

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

**Architectural Inspection**

**X498**

**Asset: THE LT. CURTIS MEYRAN AND JOHN BELLEW EDUCATION COMPLEX - BRONX, 1640 BRONXDALE AVENUE, BRONX, NY, 10462**

Inspection Id	Inspection Type	Time In	Last Edited
1049	ARCHITECTURAL - ASSOCIATE	2023-11-16 08:32AM	2024-02-05 10:08AM
1051	ARCHITECTURAL - SENIOR	2023-11-16 07:00AM	2024-06-12 09:39PM

**Asset Data**

Question	Answer
Was the Building Fully Accessible for Inspection? Inspection Inaccessible Comment	No Areaway, Exterior Walls, Window Guards, Window Lintels and Security Lighting (scaffolding); Girls Locker Room and Science Prep Room (storage)
Principal(s) Information	
Principal Name	John Syracuse
Principal Organization	P.S. X596 - Bronx
Meeting with Principal?	No
Principal Feedback	No Feedback from Principal
Principal Name	Carol Ann Gilligan
Principal Organization	P.S. / I.S. 498 - Bronx
Meeting with Principal?	Yes
Principal Feedback	The Principal provided the following comments: 1) The heating and cooling is deficient in all seasons and requires upgrades. This includes temperature controls and the BMS system which has been defective for the past 5 years. 2) There is water infiltration in many parts of the building that needs to be addressed. 3) The Fire Alarm system is defective and requires new parts and replacement.
Principal Name	Brenda Carrasquillo
Principal Organization	Carl Icahn Charter School 2 - Bronx
Meeting with Principal?	Yes
Principal Feedback	The principal provided the following comments: 1) The HVAC System is inconsistent in its functionality. There are rooms which are very cold and other rooms which are very hot. 2) There are many leaks throughout the building and the ongoing work hopefully will fix this.
Custodian	Thomas Carey
Was the Custodian Present?	No
Fireman	Sammy Oquendo (Handyman)
Was the Fireman Present?	Yes
Building Square Footage	124,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	None
Comments on the Stories (Floors) plus Basements	5+PH
Comments on the Year Built	2010
Student Population	995
Staff Population	177
Comments on the Number of Classrooms	53
Weather	Fair

NYC Department of Education  
Building Condition Assessment Survey 2023-2024

*Architectural Inspection*

X498

Facade Photo



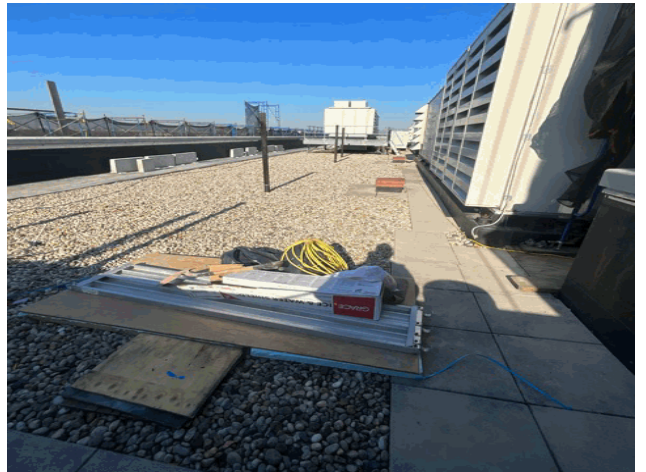
Corner of Bronxdale Avenue and Van Nest Avenue - East View

Main Entrance Photo



Facade A - Bronxdale Avenue

Roof Photo



Roof 1 - West 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: Limited Roof repairs

Years: 2022

Systems: New Elevator Cab in the Icahn Charter School

Years: 2019

Have there been any New Building Additions?

