

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

Architectural Inspection

**X387**

**Asset: PRE-K CENTER @ 5500 BROADWAY - BRONX, 5500 BROADWAY, New York, 10463**

| Inspection Id | Inspection Type           | Time In             | Last Edited         |
|---------------|---------------------------|---------------------|---------------------|
| SA : X387     | Architectural - Senior    | 2018-03-23 12:45 PM | 2018-04-02 12:25 PM |
| AA : X387     | Architectural - Associate | 2018-03-23 1:05 PM  | 2018-04-02 10:51 AM |

**Asset Data**

| Question   | Answer   |
|--|--|
| Was the building fully accessible for inspection | No   |
| Inspection Access Comment                        | Grounding System, Switchboard, Service Switch, Fire Alarm System were inaccessible for inspection. |
| Principal(s) Information                         |  |
| Principal Name                                   | Mary Croft   |
| Organization                                     | Pre-K Center at 5500 Broadway - Bronx  |
| Did you meet with this Principal?                | No   |
| 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  | Manny Torres (cleaner)   |
| Building Square Footage                          | 6000   |
| Comments on the Area                             | 6000 sf Leased. 26,500 sf Entire Building  |
| Comments on the Stories (Floors) plus Basements  | 2+B  |
| Comments on the Number of Classrooms             | 4  |
| Comments on the Year Built                       | 1921   |
| Student Population                               | 47   |
| Staff Population                                 | 11   |
| Weather  | Fair   |
| Facade Photo                                     |  |



Corner of West 230th Street and Exterior Street - Southwest View

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

Architectural Inspection

X387

Main Entrance Photo



Facade A - West 230th Street

Roof Photo

Nil

Have any Systems/Major Building Components been upgraded?

Yes

Systems: Complete Interior renovation of the leased space occupying a portion of the 1st Floor

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 |
|---------------------------|-----------------------|--------------------|----------------------|--------------------|-----------------|------------|
| 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?   | No       |
| Is there at least one classroom accessible in the building?   | Yes      |
| Is there at least one Boys and Girls or Unisex toilet accessible in the building?   | Yes      |
| If the following spaces exist, are SOME accessible? Art Room, Auditorium, Cafeteria, Computer, Gymnasiums, Library, Multipurpose Room, Science Labs | Yes      |

| Physical Breakdown Structure    | Exists | Complies | Required | Deficiency |
|---------------------------------|--------|----------|----------|------------|
| <b>FUNCTIONAL ACCESSIBILITY</b> |        |          |          |            |
| <b>Exterior Routes</b>          |        |          |          |            |
| Exterior Entrances & Exits      |        | Yes      |          |            |

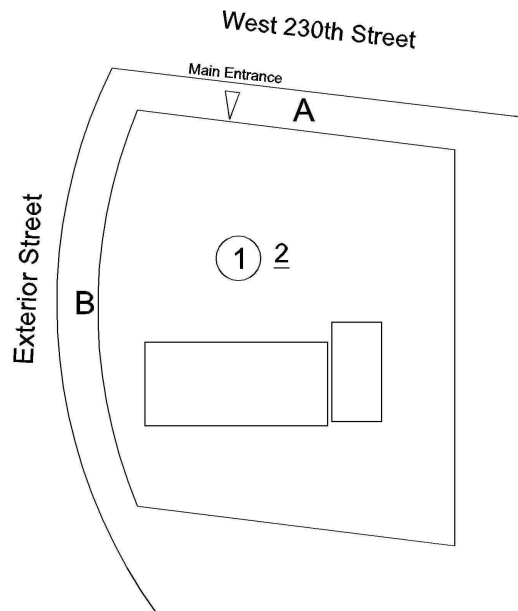
**NYC Department of Education  
Building Condition Assessment Survey 2017 - 2018**

