

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

Architectural Inspection

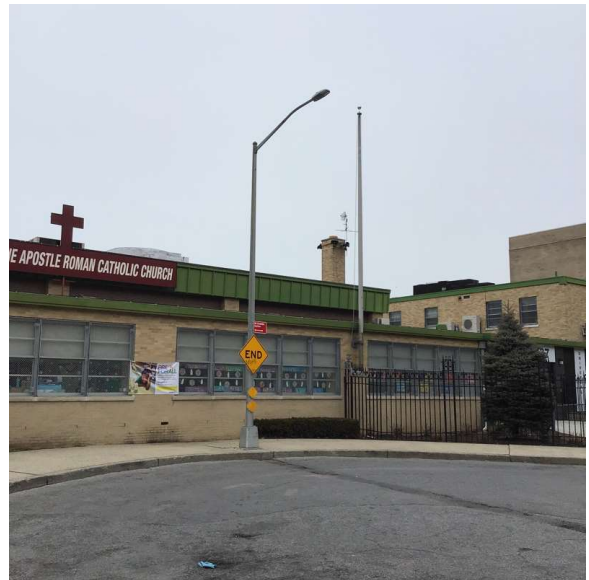
Q437

Asset: **PRE-K CENTER @ 98-22 55 AVENUE - QUEENS, 98-22 55 AVENUE, New York, 11368**

Inspection Id	Inspection Type	Time In	Last Edited
SA : Q437	Architectural - Senior	2019-02-12 7:24 AM	2019-02-19 2:51 PM
AA : Q437	Architectural - Associate	2019-02-12 9:02 AM	2019-02-12 11:50 AM

Asset Data

Question	Answer
Was the building fully accessible for inspection	Yes
Principal(s) Information	
Principal Name	Beth Tekverk
Organization	Pre-K Center @ 98-22 55th Avenue - Queens
Did you meet with this Principal?	No
Did this Principal provide feedback?	Yes
Summary of Principal's Feedback	A Principal's questionnaire was returned with the following comment. The Principal had no comments about the physical condition of the building at this time.
Custodian	Corey Bragman
Fireman	Amar Chakraborty
Building Square Footage	7000
Comments on the Area	None
Comments on the Stories (Floors) plus Basements	1+B
Comments on the Number of Classrooms	3
Comments on the Year Built	1968
Student Population	40
Staff Population	14
Weather	Fair
Facade Photo	



98th Place - Northeast view

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

Architectural Inspection

Q437

Main Entrance Photo



Facade A - 98th Place

Roof Photo



Roof 2 - East view

Have any Systems/Major Building Components been upgraded?

Yes
Systems: Partial Roofing repairs.
Year: 2018
Systems: Renovation of Leased Space to School.
Year: 2017

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

NYC Department of Education
Building Condition Assessment Survey 2018 - 2019

Architectural Inspection

Q437

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?	No
Do any of the following spaces exist? Classroom, Art Room, Auditorium, Cafeteria, Computer, Gymnasiums, Library, Multipurpose Room, Science Labs	Yes
For the spaces that do exist, are they ALL accessible?	Yes
Is there at least one Boys and Girls or Unisex toilet accessible in the building	Yes

Physical Breakdown Structure	Exists	Required	Complies	Deficiency	Audio Induction System	Fire Alarm Strobe
------------------------------	--------	----------	----------	------------	------------------------	-------------------