No New Construction

Tandem

No Tandem

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

**Architectural Inspection**

**X498**

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						

**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
------------------------------	--------	----------	----------	------------	----------------------------	-------------------

**PROGRAMMATIC ACCESSIBILITY**

**Exterior Routes**

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

**Interior Routes**

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

**Rooms & Spaces**

<b>Art Rooms</b>						
Room 502	Yes	Yes				
<b>Auditorium</b>						
2nd Floor	Yes	Yes			FM System	Yes
<b>Cafeteria</b>						
1st Floor	Yes	Yes			FM System	Yes
1st Floor - North	Yes	Yes			No	Yes
<b>Classrooms</b>						
1st - 5th Floors	Yes	Yes				
<b>Computer Rooms</b>	No					
<b>Gymnasium</b>						
2nd Floor	Yes	Yes			FM System	Yes
<b>Library</b>						
Room 302	Yes	Yes				
Room N316						

**Main Office**

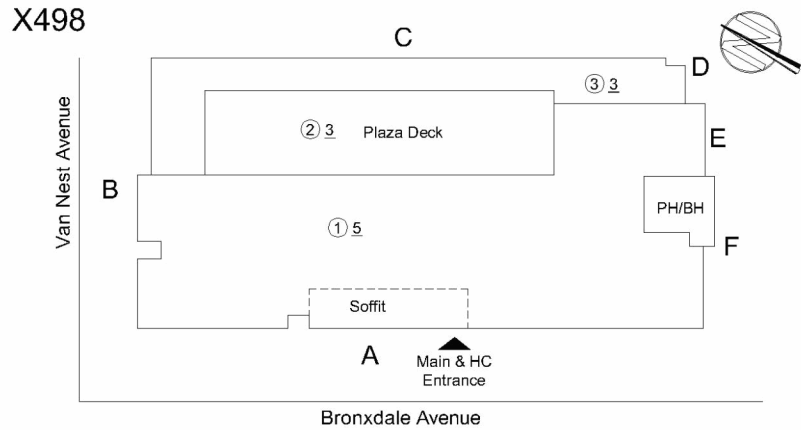
**NYC Department of Education  
Building Condition Assessment Survey 2023-2024**

**Architectural Inspection**

**X498**

Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
Room 105 (P.S. / M.S. 498); Room 315 (P596); and N102 (Icahn Charter School)	Yes	Yes				
<b>Multi-purpose Room</b>	No					
<b>Nurse's Office</b>						
Room 208	Yes	Yes				
<b>Pool</b>	No					
<b>Science Lab</b>						
Rooms 402, 504, and N512	Yes	Yes				
<b>Toilet Rooms (boys)</b>						
1st - 5th Floors	Yes	Yes				
<b>Toilet Rooms (girls)</b>						
1st - 5th Floors	Yes	Yes				
<b>Toilet Rooms (staff)</b>						
1st - 5th Floors (Unisex)	Yes	Yes				

**Building Template**



**Inspection**

Question	Response
<b>Architectural</b>	
<b>EXTERIOR</b>	Inspected
<b>AREAWAY</b>	Does not exist
<b>AWNINGS AND CANOPIES</b>	Does not exist
<b>CHIMNEY</b>	Does not exist
<b>COPING</b>	Under construction
<b>CORNICE</b>	Does not exist
<b>DOORS</b>	Inspected
<b>DOORS AND FRAMES</b>	Inspected
Condition	3- Fair
Deficiency	METAL:DETERIORATED DOOR AND FRAME - MINOR DETERIORATION

