

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

Architectural Inspection

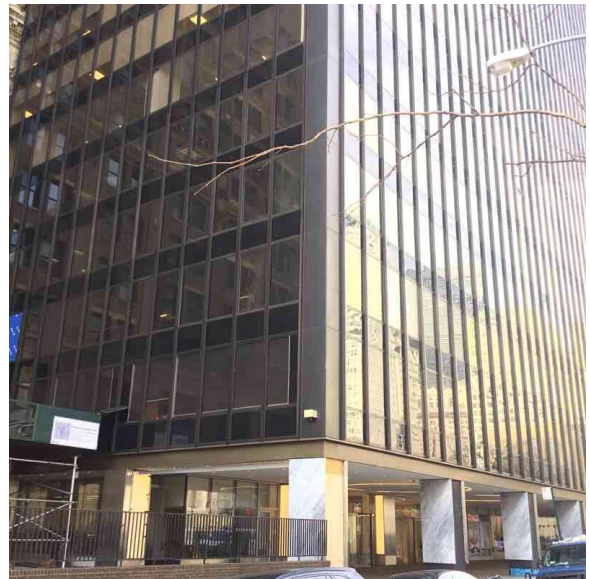
M391

Asset: PRE-K CENTER@ 2-26 WASHINGTON ST-MANHATTAN, 2-26 WASHINGTON STREET, New York, 10004

Inspection Id	Inspection Type	Time In	Last Edited
SA : M391	Architectural - Senior	2018-02-14 12:51 PM	2018-02-26 1:31 PM
AA : M391	Architectural - Associate	2018-02-14 1:12 PM	2018-02-26 2:37 PM

Asset Data

Question	Answer
Was the building fully accessible for inspection	Yes
Principal(s) Information	
Principal Name	Aneesha Jacko
Organization	District 2 Pre-K Center - Manhattan
Did you meet with this Principal?	Yes
Did this Principal provide feedback?	Yes
Summary of Principal's Feedback	The Principal's comments are as follows: 1. The glass curtain wall in Room 219 is cracked and needs to be replaced. 2. The water pressure is high in all the toilets and needs to be fixed/regulated. 3. The defective faucet in Room 203A needs to be replaced. 4. The Toilet Room inside Room 218 has a defective door lockset that needs to be replaced. 5. The concrete wall at the perimeter of the Playground has no wall padding.
Custodian	Was not present
Fireman	Al Smith
Building Square Footage	15000
Comments on the Area	None
Comments on the Stories (Floors) plus Basements	22+B+PH
Comments on the Number of Classrooms	6
Comments on the Year Built	1972
Student Population	36
Staff Population	14
Weather	Fair
Facade Photo	



Washington Street - North View

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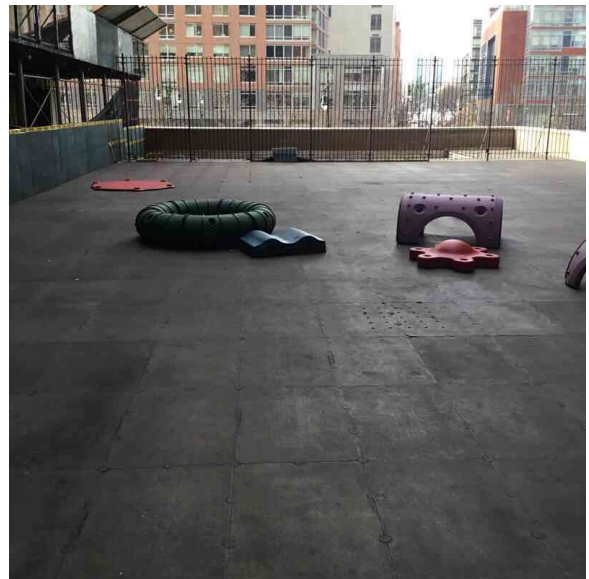
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Main Entrance Photo



Facade A - Washington Street

Roof Photo



Plaza Deck - West 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
 Partial 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

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Accessibility Status Question	Response
Is the building a multi-story building?	Yes
Are all floors of the building accessible through compliant means?	Yes
Accessible classrooms exist 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
Building Accessibility Status?	Functionally Fully Programmatically Accessible

