLASSROOMS/CORRIDORS/ADMIN SPACES	Inspected
Ceiling	Inspected
Condition	2 - Between Good and Fair
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING
Deficiency Location/Instance	Near Toilet Rooms, Corridor near Stair A/2, Near Rooms 202, 206, Room 218, and others
Deficiency Quantity	80
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Corridor near Stair A/2 No violations recorded.
Door(s)	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	2 - Between Good and Fair
Deficiency	VINYL TILES: DETERIORATED SUBSTRATE
Deficiency Location/Instance	Lunchroom
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Floor Finish	
Deficiency Photo1	
	Lunchroom
Violations	No violations recorded.
Walls	
Condition	Inspected
	2 - Between Good and Fair
Deficiency	GYPNUM BOARD: DETERIORATED
Deficiency Location/Instance	Corridor near Rooms 206, 225
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Corridor near Room 206
Violations	No violations recorded.
Specialties	Does not Exist
GYMNASIUM	Does not Exist
INTERIOR DOOR HARDWARE	
Condition	Inspected
	3 - Fair
Deficiency	No deficiencies recorded
INTERIOR GUARDS	Does not Exist
KITCHEN	Does not Exist
LIBRARY	Does not Exist
LOCKER ROOM	Does not Exist
MULTI-PURPOSE ROOM	Does not Exist
SCIENCE DEMO ROOM	Does not Exist
SCIENCE LAB	Does not Exist
SCIENCE PREP ROOM	Does not Exist
SHOWER ROOM	Does not Exist
STAIRS/RAMPS: INTERIOR	Inspected

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Question	Response
INTERIOR	
STAIRS/RAMPS: INTERIOR	
Do Letter Stair Signs Exist?	Partially
Ceiling	Inspected
Condition	2 - Between Good and Fair
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING
Deficiency Location/Instance	Stair B/1
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Stair B/1 No violations recorded.
Door(s)	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Partition	Does not Exist
Railings	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Stairs and Landings	Inspected
Condition	3 - Fair
Deficiency	VINYL TILES: BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Stair A/1 Vestibule
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Stair A/1 Vestibule No violations recorded.

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Question	Response
INTERIOR	
STAIRS/RAMPS: INTERIOR	
Stairs and Landings	
Deficiency	CONCRETE: CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	Stair A/2
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Stair A/2 No violations recorded.
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
TOILET ROOMS - STAFF	
Ceiling	Inspected
Condition	5 - Poor
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING
Deficiency Location/Instance	2nd Floor Men, 2nd Floor Women
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	2nd Floor Men No violations recorded.
Door(s)	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	2 - Between Good and Fair

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Question	Response
INTERIOR	
TOILET ROOMS - STAFF	
Floor Finish	Inspected
Deficiency	No deficiencies recorded
Stalls	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	GYPSUM BOARD: DETERIORATED
Deficiency Location/Instance	2nd Floor Men
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	2nd Floor Men No violations recorded.
TOILET ROOMS - STUDENTS	Does not Exist
LIFE SAFETY	Inspected
F.D. HOLDING AREA	Does not Exist
STEEL STAIRS	Does not Exist
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	Does not Exist
IRRIGATION SYSTEM	Does not Exist
PAVING	Inspected
Student Non-Use	Does not Exist
Student Use	Does not Exist
Site Sidewalks & Walkways	Inspected
Asphalt	Does not Exist
Concrete	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	Sutphin Boulevard, 90th Avenue
Deficiency Quantity	50

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Question	Response
SITE	
PAVING	
Site Sidewalks & Walkways	
Concrete	
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Sutphin Boulevard
Violations	No violations recorded.
Pavers	Does not Exist
DOT Sidewalk	Inspected
Asphalt	Does not Exist
Concrete	Inspected
Condition	3 - Fair
Deficiency	DAMAGED CURBS
Deficiency Location/Instance	90th Avenue
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	90th Avenue
Violations	No violations recorded.
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	Sutphin Boulevard, 90th Avenue
Deficiency Quantity	400
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

Q733

Question	Response
SITE	
PAVING	
DOT Sidewalk	
Concrete	
Deficiency Photo1	
	
	Sutphin Boulevard
Violations	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
ARTWORK	Does not Exist