

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

K664

Asset: **PRE-K CENTER @ 140A 58TH STREET - BROOKLYN, 140A 58 STREET, New York, 11220**

Inspection Id	Inspection Type	Time In	Last Edited
SA : K664	Architectural - Senior	2023-11-17 10:44 AM	2023-11-30 5:14 PM
AA : K664	Architectural - Associate	2023-11-17 11:11 AM	2023-11-28 1:50 PM

Asset Data

Question	Answer
Was the building fully accessible for inspection	No
Inspection Access Comment	Foundation Walls, Service Switch (No key to basement)
Building Square Footage	14,400
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	383,000 S.F. Total (14,400 S.F. Leased)
Comments on the Stories (Floors) plus Basements	8+B+PH
Comments on the Number of Classrooms	7
Comments on the Year Built	1931
Student Population	71
Staff Population	20
Weather	Fair
Principal(s) Information	
Principal Name	Lauren Napolitano
Organization	District 20 Pre-K Center at 140 58th Street - Brooklyn
Did you meet with this Principal?	No
Did this Principal provide feedback?	Yes
Summary of Principal's Feedback	A Principal questionnaire form was returned with no comments regarding the physical condition of the building.
Custodian	Was not present
Fireman	Kevin Rodriguez (Cleaner)
Facade Photo	



1st Avenue - North View

**NYC Department of Education
Building Condition Assessment Survey 2023 - 2024**

Architectural Inspection

K664

Main Entrance Photo



Facade A - Main Entrance

Roof Photo

Nil

Have any Systems/Major Building Components been upgraded?

No

Have there been any Building Additions?

No

Tandem Schools?

No

Leased Space?

Yes


Year Leased

2015

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	Potential Falling Debris	Deteriorated concrete beam fireproofing is a potential falling debris hazard.	INTERIOR STRUCTURAL COLUMNS/BEAMS/BEARING WALLS	1st Floor - Main Entrance Vestibule	Kevin Rodriguez	Cleaner	

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
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 Fire Listening Alarm System	Fire Strobe

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

K664

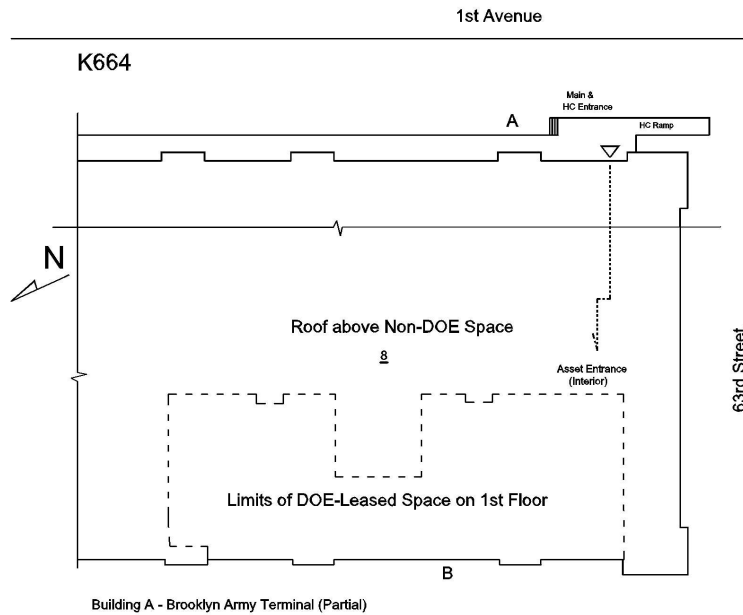
Physical Breakdown Structure		Exists	Required	Complies	Deficiency	Assistive Listening System	Fire Alarm Strobe
PROGRAMMATIC ACCESSIBILITY							
Exterior Routes							
Exterior Entrances & Exits				Yes			
Exterior H/C Lifts		No	No				
Exterior Ramps and Railings		Yes		Yes			
Interior Routes							
Corridor and Lobby H/C Lifts		No	No				
Interior Corridor Doors and Hardware		No	No				
Interior Corridors and Lobbies				Yes			
Interior Elevators		No					
Interior Lobby Doors and Hardware				Yes			
Interior Ramps		No					
Rooms & Spaces							
Art Rooms	Room 114	Yes		Yes			
Auditorium		No					
Cafeteria		No					
Classrooms	1st Floor	Yes		Yes			
Computer Rooms		No					
Gymnasium		No					
Library		No					
Main Office	Room 103	Yes		Yes			
Multi-purpose Room	1st Floor	Yes		Yes		No	Yes
Nurse's Room	Room 120	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	Yes		Yes			