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

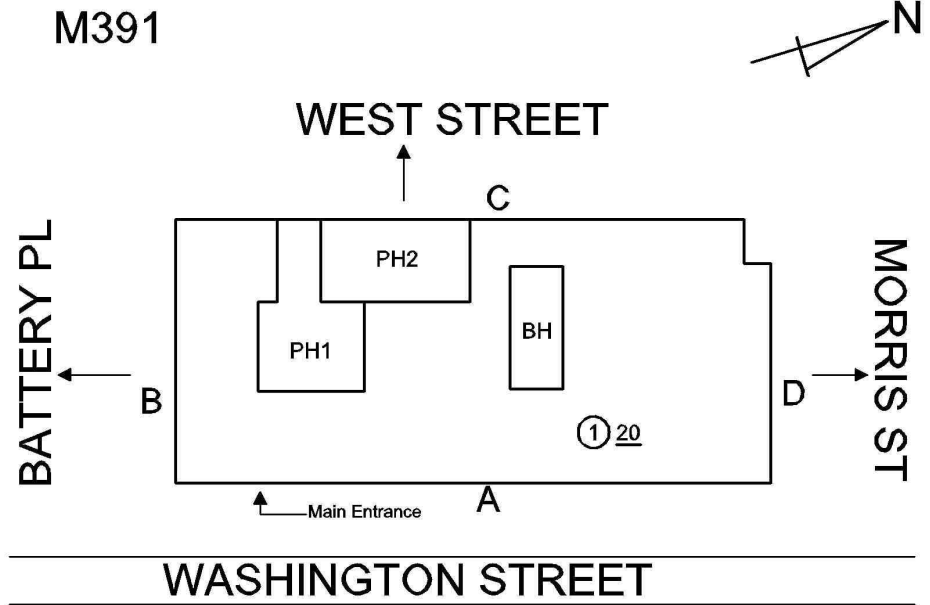
Art Rooms		No		
Auditorium		No		
Cafeteria		No		
Classrooms	2nd Floor		Yes	
Computer Rooms		No		
Gymnasium		No		
Library		No		
Main Office	Room 202		Yes	
Multi-purpose Room	2nd Floor		Yes	
Nurse's Room	Room 220		Yes	
Pool		No		
Science Lab		No		
Toilet Rooms (Boys)	2nd Floor		Yes	
Toilet Rooms (Girls)	2nd Floor		Yes	
Toilet Rooms (Staff)	2nd Floor		Yes	

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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	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)	Steel
Replacement Quantity	1,400
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	3 - Fair
Instance Quantity	1,400
Instance Quantity Uom	S.F.
Deficiency	METAL/GLASS CURT WALL: BROKEN GLASS

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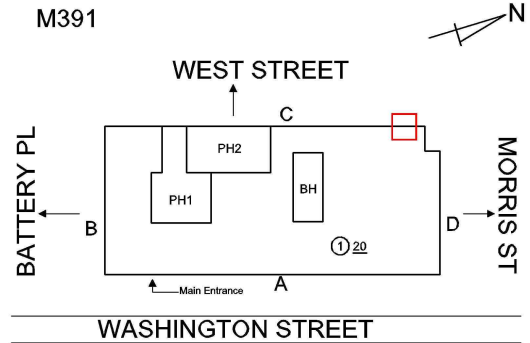
Question	Response
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EXTERIOR

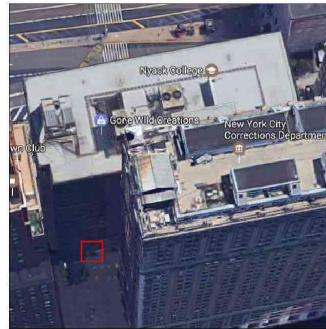
EXTERIOR WALLS

Roof Plan reference

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Elevation



Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo1

40
S.F.
REPLACE
PRIORITY 5
LEVEL 2



Room 219
No violations recorded.

Violations

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

Inspected

Instance on Pavers: West Side - Facade C - Above Non-DOE Storage

Inspected

Instance Condition

1 - Good

Instance Quantity

5,000

Instance Quantity Uom

S.F.