FUNCTIONAL ACCESSIBILITY

Exterior Routes

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

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

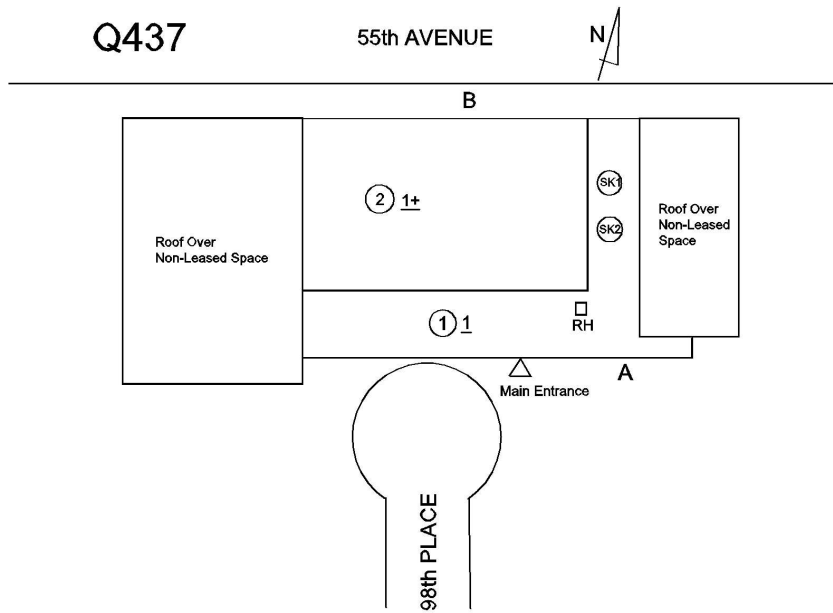
Art Rooms		No				
Auditorium		No				
Cafeteria		No				
Classrooms	1st Floor	Yes		Yes		
Computer Rooms		No				
Gymnasium	1st Floor	Yes		Yes	No	No
Library		No				
Main Office	Room 102	Yes		Yes		
Multi-purpose Room		No				
Nurse's Room	Room 103	Yes		Yes		
Pool		No				
Science Lab		No				
Toilet Rooms (Boys)	1st Floor	Yes		Yes		
Toilet Rooms (Girls)	1st Floor	Yes		Yes		
Toilet Rooms (Staff)	1st Floor (Nurse's Room)	Yes		No	Accessory Arrangement Clear opening < 32" No Lever-type Hardware Sink Arrangement Turning Radius Urinal Arrangement Water Closet Arrangement	

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

Architectural Inspection

Q437

Building Template



Inspection

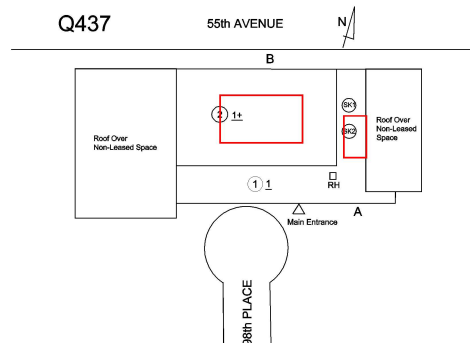
Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Does not Exist
AWNINGS AND CANOPIES	Does not Exist
CHIMNEY	Not Required
COPING	Does not Exist
CORNICE	Does not Exist
DOORS	Inspected
DOORS AND FRAMES	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
DOOR HARDWARE	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
LINTELS	Inspected
Condition	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	2,400
Replacement Uom	S.F.
Instance on Facades A, B	Inspected
Instance Condition	2 - Between Good and Fair
Instance Quantity	2,400
Instance Quantity Uom	S.F.
Deficiency	No deficiencies recorded
EXTERIOR SOFFITS	Does not Exist

NYC Department of Education
Building Condition Assessment Survey 2018 - 2019

Architectural Inspection

Q437

Question	Response
EXTERIOR	
EXTERIOR SOFFITS	
LOADING DOCK	Does not Exist
LOUVER	Does not Exist
PARAPETS	Does not Exist
PLAZA DECK	Does not Exist
ROOF	Inspected
Roofing	Inspected
Replacement Quantity	7,000
Replacement Uom	S.F.
ROOF HATCH/SMOKE HATCH	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
ROOF BARRIER	Does not Exist
ROOF CAGE	Does not Exist
ROOF FENCE	Does not Exist
ROOFING	Inspected
Instance on Modified Bitumen: All Roofs	Inspected
Instance Condition	3 - Fair
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?	Yes
Installation Year	2008
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	Does not Exist
CUPOLA/ SPIRES/ TOWERS	Does not Exist
DORMER	Does not Exist
DUNNAGE STEEL	Inspected
Condition	3 - Fair
Deficiency	MINOR RUSTING
Roof Plan reference	



