

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

Architectural Inspection

X899

Asset: P.S. 109 MINISCHOOL - BRONX, 1771 POPHAM AVENUE, BRONX, NY, 10453

Inspection Id	Inspection Type	Time In	Last Edited
1478	ARCHITECTURAL - SENIOR	2023-12-06 08:03AM	2024-01-03 01:06PM
1493	ARCHITECTURAL - ASSOCIATE	2023-12-06 08:54AM	2023-12-06 09:00PM

Asset Data

Question	Answer
Was the Building Fully Accessible for Inspection?	Yes
Principal(s) Information	
Principal Name	Josette Claudio
Principal Organization	P.S. 109 - Sedgwick School
Meeting with Principal?	No
Principal Feedback	The Principal had no comments about the condition of the building at this time.
Custodian	Cirano Paredes
Was the Custodian Present?	No
Fireman	Yofre Andino
Was the Fireman Present?	Yes
Building Square Footage	9,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	None
Comments on the Stories (Floors) plus Basements	1 (No Basement)
Comments on the Year Built	1971
Student Population	33
Staff Population	6
Comments on the Number of Classrooms	11
Weather	Fair
Facade Photo	



Facades A and D - Southwest View

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

Architectural Inspection

X899

Main Entrance Photo



Facade A - Parking Lot

Roof Photo



Roof 1 - Northeast View from Asset X109

Do Stormwater Management/Green Infrastructure systems exist?

Type

Have any Systems/Major Building Components been upgraded?

Have there been any New Building Additions?

Tandem

Leased Space?

No

No Storm Water Management Type Selected

Systems: Exterior Metal siding, Roof replacement with Leaders and Gutters,

Years: 2006

No New Construction

No Tandem

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?	No					
Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe

PROGRAMMATIC ACCESSIBILITY

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

Architectural Inspection

X899

Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
Exterior Routes						
Exterior Entrances & Exits		No		SADDLE HEIGHT > 1/2"		
Exterior H/C Lifts	No		No			
Exterior Ramps and Railings	No		Yes			
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	No					
Rooms & Spaces						
Art Rooms						
Room 16	Yes	Yes				
Auditorium	No					
Cafeteria	No					
Classrooms						
None on Accessible Route	Yes	No		NOT ON ACCESSIBLE ROUTE		
Computer Rooms	No					
Gymnasium	No					
Library	No					
Main Office	No					
Multi-purpose Room	No					
Nurse's Office	No					
Pool	No					
Science Lab	No					
Toilet Rooms (boys)						
Room 7	Yes	No		NOT ON ACCESSIBLE ROUTE		
Toilet Rooms (girls)						
Room 6	Yes	No		NOT ON ACCESSIBLE ROUTE		
Toilet Rooms (staff)						
Room 4 (Women) and Room 5 (Men)	Yes	No		NOT ON ACCESSIBLE ROUTE		

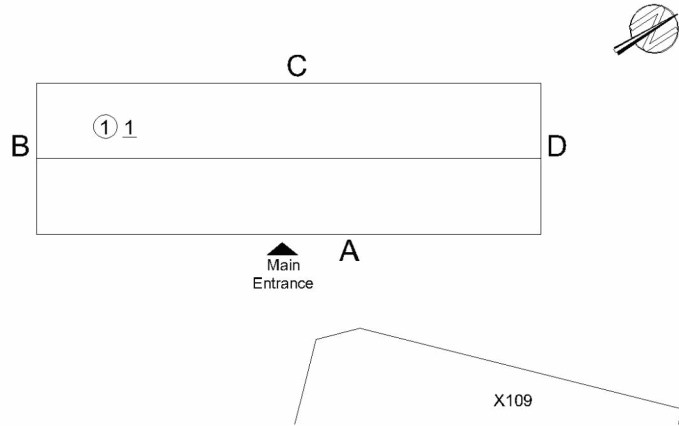
**NYC Department of Education
Building Condition Assessment Survey 2023-2024**

Architectural Inspection

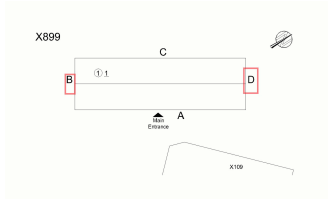

X899

Building Template

X899



Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Does not exist
AWNINGS AND CANOPIES	Does not exist
CHIMNEY	Does not exist
COPING	Does not exist
CORNICE	Does not exist
DOORS	Inspected
DOORS AND FRAMES	Inspected
Condition	5- Poor
Deficiency	METAL CLAD:DETERIORATED DOOR AND FRAME - MAJOR DETERIORATION
Deficiency Location/Instance	
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Facade B
Violations	No photo recorded No violations recorded

