

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

Architectural Inspection

X815

Asset: REGION 1 ROC B - BRONX, 1 FORDHAM PLAZA, BRONX, NY, 10458

| Inspection Id | Inspection Type | Time In | Last Edited |
|---------------|---------------------------|--------------------|--------------------|
| 3377 | ARCHITECTURAL - SENIOR | 2024-02-21 04:51AM | 2024-03-05 01:30PM |
| 3388 | ARCHITECTURAL - ASSOCIATE | 2024-02-22 09:28AM | 2024-02-22 04:55PM |

Asset Data

| Question | Answer |
|--|----------------------------|
| Was the Building Fully Accessible for Inspection? | Yes |
| Principal(s) Information | |
| Principal Name | None |
| Principal Organization | Region 1 ROC B - Bronx's |
| Meeting with Principal? | No |
| Principal Feedback | No Feedback from Principal |
| Custodian | Jose Perez |
| Was the Custodian Present? | No |
| Fireman | Edgardo Garay (Handyman) |
| Was the Fireman Present? | Yes |
| Building Square Footage | 56,000 |
| Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces) | None |
| Comments on the Stories (Floors) plus Basements | 13+B+PH |
| Comments on the Year Built | 1986 |
| Student Population | 0 |
| Staff Population | 525 |
| Comments on the Number of Classrooms | 0 |
| Weather | Fair |
| Facade Photo | |



Corner of Fordham Road and 3rd Avenue - Southeast Views

Main Entrance Photo



Facade A - Fordham Room

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

X815

Architectural Inspection

| | |
|--|--|
| Roof Photo | Not taken |
| Do Stormwater Management/Green Infrastructure systems exist? | No |
| Type | No Storm Water Management Type Selected |
| Have any Systems/Major Building Components been upgraded? | Systems: Exterior brick pointing (entire building) |
| | Years: 2022 |
| Have there been any New Building Additions? | No New Construction |
| Tandem | No Tandem |
| Leased Space? | Yes |
| Year Leased | 1991 |
| Inspection Type | 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 | | | | | | |

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

| | | | | |
|-------------------|-----|-----|--|--|
| Art Rooms | No | | | |
| Auditorium | No | | | |
| Cafeteria | No | | | |
| Classrooms | No | | | |
| Computer Rooms | | | | |
| Rooms 819 and 820 | Yes | Yes | | |
| Gymnasium | No | | | |
| Library | No | | | |
| Main Office | No | | | |

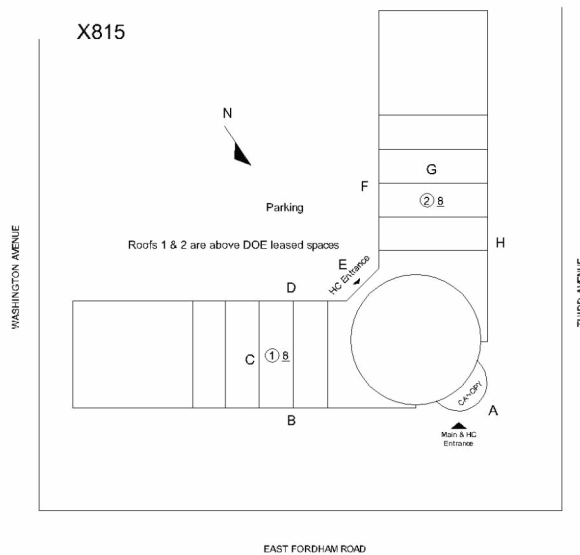
**NYC Department of Education
Building Condition Assessment Survey 2023-2024**

Architectural Inspection

X815

| Physical Breakdown Structure | Exists | Complies | Required | Deficiency | Assistive Listening System | Fire Alarm Strobe |
|------------------------------|--------|----------|----------|------------|----------------------------|-------------------|
| Multi-purpose Room | No | | | | | |
| Nurse's Office | No | | | | | |
| Pool | No | | | | | |
| Science Lab | No | | | | | |
| Toilet Rooms (boys) | No | | | | | |
| Toilet Rooms (girls) | No | | | | | |
| Toilet Rooms (staff) | | | | | | |
| 7th - 8th Floors | Yes | Yes | | | | |

