

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

K613

Asset: PRE-K CENTER @ 369 93RD STREET - BROOKLYN, 369 93 STREET, 11209

Inspection Id	Inspection Type	Time In	Last Edited
SA : K613	Architectural - Senior	2024-03-04 7:30 AM	2024-06-12 12:56 PM
AA : K613	Architectural - Associate	2024-03-04 8:54 AM	2024-03-18 10:03 AM

Asset Data

Question	Answer
Was the building fully accessible for inspection	Yes
Building Square Footage	29,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	None
Comments on the Stories (Floors) plus Basements	3+B+PH
Comments on the Number of Classrooms	14
Comments on the Year Built	2017
Student Population	185
Staff Population	65
Weather	Fair
Principal(s) Information	
Principal Name	Danielle Bennett
Organization	Pre-K Center @ 369 93rd Street - Brooklyn
Did you meet with this Principal?	No
Did this Principal provide feedback?	Yes
Summary of Principal's Feedback	Site Coordinator Connie Pitsoulis, speaking on behalf of the Principal, had no comments regarding the physical condition of the building at this time.
Custodian	Was not present
Fireman	Athanasios Tsakonas
Facade Photo	



93rd Street - North View

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Main Entrance Photo



Facade A - 93rd Street

Roof Photo



Roof 1 - Northwest View

Have any Systems/Major Building Components been upgraded?
 Have there been any Building Additions?
 Tandem Schools?
 Leased Space?

No
 No
 No
 No

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						

Programmatic Accessibility

Programmatic Accessibility Status Question	Response
Is the primary or secondary entrance on an accessible route?	Yes

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Programmatic 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

Physical Breakdown Structure	Exists	Required	Complies	Deficiency	Assistive Listening System	Fire Alarm Strobe
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PROGRAMMATIC 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	Rooms 204, 304	Yes		Yes		
Auditorium		No				
Cafeteria		No				
Classrooms	1st-3rd Floors	Yes		Yes		
Computer Rooms		No				
Gymnasium		No				
Library		No				
Main Office	Room 104	Yes		Yes		
Multi-purpose Room	Basement	Yes		Yes	No	Yes
Nurse's Room	Room C01C	Yes		Yes		
Pool		No				
Science Lab		No				
Toilet Rooms (Boys)	Basement, 1st-3rd Floors	Yes		Yes		
Toilet Rooms (Girls)	Basement, 1st-3rd Floors	Yes		Yes		
Toilet Rooms (Staff)	Basement, 1st-3rd Floors	Yes		Yes		

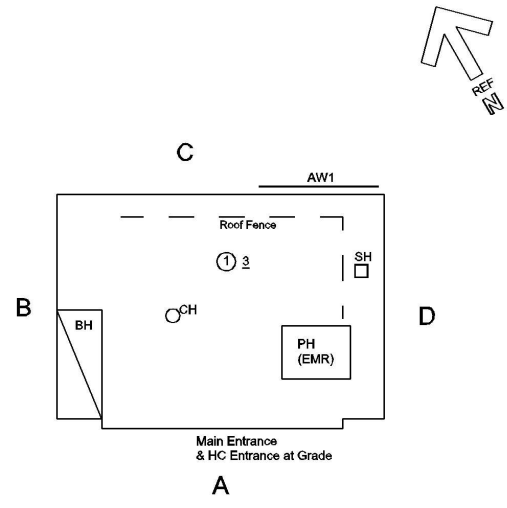
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Building Template

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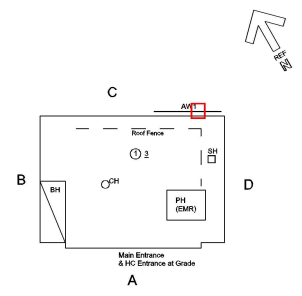


93rd Street

Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Inspected
Instance on AW1	Inspected
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	AREAWAY SLAB: CRACKS AND SPALLING
Roof Plan reference	

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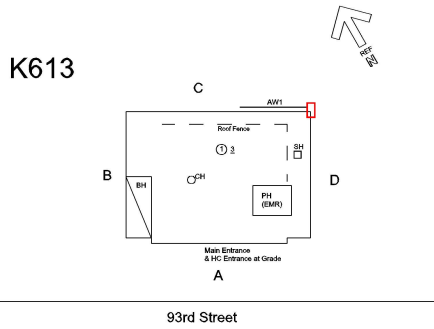