Architectural Inspection

X387

| Physical Breakdown Structure         | Exists             | Complies | Required | Deficiency |
|--------------------------------------|--------------------|----------|----------|------------|
| <b>Exterior Routes</b>               |                    |          |          |            |
| Exterior H/C Lifts                   | No                 |          | No       |            |
| Exterior Ramps and Railings          | No                 |          | No       |            |
| <b>Interior Routes</b>               |                    |          |          |            |
| Corridor and Lobby H/C Lifts         | No                 |          | No       |            |
| Interior Corridor Doors and Hardware | No                 |          | No       |            |
| Interior Corridors and Lobbies       |                    | Yes      |          |            |
| Interior Elevators                   | No                 |          |          |            |
| Interior Lobby Doors and Hardware    |                    | Yes      |          |            |
| Interior Ramps                       | Yes                | Yes      |          |            |
| <b>Rooms &amp; Spaces</b>            |                    |          |          |            |
| Art Rooms                            | No                 |          |          |            |
| Auditorium                           | No                 |          |          |            |
| Cafeteria                            | No                 |          |          |            |
| Classrooms                           | 1st Floor          |          | Yes      |            |
| Computer Rooms                       |                    | No       |          |            |
| Gymnasium                            |                    | No       |          |            |
| Library                              |                    | No       |          |            |
| Main Office                          | Room 105           |          | Yes      |            |
| Multi-purpose Room                   |                    | No       |          |            |
| Nurse's Room                         | 1st Floor          |          | Yes      |            |
| Pool                                 |                    | No       |          |            |
| Science Lab                          |                    | No       |          |            |
| Toilet Rooms (Boys)                  | 1st Floor (Unisex) |          | Yes      |            |
| Toilet Rooms (Girls)                 | 1st Floor (Unisex) |          | Yes      |            |
| Toilet Rooms (Staff)                 | 1st Floor (Unisex) |          | Yes      |            |

Building Template



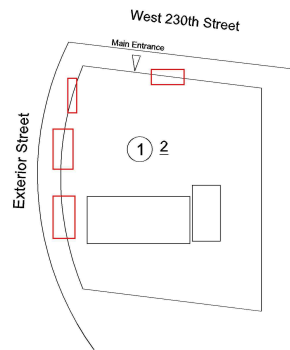
Inspection

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

Architectural Inspection

X387

| Question                    | Response                  |
|-----------------------------|---------------------------|
| <b>Architectural</b>        |                           |
| <b>EXTERIOR</b>             | Inspected                 |
| <b>AREAWAY</b>              | Does not Exist            |
| <b>AWNINGS AND CANOPIES</b> | Does not Exist            |
| <b>CHIMNEY</b>              | Not Required              |
| <b>COPING</b>               | Not Required              |
| <b>CORNICE</b>              | Does not Exist            |
| <b>DOORS</b>                | Inspected                 |
| <b>DOORS AND FRAMES</b>     | Inspected                 |
| Condition                   | 1 - Good                  |
| Deficiency                  | No deficiencies recorded  |
| <b>DOOR HARDWARE</b>        | Inspected                 |
| Condition                   | 1 - Good                  |
| Deficiency                  | No deficiencies recorded  |
| <b>LINTELS</b>              | Inspected                 |
| Condition                   | 2 - Between Good and Fair |
| Deficiency                  | No deficiencies recorded  |
| <b>TRANSOM/SIDE LIGHT</b>   | Inspected                 |
| Condition                   | 1 - Good                  |
| Deficiency                  | No deficiencies recorded  |
| <b>EXTERIOR WALLS</b>       | Inspected                 |
| Material Type(s)            | Masonry, Steel            |
| Replacement Quantity        | 3,000                     |
| Replacement Uom             | S.F.                      |
| Instance on Masonry         | Inspected                 |
| Instance Condition          | 3 - Fair                  |
| Instance Quantity           | 2,000                     |
| Instance Quantity Uom       | S.F.                      |
| Deficiency                  | <b>BRICK: OPEN JOINTS</b> |
| Roof Plan reference         |                           |



Elevation



Deficiency Quantity

20

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

Architectural Inspection

X387

**Question**

**Response**

**EXTERIOR**

**EXTERIOR WALLS**

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

S.F.  
REPOINT  
PRIORITY 3  
LEVEL 2



Facade B

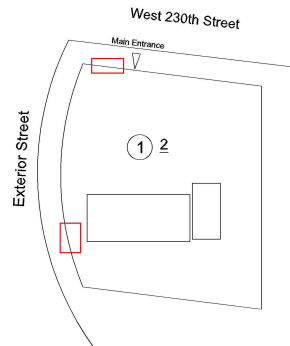
No violations recorded.

Violations

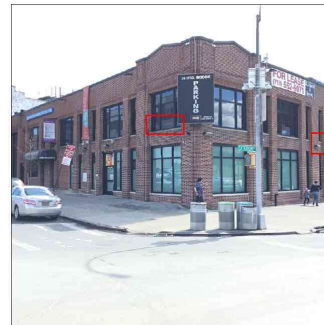
Deficiency

**BRICK: DETERIORATED MASONRY SILLS**

Roof Plan reference



Elevation



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

15  
L.F.  
REPAIR  
PRIORITY 4  
LEVEL 2

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

Architectural Inspection

X387

**Question**

**Response**

**EXTERIOR**

**EXTERIOR WALLS**

Deficiency Photo1



Facade A

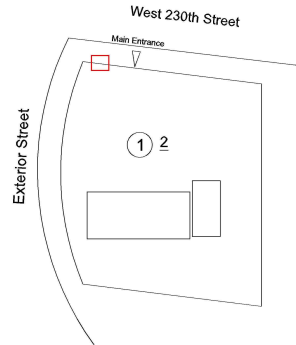
No violations recorded.