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

Architectural Inspection

X899

Question	Response
EXTERIOR	
DOORS	
DOOR HARDWARE	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
LINTELS	Does not exist
TRANSOM/SIDE LIGHT	Does not exist
EXTERIOR WALLS	Inspected
Material Type(s)	Steel
Replacement Quantity	7,500
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	3- Fair
Instance Quantity	7,500
Instance Quantity Uom	S.F.
Deficiency	METAL PANEL:DETERIORATED JOINTS
Roof Plan Reference	
Elevation	
Elevation Reference	Facades A, C and D
Deficiency Quantity	40
Quantity Uom	L.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	30
Violations	No photo recorded No violations recorded
EXTERIOR SOFFITS	Does not exist
LOADING DOCK	Does not exist
LOUVER	Inspected
Condition	3- Fair
Deficiency	BROKEN/ DENTED BLADES

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

Architectural Inspection

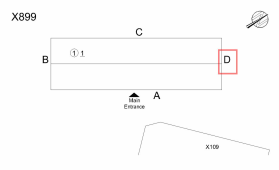

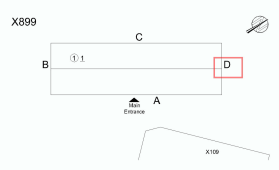
X899

Question	Response
EXTERIOR	
LOUVER	
Roof Plan Reference	
Elevation	
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	Facade C No photo recorded
Violations	No violations recorded
PARAPETS	Does not exist
PLAZA DECK	Does not exist
ROOF	Inspected
ROOFING	Inspected
ROOF HATCH/SMOKE HATCH	Does not exist
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
ROOF BARRIER/FENCE	Does not exist
ROOF CAGE	Does not exist
ROOFING	Inspected
Replacement Quantity	11,600
Replacement Uom	S.F.
Instance on Metal:Roof 1	Inspected
Instance Condition	1- Good
Instance Quantity	11,600
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?	No
Do solar panels exist on these roofs?	No
Is/Are the roof(s) suitable for Solar Panel installation?	No
Installation Year	2006
Source of Installation Year	Documented

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

Architectural Inspection

X899

Question	Response
EXTERIOR	
ROOF	
ROOFING	
ROOFING	
Deficiency	No deficiencies recorded
ROOFING DRAINS	Does not exist
SPECIALTIES	Inspected
BULKHEAD/PENTHOUSE	Does not exist
CUPOLA/ SPIRES/ TOWERS	Does not exist
DORMER	Does not exist
DUNNAGE STEEL	Does not exist
SKYLIGHT/ROOF VENT	Does not exist
ROOF/GRAVITY TANK	Does not exist
STAIRS/RAMPS: EXTERIOR	Inspected
BUILDING CHEEK/FLANK WALLS	Inspected
Condition	2- Between Good and Fair
Deficiency	CAST IN PLACE CONCRETE:CRACKS/SPALLING - MINOR
Deficiency Location/Instance	
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
RAILINGS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
STAIRS/RAMPS	Inspected
Condition	4- Between Fair and Poor
Deficiency	CONCRETE:WORN-OUT TREAD/RISER/NOSING
Deficiency Location/Instance	
Deficiency Quantity	5
Quantity Uom	S.F.
Potential Action	REPLACE

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

Architectural Inspection

X899

Question	Response
EXTERIOR	
STAIRS/RAMPS: EXTERIOR	
STAIRS/RAMPS	
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Facade D
Violations	No photo recorded
Deficiency	No violations recorded
Deficiency Location/Instance	CONCRETE:CRACKS/SPALLING - MAJOR
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Facade B
Violations	No photo recorded
	No violations recorded
WINDOWS	Inspected
Replacement Quantity	600
Replacement Uom	S.F.
EXTERIOR GUARDS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
LINTELS	Does not exist
WINDOWS	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Double Hung:Facade B and D	Inspected
Instance Condition	4- Between Fair and Poor
Instance Quantity	600
Instance Quantity Uom	S.F.
Installation Year	1971
Source of Installation Year	Documented
Are these windows insulated?	No

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

Architectural Inspection

X899

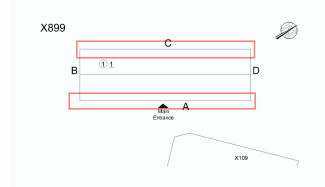
Question	Response
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EXTERIOR

