

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

K765

Asset: **PRE-K CENTER @ 1139 CONEY ISLAND AVENUE - BROOKLYN, 1139 CONEY ISLAND AVENUE, New York, 11230**

Inspection Id	Inspection Type	Time In	Last Edited
SA : K765	Architectural - Senior	2024-05-22 12:19 PM	2024-06-03 5:22 PM
AA : K765	Architectural - Associate	2024-05-22 12:49 PM	2024-06-03 5:22 PM

Asset Data

Question	Answer
Was the building fully accessible for inspection	Yes
Building Square Footage	14,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	Entire Building Leased
Comments on the Stories (Floors) plus Basements	2+B
Comments on the Number of Classrooms	9
Comments on the Year Built	2015
Student Population	135
Staff Population	27
Weather	Fair
Principal(s) Information	

Principal Name	Rosalie Favuzza
Organization	Pre-K Center @ 1139 Coney Island Avenue - Brooklyn
Did you meet with this Principal?	Yes
Did this Principal provide feedback?	Yes
Summary of Principal's Feedback	The Principal had no comments regarding the physical condition of the building at this time.

Custodian	Was not present
Fireman	Bobby Gofman
Facade Photo	



Corner of Coney Island Avenue and Avenue H - Northwest View

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

Architectural Inspection

K765

Main Entrance Photo



Facade A - Avenue H

Roof Photo



Roof 1 - Northeast View

Have any Systems/Major Building Components been upgraded?

Yes
 Systems: Exterior Walls, Windows, Foundation Walls - repairs
 Year: 2024
 Systems: Exterior Walls, Foundation Walls - repairs
 Year: 2018
 Systems: Windows - repairs
 Year: 2017
 Systems: Roofing - repairs
 Year: 2016

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 condition recorded							

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

K765

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 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	Assistive Fire Listening Alarm 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	Yes		Yes		
Interior Corridors and Lobbies			Yes		
Interior Elevators	Yes		Yes		
Interior Lobby Doors and Hardware			Yes		
Interior Ramps	No				

Rooms & Spaces

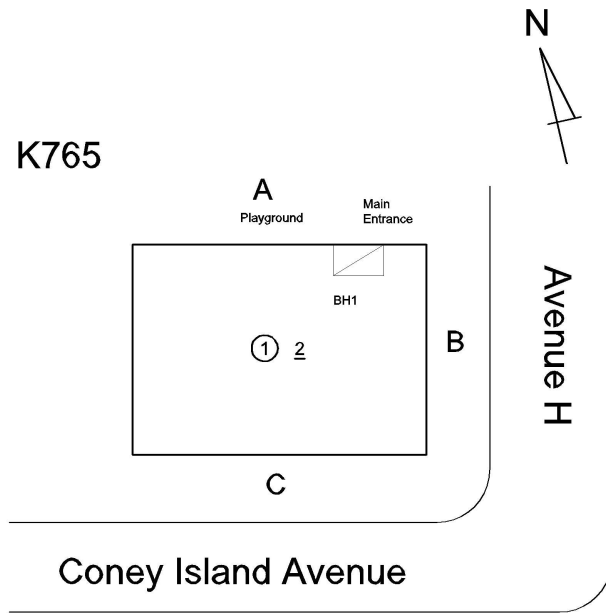
Art Rooms		No			
Auditorium		No			
Cafeteria		No			
Classrooms	1st, 2nd Floors	Yes		Yes	
Computer Rooms		No			
Gymnasium		No			
Library		No			
Main Office	Room 102	Yes		Yes	
Multi-purpose Room		No			
Nurse's Room	Room 105	Yes		Yes	
Pool		No			
Science Lab		No			
Toilet Rooms (Boys)	1st, 2nd Floors (unisex)	Yes		Yes	
Toilet Rooms (Girls)	1st, 2nd Floors (unisex)	Yes		Yes	
Toilet Rooms (Staff)	1st, 2nd Floors (unisex)	Yes		Yes	

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

K765

Building Template




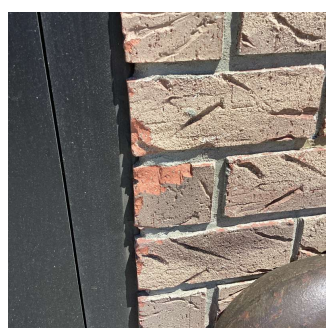
Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Does not Exist
AWNINGS AND CANOPIES	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
CHIMNEY	Inspected
Material Type(s)	Masonry
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
COPING	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
CORNICE	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
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