**NYC Department of Education
Building Condition Assessment Survey 2023 - 2024**

Architectural Inspection

K664

Building Template



Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Does not Exist
AWNINGS AND CANOPIES	Not Required
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	Does not Exist
TRANSOM/SIDE LIGHT	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
EXTERIOR WALLS	Inspected
Material Type(s)	Concrete, Masonry
Replacement Quantity	1,400
Replacement Uom	S.F.
Instance on Facade B	Inspected
Instance Condition	3 - Fair
Instance Quantity	1,400
Instance Quantity Uom	S.F.
Deficiency	CAST IN PLACE / PRE-CAST CONCRETE: MAJOR CRACKS/SPALLING

**NYC Department of Education
Building Condition Assessment Survey 2023 - 2024**

Architectural Inspection

K664

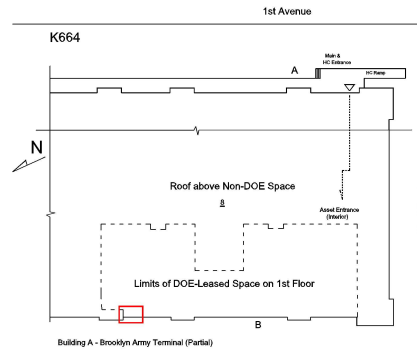
Question

Response

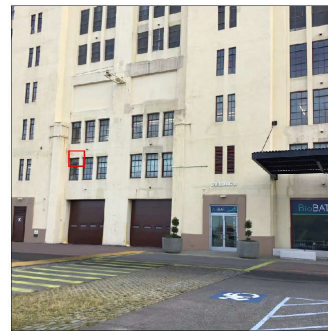
EXTERIOR

EXTERIOR WALLS

Roof Plan reference



Elevation



Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade B

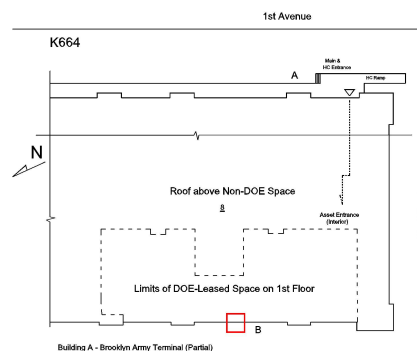
Violations

No violations recorded.

Deficiency

CAST IN PLACE / PRE-CAST CONCRETE: DETERIORATED CONTROL/EXPANSION JOINTS

Roof Plan reference



**NYC Department of Education
Building Condition Assessment Survey 2023 - 2024**

Architectural Inspection

K664

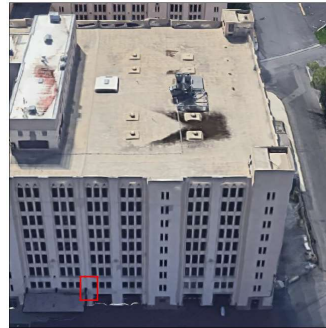
Question

Response

EXTERIOR

EXTERIOR WALLS

Elevation



Deficiency Quantity

20

Quantity Uom

L.F.

Potential Action

MAINTENANCE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade B

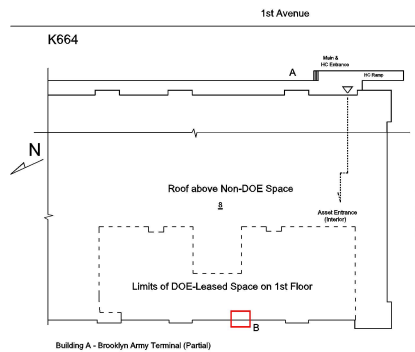
Violations

No violations recorded.

