

NYC Department of Education
Building Condition Assessment Survey 2017 - 2018

Architectural Inspection

K986

Asset: DIV. OF INSTR. & INFO. TECH.-K, 335 ADAMS STREET, New York, 11201

Inspection Id	Inspection Type	Time In	Last Edited
SA : K986	Architectural - Senior	2018-04-17 8:05 AM	2018-04-17 9:48 PM
AA : K986	Architectural - Associate	2018-04-17 8:07 AM	2018-04-18 3:12 PM

Asset Data

Question	Answer
Was the building fully accessible for inspection	Yes
Principal(s) Information	
Principal Name	Hillary Matthew
Organization	Division of Instructional and Information Technology - Brooklyn
Did you meet with this Principal?	No
Did this Principal provide feedback?	Yes
Summary of Principal's Feedback	Yamaris Brodsky, Chief of Staff, provided the following comment on behalf of Hillary Matthew: The air quality in the 29th Floor is a concern due to insufficient air circulation.
Principal Name	Alexandria Denunzio (Program Associate)
Organization	Office of School Quality - Brooklyn
Did you meet with this Principal?	Yes
Did this Principal provide feedback?	Yes
Summary of Principal's Feedback	Alexandria Denunzio had no comments about the physical condition of the building at this time.
Principal Name	Jeremy Walter (Senior Director of Operations)
Organization	Office of School Wellness Programs - Brooklyn
Did you meet with this Principal?	No
Did this Principal provide feedback?	No
Principal Name	Maria Ugguccioni (Executive Director)
Organization	Department of Supervisors of Psychologists - Brooklyn
Did you meet with this Principal?	No
Did this Principal provide feedback?	No
Principal Name	Andrea Ferguson (Senior Director)
Organization	Office of State/Federal Education Policy and School Improvement Programs - Brooklyn
Did you meet with this Principal?	No
Did this Principal provide feedback?	No
Principal Name	Donald Conyers (Superintendent)
Organization	Office of High School Superintendent- Brooklyn
Did you meet with this Principal?	No
Did this Principal provide feedback?	No
Principal Name	Kathy Rehfield-Pelles (Superintendent)
Organization	Office of Affinity High Schools - Brooklyn
Did you meet with this Principal?	No
Did this Principal provide feedback?	No
Principal Name	Aimee Horowitz - Executive Superintendent
Organization	Office of Renewal Schools - Brooklyn
Did you meet with this Principal?	No
Did this Principal provide feedback?	No
Principal Name	Kyndell Reid (Supervisor)
Organization	Office of Safety and Youth Development - Brooklyn
Did you meet with this Principal?	Yes

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Did this Principal provide feedback?	Yes
Summary of Principal's Feedback	The Supervisor's comment is as follows: The entire 6th Floor office needs repainting.
Custodian	Was not present
Fireman	Margherita Venezia
Building Square Footage	88,846
Comments on the Area	Total Building Area - 1,420,560 SF; Leased - 88,846 SF
Comments on the Stories (Floors) plus Basements	32+B+SB
Comments on the Number of Classrooms	0
Comments on the Year Built	1998
Student Population	0
Staff Population	379
Weather	Fair

Facade Photo



Adams Street Northeast view

Main Entrance Photo



Facade A - Adams Street

Roof Photo

Have any Systems/Major Building Components been upgraded?

Nil

Yes

Systems: Repainting of the 29th Floor

Year: 2018

Systems: 28th and 29th Floors - Toilet Room upgrades

Year: 2015

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Systems: Carpet Tiles replacement on the 5th Floor
 Year: 2010
 No
 No
 Yes
 2011
 Partial Inspection

Have there been any New Building Additions?
 Tandem Schools?
 Leased Space?
 Year Leased
 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

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
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	No		No	
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	No			
Computer Rooms	No			
Gymnasium	No			
Library	No			
Main Office	No			
Multi-purpose Room	No			

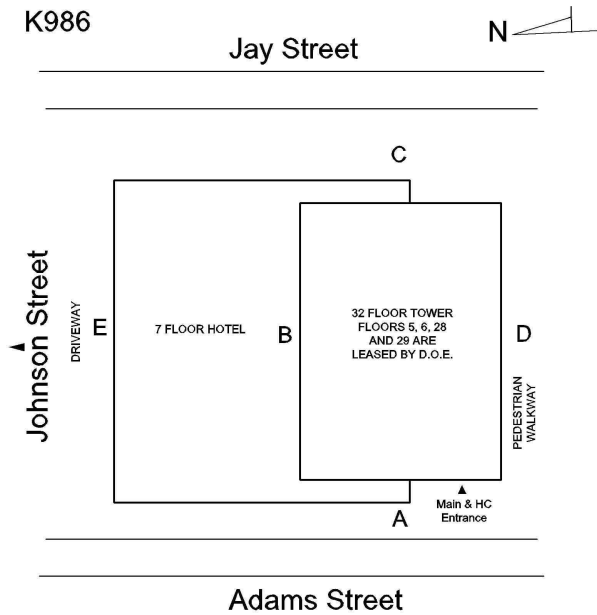
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Physical Breakdown Structure	Exists	Complies	Required	Deficiency
Rooms & Spaces				
Nurse's Room	No			
Pool	No			
Science Lab	No			
Toilet Rooms (Boys)	No			
Toilet Rooms (Girls)	No			
Toilet Rooms (Staff)	5th, 6th, 28th and 29th Floors	Yes		

