

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

Architectural Inspection

X358

Asset: SOUTHERN BOULEVARD COMMUNITY CAMPUS, 1211 SOUTHERN BOULEVARD, BRONX, NY, 10459

Inspection Id	Inspection Type	Time In	Last Edited
2002	ARCHITECTURAL - ASSOCIATE	2023-12-29 08:35AM	2024-01-09 09:17AM
2008	ARCHITECTURAL - SENIOR	2023-12-29 08:31AM	2024-06-05 09:32AM

Asset Data

Question	Answer
Was the Building Fully Accessible for Inspection?	No
Inspection Inaccessible Comment	Roof 8 and Skylights (no ladder)
Principal(s) Information	
Principal Name	Kuvana Jones Sanders
Principal Organization	The Lewis and Clark School P12X - SPED X012 - Bronx
Meeting with Principal?	No
Principal Feedback	No Feedback from Principal
Principal Name	Vincent Digaetano
Principal Organization	X358 - Bronx Alternate Learning Center
Meeting with Principal?	No
Principal Feedback	The Principal returned the questionnaire with no comments or concerns regarding the condition of the asset.
Custodian	Robert Bizzard
Was the Custodian Present?	No
Fireman	Michael O'Callaghan (Cleaner)
Was the Fireman Present?	Yes
Building Square Footage	13,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	Leased space: 1st Floor
Comments on the Stories (Floors) plus Basements	8
Comments on the Year Built	2006
Student Population	29
Staff Population	23
Comments on the Number of Classrooms	6
Weather	Fair
Facade Photo	



Southern Boulevard - Southwest View

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Main Entrance Photo



Facade A - Southern Boulevard

Roof Photo



Roof 7 - Northwest View

Do Stormwater Management/Green Infrastructure systems exist?

No

Type

No Storm Water Management Type Selected

Have any Systems/Major Building Components been upgraded?

Systems: Skylight glass repair over Room 112

Have there been any New Building Additions?

Years: 2023

Tandem

No New Construction

Leased Space?

No Tandem

Year Leased

Yes

Inspection Type

2016

Partial Inspection

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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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	Complies	Required	Deficiency	Assistive 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 & Lobbies		Yes				
Interior Elevators	No					
Interior Lobby Doors And Hardware		Yes				
Interior Ramps	Yes	Yes				

Rooms & Spaces

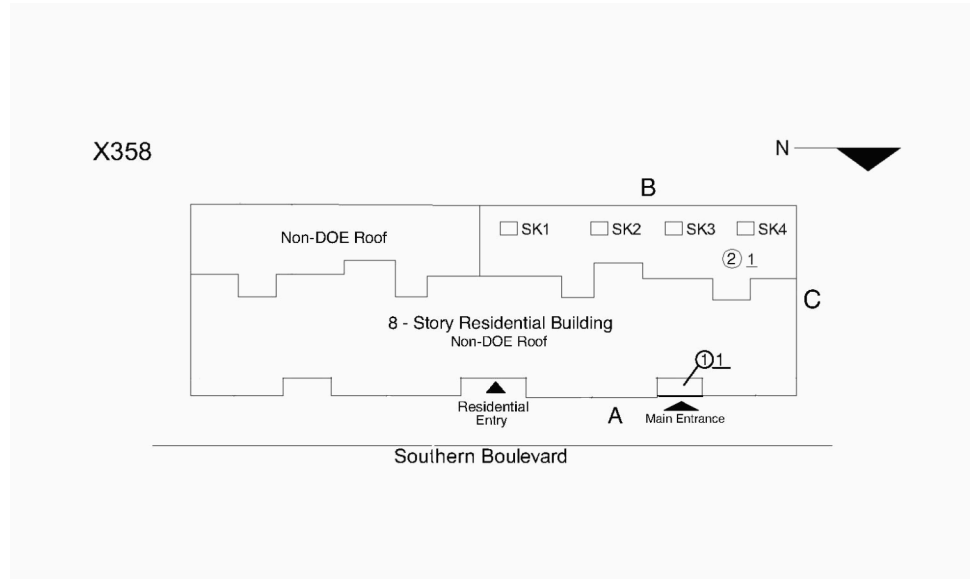
Art Rooms	No					
Auditorium	No					
Cafeteria	No					
Classrooms						
1st Floor	Yes	Yes				
Computer Rooms	No					
Gymnasium	No					
Library						
Room 117	Yes	Yes				
Main Office						
Rooms 103 (X012) and 112 (X358)	Yes	Yes				
Multi-purpose Room						
Room 106	Yes	Yes			FM System	Yes
Nurse's Office						
Room 121	Yes	Yes				
Pool	No					
Science Lab						
Room 119	Yes	Yes				
Toilet Rooms (boys)						
1st Floor	Yes	Yes				
Toilet Rooms (girls)						
1st Floor	Yes	Yes				
Toilet Rooms (staff)						
1st 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	Does not exist
COPING	Inspected
Condition	3- Fair
Deficiency	CAST STONE:CRACKED/BROKEN PIECES
Deficiency Location/Instance	
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	REPLACE-IN-KIND
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Facade G
Violations	No photo recorded No violations recorded
Deficiency	CAST STONE:DETERIORATED TRANSVERSE JOINTS

