

NYC Department of Education
Building Condition Assessment Survey 2017 - 2018

Architectural Inspection

K765

Asset: **PRE-K CENTER @ 1139 CONEY ISLAND AVENUE - BROOKLYN, 1139 CONEY ISLAND AVENUE, New York, 11230**

Inspection Id	Inspection Type	Time In	Last Edited
SA : K765	Architectural - Senior	2018-04-19 8:00 AM	2018-04-30 3:56 PM
AA : K765	Architectural - Associate	2018-04-19 8:34 AM	2018-04-19 3:18 PM

Asset Data

Question	Answer
Was the building fully accessible for inspection	Yes
Principal(s) Information	
Principal Name	Christabel Quigley
Organization	Pre-K Center at 1139 Coney Island Avenue - Brooklyn
Did you meet with this Principal?	No
Did this Principal provide feedback?	Yes
Summary of Principal's Feedback	Elizabeth Boyle (site coordinator) spoke on behalf of Principal Quigley, commented that the Heating and Cooling System needs to be repaired.
Custodian	Was not present
Fireman	Bobby Gorman
Building Square Footage	14000
Comments on the Area	None
Comments on the Stories (Floors) plus Basements	2+B
Comments on the Number of Classrooms	8
Comments on the Year Built	2015
Student Population	119
Staff Population	26
Weather	Fair
Facade Photo	



Corner of Avenue H and Coney Island Avenue - North view

**NYC Department of Education
Building Condition Assessment Survey 2017 - 2018**

Architectural Inspection

K765

Main Entrance Photo



Facade A - Avenue H

Roof Photo



Roof 1 - North view

Have any Systems/Major Building Components been upgraded?
 Have there been any New Building Additions?
 Tandem Schools?
 Leased Space?
 Year Leased
 Inspection

No
 No
 No
 Yes
 2015
 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							

Structural Engineer Required

Structural Condition Type	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	PhotoImage
No condition recorded						

Accessibility

NYC Department of Education
Building Condition Assessment Survey 2017 - 2018

Architectural Inspection

K765

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
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FUNCTIONAL 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

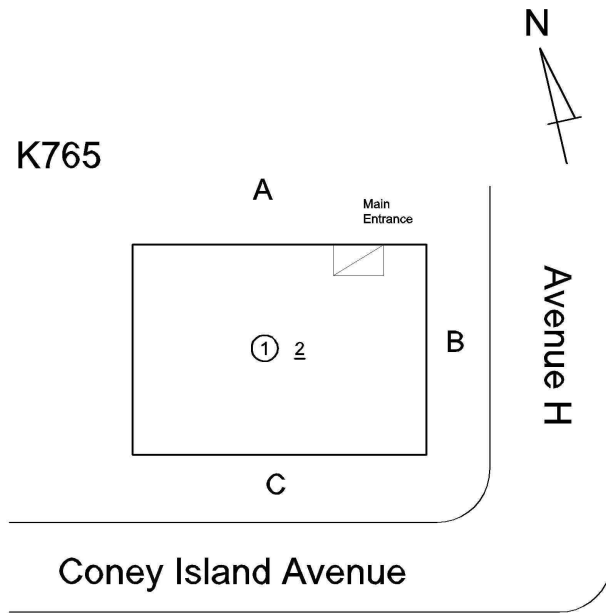
Art Rooms		No		
Auditorium		No		
Cafeteria		No		
Classrooms	1st - 2nd Floors		Yes	
Computer Rooms		No		
Gymnasium		No		
Library		No		
Main Office	Room 102		Yes	
Multi-purpose Room	1st Floor		Yes	
Nurse's Room	Room 105		Yes	
Pool		No		
Science Lab		No		
Toilet Rooms (Boys)	1st - 2nd Floors		Yes	
Toilet Rooms (Girls)	1st - 2nd Floors		Yes	
Toilet Rooms (Staff)	1st - 2nd Floors		Yes	

NYC Department of Education
 Building Condition Assessment Survey 2017 - 2018

Architectural Inspection

K765

Building Template



Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Does not Exist
AWNINGS AND CANOPIES	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
CHIMNEY	Inspected
Material Type(s)	Metal
Condition	1 - Good
Deficiency	No deficiencies recorded
COPING	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
CORNICE	Does not Exist
DOORS	Inspected
DOORS AND FRAMES	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
DOOR HARDWARE	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
LINTELS	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
TRANSOM/SIDE LIGHT	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
EXTERIOR WALLS	Inspected
Material Type(s)	Masonry
Replacement Quantity	6,000