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

*Architectural Inspection*

**X498**

**Question**

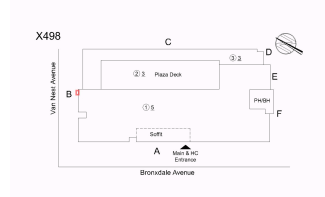
**Response**

**EXTERIOR**

**DOORS**

**DOORS AND FRAMES**

Deficiency Location/Instance



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

1  
EACH  
MAINTENANCE  
PRIORITY 3  
LEVEL 2



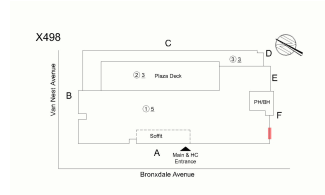
Deficiency Photo 2  
Violations

Exit 4  
No photo recorded  
No violations recorded

Deficiency

**METAL: AIR/WATER INFILTRATION, DETERIORATED JOINTS WITH DAMAGED CAULKING**

Deficiency Location/Instance



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

25  
L.F.  
MAINTENANCE  
PRIORITY 4  
LEVEL 2



Deficiency Photo 2  
Violations

Exit 2 (saddle and weatherproofing)  
No photo recorded  
No violations recorded

**DOOR HARDWARE**

Condition

Inspected

Deficiency

3- Fair

No deficiencies recorded

**LINTELS**

Condition

Inspected

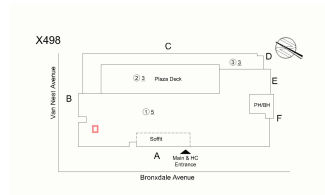
2- Between Good and Fair

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

*Architectural Inspection*

**X498**

Question	Response
<b>EXTERIOR</b>	
<b>DOORS</b>	
<b>LINTELS</b>	
Deficiency	No deficiencies recorded
<b>TRANSOM/SIDE LIGHT</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>EXTERIOR WALLS</b>	Inspected
Material Type(s)	Masonry
Replacement Quantity	18,000
Replacement Uom	S.F.
Instance on All Facades	Inaccessible
Instance Quantity	18,000
Instance Quantity Uom	S.F.
<b>EXTERIOR SOFFITS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>LOADING DOCK</b>	Does not exist
<b>LOUVER</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>PARAPETS</b>	Inspected
Material Type(s)	Concrete
Replacement Quantity	2,000
Replacement Uom	C.F.
Instance on All Facades	Under construction
Instance Quantity	2,000
Instance Quantity Uom	CF
<b>PLAZA DECK</b>	Inspected
Instance on Concrete:Roof 1	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	3,000
Instance Quantity Uom	S.F.
Installation Year	2010
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
<b>ROOF</b>	Inspected
<b>ROOFING</b>	Inspected
<b>ROOF HATCH/SMOKE HATCH</b>	Inspected
Condition	5- Poor
Deficiency	<b>WATER INFILTRATION</b>
Deficiency Location/Instance	
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 4



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

*Architectural Inspection*

**X498**

Question	Response
----------	----------

**EXTERIOR**

**ROOF**

**ROOFING**

**ROOF HATCH/SMOKE HATCH**

Deficiency Photo 1



Stair N5B

Deficiency Photo 2  
Violations

No photo recorded  
35655458R

**LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS**

Does not exist

**ROOF BARRIER/FENCE**

Inspected

Condition

2- Between Good and Fair

Deficiency

No deficiencies recorded

**ROOF CAGE**

Inspected

Condition

2- Between Good and Fair

Deficiency

No deficiencies recorded

**ROOFING**

Inspected

Replacement Quantity

14,000

Replacement Uom

S.F.

Instance on IRMA:Roofs 1, 2 and 3

Inspected

Instance Roof Photo



Roof 1

Instance Condition

3- Fair

Instance Quantity

14,000

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

2010

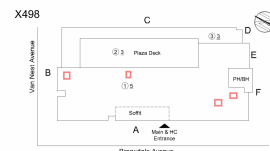
Source of Installation Year

Documented

Deficiency

**IRMA:ROOFING:MAJOR ACTIVE ROOF LEAKS IN INSTRUCTIONAL SPACE**

Deficiency Location/Instance



Deficiency Quantity

70

Quantity Uom

S.F.

