

**NYC Department of Education
Building Condition Assessment Survey 2018 - 2019**

Architectural Inspection

Q414

Asset: PRE-K CENTER @ 106-02 NORTHERN BOULEVARD - QUEENS, 106-02 NORTHERN BOULEVARD, New York, 11368

Inspection Id	Inspection Type	Time In	Last Edited
SA : Q414	Architectural - Senior	2019-02-07 8:08 AM	2019-02-19 2:38 PM
AA : Q414	Architectural - Associate	2019-02-07 8:32 AM	2019-02-07 4:37 PM

Asset Data

Question	Answer
Was the building fully accessible for inspection	No
Inspection Access Comment	The Electrical Room was inaccessible due to no key.
Principal(s) Information	
Principal Name	Beth Tekverk
Organization	Pre-K Center @ 106-02 Northern Boulevard- Queens
Did you meet with this Principal?	Yes
Did this Principal provide feedback?	Yes
Summary of Principal's Feedback	The Principal had no comments about the physical condition of the building at this time.
Custodian	Was not present
Fireman	Don Marbury
Building Square Footage	4500
Comments on the Area	1st Floor only of a 40,000sf Building.
Comments on the Stories (Floors) plus Basements	6+B
Comments on the Number of Classrooms	2
Comments on the Year Built	1999
Student Population	37
Staff Population	13
Weather	Fair
Facade Photo	



Corner of Northern Boulevard and 106th Street - Southeast View

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Main Entrance Photo



Facade A - Northern Boulevard

Roof Photo

Nil

Have any Systems/Major Building Components been upgraded?

No

Have there been any New Building Additions?

No

Tandem Schools?

No

Leased Space?

Yes

Year Leased

2017

Inspection

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

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	Required	Complies	Deficiency	Audio Induction System	Fire Alarm Strobe
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FUNCTIONAL ACCESSIBILITY

Exterior Routes

Exterior Entrances & Exits			Yes			
Exterior H/C Lifts	No	No				
Exterior Ramps and Railings	No	No				

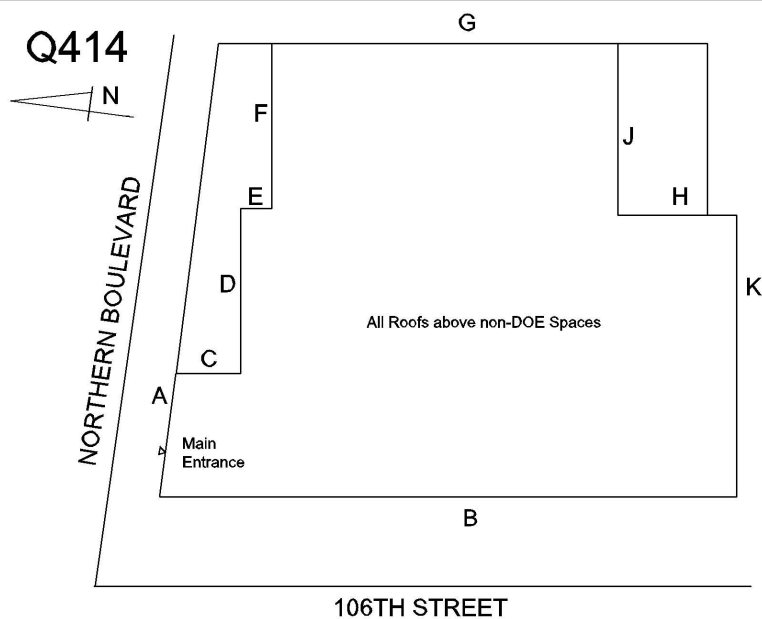
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Physical Breakdown Structure	Exists	Required	Complies	Deficiency	Audio Induction System	Fire Alarm Strobe
Interior Routes						
Corridor and Lobby H/C Lifts	No	No				
Interior Corridor Doors and Hardware	Yes		Yes			
Interior Corridors and Lobbies			Yes			
Interior Elevators	No					
Interior Lobby Doors and Hardware			Yes			
Interior Ramps	No					
Rooms & Spaces						
Art Rooms	No					
Auditorium	No					
Cafeteria	No					
Classrooms	1st Floor	Yes	Yes			
Computer Rooms		No				
Gymnasium		No				
Library		No				
Main Office	Room 101	Yes	Yes			
Multi-purpose Room	1st Floor	Yes	Yes		Yes	Yes
Nurse's Room	Room 105	Yes	Yes			
Pool		No				
Science Lab		No				
Toilet Rooms (Boys)	1st Floor - Inside Classroom	Yes	Yes			
Toilet Rooms (Girls)	1st Floor - Inside Classroom	Yes	Yes			
Toilet Rooms (Staff)	Room 102A	Yes	Yes			