NYC Department of Education
Building Condition Assessment Survey 2017 - 2018

Architectural Inspection

K765

Question	Response
EXTERIOR	
EXTERIOR WALLS	
Replacement Uom	S.F.
Instance on Facade A	Inspected
Instance Condition	1 - Good
Instance Quantity	2,700
Instance Quantity Uom	S.F.
Deficiency	No deficiencies recorded
Instance on Facade B, C	Inspected
Instance Condition	1 - Good
Instance Quantity	3,300
Instance Quantity Uom	S.F.
Deficiency	No deficiencies recorded
EXTERIOR SOFFITS	
	Does not Exist
LOADING DOCK	
	Does not Exist
LOUVER	
	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
PARAPETS	
	Inspected
Material Type(s)	Masonry
Replacement Quantity	2,400
Replacement Uom	C.F.
Instance on All Facades	Inspected
Instance Condition	1 - Good
Instance Quantity	2,400
Instance Quantity Uom	C.F.
Deficiency	No deficiencies recorded
PLAZA DECK	
	Does not Exist
ROOF	
	Inspected
Roofing	
	Inspected
Replacement Quantity	7,000
Replacement Uom	S.F.
ROOF HATCH/SMOKE HATCH	
	Does not Exist
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	
	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
ROOF BARRIER	
	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
ROOF CAGE	
	Does not Exist
ROOF FENCE	
	Does not Exist
ROOFING	
	Inspected
Instance on Modified Bitumen: Roof 1	Inspected
Instance Condition	1 - Good
Instance Quantity	7,000
Instance Quantity Uom	S.F.
Does the roof have major mechanical equipment sitting on Dunnage Steel less than 18" above the Roofing?	No
Installation Year	2015

**NYC Department of Education
Building Condition Assessment Survey 2017 - 2018**

Architectural Inspection

K765

Question	Response
EXTERIOR	
ROOF	
Roofing	
ROOFING	Inspected
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
ROOFING DRAINS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Specialties	Inspected
BULKHEAD/PENTHOUSE	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
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	Does not Exist
RAILINGS	Does not Exist
STAIRS/RAMPS	Does not Exist
WINDOWS	Inspected
Replacement Quantity	2,700
Replacement Uom	S.F.
EXTERIOR GUARDS	Does not Exist
LINTELS	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
WINDOWS	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Other: All Facades	Inspected
Instance Condition	1 - Good
Instance Quantity	2,700
Instance Quantity Uom	S.F.
Installation Year	2015
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	STEEL COLUMNS/BEAMS: DETERIORATED/MISSING SPRAY-ON FIREPROOFING
Deficiency Location/Instance	Room 2
Deficiency Quantity	5
Quantity Uom	S.F.
Potential Action	REPLACE

**NYC Department of Education
Building Condition Assessment Survey 2017 - 2018**

Architectural Inspection


K765

Question	Response
INTERIOR	
STRUCTURAL	
COLUMNS/BEAMS/BEARING WALLS	Inspected
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo1	
	Room 2
Violations	No violations recorded.
FLOOR STRUCTURE	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
FOUNDATION WALLS	Inspected
Material Type(s)	Concrete
Condition	2 - Between Good and Fair
Deficiency	CONCRETE: WATER INFILTRATION IN ELECTRICAL PANEL ROOM
Deficiency Location/Instance	Room 3
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	INSTALL WATERPROOFING
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	
	Room 3, water entering thru pipe sleeve in wall
Violations	No violations recorded.
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	1 - Good

**NYC Department of Education
Building Condition Assessment Survey 2017 - 2018**

Architectural Inspection

K765

Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Ceiling	Inspected
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	GYP SUM BOARD: DETERIORATED
Deficiency Location/Instance	Corridor near Rooms 209, 213
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Corridor near Room 209 No violations recorded.
Specialties	Does not Exist
GYMNASIUM	Does not Exist
INTERIOR DOOR HARDWARE	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
INTERIOR GUARDS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
KITCHEN	Inspected
Instance on 1st Floor	Inspected
Ceiling	
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Door(s)	
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Floor Finish	
Instance on 1st Floor	Inspected

**NYC Department of Education
Building Condition Assessment Survey 2017 - 2018**

Architectural Inspection

K765

Question	Response
INTERIOR	
KITCHEN	
Floor Finish	
Condition	1 - Good
Deficiency	No deficiencies recorded
Walls	
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
LIBRARY	
Does not Exist	
LOCKER ROOM	
Does not Exist	
MULTI-PURPOSE ROOM	
Inspected	
Instance on 1st Floor	Inspected
Ceiling	
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Door(s)	
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Fixed Equipment	
Instance on 1st Floor	Does not Exist
Floor Finish	
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Sliding-folding Partition	
Instance on 1st Floor	Does not Exist
Stage	
Instance on 1st Floor	Does not Exist
Walls	
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Window Curtains/Shades/Blinds	
Instance on 1st Floor	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	
Do Letter Stair Signs Exist?	Yes
Ceiling	
Inspected	
Condition	1 - Good
Deficiency	No deficiencies recorded
Door(s)	
Inspected	
Condition	1 - Good
Deficiency	No deficiencies recorded
Partition	
Does not Exist	