93rd Street

Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
EXTERIOR	
AREAWAY	
Deficiency Photo1	
Violations	AW1 No violations recorded.
Deficiency	AREAWAY WALLS: CRACKS AND SPALLING
Roof Plan reference	
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	AW1 No violations recorded.
AWNINGS AND CANOPIES	
Condition	Inspected 2 - Between Good and Fair
Deficiency	No deficiencies recorded
CHIMNEY	
Material Type(s)	Inspected Metal
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
COPING	
Condition	Inspected 2 - Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
EXTERIOR	
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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
TRANSOM/SIDE LIGHT	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
EXTERIOR WALLS	Inspected
Material Type(s)	Concrete, Steel
Replacement Quantity	10,000
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	2 - Between Good and Fair
Instance Quantity	10,000
Instance Quantity Uom	S.F.
Deficiency	No deficiencies recorded
EXTERIOR SOFFITS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
LOADING DOCK	Does not Exist
LOUVER	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
PARAPETS	Inspected
Material Type(s)	Concrete, Metal
Replacement Quantity	1,000
Replacement Uom	C.F.
Instance on Roof 1	Inspected
Instance Condition	2 - Between Good and Fair
Instance Quantity	1,000
Instance Quantity Uom	C.F.
Deficiency	No deficiencies recorded
PLAZA DECK	Does not Exist
ROOF	Inspected
Roofing	Inspected
Replacement Quantity	7,500
Replacement Uom	S.F.
ROOF HATCH/SMOKE HATCH	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Inspected

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Question	Response
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EXTERIOR

ROOF

Roofing

LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS

Inspected

Condition

2 - Between Good and Fair

Deficiency

No deficiencies recorded

ROOF BARRIER/FENCE

Inspected

Condition

2 - Between Good and Fair

Deficiency

No deficiencies recorded

ROOF CAGE

Does not Exist

ROOFING

Inspected

Instance on IRMA: Roof 1

Inspected

Instance Condition

3 - Fair

Instance Photo



Roof 1

Instance Quantity

7,500

Instance Quantity Uom

S.F.

Does the roof have major mechanical equipment sitting on Dunnage Steel less than 18" above the Roofing?

No

Does this roof instance have a Sustainable Roof System?

No

Do solar panels exist on these roofs?

No

Is/Are the roof(s) suitable for Solar Panel installation?

No

Installation Year

2017

Source of Installation

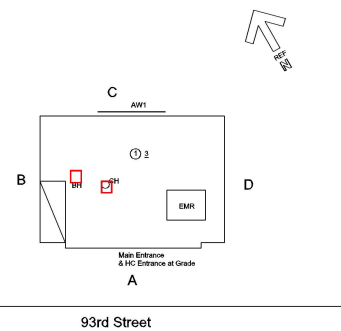
Custodial Staff

Deficiency

IRMA: ROOFING: DETERIORATED PAVERS WITH INTEGRAL INSULATION

Roof Plan reference

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Deficiency Quantity

20

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

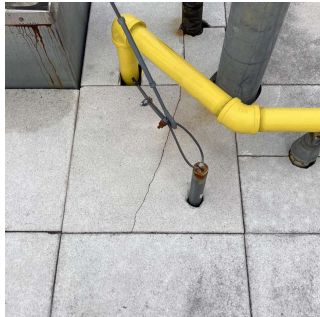
Purpose of Action

LEVEL 2

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Question	Response
EXTERIOR	
ROOF	
Roofing	
ROOFING	
Deficiency Photo1	
Violations	Roof 1 No violations recorded.
ROOFING DRAINS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Specialties	Inspected
BULKHEAD/PENTHOUSE	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
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	Does not Exist
WINDOWS	Inspected
Replacement Quantity	3,500
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: All Facades	Inspected
Instance Condition	1 - Good
Instance Quantity	3,500
Instance Quantity Uom	S.F.
Are these windows insulated	Yes
Installation Year	2017
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
INTERIOR	Inspected
POOLS	Does not Exist
STRUCTURAL	Inspected
COLUMNS/BEAMS/BEARING WALLS	Inspected

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Question	Response
INTERIOR	
STRUCTURAL	
COLUMNS/BEAMS/BEARING WALLS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
FLOOR STRUCTURE	Inspected
Condition	3 - Fair
Deficiency	CONCRETE SLAB ON GRADE: THRU CRACKS
Deficiency Location/Instance	Basement
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo1	
	Room C04
Violations	No violations recorded.
FOUNDATION WALLS	Inspected
Material Type(s)	Concrete
Condition	2 - Between Good and Fair
Deficiency	CONCRETE: CRACKED/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	Basement
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo1	
	Boiler Room
Violations	No violations recorded.
ROOF STRUCTURE	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
INTERIOR	
STRUCTURAL	Inspected
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 room 304
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Corridor near room 304 No violations 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
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies 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	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
KITCHEN	Inspected
Instance on Basement	Inspected
Ceiling	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	

