

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

K866

Asset: **I.S. 364 AX (POOL&GYM)-BROOKLYN, 1540 VAN SICLEN AVE, New York, 11239**

Inspection Id	Inspection Type	Time In	Last Edited
SA : K866	Architectural - Senior	2023-12-21 9:04 AM	2024-06-11 11:41 AM
AA : K866	Architectural - Associate	2023-12-21 8:12 AM	2023-12-26 7:06 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)	130,000 SF Total Building (14,000 SF Leased)
Comments on the Stories (Floors) plus Basements	2+B
Comments on the Number of Classrooms	0
Comments on the Year Built	1978
Student Population	26
Staff Population	1
Weather	Fair
Principal(s) Information	
Principal Name	Nicole Fraser Edmund
Organization	I.S. 364 Annex - Brooklyn
Did you meet with this Principal?	No
Did this Principal provide feedback?	No
Custodian	Christopher Bagett (Facility Manager)
Fireman	Was not present
Facade Photo	



Van Siclen Avenue - West View

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Main Entrance Photo



Facade A - Van Siclen Avenue

Roof Photo



Roof 1 - North View

Have any Systems/Major Building Components been upgraded?

Yes

Systems: Exterior Walls, Roofing - repairs, Windows - waterproofing

Year: 2019

Systems: Windows - replacement

Year: 1995

Have there been any Building Additions?

No

Tandem Schools?

No

Leased Space?

Yes

Year Leased

1995

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

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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?	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?	No
For the spaces that do exist, are SOME of them accessible?	Yes
Is there at least one Boys and Girls or Unisex toilet accessible in the building?	No

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	No					
Interior Lobby Doors and Hardware			Yes			
Interior Ramps	No					

Rooms & Spaces

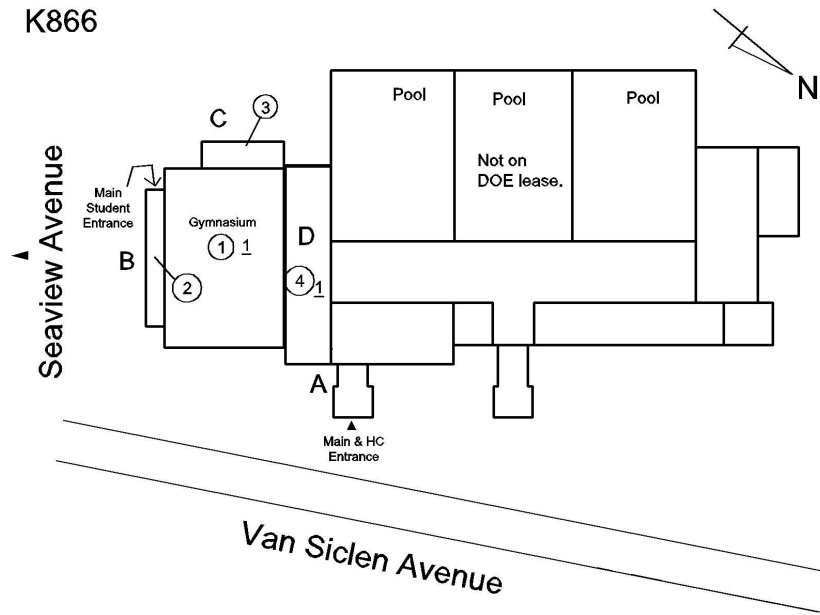
Art Rooms		No				
Auditorium		No				
Cafeteria		No				
Classrooms		No				
Computer Rooms		No				
Gymnasium	1st Floor	Yes		Yes	No	Yes
Library		No				
Main Office		No				
Multi-purpose Room		No				
Nurse's Room		No				
Pool		No				
Science Lab		No				
Toilet Rooms (Boys)	1st Floor	Yes		No	Clear opening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

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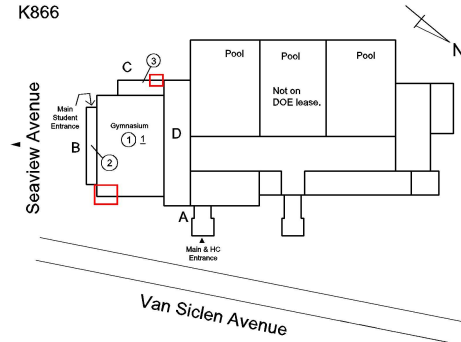
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Building Template



Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Not Required
AWNINGS AND CANOPIES	Not Required
CHIMNEY	Not Required
COPING	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
CORNICE	Does not Exist
DOORS	Inspected
DOORS AND FRAMES	Inspected
Condition	3 - Fair
Deficiency	METAL: DETERIORATED DOOR - MINOR DETERIORATION
Roof Plan reference	K866

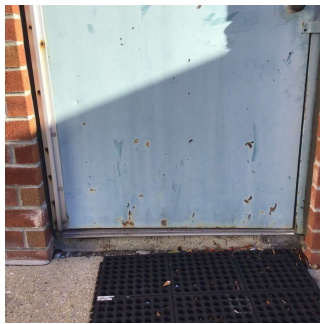


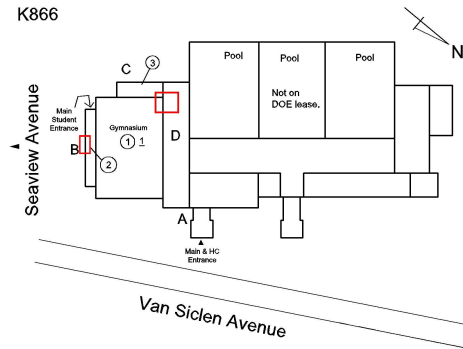
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
EXTERIOR	
DOORS	
DOORS AND FRAMES	
Deficiency Photo1	
Violations	Facade C No violations 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)	Masonry
Replacement Quantity	11,000
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	2 - Between Good and Fair
Instance Quantity	11,000
Instance Quantity Uom	S.F.
Deficiency	No deficiencies recorded
EXTERIOR SOFFITS	Not Required
LOADING DOCK	Not Required
LOUVER	Inspected
Condition	3 - Fair
Deficiency	BROKEN/ DENTED BLADES
Roof Plan reference	K866



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Question	Response
EXTERIOR	
LOUVER	
Elevation	
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade B No violations recorded.
PARAPETS	Inspected
Material Type(s)	Masonry, Metal, Other
Replacement Quantity	1,000
Replacement Uom	C.F.
Instance on All Roofs	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	5,500
Replacement Uom	S.F.
ROOF HATCH/SMOKE HATCH	Not Required
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Not Required
ROOF BARRIER/FENCE	Inspected
Condition	3 - Fair
Deficiency	RAILINGS/PANELS: DETERIORATED, MAJOR RUSTING

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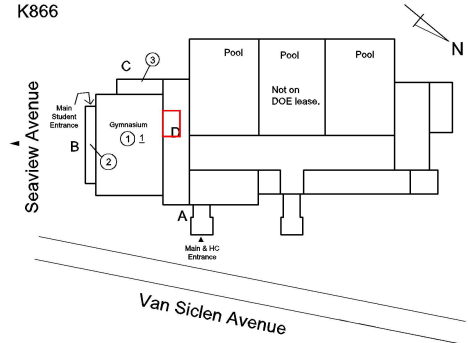

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Question	Response
EXTERIOR	
ROOF	
Roofing	
ROOF BARRIER/FENCE	
Roof Plan reference	
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Ladder at Barrier No violations recorded.
ROOF CAGE	Does not Exist
ROOFING	Inspected
Instance on Built-Up: Roofs 1-3	Inspected
Instance Condition	3 - Fair
Instance Photo	
	Roof 1
Instance Quantity	5,000
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	1978
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded

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Question	Response
EXTERIOR	
ROOF	
Roofing	
ROOFING	
Instance on Modified Bitumen: Roof 4	Inspected
Instance Condition	5 - Poor
Instance Photo	
	Roof 4
Instance Quantity	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?	Yes
Sustainable Roof Type	White Roof
Sustainable Roof Location (Roof Number)	Roof 4
Do solar panels exist on these roofs?	No
Is/Are the roof(s) suitable for Solar Panel installation?	No
Installation Year	1978
Source of Installation	Inspector Estimate
Deficiency	MODIFIED BITUMEN: ROOFING: DELAMINATION
Roof Plan reference	K866
	
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE ROOFING WITHOUT MAJOR EQUIPMENT REMOVAL
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Roof 4
Violations	No violations recorded.