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

Architectural Inspection

K765

Question	Response
EXTERIOR	
EXTERIOR WALLS	
Material Type(s)	Masonry
Replacement Quantity	6,000
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	3 - Fair
Instance Quantity	6,000
Instance Quantity Uom	S.F.
Deficiency	BRICK: MINOR CRACKS AND SPALLING
Roof Plan reference	 <p>K765</p> <p>A Playground Main Entrance BH1 ① 2 B C Avenue H Coney Island Avenue</p>
Elevation	
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	RESTITCH
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade C No violations recorded.
Deficiency	BRICK: CRACKS/DISPLACED/SPALLED BRICK AT BUILDING CORNERS

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

Architectural Inspection

K765

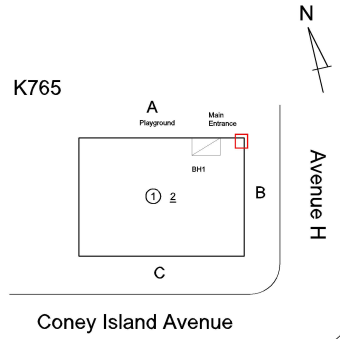
Question

Response

EXTERIOR

EXTERIOR WALLS

Roof Plan reference



Elevation



Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REMOVE AND REBUILD

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade B

Violations

No violations recorded.

EXTERIOR SOFFITS

Does not Exist

LOADING DOCK

Does not Exist

LOUVER

Inspected

Condition

2 - Between Good and Fair

Deficiency

No deficiencies recorded

PARAPETS

Inspected

Material Type(s)

Masonry

Replacement Quantity

2,400

Replacement Uom

C.F.

Instance on All Facades

Inspected

Instance Condition

2 - Between Good and Fair

Instance Quantity

2,400


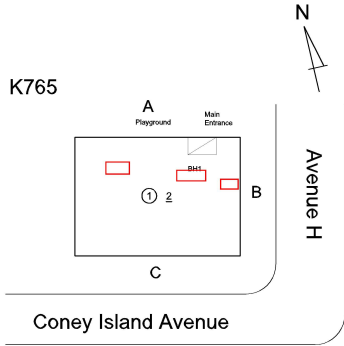
Instance Quantity Uom

C.F.

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

Architectural Inspection


K765

Question	Response
EXTERIOR	
PARAPETS	Inspected
Deficiency	No deficiencies recorded
PLAZA DECK	Does not Exist
ROOF	Inspected
Roofing	Inspected
Replacement Quantity	7,000
Replacement Uom	S.F.
ROOF HATCH/SMOKE HATCH	Does not Exist
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 Modified Bitumen: Roof 1	Inspected
Instance Condition	4 - Between Fair and Poor
Instance Photo	
	Roof 1
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?	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	2015
Source of Installation	Custodial Staff
Deficiency	MODIFIED BITUMEN: ROOFING: DELAMINATION
Roof Plan reference	
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE ROOFING WITHOUT MAJOR EQUIPMENT REMOVAL
Urgency of Action	PRIORITY 4

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

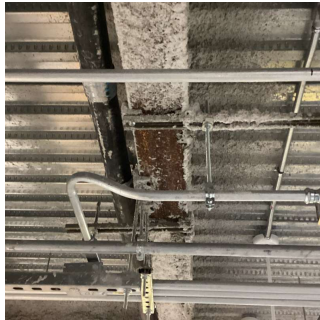
K765

Question	Response
EXTERIOR	
ROOF	Inspected
Roofing	
ROOFING	
Purpose of Action	LEVEL 2
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	Inspected
BUILDING CHEEK/FLANK WALLS	Does not Exist
RAILINGS	Does not Exist
STAIRS/RAMPS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
WINDOWS	Inspected
Replacement Quantity	2,700
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	2 - Between Good and Fair
Instance Quantity	2,700
Instance Quantity Uom	S.F.
Are these windows insulated	Yes
Installation Year	2015