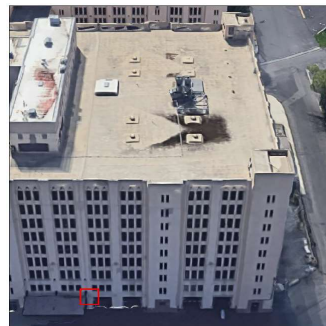
Deficiency

CAST IN PLACE / PRE-CAST CONCRETE: MINOR
CRACKS/SPALLING

Roof Plan reference



Elevation



Deficiency Quantity

10


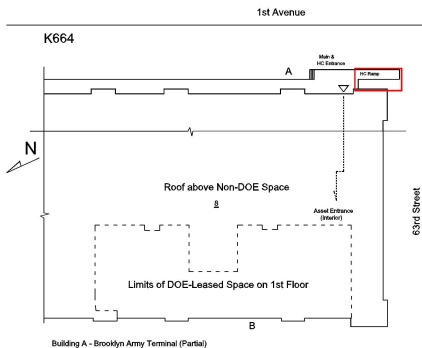
Quantity Uom

S.F.

**NYC Department of Education
Building Condition Assessment Survey 2023 - 2024**

Architectural Inspection

K664

Question	Response
EXTERIOR	
EXTERIOR WALLS	
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade B No violations recorded.
EXTERIOR SOFFITS	Does not Exist
LOADING DOCK	Not Required
LOUVER	Not Required
PARAPETS	Not Required
PLAZA DECK	Does not Exist
ROOF	Inspected
Roofing	Not Required
Specialties	Inspected
BULKHEAD/PENTHOUSE	Not Required
CUPOLA/ SPIRES/ TOWERS	Does not Exist
DORMER	Does not Exist
DUNNAGE STEEL	Not Required
SKYLIGHT/ROOF VENT	Not Required
ROOF/GRAVITY TANK	Not Required
STAIRS/RAMPS: EXTERIOR	Inspected
BUILDING CHEEK/FLANK WALLS	Inspected
Condition	4 - Between Fair and Poor
Deficiency	CAST IN PLACE CONCRETE: CRACKS/SPALLING - MINOR
Roof Plan reference	
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

**NYC Department of Education
Building Condition Assessment Survey 2023 - 2024**

Architectural Inspection

K664

Question

Response

EXTERIOR

STAIRS/RAMPS: EXTERIOR

BUILDING CHEEK/FLANK WALLS

Deficiency Photo1



Facade A - HC Ramp

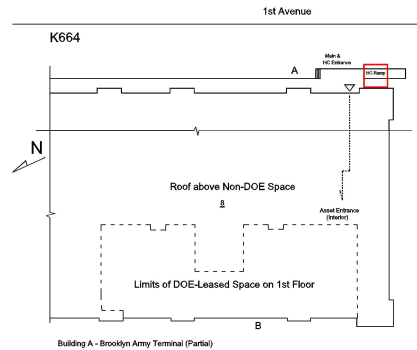
No violations recorded.

Violations

Deficiency

CAST IN PLACE CONCRETE: CRACKS/SPALLING - MAJOR

Roof Plan reference



Deficiency Quantity

20

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade A - HC Ramp

No violations recorded.

Violations

RAILINGS

Inspected

Condition

5 - Poor

Deficiency

RUST - MAJOR

**NYC Department of Education
Building Condition Assessment Survey 2023 - 2024**

Architectural Inspection

K664

Question

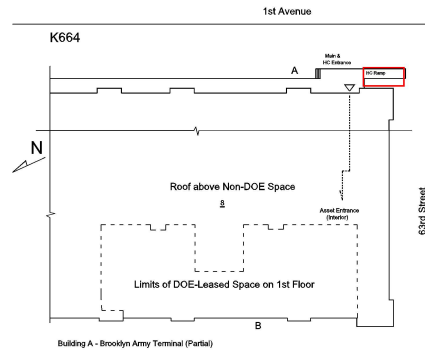
Response

EXTERIOR

STAIRS/RAMPS: EXTERIOR

RAILINGS

Roof Plan reference



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

25
L.F.
REPLACE
PRIORITY 4
LEVEL 2



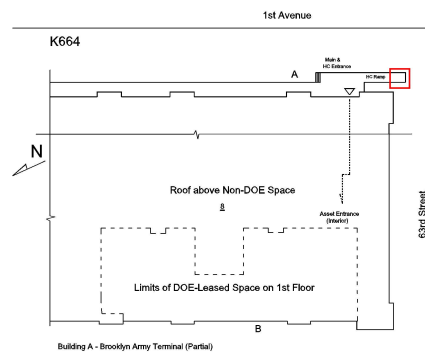
Facade A - HC Ramp
No violations recorded.