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Question	Response
EXTERIOR	
ROOF	
Roofing	
ROOFING	
Deficiency	MODIFIED BITUMEN: FLASHING: CAP FLASHING DAMAGED
Roof Plan reference	K866
Deficiency Quantity	50
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Roof 4 No violations recorded.
ROOFING DRAINS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Specialties	Inspected
BULKHEAD/PENTHOUSE	Not Required
CUPOLA/ SPIRES/ TOWERS	Does not Exist
DORMER	Does not Exist
DUNNAGE STEEL	Not Required
SKYLIGHT/ROOF VENT	Does not Exist
ROOF/GRAVITY TANK	Does not Exist
STAIRS/RAMPS: EXTERIOR	Does not Exist
WINDOWS	Inspected
Replacement Quantity	2,300
Replacement Uom	S.F.
EXTERIOR GUARDS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
LINTELS	Inspected
Condition	2 - Between Good and Fair

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Question	Response
EXTERIOR	
WINDOWS	
LINTELS	Inspected
Deficiency	No deficiencies recorded
WINDOWS	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Other: All Leased Facades	Inspected
Instance Condition	3 - Fair
Instance Quantity	2,300
Instance Quantity Uom	S.F.
Are these windows insulated	Yes
Installation Year	1995
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	No deficiencies 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	Not Required
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	Near Entrance, center, 1st Floor - Boys, girls
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Ceiling	
Deficiency Photo1	
Violations	Near Entrance No violations recorded.
Door(s)	Does not Exist
Floor Finish	Inspected
Condition	2 - Between Good and Fair
Deficiency	TERRAZZO: CRACKS
Deficiency Location/Instance	Near Entrance, Gymnasium
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Near Entrance No violations recorded.
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	GYPSUM BOARD: DETERIORATED
Deficiency Location/Instance	Near gymnasium, Near Windows
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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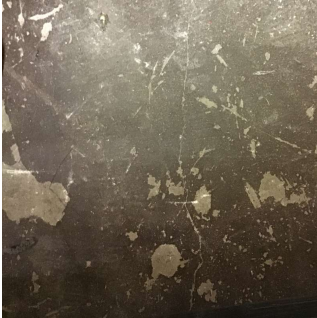
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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Walls	
Deficiency Photo1	
Violations	Near Windows No violations recorded.
Specialties	Does not Exist
GYMNASIUM	
Instance on 1st Floor	Inspected
Instance on 1st Floor	Inspected
Ceiling	
Instance on 1st Floor	Does not Exist
Door(s)	
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	METAL: DETERIORATED DOOR
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.
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	2 - Between Good and Fair
Deficiency	CONCRETE: CRACKS
Deficiency Location/Instance	Storage
Deficiency Quantity	10

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Question	Response
INTERIOR	
GYMNASIUM	
Floor Finish	
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Storage No violations 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
Condition	2 - Between Good and Fair
Deficiency	GYPSUM BOARD: DETERIORATED
Deficiency Location/Instance	Near Entrance, storage
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Storage No violations recorded.
Window Curtains/Shades/Blinds	
Instance on 1st Floor	Does not Exist
INTERIOR DOOR HARDWARE	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
INTERIOR	
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	Inspected
Do Letter Stair Signs Exist?	No
Ceiling	Not Required
Door(s)	Does not Exist
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	No deficiencies recorded
Walls	Not Required
TOILET ROOMS - STAFF	Does not Exist
TOILET ROOMS - STUDENTS	Inspected
Ceiling	Inspected
Condition	1 - Good
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	CERAMIC TILE: BROKEN/MISSING TILES
Deficiency Location/Instance	1st Floor - Boys, Girls
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	

1st Floor - Girls

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Question	Response
INTERIOR	
TOILET ROOMS - STUDENTS	
Floor Finish	Inspected
Violations	No violations recorded.
Stalls	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	CERAMIC TILE: BROKEN/ MISSING
Deficiency Location/Instance	1st Floor - Boys
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	1st Floor - Boys No violations recorded.
LIFE SAFETY	Inspected
F.D. HOLDING AREA	Does not Exist
STEEL STAIRS	Does not Exist
SITE	Does not Exist
ARTWORK	Does not Exist