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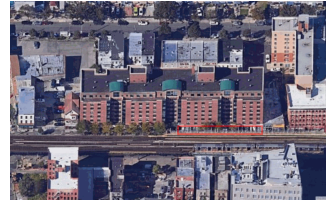
Question

Response

EXTERIOR

EXTERIOR WALLS

Elevation



Elevation Reference
Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo 1

Facade A
60
L.F.
REPOINT
PRIORITY 3
LEVEL 2

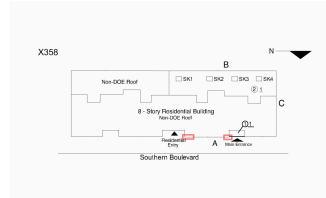


Deficiency Photo 2
Violations

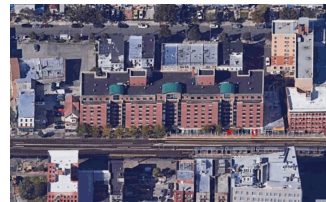
Facade A
No photo recorded
No violations recorded

Deficiency
Roof Plan Reference

STONE:CHIPPED/SPALLED/BROKEN PIECES - MINOR



Elevation



Elevation Reference
Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo 1

Facade A
10
S.F.
REPAIR
PRIORITY 3
LEVEL 2



Deficiency Photo 2

Facade A
No photo recorded

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Question	Response
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EXTERIOR

EXTERIOR WALLS

Violations

No violations recorded

EXTERIOR SOFFITS

Does not exist

LOADING DOCK

Does not exist

LOUVER

Does not exist

PARAPETS

Inspected

Material Type(s)

Masonry

Replacement Quantity

1,000

Replacement Uom

C.F.

Instance on Roof 7

Inspected

Instance Condition

3- Fair

Instance Quantity

900

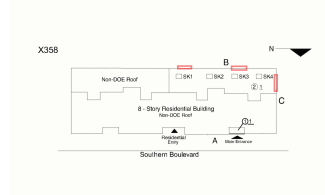
Instance Quantity Uom

CF

Deficiency

BRICK:DETERIORATED JOINTS

Deficiency Location/Instance



Deficiency Quantity

45

Quantity Uom

S.F.

Potential Action

REPOINT

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Roof 7 - Facade H

Deficiency Photo 2

No photo recorded

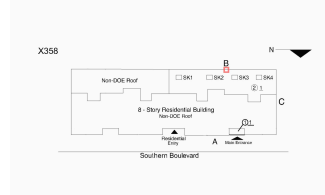
Violations

No violations recorded

Deficiency

BRICK:MINOR CRACKS, SPALLING

Deficiency Location/Instance



Deficiency Quantity

6

Quantity Uom

S.F.

Potential Action

REPAIR

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

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Question	Response
EXTERIOR	
PARAPETS	
Deficiency Photo 1	
Deficiency Photo 2	Roof 7 - Facade G
Violations	No photo recorded
	No violations recorded
Instance on Roof 8	Inaccessible
Instance Quantity	100
Instance Quantity Uom	CF
PLAZA DECK	Does not exist
ROOF	Inspected
ROOFING	Inspected
ROOF HATCH/SMOKE HATCH	Does not exist
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Does not exist
ROOF BARRIER/FENCE	Does not exist
ROOF CAGE	Does not exist
ROOFING	Inspected
Replacement Quantity	5,600
Replacement Uom	S.F.
Instance on Modified Bitumen:All Roofs	Inspected
Instance Roof Photo	
	Roof 7
Instance Condition	3- Fair
Instance Quantity	5,600
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?	Yes
Sustainable Roof System Type	White Roof
Sustainable Roof System Location (Roof Number)	Roof 7 and 8
Do solar panels exist on these roofs?	No
Is/Are the roof(s) suitable for Solar Panel installation?	No
Installation Year	2008
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
ROOFING DRAINS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SPECIALTIES	Inspected
BULKHEAD/PENTHOUSE	Does not exist
CUPOLA/ SPIRES/ TOWERS	Does not exist
DORMER	Does not exist

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Question	Response
EXTERIOR	
ROOF	
SPECIALTIES	
DUNNAGE STEEL	Does not exist
SKYLIGHT/ROOF VENT	Inaccessible
ROOF/GRAVITY TANK	Does not exist
STAIRS/RAMPS: EXTERIOR	Does not exist
WINDOWS	Inspected
Replacement Quantity	1,000
Replacement Uom	S.F.
EXTERIOR GUARDS	Does not exist
LINTELS	Does not exist
WINDOWS	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Other:Facade A	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	1,000
Instance Quantity Uom	S.F.
Installation Year	2008
Source of Installation Year	Documented
Are these windows insulated?	Yes
Deficiency	No deficiencies recorded
INTERIOR	Inspected
POOLS	Does not exist
STRUCTURAL	Inspected
COLUMNS/BEAMS/BEARING WALLS	Not required
FLOOR STRUCTURE	Not required
FOUNDATION WALLS	Not required
ROOF STRUCTURE	Not required
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	Corridor Near Room 102, Rooms 101, 107, 112
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Corridor Near Room 102
Violations	No photo recorded No violations recorded
Door(s)	Inspected
Condition	5- Poor