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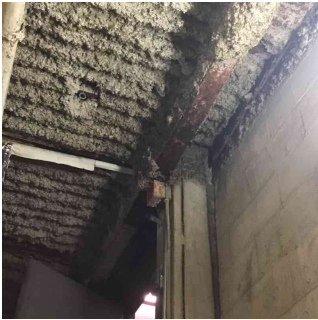
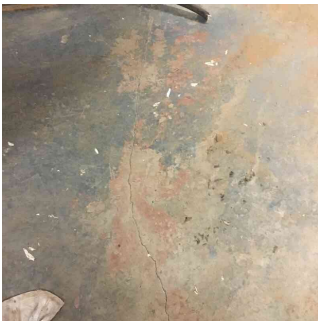
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Question	Response
EXTERIOR	
PLAZA DECK	Inspected
Installation Year	2015
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
ROOF	Inspected
Roofing	Inspected
Replacement Quantity	10,500
Replacement Uom	S.F.
ROOF HATCH/SMOKE HATCH	Not Required
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Does not Exist
ROOF BARRIER	Does not Exist
ROOF CAGE	Does not Exist
ROOF FENCE	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
ROOFING	Not Required
ROOFING DRAINS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Specialties	Inspected
BULKHEAD/PENTHOUSE	Not Required
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	Not Required
WINDOWS	Inspected
Replacement Quantity	2,500
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: Facades A and B	Inspected
Instance Condition	3 - Fair
Instance Quantity	2,500
Instance Quantity Uom	S.F.
Installation Year	1975
Source of Installation	Custodial Staff
Deficiency	ALUMINUM - OTHER: BEYOND USEFUL LIFE
Deficiency Location/Instance	Aluminum - Other: Facades A and B
Deficiency Quantity	2,500
Quantity Uom	S.F.
Potential Action	REPLACE

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Question	Response
EXTERIOR	Inspected
WINDOWS	
WINDOWS	
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
INTERIOR	Inspected
POOLS	Does not Exist
STRUCTURAL	Inspected
COLUMNS/BEAMS/BEARING WALLS	Inspected
Condition	3 - Fair
Deficiency	STEEL COLUMNS/BEAMS: DETERIORATED/MISSING SPRAY-ON FIREPROOFING
Deficiency Location/Instance	Pump Room
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 5
Deficiency Photo1	
Violations	Pump Room No violations recorded.
FLOOR STRUCTURE	Inspected
Condition	4 - Between Fair and Poor
Deficiency	CONCRETE SLAB ON GRADE: MINOR CRACKS
Deficiency Location/Instance	Pump Room
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo1	
Violations	Pump Room

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INTERIOR	Inspected
STRUCTURAL	
FLOOR STRUCTURE	
Violations	No violations recorded.
Deficiency	METAL DECK AND CONCRETE: DETERIORATED
Deficiency Location/Instance	Pump Room
Deficiency Quantity	150
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 5
Deficiency Photo1	
Violations	No violations recorded.
FOUNDATION WALLS	Inspected
Material Type(s)	Concrete
Condition	2 - Between Good and Fair
Deficiency	No deficiencies 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
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	1 - Good
Deficiency	No deficiencies recorded
Specialties	Does not Exist
GYMNASIUM	Does not Exist
INTERIOR DOOR HARDWARE	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded

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Question	Response
INTERIOR	
INTERIOR GUARDS	Does not Exist
KITCHEN	Inspected
Instance on 2nd Floor	Inspected
Ceiling	
Instance on 2nd Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Door(s)	
Instance on 2nd Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Floor Finish	
Instance on 2nd Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Walls	
Instance on 2nd Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
LIBRARY	Does not Exist
LOCKER ROOM	Does not Exist
MULTI-PURPOSE ROOM	Inspected
Instance on 2nd Floor	Inspected
Ceiling	
Instance on 2nd Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Door(s)	
Instance on 2nd Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Fixed Equipment	
Instance on 2nd Floor	Does not Exist
Floor Finish	
Instance on 2nd Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Sliding-folding Partition	
Instance on 2nd Floor	Does not Exist
Stage	
Instance on 2nd Floor	Does not Exist
Walls	
Instance on 2nd Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Window Curtains/Shades/Blinds	
Instance on 2nd Floor	Does not Exist
SCIENCE DEMO ROOM	Does not Exist
SCIENCE LAB	Does not Exist

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Question	Response
INTERIOR	
SCIENCE PREP ROOM	Does not Exist
SHOWER ROOM	Does not Exist
STAIRS/RAMPS: INTERIOR	Inspected
Do Letter Stair Signs Exist?	No
Ceiling	Not Required
Door(s)	Does not Exist
Partition	Does not Exist
Railings	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Stairs and Landings	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Walls	Not Required
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
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

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Question	Response
SITE	
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	Does not Exist
PLAYGROUNDS	Inspected
Instance on 2nd Floor Terrace	Inspected
Benches	
Instance on 2nd Floor Terrace	Does not Exist
Fence	
Instance on 2nd Floor Terrace	Does not Exist
Pavement	
Instance on 2nd Floor Terrace	Does not Exist
Play Equipment	
Instance on 2nd Floor Terrace	Does not Exist
Safety Surfacing	
Instance on 2nd Floor Terrace	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Unpaved Area	
Instance on 2nd Floor Terrace	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