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

*Architectural Inspection*

**X498**

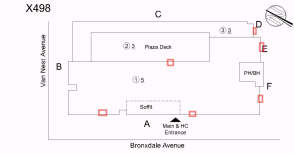

Question	Response
<b>EXTERIOR</b>	
<b>ROOF</b>	
<b>ROOFING</b>	
<b>ROOFING</b>	
Potential Action	REPLACE ROOFING WITH MAJOR EQUIPMENT REMOVAL
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 4
Deficiency Photo 1	
Deficiency Photo 2	Room N314 shown, also Rooms 314, 514 and Corridor near Room 508
Violations	No photo recorded 35655458R
<b>ROOFING DRAINS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>SPECIALTIES</b>	Inspected
<b>BULKHEAD/PENTHOUSE</b>	Inspected
Condition	3- Fair
Deficiency	BULKHEAD/PENTHOUSE WALLS/EXTERIOR:EFFLORESCENCE
Deficiency Location/Instance	
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Deficiency Photo 1	
Deficiency Photo 2	PH/BH
Violations	No photo recorded No violations recorded
<b>CUPOLA/ SPIRES/ TOWERS</b>	Does not exist
<b>DORMER</b>	Does not exist
<b>DUNNAGE STEEL</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>SKYLIGHT/ROOF VENT</b>	Does not exist



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

*Architectural Inspection*

**X498**

Question	Response
<b>EXTERIOR</b>	
<b>ROOF</b>	
<b>SPECIALTIES</b>	
<b>ROOF/GRAVITY TANK</b>	Does not exist
<b>STAIRS/RAMPS: EXTERIOR</b>	Inspected
<b>BUILDING CHEEK/FLANK WALLS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>RAILINGS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>STAIRS/RAMPS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>WINDOWS</b>	Inspected
Replacement Quantity	9,000
Replacement Uom	S.F.
<b>EXTERIOR GUARDS</b>	Inaccessible
<b>LINTELS</b>	Inaccessible
<b>WINDOWS</b>	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Other:All Facades	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	9,000
Instance Quantity Uom	S.F.
Installation Year	2010
Source of Installation Year	Documented
Are these windows insulated?	Yes
Deficiency	ALUMINUM - OTHER:BROKEN PANE
Roof Plan Reference	
Elevation	
Elevation Reference	Facade A, C, D, and E
Deficiency Quantity	150
Quantity Uom	S.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2

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

*Architectural Inspection*

**X498**

Question	Response
<b>EXTERIOR</b>	
<b>WINDOWS</b>	
<b>WINDOWS</b>	
Deficiency Photo 1	
Deficiency Photo 2	Room 406 shown, also Rooms 206, 208, 210, 302, 310, 312B, 406, 416, 514 and 516
Violations	No photo recorded No violations recorded
<b>INTERIOR</b>	Inspected
<b>POOLS</b>	Does not exist
<b>STRUCTURAL</b>	Inspected
<b>COLUMNS/BEAMS/BEARING WALLS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>FLOOR STRUCTURE</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>FOUNDATION WALLS</b>	Inspected
Material Type(s)	Concrete
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>ROOF STRUCTURE</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>VAULTS-BUNKERS</b>	Does not exist
<b>AUDITORIUM</b>	Inspected
Instance on 2nd Floor (335 Seats)	Inspected
<b>Ceiling</b>	
Instance on 2nd Floor (335 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
Instance on 2nd Floor (335 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Fixed H/C Lift</b>	
Instance on 2nd Floor (335 Seats)	Does not exist
<b>Fixed Seating</b>	
Instance on 2nd Floor (335 Seats)	Inspected
Instance Condition	3- Fair
Deficiency	DAMAGED/BROKEN/INOPERABLE
Deficiency Location/Instance	Seats A/3,12,102, B/1,20,104,108, C/108, H1,3,109, I/,1,3,5
Deficiency Quantity	14
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6