Violations

Deficiency

DAMAGED

Roof Plan reference



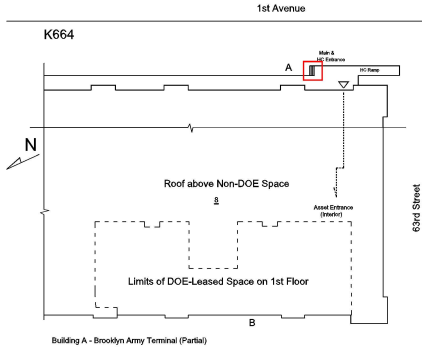
Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action

10
L.F.
REPLACE
PRIORITY 4
LEVEL 2

**NYC Department of Education
Building Condition Assessment Survey 2023 - 2024**

Architectural Inspection

K664

Question	Response
EXTERIOR	
STAIRS/RAMPS: EXTERIOR	
RAILINGS	
Deficiency Photo1	
Violations	Facade A - HC Ramp No violations recorded.
STAIRS/RAMPS	
Condition	Inspected 5 - Poor
Deficiency	METAL: RUST - MAJOR
Roof Plan reference	
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade A No violations recorded.
Deficiency	CONCRETE: CRACKS/SPALLING - MINOR

**NYC Department of Education
Building Condition Assessment Survey 2023 - 2024**

Architectural Inspection

K664

Question

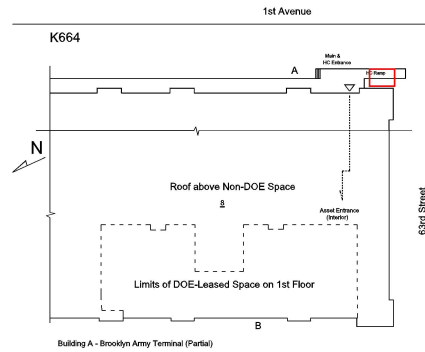
Response

EXTERIOR

STAIRS/RAMPS: EXTERIOR

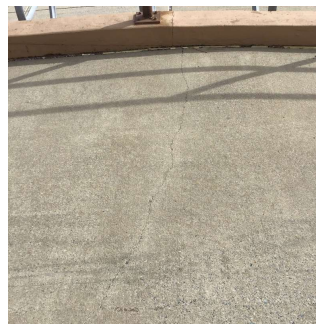
STAIRS/RAMPS

Roof Plan reference



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

40
S.F.
REPAIR
PRIORITY 3
LEVEL 2



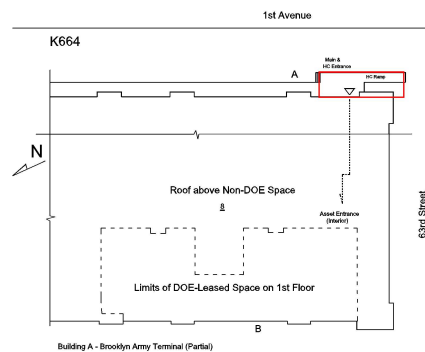
Facade A - HC Ramp
No violations recorded.

Violations

Deficiency

CONCRETE: CRACKS/SPALLING - MAJOR

Roof Plan reference



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

50
S.F.
REPLACE
PRIORITY 4
LEVEL 2

**NYC Department of Education
Building Condition Assessment Survey 2023 - 2024**

Architectural Inspection

K664

Question	Response
EXTERIOR	
STAIRS/RAMPS: EXTERIOR	
STAIRS/RAMPS	
Deficiency Photo1	
Violations	Facade A - HC Ramp No violations recorded.
WINDOWS	Inspected
Replacement Quantity	800
Replacement Uom	S.F.
EXTERIOR GUARDS	Does not Exist
LINTELS	Does not Exist
WINDOWS	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Other: Facade B	Inspected
Instance Condition	2 - Between Good and Fair
Instance Quantity	800
Instance Quantity Uom	S.F.
Are these windows insulated	Yes
Installation Year	2015
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
INTERIOR	Inspected
POOLS	Does not Exist
STRUCTURAL	Inspected
COLUMNS/BEAMS/BEARING WALLS	Inspected
Condition	3 - Fair
Deficiency	STEEL COLUMNS/BEAMS: DETERIORATED CONCRETE FIREPROOFING
Deficiency Location/Instance	1st Floor - Main Entrance Vestibule
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6

**NYC Department of Education
Building Condition Assessment Survey 2023 - 2024**

Architectural Inspection

K664

Question	Response
----------	----------

INTERIOR

STRUCTURAL

COLUMNS/BEAMS/BEARING WALLS

Deficiency Photo1

Inspected



1st Floor - Main Entrance Vestibule

No violations recorded.