WINDOWS

WINDOWS

<p>Deficiency Roof Plan Reference</p>	<p>ALUMINUM - DOUBLE HUNG:INOPERABLE BALANCE</p>
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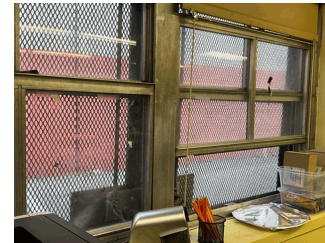


Elevation



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

Facades A and C
20
EACH
REPLACE BALANCES
PRIORITY 3
LEVEL 2

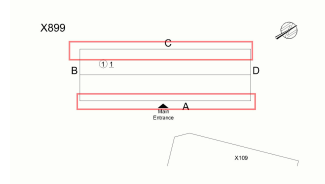


Room 17

Deficiency Photo 2
Violations

No photo recorded
No violations recorded

<p>Deficiency Roof Plan Reference</p>	<p>ALUMINUM - DOUBLE HUNG:DETERIORATED</p>
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Elevation



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

Facades A and C
100
S.F.
REPLACE WINDOW
PRIORITY 4
LEVEL 2

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

Architectural Inspection

X899

Question	Response
EXTERIOR	
WINDOWS	
WINDOWS	
Deficiency Photo 1	
Deficiency Photo 2	Room 8
Violations	No photo recorded
Deficiency	No violations recorded
Deficiency Location/Instance	ALUMINUM-DOUBLE HUNG:BEYOND USEFUL LIFE
Deficiency Quantity	Aluminum - Double Hung:Facade B and D
Quantity Uom	600
Potential Action	S.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 1
Deficiency Photo 2	LEVEL 2
Violations	No photo recorded
	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	CONCRETE SLAB ON GRADE:THRU CRACKS
Deficiency Location/Instance	1st Floor
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	Exit 9
Violations	No photo recorded
	No violations recorded
FOUNDATION WALLS	Inspected
Material Type(s)	Concrete
Condition	3- Fair
Deficiency	CONCRETE:CRACKED/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	Base of Exterior Wall
Deficiency Quantity	80

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

Architectural Inspection

X899

Question	Response
INTERIOR	
STRUCTURAL	
FOUNDATION WALLS	
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	Facades A and D
Violations	No photo recorded No violations recorded
ROOF STRUCTURE	
Condition	Inspected
Deficiency	2- Between Good and Fair No deficiencies recorded
VAULTS-BUNKERS	
Does not exist	
AUDITORIUM	
Does not exist	
CAFETERIA	
Does not exist	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Ceiling	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency Location/Instance	ACOUSTIC TILES:DAMAGED/MISSING
Deficiency Quantity	Corridor near Room 4
Quantity Uom	10
Potential Action	S.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
Deficiency Photo 1	LEVEL 2 
Deficiency Photo 2	Corridor near Room 4
Violations	No photo recorded No violations recorded
Door(s)	
Condition	Inspected
Deficiency	2- Between Good and Fair No deficiencies recorded
Floor Finish	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency Location/Instance	CERAMIC TILE:BROKEN/MISSING TILES
Deficiency Quantity	Exit Vestibule 9
Quantity Uom	10
Potential Action	S.F. REPLACE

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

Architectural Inspection

X899

Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Floor Finish	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Exit Vestibule 9
Violations	No photo recorded
Deficiency	No violations recorded
Deficiency Location/Instance	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Quantity	Near the Entrance
Quantity Uom	60
Potential Action	S.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
Deficiency Photo 1	LEVEL 2
Deficiency Photo 2	
Violations	Near the Entrance
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	MASONRY:CRACKS/SPALLING
Deficiency Location/Instance	Exit Vestibule 11, Corridor near Room 16
Deficiency Quantity	60
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Exit Vestibule 11
Violations	No photo recorded
Violations	No violations recorded
Specialties	Does not exist
GYMNASIUM	Does not exist

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

Architectural Inspection


X899

Question	Response
INTERIOR	
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	Under construction
TOILET ROOMS - STAFF	Inspected
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	5- Poor
Deficiency	METAL:DAMAGED LOUVER
Deficiency Location/Instance	Room 4
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 4
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
TOILET ROOMS - STUDENTS	Inspected
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	5- Poor
Deficiency	METAL:DAMAGED LOUVER
Deficiency Location/Instance	Room 6, 7

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

Architectural Inspection

X899

Question	Response
INTERIOR	
TOILET ROOMS - STUDENTS	
Door(s)	
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Room 7
Deficiency Photo 2	No photo recorded
Violations	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	Not required

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Architectural Inspection

X899

Does the SCA expect asset to have artwork?

No