Building Template



Inspection

| Question | Response |
|------------------------------|---|
| Architectural | |
| EXTERIOR | Inspected |
| AREAWAY | Does not exist |
| AWNINGS AND CANOPIES | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| CHIMNEY | Not required |
| COPING | Not required |
| CORNICE | Does not exist |
| DOORS | Inspected |
| DOORS AND FRAMES | Inspected |
| Condition | 3- Fair |
| Deficiency | METAL:DETERIORATED DOOR AND FRAME - MINOR DETERIORATION |
| Deficiency Location/Instance | |
| Deficiency Quantity | 1 |
| Quantity Uom | EACH |

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

Architectural Inspection

X815

| Question | Response |
|--|--|
| EXTERIOR | |
| DOORS | |
| DOORS AND FRAMES | |
| Potential Action | MAINTENANCE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Deficiency Photo 1 |  |
| Deficiency Photo 2 | Main Entrance (threshold) |
| Violations | No photo recorded |
| | No violations recorded |
| DOOR HARDWARE | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| LINTELS | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| TRANSOM/SIDE LIGHT | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| EXTERIOR WALLS | Inspected |
| Material Type(s) | Masonry |
| Replacement Quantity | 11,500 |
| Replacement Uom | S.F. |
| Instance on All Facades | Inspected |
| Instance Condition | 2- Between Good and Fair |
| Instance Quantity | 11,500 |
| Instance Quantity Uom | S.F. |
| Deficiency | No deficiencies recorded |
| EXTERIOR SOFFITS | Does not exist |
| LOADING DOCK | Not required |
| LOUVER | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| PARAPETS | Not required |
| PLAZA DECK | Not required |
| ROOF | Not required |
| STAIRS/RAMPS: EXTERIOR | Does not exist |
| WINDOWS | Inspected |
| Replacement Quantity | 7,700 |
| Replacement Uom | S.F. |
| EXTERIOR GUARDS | Does not exist |
| LINTELS | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| WINDOWS | Inspected |
| Material Type(s) | Aluminum |
| Instance on Aluminum - Other:All Facades | Inspected |
| Instance Condition | 2- Between Good and Fair |

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

Architectural Inspection



X815

| Question | Response |
|--|--|
| EXTERIOR | |
| WINDOWS | |
| WINDOWS | |
| Instance Quantity | 7,700 |
| Instance Quantity Uom | S.F. |
| Installation Year | 1989 |
| Source of Installation Year | Custodial Staff |
| Are these windows insulated? | Yes |
| Deficiency | ALUMINUM-OTHER:BEYOND USEFUL LIFE |
| Deficiency Location/Instance | Aluminum - Other:All Facades |
| Deficiency Quantity | 7,700 |
| Quantity Uom | S.F. |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 1 |
| Purpose of Action | LEVEL 2 |
| Deficiency Photo 2 | No photo recorded |
| Violations | No violations recorded |
| 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 |
| 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 | No deficiencies recorded |
| Door(s) | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Floor Finish | 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 | Corridor near Room 804, 809, 833, 834, 842, and others |
| Deficiency Quantity | 200 |
| 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


X815

| Question | Response |
|--|--|
| INTERIOR | |
| CLASSROOMS/CORRIDORS/ADMIN SPACES | |
| Walls | |
| Deficiency Photo 1 |  |
| Deficiency Photo 2 | Corridor near Room 809 |
| Violations | No photo recorded No violations recorded |
| Specialties | 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 |
| 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 | Does not exist |
| TOILET ROOMS - STAFF | Inspected |
| Ceiling | Inspected |
| Condition | 3- Fair |
| Deficiency | METAL PAN:DAMAGED/MISSING |
| Deficiency Location/Instance | 8th floor Men's Toilet Room |
| 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 | 8th floor Men's Toilet Room |
| Violations | No photo recorded 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 |

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

Architectural Inspection

X815

| Question | Response |
|---|--|
| INTERIOR | |
| TOILET ROOMS - STAFF | |
| Floor Finish | |
| Deficiency | No deficiencies recorded |
| Stalls | Inspected |
| Condition | 5- Poor |
| Deficiency | RUST - MAJOR |
| Deficiency Location/Instance | 8th floor Men's Toilet Room |
| Deficiency Quantity | 1 |
| Quantity Uom | EACH |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Deficiency Photo 1 |  |
| Deficiency Photo 2 | 8th floor Men's Toilet Room |
| Violations | No photo recorded No violations recorded |
| Walls | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies 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 | Does not exist |
| DOT Sidewalk | Inspected |
| Asphalt | Does not exist |
| Concrete | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies 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 |

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Architectural Inspection

X815

Does the SCA expect asset to have artwork?

No