

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

**Architectural Inspection**

**M391**

**Asset:** PRE-K CENTER @ 2-26 WASHINGTON ST - MANHATTAN, 2-26 WASHINGTON STREET, MANHATTAN, NY, 10004

Inspection Id	Inspection Type	Time In	Last Edited
1675	ARCHITECTURAL - ASSOCIATE	2023-12-14 11:41AM	2023-12-14 02:06PM
1701	ARCHITECTURAL - SENIOR	2023-12-14 11:44AM	2024-01-10 08:59AM

**Asset Data**

Question	Answer
Was the Building Fully Accessible for Inspection?	Yes
Principal(s) Information	
Principal Name	Angela Rodriguez
Principal Organization	District 2 Pre-K Center
Meeting with Principal?	No
Principal Feedback	The Principal had the following comment: The main entrance door is deteriorated and needs to be replaced.
Custodian	David Digiacomio
Was the Custodian Present?	No
Fireman	Alexander Smith
Was the Fireman Present?	Yes
Building Square Footage	15,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	None
Comments on the Stories (Floors) plus Basements	22+B+M+PH
Comments on the Year Built	1972
Student Population	39
Staff Population	48
Comments on the Number of Classrooms	5
Weather	Fair
Facade Photo	



Washington Street - North View

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Main Entrance Photo



Facade A - Washington Street

Roof Photo

Not taken

Do Stormwater Management/Green Infrastructure systems exist?  
Type

No

Have any Systems/Major Building Components been upgraded?

No Storm Water Management Type Selected

Have there been any New Building Additions?

No System Upgraded

Tandem

No New Construction

Leased Space?

No Tandem

Year Leased


Yes

Inspection Type

2015

Partial Inspection

**Priority Condition**

Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Photo Image
No	Tripping Hazard	Damaged and missing Pavers pose a serious tripping hazard	Playing Surface	Plaza Deck at 2nd Floor	Alexander Smith	Fireman	

**Structural Engineer Required**

Structural Condition Type	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Photo Image
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	Complies	Required	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			

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Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
<b>Interior Routes</b>						
Corridor and Lobby H/C Lifts	No		No			
Interior Corridor Doors And Hardware	Yes	Yes				
Interior Corridors & Lobbies		Yes				
Interior Elevators	Yes	Yes				
Interior Lobby Doors And Hardware		Yes				
Interior Ramps	Yes	No				
				RAILING HEIGHT <34 OR > 38 INCHES		
<b>Rooms &amp; Spaces</b>						
Art Rooms	No					
Auditorium	No					
Cafeteria	No					
Classrooms						
2nd Floor	Yes	Yes				
Computer Rooms	No					
Gymnasium	No					
Library	No					
Main Office						
2nd Floor	Yes	Yes				
Multi-purpose Room						
Room 219	Yes	Yes			No	Yes
Nurse's Office						
Room 220	Yes	Yes				
Pool	No					
Science Lab	No					
Toilet Rooms (boys)						
2nd Floor	Yes	Yes				
Toilet Rooms (girls)						
2nd Floor	Yes	Yes				
Toilet Rooms (staff)						
2nd Floor	Yes	Yes				

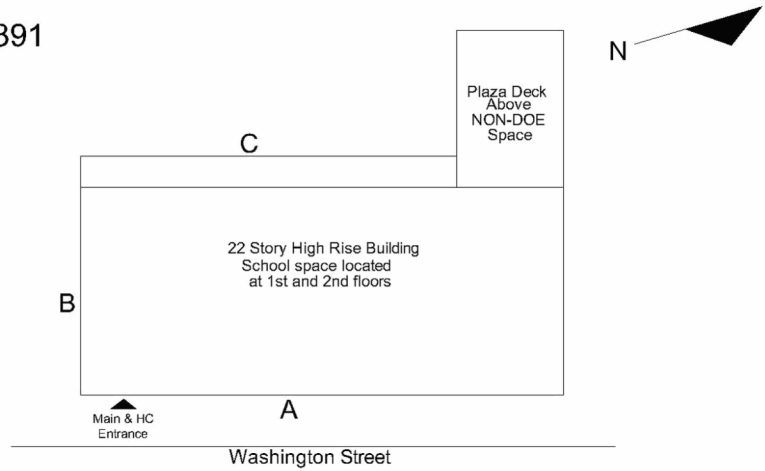
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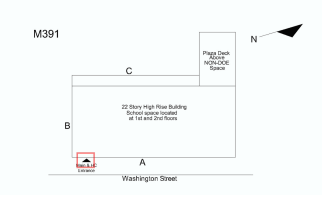

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*Building Template*

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**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>	Not required
<b>COPING</b>	Not required
<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
Deficiency Location/Instance	
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 3
Deficiency Photo 1	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded

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Question	Response
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**EXTERIOR**

**DOORS**

**DOORS AND FRAMES**

Deficiency  Deficiency Location/Instance          Deficiency Quantity Quantity Uom Potential Action Urgency of Action Purpose of Action Deficiency Photo 1	METAL: AIR/WATER INFILTRATION, DETERIORATED JOINTS WITH DAMAGED CAULKING  
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	10 L.F. MAINTENANCE PRIORITY 5 LEVEL 2
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Door to Plaza Deck