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

*Architectural Inspection*

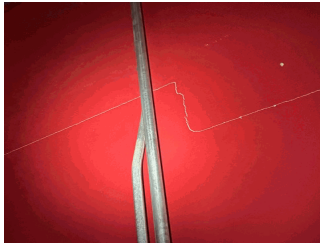
**X498**

Question	Response
<b>INTERIOR</b>	
<b>AUDITORIUM</b>	
<b>Fixed Seating</b>	
Deficiency Photo 1	
Deficiency Photo 2	Rows H & I
Violations	No photo recorded No violations recorded
<b>Floor Finish</b>	
Instance on 2nd Floor (335 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sliding-folding Partition</b>	
Instance on 2nd Floor (335 Seats)	Does not exist
<b>Stage</b>	
Instance on 2nd Floor (335 Seats)	Inspected
<b>Stage</b>	
Instance on 2nd Floor (335 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stage Curtain Rigging</b>	
Instance on 2nd Floor (335 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stage Curtains</b>	
Instance on 2nd Floor (335 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Walls</b>	
Instance on 2nd Floor (335 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	GYPSUM BOARD:DETERIORATED - ACTIVE LEAK
Deficiency Location/Instance	Near Entrance,
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Near Entrance
Violations	No photo recorded No violations recorded

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

*Architectural Inspection*

**X498**

Question	Response
<b>INTERIOR</b>	
<b>AUDITORIUM</b>	
<b>Walls</b>	
Deficiency	GYPSUM BOARD:DETERIORATED
Deficiency Location/Instance	Stage Right & Left
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Stage Right
Violations	No photo recorded No violations recorded
Deficiency	WOOD PANELING:DETERIORATED
Deficiency Location/Instance	Right Side Near Stage
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	Right Side Near Stage
Violations	No photo recorded No violations recorded
<b>Window Curtains/Shades/Blinds</b>	
Instance on 2nd Floor (335 Seats)	Does not exist
<b>CAFETERIA</b>	
Instance on 1st Floor - North	Inspected
Instance on 1st Floor	Inspected
<b>Ceiling</b>	
Instance on 1st Floor - North	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING
Deficiency Location/Instance	Near Center
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3

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

*Architectural Inspection*


**X498**

Question	Response
<b>INTERIOR</b>	
<b>CAFETERIA</b>	
<b>Ceiling</b>	
Purpose of Action	LEVEL 2
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>Door(s)</b>	
Instance on 1st Floor - North	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Fixed Equipment</b>	
Instance on 1st Floor - North	Does not exist
Instance on 1st Floor	Does not exist
<b>Floor Finish</b>	
Instance on 1st Floor - North	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Near Center
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Near Center
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Near Center
Deficiency Quantity	45
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Near Center

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

*Architectural Inspection*




**X498**

Question	Response
<b>INTERIOR</b>	
<b>CAFETERIA</b>	
<b>Floor Finish</b>	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>Sliding-folding Partition</b>	
Instance on 1st Floor - North	Does not exist
Instance on 1st Floor	Does not exist
<b>Stage</b>	
Instance on 1st Floor - North	Does not exist
Instance on 1st Floor	Does not exist
<b>Walls</b>	
Instance on 1st Floor - North	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Window Curtains/Shades/Blinds</b>	
Instance on 1st Floor - North	Does not exist
Instance on 1st Floor	Does not exist
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Ceiling</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING - ACTIVE LEAK
Deficiency Location/Instance	Corridor Near Rooms 508, N510, Rooms 314, 402, 514
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Room 316
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	GYPSUM BOARD:DAMAGED/DETERIORATED
Deficiency Location/Instance	Corridor Near Room N314
Deficiency Quantity	10
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*

**X498**

Question	Response
<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Ceiling</b>	
Deficiency Photo 1	
Deficiency Photo 2	Corridor Near Room N314
Violations	No photo recorded No violations recorded
<b>Door(s)</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Room 322
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 322
Violations	No photo recorded No violations recorded
<b>Floor Finish</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Corridor Near Room 209
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 209
Violations	No photo recorded No violations recorded
Deficiency	TERRAZZO:CRACKS