Violations

Deficiency

**BRICK: MINOR CRACKS AND SPALLING**

Roof Plan reference



Elevation



Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

RESTITCH

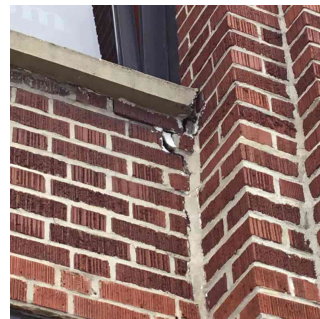
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade A

No violations recorded.

Violations

Instance on Glass Curtain Wall

Inspected

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

Architectural Inspection

X387

| <b>Question</b>                               | <b>Response</b>           |
|---|---------------------------|
| <b>EXTERIOR</b>                               |                           |
| <b>EXTERIOR WALLS</b>                         |                           |
| Instance Condition                            | 1 - Good                  |
| Instance Quantity                             | 1,000                     |
| Instance Quantity Uom                         | S.F.                      |
| Deficiency                                    | No deficiencies recorded  |
| <b>EXTERIOR SOFFITS</b>                       | Does not Exist            |
| <b>LOADING DOCK</b>                           | Does not Exist            |
| <b>LOUVER</b>                                 | Inspected                 |
| Condition                                     | 1 - Good                  |
| Deficiency                                    | No deficiencies recorded  |
| <b>PARAPETS</b>                               | Not Required              |
| <b>PLAZA DECK</b>                             | Does not Exist            |
| <b>ROOF</b>                                   | Inspected                 |
| <b>Roofing</b>                                | Inspected                 |
| Replacement Uom                               | S.F.                      |
| <b>ROOF HATCH/SMOKE HATCH</b>                 | Does not Exist            |
| <b>LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS</b> | Not Required              |
| <b>ROOF BARRIER</b>                           | Does not Exist            |
| <b>ROOF CAGE</b>                              | Does not Exist            |
| <b>ROOF FENCE</b>                             | Does not Exist            |
| <b>ROOFING</b>                                | Not Required              |
| <b>ROOFING DRAINS</b>                         | Not Required              |
| <b>Specialties</b>                            | Inspected                 |
| <b>BULKHEAD/PENTHOUSE</b>                     | Not Required              |
| <b>CUPOLA/ SPIRES/ TOWERS</b>                 | Does not Exist            |
| <b>DORMER</b>                                 | Does not Exist            |
| <b>DUNNAGE STEEL</b>                          | Inspected                 |
| Condition                                     | 1 - Good                  |
| Deficiency                                    | No deficiencies recorded  |
| <b>SKYLIGHT/ROOF VENT</b>                     | Does not Exist            |
| <b>ROOF/GRAVITY TANK</b>                      | Does not Exist            |
| <b>STAIRS/RAMPS: EXTERIOR</b>                 | Inspected                 |
| <b>BUILDING CHEEK/FLANK WALLS</b>             | Does not Exist            |
| <b>RAILINGS</b>                               | Does not Exist            |
| <b>STAIRS/RAMPS</b>                           | Inspected                 |
| Condition                                     | 1 - Good                  |
| Deficiency                                    | No deficiencies recorded  |
| <b>WINDOWS</b>                                | Inspected                 |
| Replacement Uom                               | S.F.                      |
| <b>EXTERIOR GUARDS</b>                        | Does not Exist            |
| <b>LINTELS</b>                                | Inspected                 |
| Condition                                     | 2 - Between Good and Fair |
| Deficiency                                    | No deficiencies recorded  |
| <b>WINDOWS</b>                                | Does not Exist            |
| <b>INTERIOR</b>                               | Inspected                 |
| <b>POOLS</b>                                  | Does not Exist            |
| <b>STRUCTURAL</b>                             | Inspected                 |