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

Architectural Inspection

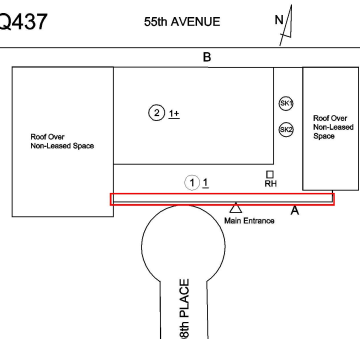

Q437

Question	Response
EXTERIOR	
ROOF	
Specialties	
DUNNAGE STEEL	
Deficiency Quantity	100
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	HEIGHT LESS THAN 18"
Roof Plan reference	<p align="center">Q437 55th AVENUE N</p>
Deficiency Quantity	100
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Deficiency Photo1	
Violations	Roof 1 No violations recorded.
SKYLIGHT/ROOF VENT	Inspected
Material Type(s)	Plastic
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
ROOF/GRAVITY TANK	Does not Exist
STAIRS/RAMPS: EXTERIOR	Does not Exist
WINDOWS	Inspected
Replacement Quantity	1,400
Replacement Uom	S.F.
EXTERIOR GUARDS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded

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

Architectural Inspection

Q437

Question	Response
EXTERIOR	
WINDOWS	
LINTELS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
WINDOWS	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Double Hung: Facade A	Inspected
Instance Condition	3 - Fair
Instance Quantity	600
Instance Quantity Uom	S.F.
Installation Year	1968
Source of Installation	Custodial Staff
Deficiency	ALUMINUM - DOUBLE HUNG: INOPERABLE BALANCE
Roof Plan reference	<p align="center">Q437 55th AVENUE N</p> 
Elevation	
Deficiency Quantity	6
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	ALUMINUM - DOUBLE HUNG: BEYOND USEFUL LIFE
Deficiency Location/Instance	Aluminum - Double Hung: Facade A
Deficiency Quantity	600
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance on Aluminum - Other: Facade B	Inspected

NYC Department of Education
Building Condition Assessment Survey 2018 - 2019

Architectural Inspection

Q437

Question	Response
EXTERIOR	
WINDOWS	
WINDOWS	
Instance Condition	3 - Fair
Instance Quantity	800
Instance Quantity Uom	S.F.
Installation Year	1968
Source of Installation	Custodial Staff
Deficiency	ALUMINUM - OTHER: BEYOND USEFUL LIFE
Deficiency Location/Instance	Aluminum - Other: Facade B
Deficiency Quantity	800
Quantity Uom	S.F.
Potential Action	REPLACE
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	Not Required
FLOOR STRUCTURE	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
FOUNDATION WALLS	Not Required
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	2 - Between Good and Fair
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING
Deficiency Location/Instance	Room 103
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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

Architectural Inspection

Q437

Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Ceiling	Inspected
Deficiency Photo1	
	Room 103
Violations	No violations recorded.
Door(s)	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Specialties	Does not Exist
GYMNASIUM	Inspected
Instance on 1st Floor	Inspected
Ceiling	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Fixed Equipment	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Seating	
Instance on 1st Floor	Does not Exist
Sliding-folding Partition	
Instance on 1st Floor	Does not Exist
Stage	
Instance on 1st Floor	Does not Exist
Walls	
Instance on 1st Floor	Inspected

NYC Department of Education
Building Condition Assessment Survey 2018 - 2019

Architectural Inspection


Q437

Question	Response
INTERIOR	
GYMNASIUM	
Walls	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Window Curtains/Shades/Blinds	
Instance on 1st Floor	Does not Exist
INTERIOR DOOR HARDWARE	Inspected
Condition	1 - Good
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	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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies 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

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

Architectural Inspection

Q437

Question	Response
INTERIOR	Inspected
TOILET ROOMS - STUDENTS	Inspected
Walls	
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	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	Does not Exist
Site Sidewalks & Walkways	Inspected
Asphalt	Does not Exist
Concrete	Inspected
Condition	2 - Between Good and Fair
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	Near Main Entrance
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Near Main Entrance No violations recorded.
Pavers	Does not Exist
DOT Sidewalk	Does not Exist
PLAYGROUNDS	Does not Exist
PLAYING SURFACE	Does not Exist
RETAINING WALLS	Does not Exist
SEATING	Does not Exist

NYC Department of Education
Building Condition Assessment Survey 2018 - 2019

Architectural Inspection

Q437

Question	Response
SITE	Inspected
SITE WALLS (NOT RETAINING WALLS)	Does not Exist
STAIRS/RAMPS: EXTERIOR	Does not Exist