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

*Architectural Inspection*

**X498**

Question	Response
----------	----------


**INTERIOR**

**CLASSROOMS/CORRIDORS/ADMIN SPACES**

**Floor Finish**


Deficiency Location/Instance	Near Main Entrance Lobby, Near Cafeteria, Stair A/1
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	

Violations	No violations recorded
------------	------------------------

Deficiency	VINYL TILES:BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Corridor Near Room N108
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	

Violations	No violations recorded
------------	------------------------

**Walls**

Condition	Inspected
Condition	2- Between Good and Fair
Deficiency	GYPSUM BOARD:DETERIORATED
Deficiency Location/Instance	Corridor Near Rooms 308, 310, 316, N507 N510, and Others
Deficiency Quantity	30
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 N510



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

*Architectural Inspection*

**X498**

Question	Response
<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Walls</b>	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	CERAMIC TILE:BROKEN/ MISSING
Deficiency Location/Instance	Corridor Near Rooms N112, 209, N408, 411,
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Corridor Near Room N408
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>Specialties</b>	Inspected
<b>Classroom Locker(s)</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Fixed Seating</b>	Does not exist
<b>GYMNASIUM</b>	Inspected
Instance on 2nd Floor	Inspected
<b>Ceiling</b>	
Instance on 2nd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
Instance on 2nd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Fixed Equipment</b>	
Instance on 2nd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	
Instance on 2nd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	WOOD:DAMAGED/DETERIORATED
Deficiency Location/Instance	Left Side
Deficiency Quantity	10
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**

**X498**

Question	Response
<b>INTERIOR</b>	
<b>GYMNASIUM</b>	
<b>Floor Finish</b>	
Deficiency Photo 1	
	Left Side
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>Seating</b>	
Instance on 2nd Floor	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DAMAGED BLEACHERS
Deficiency Location/Instance	North Side
Deficiency Quantity	300
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	North Side
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>Sliding-folding Partition</b>	
Instance on 2nd Floor	Inspected
Instance Condition	5- Poor
Deficiency	MECHANISM/TRACKS:DAMAGED/INOPERABLE
Deficiency Location/Instance	Near Center
Deficiency Quantity	50
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>Stage</b>	
Instance on 2nd Floor	Does not exist
<b>Walls</b>	
Instance on 2nd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	GYPSON BOARD:DETERIORATED
Deficiency Location/Instance	Office Room
Deficiency Quantity	10
Quantity Uom	S.F.

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

*Architectural Inspection*



**X498**

Question	Response
<b>INTERIOR</b>	
<b>GYMNASIUM</b>	
<b>Walls</b>	
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Office Room
Violations	No photo recorded
	No violations recorded
<b>Window Curtains/Shades/Blinds</b>	
Instance on 2nd Floor	Does not exist
<b>INTERIOR DOOR HARDWARE</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
<b>INTERIOR GUARDS</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
<b>KITCHEN</b>	
Instance on 1st Floor	Inspected
<b>Ceiling</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING
Deficiency Location/Instance	Storage Room
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>Door(s)</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	QUARRY TILE:BROKEN/MISSING TILES
Deficiency Location/Instance	Prep Area
Deficiency Quantity	10
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*

**X498**

Question	Response
<b>INTERIOR</b>	
<b>KITCHEN</b>	
<b>Floor Finish</b>	
Deficiency Photo 1	
Deficiency Photo 2	Prep Area
Violations	No photo recorded No violations recorded
<b>Walls</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>LIBRARY</b>	
Instance on Room 302	Inspected
Instance on Room N316	Inspected
<b>Built-in Furnishing</b>	
Instance on Room 302	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room N316	Does not exist
<b>Ceiling</b>	
Instance on Room 302	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room N316	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING
Deficiency Location/Instance	Near Entry
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 Entry
Violations	No photo recorded No violations recorded
<b>Door(s)</b>	
Instance on Room 302	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room N316	Inspected