Building Template



Inspection

Question

Response

Architectural

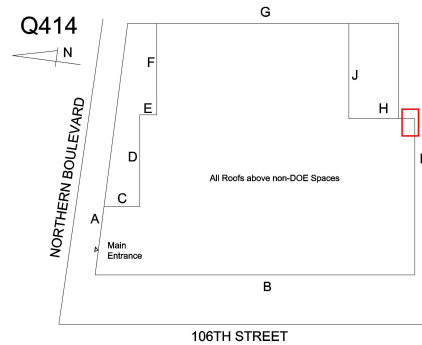
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Question	Response
EXTERIOR	Inspected
AREAWAY	Does not Exist
AWNINGS AND CANOPIES	Does not Exist
CHIMNEY	Does not Exist
COPING	Not Required
CORNICE	Not Required
DOORS	Inspected
DOORS AND FRAMES	Inspected
Condition	1 - Good
Deficiency	No deficiencies 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	1 - Good
Deficiency	No deficiencies recorded
EXTERIOR WALLS	Inspected
Material Type(s)	Masonry
Replacement Quantity	1,000
Replacement Uom	S.F.
Instance on Facade K	Inspected
Instance Condition	5 - Poor
Instance Quantity	200
Instance Quantity Uom	S.F.

STUCCO CEMENT SURFACE: CRACKS, SPALLING



Elevation



Deficiency Quantity

30

Quantity Uom

S.F.

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Question

Response

EXTERIOR

EXTERIOR WALLS

Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo1

REPLACE
PRIORITY 4
LEVEL 2



Facade K

Violations

No violations recorded.

Deficiency

STUCCO CEMENT SURFACE: WATER INFILTRATION IN NON-INSTRUCTIONAL SPACE

Roof Plan reference



Elevation




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

50
S.F.
REPAIR
PRIORITY 5
LEVEL 2

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Question	Response
EXTERIOR	
EXTERIOR WALLS	
Deficiency Photo1	
Violations	Facade K - Multipurpose Room No violations recorded.
Instance on All Facades except K	Inspected
Instance Condition	2 - Between Good and Fair
Instance Quantity	800
Instance Quantity Uom	S.F.
Deficiency	No deficiencies recorded
EXTERIOR SOFFITS	Does not Exist
LOADING DOCK	Does not Exist
LOUVER	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
PARAPETS	Not Required
PLAZA DECK	Does not Exist
ROOF	Not Required
STAIRS/RAMPS: EXTERIOR	Does not Exist
WINDOWS	Inspected
Replacement Quantity	750
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	3 - Fair
Instance Quantity	750
Instance Quantity Uom	S.F.
Installation Year	2000
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	No deficiencies recorded

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Question	Response
INTERIOR	
STRUCTURAL	
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	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	2 - Between Good and Fair
Deficiency	VINYL TILES: BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Main Entrance Lobby
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Main Entrance Lobby No violations 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	Does not Exist
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	2 - Between Good and Fair
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING - ACTIVE LEAK
Deficiency Location/Instance	Near windows
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Near windows No violations 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

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INTERIOR	
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	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	Does not Exist