

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

Architectural Inspection

**K891**

**Asset: P.S. 91 MINISCHOOL - BROOKLYN, 532 ALBANY AVENUE, New York, 11213**

Inspection Id	Inspection Type	Time In	Last Edited
SA : K891	Architectural - Senior	2024-05-29 8:08 AM	2024-06-05 9:41 AM
AA : K891	Architectural - Associate	2024-05-29 8:56 AM	2024-06-03 5:23 PM

**Asset Data**

Question	Answer
Was the building fully accessible for inspection	Yes
Building Square Footage	11,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	None
Comments on the Stories (Floors) plus Basements	1 (No Basement)
Comments on the Number of Classrooms	0
Comments on the Year Built	1971
Student Population	0
Staff Population	24
Weather	Fair
Principal(s) Information	
Principal Name	Shenean Lindsay - Superintendent
Organization	Rise Community School District 17 Offices - Brooklyn
Did you meet with this Principal?	No
Did this Principal provide feedback?	No
Custodian	John Musto
Fireman	Sergio Molina
Facade Photo	



East New York Avenue - Southwest View

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

Architectural Inspection

K891

Main Entrance Photo



Facade A - East New York Avenue

Roof Photo



Roof 1 - West View

Have any Systems/Major Building Components been upgraded?

Yes

Systems: Roofing, Windows - replacement

Year: 1996

Have there been any Building Additions?

No


Tandem Schools?

No

Leased Space?

No

**Priority Condition**

Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	PhotoImage
Yes	Potential Falling Debris	Deteriorated leader/downspout is a potential falling debris hazard.	EXTERIOR   ROOF   Roofing   LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Kingston Avenue Facade	Sergio Molina	Fireman	

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

Architectural Inspection

K891

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?	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?	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
------------------------------	--------	----------	----------	------------	----------------------------	-------------------

**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	No					
Interior Lobby Doors and Hardware			Yes			
Interior Ramps	No					

**Rooms & Spaces**

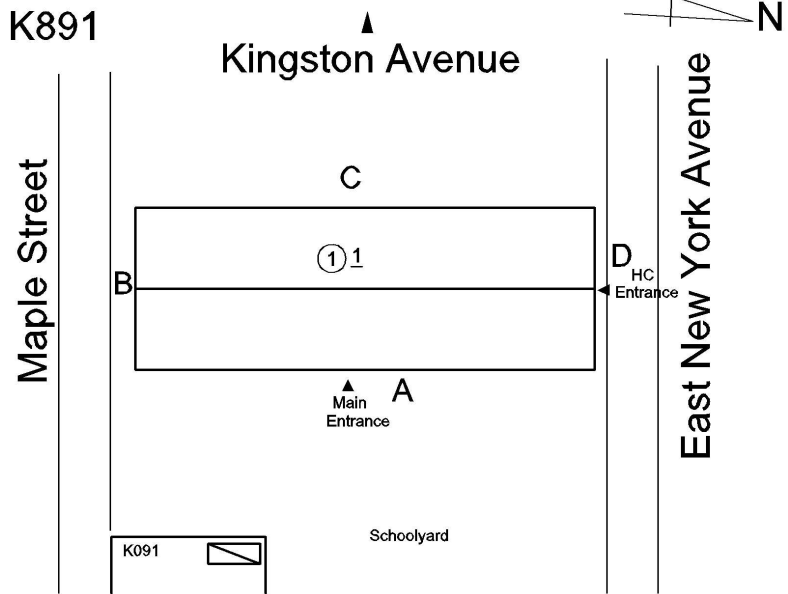
Art Rooms		No				
Auditorium		No				
Cafeteria		No				
Classrooms		No				
Computer Rooms		No				
Gymnasium		No				
Library		No				
Main Office	Room 108	Yes		Yes		
Multi-purpose Room		No				
Nurse's Room		No				
Pool		No				
Science Lab		No				
Toilet Rooms (Boys)		No				
Toilet Rooms (Girls)		No				
Toilet Rooms (Staff)	1st Floor	Yes		No	Sink Arrangement Turning Radius Urinal Arrangement Water Closet Arrangement	

NYC Department of Education  
 Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

K891

Building Template

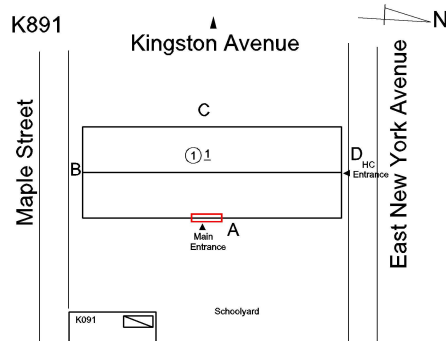


Inspection

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>	Does not Exist
<b>COPING</b>	Does not Exist
<b>CORNICE</b>	Does not Exist
<b>DOORS</b>	Inspected
<b>DOORS AND FRAMES</b>	Inspected
Condition	5 - Poor