Building Template



Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Does not Exist
AWNINGS AND CANOPIES	Does not Exist
CHIMNEY	Not Required
COPING	Not Required
CORNICE	Does not Exist
DOORS	Inspected
DOORS AND FRAMES	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
DOOR HARDWARE	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
LINTELS	Does not Exist
TRANSOM/SIDE LIGHT	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
EXTERIOR WALLS	Inspected

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Question	Response
EXTERIOR	
EXTERIOR WALLS	
Material Type(s)	Steel, Masonry
Replacement Quantity	14,000
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	2 - Between Good and Fair
Instance Quantity	14,000
Instance Quantity Uom	S.F.
Deficiency	No deficiencies recorded
EXTERIOR SOFFITS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
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	5,000
Replacement Uom	S.F.
EXTERIOR GUARDS	Does not Exist
LINTELS	Does not Exist
WINDOWS	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Other: All Facades	Inspected
Instance Condition	3 - Fair
Instance Quantity	5,000
Instance Quantity Uom	S.F.
Installation Year	2000
Source of Installation	Documented
Deficiency	No deficiencies 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	3 - Fair
Deficiency	CONCRETE: CRACKS/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	28th Floor - Fan Room, 29th Floor - Fan Room
Deficiency Quantity	80
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3

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Question	Response
INTERIOR	
STRUCTURAL	
FLOOR STRUCTURE	
Purpose of Action	LEVEL 5
Deficiency Photo1	
	28th Floor - Fan Room
Violations	No violations 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	ACOUSTIC TILES: DAMAGED/MISSING
Deficiency Location/Instance	Corridor Near 29th Floor Supplies Room, 6th Floor Deans Waiting Room, 6th Floor Copy Room
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	6th Floor Copy Room
Violations	No violations recorded.
Deficiency	GYPSUM BOARD: DAMAGED/DETERIORATED
Deficiency Location/Instance	Corridor Near 28th Floor File Room, Corridor Near 29th Floor Electrical Room
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
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INTERIOR

CLASSROOMS/CORRIDORS/ADMIN SPACES

Floor Finish

Deficiency Photo1



Room 524

Violations

No violations recorded.

Deficiency

SHEET VINYL: BROKEN/DETERIORATED

Deficiency Location/Instance

Corridor Near 28th Floor Fan Room, 28th Floor Pantry Area

Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



28th Floor Pantry Area

Violations

No violations recorded.

Walls

Inspected

Condition

2 - Between Good and Fair

Deficiency

GYPSON BOARD: DETERIORATED

Deficiency Location/Instance

28th Floor- West

Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REPLACE

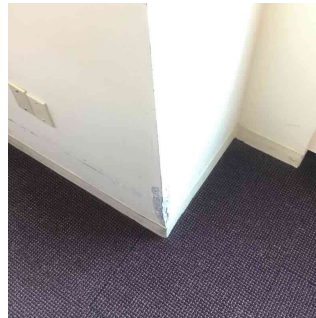
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	Inspected
Walls	Inspected
Violations	28th Floor- West 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	Inspected
Do Letter Stair Signs Exist?	Yes
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
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	Inspected
Condition	2 - Between Good and Fair
Deficiency	GYPSUM BOARD: DETERIORATED
Deficiency Location/Instance	Stairs A/28, B/29
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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INTERIOR	
STAIRS/RAMPS: INTERIOR	
Walls	
Deficiency Photo1	
Violations	Stair B/29 No violations recorded.
TOILET ROOMS - STAFF	Inspected
Ceiling	Inspected
Condition	3 - Fair
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING
Deficiency Location/Instance	5th Floor Men's, 28th Floor Women's, 29th Floor Men's
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	5th Floor Mens Toilet Room No violations recorded.
Door(s)	Inspected
Condition	5 - Poor
Deficiency	WOOD: DETERIORATED DOOR
Deficiency Location/Instance	28th Floor Mens Toilet Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
INTERIOR	
TOILET ROOMS - STAFF	
Door(s)	
Deficiency Photo1	
	28th Floor Mens Toilet Room
Violations	No violations recorded.
Floor Finish	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Stalls	Inspected
Condition	5 - Poor
Deficiency	RUST - MAJOR
Deficiency Location/Instance	5th Floor Mens Toilet Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	5th Floor Mens Toilet Room
Violations	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	Does not Exist