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

K765

Question	Response
EXTERIOR	Inspected
WINDOWS	Inspected
WINDOWS	
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	STEEL COLUMNS/BEAMS: DETERIORATED/MISSING SPRAY-ON FIREPROOFING
Deficiency Location/Instance	Basement - Room 2
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo1	
Violations	Basement - Room 2 No violations recorded.
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	2 - Between Good and Fair
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING
Deficiency Location/Instance	Corridor near Stair A/1,2, Corridor near Rooms 112, 116, Room 108
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPLACE

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

K765

Question	Response
INTERIOR	Inspected
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Ceiling	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Corridor Near Stair A/1 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	VINYL TILES: BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Main Entrance Vestibule
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 Vestibule No violations recorded.
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	PLASTER: CRACKS/SPALLING
Deficiency Location/Instance	Corridor near Stair A/2
Deficiency Quantity	10
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

K765

Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Walls	
Deficiency Photo1	
Violations	Corridor near Stair A/2 No violations recorded.
Deficiency	GYPSUM BOARD: DETERIORATED
Deficiency Location/Instance	Corridor near Stair A/1, Room 115, Exit 2 Vestibule
Deficiency Quantity	35
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Corridor near Stair A/1 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	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
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	3 - Fair
Deficiency	WOOD: DETERIORATED DOOR

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

Architectural Inspection


K765

Question	Response
INTERIOR	
KITCHEN	
Door(s)	
Deficiency Location/Instance	Entrance
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Entrance No violations 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	No deficiencies recorded
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	
Do Letter Stair Signs Exist?	Inspected Yes
Ceiling	
Condition	Inspected 2 - Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Condition	Inspected 2 - Between Good and Fair
Deficiency	No deficiencies recorded
Partition	
Does not Exist	
Railings	
Condition	Inspected 2 - Between Good and Fair
Deficiency	No deficiencies recorded
Stairs and Landings	
Condition	Inspected 2 - Between Good and Fair
Deficiency	CONCRETE: CRACKS/SPALLING - MAJOR

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

Architectural Inspection



K765

Question	Response
INTERIOR	
STAIRS/RAMPS: INTERIOR	
Stairs and Landings	
Deficiency Location/Instance	Stair A/Bulkhead
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Stair A/Bulkhead No violations recorded.
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	GYPSUM BOARD: DETERIORATED
Deficiency Location/Instance	Stair A/2
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Stair A/2 No violations 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

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

Architectural Inspection


K765

Question	Response
INTERIOR	
TOILET ROOMS - STAFF	
Stalls	Does not Exist
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	CERAMIC TILE: BROKEN/ MISSING
Deficiency Location/Instance	Room 205
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room 205 No violations recorded.
TOILET ROOMS - STUDENTS	
Ceiling	Inspected
Condition	2 - Between Good and Fair
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING
Deficiency Location/Instance	Room 210A
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room 210A 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

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

Architectural Inspection



K765

Question	Response
INTERIOR	
TOILET ROOMS - STUDENTS	
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	Avenue H
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Avenue H No violations recorded.
IRRIGATION SYSTEM	Does not Exist
PAVING	Inspected
Student Non-Use	Does not Exist
Student Use	Does not Exist
Site Sidewalks & Walkways	Does not Exist
DOT Sidewalk	Inspected
Asphalt	Does not Exist
Concrete	Inspected
Condition	3 - Fair

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

Architectural Inspection

K765

Question	Response
SITE	
PAVING	
DOT Sidewalk	
Concrete	
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	Avenue H
Deficiency Quantity	75
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Avenue H No violations recorded.
Pavers	Does not Exist
PLAYGROUNDS	Inspected
Instance on Avenue H	Inspected
Benches	
Instance on Avenue H	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Fence	
Instance on Avenue H	Does not Exist
Pavement	
Instance on Avenue H	Inspected
Condition	3 - Fair
Deficiency	CONCRETE: CRACKS - MAJOR
Deficiency Location/Instance	Near Main Entrance
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

K765

Question	Response
SITE	
PLAYGROUNDS	
Pavement	
Near Main Entrance	
Violations	No violations recorded.
Play Equipment	
Instance on Avenue H	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Safety Surfacing	
Instance on Avenue H	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Unpaved Area	
Instance on Avenue H	Does not Exist
PLAYING SURFACE	Does not Exist
RETAINING WALLS	Does not Exist
SEATING	Does not Exist
SITE WALLS (NOT RETAINING WALLS)	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
STAIRS/RAMPS: EXTERIOR	Does not Exist
ARTWORK	Does not Exist