Deficiency METAL: DETERIORATED DOOR AND FRAME - MAJOR DETERIORATION

Roof Plan reference



Deficiency Quantity

2

Quantity Uom

EACH

Potential Action

REPLACE

Urgency of Action

PRIORITY 4



Purpose of Action

LEVEL 2

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

Architectural Inspection


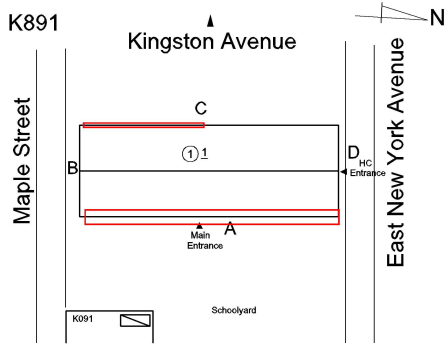
**K891**

Question	Response
<b>EXTERIOR</b>	
<b>DOORS</b>	
<b>DOORS AND FRAMES</b>	
Deficiency Photo1	
Violations	Facade A No violations recorded.
<b>DOOR HARDWARE</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>LINTELS</b>	Does not Exist
<b>TRANSOM/SIDE LIGHT</b>	Does not Exist
<b>EXTERIOR WALLS</b>	Inspected
Material Type(s)	Steel
Replacement Quantity	5,000
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	3 - Fair
Instance Quantity	5,000
Instance Quantity Uom	S.F.
Deficiency	METAL PANEL: SEVERE DENTS
Roof Plan reference	
Elevation	
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPLACE

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

Architectural Inspection

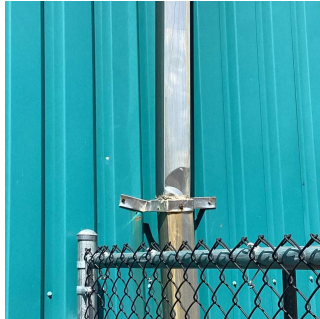
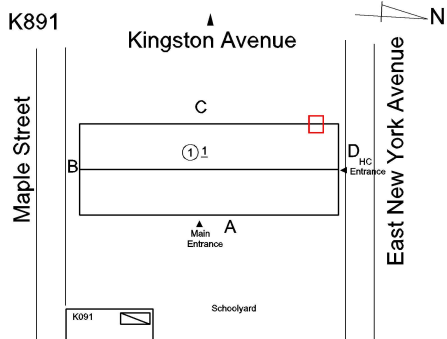

**K891**

Question	Response
<b>EXTERIOR</b>	
<b>EXTERIOR WALLS</b>	
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Facade A
Violations	No violations recorded.
<b>EXTERIOR SOFFITS</b>	
Condition	Inspected
Deficiency	2 - Between Good and Fair
	No deficiencies recorded
<b>LOADING DOCK</b>	
	Does not Exist
<b>LOUVER</b>	
Condition	Inspected
Deficiency	2 - Between Good and Fair
	No deficiencies recorded
<b>PARAPETS</b>	
	Does not Exist
<b>PLAZA DECK</b>	
	Does not Exist
<b>ROOF</b>	
<b>Roofing</b>	
Condition	Inspected
Replacement Quantity	11,000
Replacement Uom	S.F.
<b>ROOF HATCH/SMOKE HATCH</b>	
	Does not Exist
<b>LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS</b>	
Condition	Inspected
Deficiency	4 - Between Fair and Poor
Deficiency	DAMAGED/MISSING
Roof Plan reference	
Deficiency Quantity	100
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2

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

Architectural Inspection

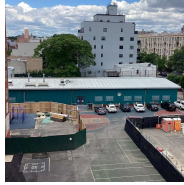
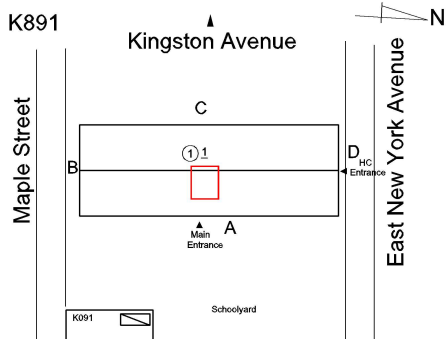

**K891**

Question	Response
<b>EXTERIOR</b>	
<b>ROOF</b>	
<b>Roofing</b>	
<b>LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS</b>	
Deficiency Photo1	
Violations	Roof 1 - Facade A No violations recorded.
Deficiency	DAMAGED/MISSING
Roof Plan reference	K891 
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	
Violations	Roof 1 - Facade C No violations recorded.
<b>ROOF BARRIER/FENCE</b>	Does not Exist
<b>ROOF CAGE</b>	Does not Exist
<b>ROOFING</b>	Inspected
Instance on Metal: All Roofs	Inspected
Instance Condition	3 - Fair