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Question	Response
INTERIOR	
KITCHEN	
Door(s)	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Walls	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
LIBRARY	Does not Exist
LOCKER ROOM	Does not Exist
MULTI-PURPOSE ROOM	Inspected
Instance on Basement	Inspected
Ceiling	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	GYPSON BOARD: DAMAGED/DETERIORATED
Deficiency Location/Instance	Near Entrance
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Near Entrance
Violations	No violations recorded.
Door(s)	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Fixed Equipment	
Instance on Basement	Does not Exist
Floor Finish	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Sliding-folding Partition	

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Question	Response
INTERIOR	
MULTI-PURPOSE ROOM	
Sliding-folding Partition	
Instance on Basement	Does not Exist
Stage	
Instance on Basement	Does not Exist
Walls	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Window Curtains/Shades/Blinds	
Instance on Basement	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	TERRAZZO: CRACKS
Deficiency Location/Instance	Stair A/Basement, B/Basement
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Stair A/Basement
Violations	No violations recorded.
Walls	
	Inspected
Condition	2 - Between Good and Fair

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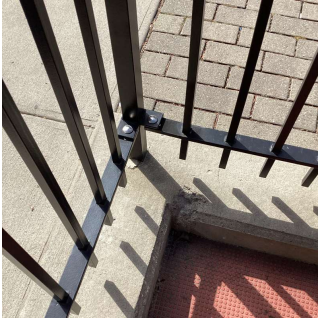

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Question	Response
INTERIOR	
STAIRS/RAMPS: INTERIOR	Inspected
Walls	Inspected
Deficiency	No deficiencies recorded
TOILET ROOMS - STAFF	Inspected
Ceiling	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Stalls	Does not Exist
Walls	Inspected
Condition	2 - Between Good and Fair
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	Does not Exist
Walls	Inspected
Condition	2 - Between Good and Fair
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	Inspected
Catch Basins/Manhole - Surrounded by concrete	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Culverts - Concrete Covering	Does not Exist
Drainage System for Soil	Does not Exist
DRINKING FOUNTAINS	Does not Exist
FENCES	Inspected
Condition	2 - Between Good and Fair
Deficiency	CONCRETE CURB: DAMAGED/DETERIORATED
Deficiency Location/Instance	93rd Street

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Question	Response
SITE	
FENCES	
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	93rd Street No violations recorded.
IRRIGATION SYSTEM	Does not Exist
PAVING	Inspected
Student Non-Use	Inspected
Gravel Exists?	No
Asphalt	Does not Exist
Concrete	Inspected
Condition	3 - Fair
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	Rear
Deficiency Quantity	75
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Rear No violations recorded.
Pavers	Does not Exist
Student Use	Does not Exist
Site Sidewalks & Walkways	Inspected
Asphalt	Does not Exist
Concrete	Inspected
Condition	3 - Fair

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Question	Response
SITE	
PAVING	
Site Sidewalks & Walkways	
Concrete	
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	West Side Exit, Main Entrance, Near East Side Exit
Deficiency Quantity	75
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	E No violations recorded.
Pavers	Does not Exist
DOT Sidewalk	Inspected
Asphalt	Does not Exist
Concrete	Inspected
Condition	2 - Between Good and Fair
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	93rd Street
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	93rd Street No violations recorded.
Pavers	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
PLAYGROUNDS	Inspected
Instance on 93rd Street - West	Inspected

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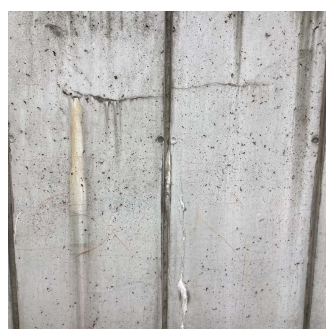
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Question	Response
SITE	
PLAYGROUNDS	
Instance on 93rd Street - East	Inspected
Benches	
Instance on 93rd Street - East	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on 93rd Street - West	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Fence	
Instance on 93rd Street - West	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on 93rd Street - East	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Pavement	
Instance on 93rd Street - East	Does not Exist
Instance on 93rd Street - West	Does not Exist
Play Equipment	
Instance on 93rd Street - West	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on 93rd Street - East	Does not Exist
Safety Surfacing	
Instance on 93rd Street - West	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on 93rd Street - East	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Unpaved Area	
Instance on 93rd Street - West	Does not Exist
Instance on 93rd Street - East	Does not Exist
PLAYING SURFACE	
	Does not Exist
RETAINING WALLS	
Are there any Retaining Walls 6' OR higher facing public street/sidewalk?	Inspected
	No
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
SEATING	
	Does not Exist
SITE WALLS (NOT RETAINING WALLS)	
	Inspected
Condition	2 - Between Good and Fair
Deficiency	CAST IN PLACE CONCRETE: CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	Near East Side Exit
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3

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Question	Response
SITE	
SITE WALLS (NOT RETAINING WALLS)	
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Near East Side Exit
	No violations recorded.
STAIRS/RAMPS: EXTERIOR	
	Does not Exist
ARTWORK	
	Does not Exist