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

*Architectural Inspection*

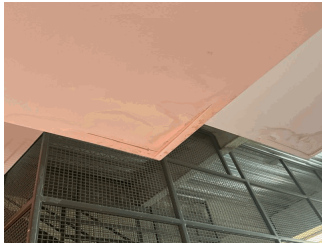
**X498**

<b>Question</b>	<b>Response</b>
<b>INTERIOR</b>	
<b>LIBRARY</b>	
<b>Door(s)</b>	
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	
Instance on Room 302	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room N316	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Walls</b>	
Instance on Room 302	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room N316	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>LOCKER ROOM</b>	
Instance on Room 204A - Girls	Inaccessible
Instance on Room 204B - Boys (286 Lockers)	Inspected
Alternative Use	Yes
<b>Ceiling</b>	
Instance on Room 204B - Boys (286 Lockers)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
Instance on Room 204B - Boys (286 Lockers)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	
Instance on Room 204B - Boys (286 Lockers)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Locker Room Lockers</b>	
Instance on Room 204B - Boys (286 Lockers)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Walls</b>	
Instance on Room 204B - Boys (286 Lockers)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>MULTI-PURPOSE ROOM</b>	
Does not exist	
<b>SCIENCE DEMO ROOM</b>	
Does not exist	
<b>SCIENCE LAB</b>	
Instance on Rooms 402, 504, N512	Inspected
Alternative Use	No
<b>Fixed Equipment</b>	
Instance on Rooms 402, 504, N512	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>SCIENCE PREP ROOM</b>	
Instance on Rooms 504A	Inspected

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

*Architectural Inspection*


**X498**

Question	Response
<b>INTERIOR</b>	
<b>SCIENCE PREP ROOM</b>	
Alternative Use	Yes
Instance on Room 401	Inaccessible
<b>Fixed Equipment</b>	
Instance on Rooms 504A	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>SHOWER ROOM</b>	
	Does not exist
<b>STAIRS/RAMPS: INTERIOR</b>	
Do Letter Stair Signs Exist?	Inspected
<b>Ceiling</b>	Yes
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency Location/Instance	GYPSUM BOARD:DAMAGED/DETERIORATED
Deficiency Quantity	Stair A/5
Quantity Uom	10
Potential Action	S.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
Deficiency Photo 1	LEVEL 2
	
Deficiency Photo 2	Stair A/5
Violations	No photo recorded
	No violations recorded
<b>Door(s)</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
<b>Partition</b>	
	Does not exist
<b>Railings</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
<b>Stairs and Landings</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
<b>Walls</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency Location/Instance	MASONRY:CRACKS/SPALLING
Deficiency Quantity	Stair A/1,2,3,4,5 and Others
Quantity Uom	80
Potential Action	S.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
	LEVEL 2

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

*Architectural Inspection*

**X498**

Question	Response
<b>INTERIOR</b>	
<b>STAIRS/RAMPS: INTERIOR</b>	
<b>Walls</b>	
Deficiency Photo 1	
Deficiency Photo 2	Stair A/3
Violations	No photo recorded No violations recorded
<b>TOILET ROOMS - STAFF</b>	Inspected
<b>Ceiling</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stalls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Walls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>TOILET ROOMS - STUDENTS</b>	Inspected
<b>Ceiling</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stalls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Walls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>LIFE SAFETY</b>	Inspected
<b>F.D. HOLDING AREA</b>	Does not exist
<b>STEEL STAIRS</b>	Does not exist
<b>SITE</b>	Inspected
<b>CONTAINERIZATION</b>	Does not exist
<b>DRAINAGE SYSTEM FOR ASPHALT</b>	Inspected
Catch Basins/Manhole - Surrounded by Asphalt	Inspected