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

Architectural Inspection

K891

Question	Response
<b>EXTERIOR</b>	
<b>ROOF</b>	
<b>Roofing</b>	
<b>ROOFING</b>	
Instance Photo	
	Roof 1
Instance Quantity	11,000
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	1996
Source of Installation	Custodial Staff
Deficiency	METAL: ROOFING: MAJOR ACTIVE ROOF LEAKS IN NON-INSTRUCTIONAL SPACE
Roof Plan reference	
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Roof 1 - Room 114
Violations	No violations recorded.
<b>ROOFING DRAINS</b>	Does not Exist
<b>Specialties</b>	Does not Exist
<b>STAIRS/RAMPS: EXTERIOR</b>	Inspected



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

Architectural Inspection

**K891**

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

**EXTERIOR**

**STAIRS/RAMPS: EXTERIOR**

**BUILDING CHEEK/FLANK WALLS**

Inspected	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded

**RAILINGS**

Inspected	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded

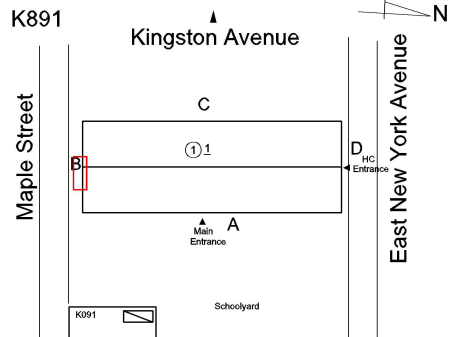
**STAIRS/RAMPS**

Inspected	
Condition	3 - Fair

Deficiency

Roof Plan reference

CONCRETE: CRACKS/SPALLING - MAJOR



Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade B

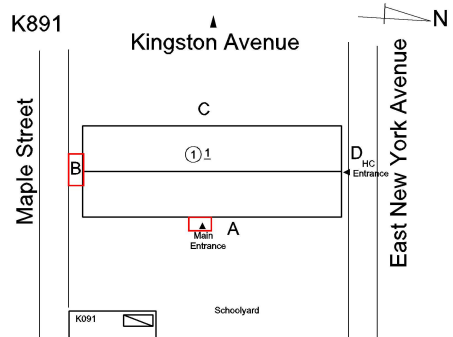
Violations

No violations recorded.

Deficiency

Roof Plan reference

CONCRETE: CRACKS/SPALLING - MINOR



Deficiency Quantity

20

Quantity Uom

S.F.

Potential Action

REPAIR

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

Architectural Inspection

**K891**

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

**EXTERIOR**

**STAIRS/RAMPS: EXTERIOR**

**STAIRS/RAMPS**

Urgency of Action  
Purpose of Action  
Deficiency Photo1

PRIORITY 3  
LEVEL 2



Facade A

Violations

No violations recorded.

**WINDOWS**

Inspected

Replacement Quantity

600

Replacement Uom

S.F.

**EXTERIOR GUARDS**

Inspected

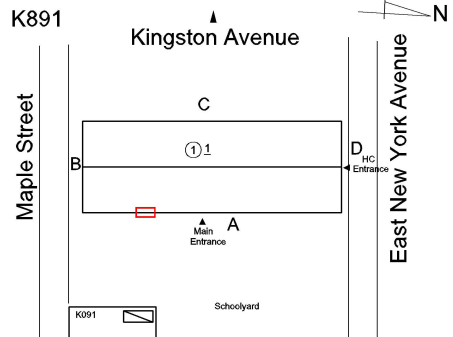
Condition

3 - Fair

Deficiency

DETERIORATED/TORN-OUT/MISSING

Roof Plan reference



Elevation



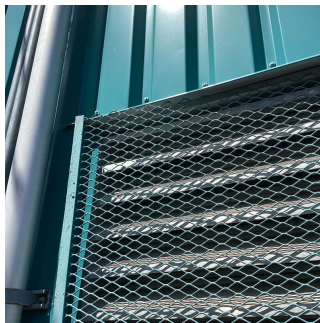
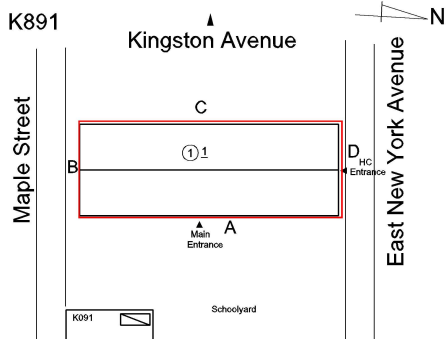
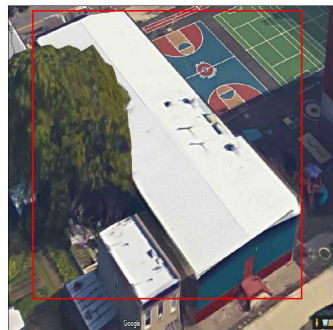
Deficiency Quantity  
Quantity Uom  
Potential Action  
Urgency of Action  
Purpose of Action