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

Architectural Inspection

X387

| Question                                 | Response                  |
|--|---------------------------|
| <b>INTERIOR</b>                          |                           |
| <b>STRUCTURAL</b>                        |                           |
| <b>COLUMNS/BEAMS/BEARING WALLS</b>       | Inspected                 |
| Condition                                | 2 - Between Good and Fair |
| Deficiency                               | No deficiencies recorded  |
| <b>FLOOR STRUCTURE</b>                   | Inspected                 |
| Condition                                | 2 - Between Good and Fair |
| Deficiency                               | No deficiencies recorded  |
| <b>FOUNDATION WALLS</b>                  | Inaccessible              |
| <b>ROOF STRUCTURE</b>                    | Inaccessible              |
| <b>VAULTS-BUNKERS</b>                    | Not Required              |
| <b>AUDITORIUM</b>                        | Does not Exist            |
| <b>CAFETERIA</b>                         | Does not Exist            |
| <b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b> | Inspected                 |
| <b>Ceiling</b>                           | Inspected                 |
| Condition                                | 1 - Good                  |
| Deficiency                               | No deficiencies recorded  |
| <b>Door(s)</b>                           | Inspected                 |
| Condition                                | 1 - Good                  |
| Deficiency                               | No deficiencies recorded  |
| <b>Floor Finish</b>                      | Inspected                 |
| Condition                                | 1 - Good                  |
| Deficiency                               | No deficiencies recorded  |
| <b>Walls</b>                             | Inspected                 |
| Condition                                | 1 - Good                  |
| Deficiency                               | No deficiencies recorded  |
| <b>Specialties</b>                       | Does not Exist            |
| <b>GYMNASIUM</b>                         | Does not Exist            |
| <b>INTERIOR DOOR HARDWARE</b>            | Inspected                 |
| Condition                                | 1 - Good                  |
| Deficiency                               | No deficiencies recorded  |
| <b>INTERIOR GUARDS</b>                   | Does not Exist            |
| <b>KITCHEN</b>                           | Inspected                 |
| Instance on 1st Floor                    | Inspected                 |
| <b>Ceiling</b>                           |                           |
| Instance on 1st Floor                    | Inspected                 |
| Condition                                | 1 - Good                  |
| Deficiency                               | No deficiencies recorded  |
| <b>Door(s)</b>                           |                           |
| Instance on 1st Floor                    | Inspected                 |
| Condition                                | 1 - Good                  |
| Deficiency                               | No deficiencies recorded  |
| <b>Floor Finish</b>                      |                           |
| Instance on 1st Floor                    | Inspected                 |
| Condition                                | 1 - Good                  |
| Deficiency                               | No deficiencies recorded  |
| <b>Walls</b>                             |                           |
| Instance on 1st Floor                    | Inspected                 |
| Condition                                | 1 - Good                  |
| Deficiency                               | No deficiencies recorded  |



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

Architectural Inspection

X387

| <b>Question</b>                | <b>Response</b>          |
|--------------------------------|--------------------------|
| <b>INTERIOR</b>                |                          |
| <b>LIBRARY</b>                 | Does not Exist           |
| <b>LOCKER ROOM</b>             | Does not Exist           |
| <b>MULTI-PURPOSE ROOM</b>      | Does not Exist           |
| <b>SCIENCE DEMO ROOM</b>       | Does not Exist           |
| <b>SCIENCE LAB</b>             | Does not Exist           |
| <b>SCIENCE PREP ROOM</b>       | Does not Exist           |
| <b>SHOWER ROOM</b>             | Does not Exist           |
| <b>STAIRS/RAMPS: INTERIOR</b>  | Does not Exist           |
| <b>TOILET ROOMS - STAFF</b>    | Inspected                |
| <b>Ceiling</b>                 | Inspected                |
| Condition                      | 1 - Good                 |
| Deficiency                     | No deficiencies recorded |
| <b>Door(s)</b>                 | Inspected                |
| Condition                      | 1 - Good                 |
| Deficiency                     | No deficiencies recorded |
| <b>Floor Finish</b>            | Inspected                |
| Condition                      | 1 - Good                 |
| Deficiency                     | No deficiencies recorded |
| <b>Stalls</b>                  | Does not Exist           |
| <b>Walls</b>                   | Inspected                |
| Condition                      | 1 - Good                 |
| Deficiency                     | No deficiencies recorded |
| <b>TOILET ROOMS - STUDENTS</b> | Inspected                |
| <b>Ceiling</b>                 | Inspected                |
| Condition                      | 1 - Good                 |
| Deficiency                     | No deficiencies recorded |
| <b>Door(s)</b>                 | Inspected                |
| Condition                      | 1 - Good                 |
| Deficiency                     | No deficiencies recorded |
| <b>Floor Finish</b>            | Inspected                |
| Condition                      | 1 - Good                 |
| Deficiency                     | No deficiencies recorded |
| <b>Stalls</b>                  | Does not Exist           |
| <b>Walls</b>                   | Inspected                |
| Condition                      | 1 - Good                 |
| Deficiency                     | No deficiencies recorded |
| <b>LIFE SAFETY</b>             | Inspected                |
| <b>F.D. HOLDING AREA</b>       | Does not Exist           |
| <b>STEEL STAIRS</b>            | Does not Exist           |
| <b>SITE</b>                    | Does not Exist           |