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Question	Response
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INTERIOR

CLASSROOMS/CORRIDORS/ADMIN SPACES

Door(s)

Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Rooms 101, 102, 103
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	



Deficiency Photo 2	Room 102
Violations	No photo recorded No violations recorded

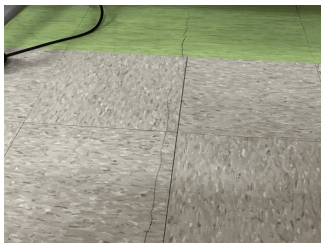
Floor Finish

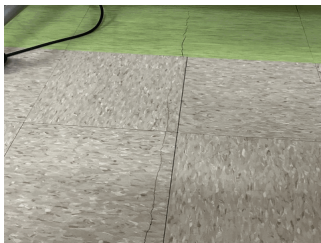
Condition	Inspected 2- Between Good and Fair
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Deficiency	VINYL TILES:BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Corridor Near Room 114, Near Main Entrance
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	



Deficiency Photo 2	Corridor Near Room 114
Violations	No photo recorded No violations recorded


Deficiency	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Room 114
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	



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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Floor Finish	
Room 114	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	EPOXY FLOORING:CRACKS/SPALLING
Deficiency Location/Instance	Room 119
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Room 119	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	GYPSON BOARD:DETERIORATED
Deficiency Location/Instance	Rooms 102,119
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Room 119	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Specialties	Inspected
Classroom Locker(s)	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fixed Seating	Does not exist
GYMNASIUM	Does not exist
INTERIOR DOOR HARDWARE	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
INTERIOR GUARDS	Does not exist
KITCHEN	Does not exist

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Question	Response
INTERIOR	
LIBRARY	Inspected
Instance on Room 117	Inspected
Built-in Furnishing	
Instance on Room 117	Does not exist
Ceiling	
Instance on Room 117	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on Room 117	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Instance on Room 117	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	VINYL TILES:BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Near Entrance
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Near Entrance
Violations	No photo recorded No violations recorded
Walls	
Instance on Room 117	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
LOCKER ROOM	Does not exist
MULTI-PURPOSE ROOM	Inspected
Instance on Room 106	Inspected
Ceiling	
Instance on Room 106	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on Room 106	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fixed Equipment	
Instance on Room 106	Does not exist
Floor Finish	
Instance on Room 106	Inspected
Instance Condition	2- Between Good and Fair

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Question	Response
INTERIOR	
MULTI-PURPOSE ROOM	
Floor Finish	
Deficiency	No deficiencies recorded
Sliding-folding Partition	
Instance on Room 106	Does not exist
Stage	
Instance on Room 106	Does not exist
Walls	
Instance on Room 106	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Window Curtains/Shades/Blinds	
Instance on Room 106	Does not exist
SCIENCE DEMO ROOM	
	Does not exist
SCIENCE LAB	
	Inspected
Instance on Room 119	Inspected
Alternative Use	No
Fixed Equipment	
Instance on Room 119	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE PREP ROOM	
	Inspected
Instance on Room 119A	Inspected
Alternative Use	Yes
Fixed Equipment	
Instance on Room 119A	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SHOWER ROOM	
	Does not exist
STAIRS/RAMPS: INTERIOR	
	Inspected
Do Letter Stair Signs Exist?	No
Ceiling	Not required
Door(s)	Does not exist
Partition	Does not exist
Railings	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stairs and Landings	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	Not required
TOILET ROOMS - STAFF	
	Inspected
Ceiling	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stalls	
	Inspected
Condition	2- Between Good and Fair

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Question	Response
INTERIOR	
TOILET ROOMS - STAFF	
Stalls	
Deficiency	No deficiencies recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
TOILET ROOMS - STUDENTS	Inspected
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	5- Poor
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Room 108
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 108
Violations	No photo recorded No violations recorded
Floor Finish	Inspected
Condition	2- Between Good and Fair
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	No deficiencies recorded
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	Does not exist

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Question	Response
SITE	
PAVING	
DOT Sidewalk	Inspected
Asphalt	Does not exist
Concrete	Inspected
Condition	3- Fair
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	Along Southern Boulevard
Deficiency Quantity	75
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Along Southern Boulevard
Violations	No photo recorded No violations recorded
Deficiency	HEAVING
Deficiency Location/Instance	Along Southern Boulevard
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Along Southern Boulevard
Violations	No photo recorded No violations recorded
Pavers	Inspected
Condition	2- Between Good and Fair
Deficiency	HEAVING
Deficiency Location/Instance	Along Southern Boulevard
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	
DOT Sidewalk	
Pavers	
Deficiency Photo 1	
Deficiency Photo 2	Along Southern Boulevard
Violations	No photo recorded
	No violations recorded
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

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Does the SCA expect asset to have artwork?

No