Violations

FLOOR STRUCTURE

Condition

Inspected

3 - Fair

Deficiency

CONCRETE: CRACKS/SPALLED/REINFORCEMENT EXPOSED

Deficiency Location/Instance

1st Floor - Main Entrance Vestibule

Deficiency Quantity

20

Quantity Uom

S.F.

Potential Action

REPAIR

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 5

Deficiency Photo1



1st Floor - Main Entrance Vestibule

No violations recorded.

Violations

Deficiency

CONCRETE: CRACKS/SPALLED/REINFORCEMENT EXPOSED

Deficiency Location/Instance

1st Floor - Boiler Room, Telecom Room

Deficiency Quantity

50

Quantity Uom

S.F.

Potential Action

REPAIR

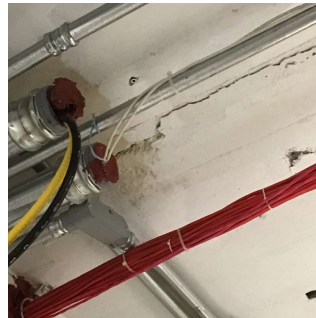
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 5


Deficiency Photo1



NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection


K664

Question	Response
INTERIOR	
STRUCTURAL	
FLOOR STRUCTURE	Inspected
Violations	1st Floor - Telecom Room No violations recorded.
FOUNDATION WALLS	Inaccessible
ROOF STRUCTURE	Not Required
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	No deficiencies recorded
Door(s)	Inspected
Condition	5 - Poor
Deficiency	WOOD: MISSING DOOR
Deficiency Location/Instance	Room 102
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room 102 No violations recorded.
Floor Finish	Inspected
Condition	2 - Between Good and Fair
Deficiency	VINYL TILES: DETERIORATED SUBSTRATE
Deficiency Location/Instance	Room 108, Corridor near Room 108
Deficiency Quantity	20
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 2023 - 2024**

Architectural Inspection

K664

Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Floor Finish	Inspected
Violations	No violations recorded.
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	GYPSUM BOARD: DETERIORATED
Deficiency Location/Instance	Room 102, Corridor near Room 115
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Corridor near Room 115 No violations 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	Does not Exist
KITCHEN	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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Walls	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	CERAMIC TILE: BROKEN/ MISSING
Deficiency Location/Instance	Near Sink
Deficiency Quantity	10

**NYC Department of Education
Building Condition Assessment Survey 2023 - 2024**

Architectural Inspection

K664

Question	Response
INTERIOR	
KITCHEN	
Walls	
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Near Sink No violations recorded.
LIBRARY	Does not Exist
LOCKER ROOM	Does not Exist
MULTI-PURPOSE ROOM	Inspected
Instance on 1st Floor (600 SF)	Inspected
Ceiling	
Instance on 1st Floor (600 SF)	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on 1st Floor (600 SF)	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Fixed Equipment	
Instance on 1st Floor (600 SF)	Does not Exist
Floor Finish	
Instance on 1st Floor (600 SF)	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Sliding-folding Partition	
Instance on 1st Floor (600 SF)	Does not Exist
Stage	
Instance on 1st Floor (600 SF)	Does not Exist
Walls	
Instance on 1st Floor (600 SF)	Inspected
Condition	2 - Between Good and Fair
Deficiency	GYPSUM BOARD: DETERIORATED
Deficiency Location/Instance	Near Toilet Room, By Entrance
Deficiency Quantity	20
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 2023 - 2024**

Architectural Inspection

K664

Question	Response
INTERIOR	
MULTI-PURPOSE ROOM	
Walls	
Deficiency Photo1	
Violations	Near Toilet Room No violations recorded.
Window Curtains/Shades/Blinds	
Instance on 1st Floor (600 SF)	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	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
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

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

K664

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	Does not Exist
ARTWORK	Does not Exist