**NYC Department of Education
Building Condition Assessment Survey 2017 - 2018**

Architectural Inspection

K765

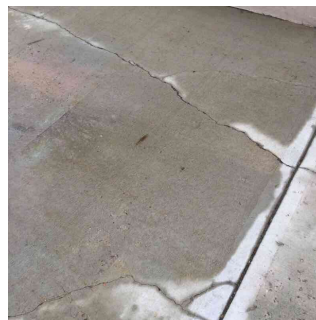
Question	Response
INTERIOR	
STAIRS/RAMPS: INTERIOR	
Railings	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Stairs and Landings	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	GYPSUM BOARD: DETERIORATED
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	
Deficiency	Stair A/2
Violations	No violations recorded.
TOILET ROOMS - STAFF	Inspected
Ceiling	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Stalls	Does not Exist
Walls	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
TOILET ROOMS - STUDENTS	Inspected
Ceiling	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Floor Finish	Inspected

**NYC Department of Education
Building Condition Assessment Survey 2017 - 2018**

Architectural Inspection

K765

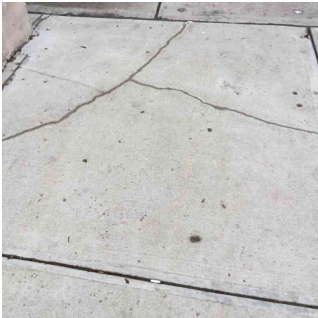
Question	Response
INTERIOR	
TOILET ROOMS - STUDENTS	
Floor Finish	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Stalls	Does not Exist
Walls	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
LIFE SAFETY	Inspected
F.D. HOLDING AREA	Does not Exist
STEEL STAIRS	Does not Exist
SITE	Inspected
CONTAINERIZATION	Does not Exist
Drainage System for Asphalt	Does not Exist
Drainage System for Concrete	Inspected
Catch Basins/Manhole - Surrounded by concrete	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Culverts - Concrete Covering	Does not Exist
Drainage System for Soil	Does not Exist
DRINKING FOUNTAINS	Does not Exist
FENCES	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
IRRIGATION SYSTEM	Does not Exist
PAVING	Inspected
Student Non-Use	Does not Exist
Student Use	Inspected
Gravel Exists?	No
Asphalt	Does not Exist
Concrete	Inspected
Condition	3 - Fair
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	Schoolyard
Deficiency Quantity	200
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	



**NYC Department of Education
Building Condition Assessment Survey 2017 - 2018**

Architectural Inspection


K765

Question	Response
SITE	
PAVING	
Student Use	Inspected
Concrete	Inspected
Violations	Schoolyard No violations recorded.
Pavers	Does not Exist
Site Sidewalks & Walkways	Inspected
Asphalt	Does not Exist
Concrete	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Pavers	Does not Exist
DOT Sidewalk	Inspected
Asphalt	Does not Exist
Concrete	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	Coney Island Avenue, Avenue H
Deficiency Quantity	175
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Avenue H No violations recorded.
Pavers	Does not Exist
PLAYGROUNDS	Inspected
Instance on Schoolyard	Inspected
Benches	
Instance on Schoolyard	Does not Exist
Fence	
Instance on Schoolyard	Does not Exist
Pavement	
Instance on Schoolyard	Does not Exist
Play Equipment	
Instance on Schoolyard	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Safety Surfacing	

**NYC Department of Education
Building Condition Assessment Survey 2017 - 2018**

Architectural Inspection

K765

Question	Response
SITE	
PLAYGROUNDS	
Safety Surfacing	
Instance on Schoolyard	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Unpaved Area	
Instance on Schoolyard	Does not Exist
PLAYING SURFACE	Does not Exist
RETAINING WALLS	Does not Exist
SEATING	Inspected
Benches	Inspected
Concrete	Does not Exist
Metal/Wood/Plastic	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Bleachers	Does not Exist
SITE WALLS (NOT RETAINING WALLS)	Inspected
Condition	3 - Fair
Deficiency	CAST IN PLACE CONCRETE: CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	Schoolyard
Deficiency Quantity	135
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Schoolyard
Violations	No violations recorded.
STAIRS/RAMPS: EXTERIOR	Does not Exist