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

*Architectural Inspection*

**X498**

Question	Response
<b>SITE</b>	
<b>DRAINAGE SYSTEM FOR ASPHALT</b>	
<b>Catch Basins/Manhole - Surrounded by Asphalt</b>	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Culverts - Asphalt Covering</b>	Does not exist
<b>DRAINAGE SYSTEM FOR CONCRETE</b>	Inspected
<b>Catch Basins/Manhole - Surrounded by Concrete</b>	Inspected
Condition	5- Poor
Deficiency	BLOCKED
Deficiency Location/Instance	Near Playground
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>Culverts - Concrete Covering</b>	Does not exist
<b>DRAINAGE SYSTEM FOR SOIL</b>	Does not exist
<b>DRINKING FOUNTAINS</b>	Does not exist
<b>FENCES</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>IRRIGATION SYSTEM</b>	Does not exist
<b>PAVING</b>	Inspected
<b>Student Non-Use</b>	Inspected
Gravel Exists?	No
<b>Asphalt</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Concrete</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Pavers</b>	Does not exist
<b>Student Use</b>	Does not exist
<b>Site Sidewalks &amp; Walkways</b>	Inspected
<b>Asphalt</b>	Does not exist
<b>Concrete</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	CRACKS - MINOR
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	





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

*Architectural Inspection*



**X498**

Question	Response
<b>SITE</b>	
<b>PAVING</b>	
<b>Site Sidewalks &amp; Walkways</b>	
<b>Concrete</b>	
	Near Entrance
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>Pavers</b>	
	Does not exist
<b>DOT Sidewalk</b>	
	Inspected
<b>Asphalt</b>	
	Does not exist
<b>Concrete</b>	
Condition	3- Fair
Deficiency	DAMAGED CURBS
Deficiency Location/Instance	Bronxdale Avenue
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Bronxdale Avenue
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	HEAVING
Deficiency Location/Instance	Van Nest Avenue, Bronxdale Avenue
Deficiency Quantity	250
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Bronxdale Avenue
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	Bronxdale Avenue, Van Nest Avenue
Deficiency Quantity	225
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*

**X498**

Question	Response
<b>SITE</b>	
<b>PAVING</b>	
<b>DOT Sidewalk</b>	
<b>Concrete</b>	
Deficiency Photo 1	
Deficiency Photo 2	Bronxdale Avenue
Violations	No photo recorded No violations recorded
<b>Pavers</b>	Does not exist
<b>PLAYGROUNDS</b>	Inspected
Instance on Near Main Entrance	Inspected
<b>Benches</b>	
Instance on Near Main Entrance	Does not exist
<b>Fence</b>	
Instance on Near Main Entrance	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Pavement</b>	
Instance on Near Main Entrance	Does not exist
<b>Play Equipment</b>	
Instance on Near Main Entrance	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Safety Surfacing</b>	
Instance on Near Main Entrance	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	DETERIORATED/MISSING
Deficiency Location/Instance	Left Side
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	Left Side
Violations	No photo recorded No violations recorded
<b>Unpaved Area</b>	
Instance on Near Main Entrance	Does not exist
<b>PLAYING SURFACE</b>	Does not exist
<b>RETAINING WALLS</b>	Inspected

NYC Department of Education  
Building Condition Assessment Survey 2023-2024

*Architectural Inspection*

**X498**

Question	Response
<b>SITE</b>	
<b>RETAINING WALLS</b>	
Condition	2- Between Good and Fair
Are there any Retaining Walls 6' OR higher facing public street/sidewalk?	No
Deficiency	No deficiencies recorded
<b>SEATING</b>	Does not exist
<b>SITE WALLS (NOT RETAINING WALLS)</b>	Does not exist
<b>STAIRS/RAMPS: EXTERIOR</b>	Does not exist

NYC Department of Education  
Building Condition Assessment Survey 2023-2024

*Architectural Inspection*

X498

Does the SCA expect asset to have artwork?

Yes

Accession No.

10059

Comments

No

Artwork exist at stated location?

Yes