20  
S.F.  
REPLACE  
PRIORITY 4  
LEVEL 2

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

Architectural Inspection

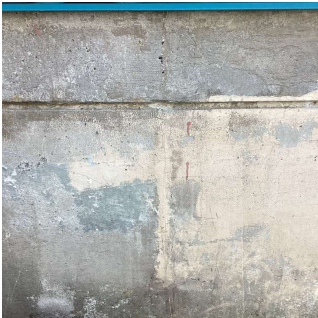
K891

Question	Response
<b>EXTERIOR</b>	
<b>WINDOWS</b>	
<b>EXTERIOR GUARDS</b>	
Deficiency Photo1	
Violations	Facade A No violations recorded.
<b>LINTELS</b>	Does not Exist
<b>WINDOWS</b>	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Double Hung: Facades A and C	Inspected
Instance Condition	3 - Fair
Instance Quantity	600
Instance Quantity Uom	S.F.
Are these windows insulated	No
Installation Year	1996
Source of Installation	Custodial Staff
Deficiency	ALUMINUM - DOUBLE HUNG: INOPERABLE BALANCE
Roof Plan reference	
Elevation	
Deficiency Quantity	20
Quantity Uom	EACH
Potential Action	REPLACE BALANCES
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded

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

Architectural Inspection

**K891**

<b>Question</b>	<b>Response</b>
<b>EXTERIOR</b>	Inspected
<b>WINDOWS</b>	Inspected
<b>WINDOWS</b>	
Violations	No violations recorded.
<b>INTERIOR</b>	Inspected
<b>POOLS</b>	Does not Exist
<b>STRUCTURAL</b>	Inspected
<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>	Inspected
Material Type(s)	Concrete
Condition	3 - Fair
Deficiency	CONCRETE: CRACKED/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	Facade C
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo1	
Violations	Facade C No violations recorded.
<b>ROOF STRUCTURE</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>VAULTS-BUNKERS</b>	Does not Exist
<b>AUDITORIUM</b>	Does not Exist
<b>CAFETERIA</b>	Does not Exist
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	Inspected
<b>Ceiling</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING
Deficiency Location/Instance	Main Entrance Vestibule
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3

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

Architectural Inspection

**K891**

<b>Question</b>	<b>Response</b>
<b>INTERIOR</b>	Inspected
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Ceiling</b>	
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Main Entrance Vestibule
Violations	No violations recorded.
<b>Door(s)</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	Inspected
Condition	3 - Fair
Deficiency	CERAMIC TILE: BROKEN/MISSING TILES
Deficiency Location/Instance	Main Entrance
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Main Entrance
Violations	No violations recorded.
Deficiency	VINYL TILES: BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Room 111, Corridor near Rooms 103, 105, 109, Main Entrance, and others
Deficiency Quantity	350
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

**K891**

Question	Response
<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Floor Finish</b>	
Deficiency Photo1	
Violations	Corridor near Room 109 No violations recorded.
<b>Walls</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Specialties</b>	Does not Exist
<b>GYMNASIUM</b>	Does not Exist
<b>INTERIOR DOOR HARDWARE</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>INTERIOR GUARDS</b>	Does not Exist
<b>KITCHEN</b>	Does not Exist
<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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	Inspected
Condition	5 - Poor
Deficiency	METAL: DETERIORATED DOOR AND FRAME
Deficiency Location/Instance	Women's Main Entrance, Men's Main Entrance
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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

Architectural Inspection

K891

Question	Response
<b>INTERIOR</b>	
<b>TOILET ROOMS - STAFF</b>	
<b>Door(s)</b>	
Deficiency Photo1	
	Womens Main Entrance
Violations	No violations recorded.
<b>Floor Finish</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stalls</b>	Inspected
Condition	5 - Poor
Deficiency	RUST - MAJOR
Deficiency Location/Instance	Womens Main Entrance, Staff Main Entrance
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Womens Main Entrance
Violations	No violations recorded.
<b>Walls</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>TOILET ROOMS - STUDENTS</b>	Does not Exist
<b>LIFE SAFETY</b>	Inspected
<b>F.D. HOLDING AREA</b>	Does not Exist
<b>STEEL STAIRS</b>	Does not Exist
<b>SITE</b>	Not Required
<b>ARTWORK</b>	Does not Exist