Deficiency Photo 2 Violations	No photo recorded No violations recorded
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**DOOR HARDWARE**

Condition	Inspected
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Deficiency	3- Fair
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Deficiency	No deficiencies recorded
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**LINTELS**

Condition	Inspected
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Deficiency	2- Between Good and Fair
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Deficiency	No deficiencies recorded
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**TRANSOM/SIDE LIGHT**

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

Material Type(s)	Inspected
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Replacement Quantity	Masonry, Steel
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Replacement Uom	1,400
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Instance on All Facades	S.F.
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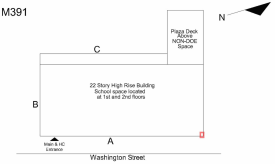
Instance Condition	Inspected
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Instance Quantity	2- Between Good and Fair
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Instance Quantity Uom	1,400
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Deficiency	S.F.
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Roof Plan Reference	BRICK: MINOR CRACKS, SPALLING
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Question	Response
<b>EXTERIOR</b>	
<b>EXTERIOR WALLS</b>	
Elevation	
Elevation Reference	Facade A
Deficiency Quantity	5
Quantity Uom	S.F.
Potential Action	RESTITCH
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Right of Freight Entrance
Violations	No photo recorded No violations recorded
<b>EXTERIOR SOFFITS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>LOADING DOCK</b>	Not required
<b>LOUVER</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>PARAPETS</b>	Not required
<b>PLAZA DECK</b>	Inspected
Instance on Pavers:2nd Floor - Facade C	Inspected
Instance Condition	3- Fair
Instance Quantity	5,000
Instance Quantity Uom	S.F.
Installation Year	2015
Source of Installation Year	Documented
Deficiency	PAVERS:PAVERS IN POOR CONDITION
Deficiency Location/Instance	
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6

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Question	Response
<b>EXTERIOR</b>	
<b>PLAZA DECK</b>	
Deficiency Photo 1	
Deficiency Photo 2	Plaza Deck
Violations	No photo recorded No violations recorded
<b>ROOF</b>	Inspected
<b>ROOFING</b>	Inspected
<b>ROOF HATCH/SMOKE HATCH</b>	Not required
<b>LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS</b>	Does not exist
<b>ROOF BARRIER/FENCE</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>ROOF CAGE</b>	Does not exist
<b>ROOFING</b>	Not required
<b>ROOFING DRAINS</b>	Inspected
Condition	3- Fair
Deficiency	CLOGGED
Deficiency Location/Instance	
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Plaza Deck
Violations	No photo recorded No violations recorded
<b>SPECIALTIES</b>	Inspected
<b>BULKHEAD/PENTHOUSE</b>	Not required
<b>CUPOLA/ SPIRES/ TOWERS</b>	Does not exist
<b>DORMER</b>	Does not exist
<b>DUNNAGE STEEL</b>	Does not exist
<b>SKYLIGHT/ROOF VENT</b>	Does not exist
<b>ROOF/GRAVITY TANK</b>	Does not exist

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<b>Question</b>	<b>Response</b>
<b>EXTERIOR</b>	
<b>STAIRS/RAMPS: EXTERIOR</b>	Not required
<b>WINDOWS</b>	Inspected
Replacement Quantity	2,500
Replacement Uom	S.F.
<b>EXTERIOR GUARDS</b>	Does not exist
<b>LINTELS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>WINDOWS</b>	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Other:Facades A and B	Inspected
Instance Condition	3- Fair
Instance Quantity	2,500
Instance Quantity Uom	S.F.
Installation Year	1975
Source of Installation Year	Documented
Are these windows insulated?	No
Deficiency	ALUMINUM-OTHER:BEYOND USEFUL LIFE
Deficiency Location/Instance	Aluminum - Other:Facades A and B
Deficiency Quantity	2,500
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Deficiency Photo 2	No photo recorded
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>	Not required
<b>ROOF STRUCTURE</b>	Not required
<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	GYPSUM BOARD:DAMAGED/DETERIORATED
Deficiency Location/Instance	Rooms 214, 218
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2



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Question	Response
<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Ceiling</b>	
Deficiency Photo 1	
Deficiency Photo 2	Room 218
Violations	No photo recorded No violations recorded
<b>Door(s)</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Corridor near Room 202
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Corridor near Room 202
Violations	No photo recorded No violations recorded
<b>Walls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	GYPSUM BOARD:DETERIORATED
Deficiency Location/Instance	Corridor near Rooms 206, 211, 216, 223
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Corridor near Room 211

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<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Walls</b>	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>Specialties</b>	Does not exist
<b>GYMNASIUM</b>	Does not exist
<b>INTERIOR DOOR HARDWARE</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>INTERIOR GUARDS</b>	Does not exist
<b>KITCHEN</b>	Inspected
Instance on 2nd Floor	Inspected
<b>Ceiling</b>	
Instance on 2nd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
Instance on 2nd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	
Instance on 2nd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Walls</b>	
Instance on 2nd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>LIBRARY</b>	Does not exist
<b>LOCKER ROOM</b>	Does not exist
<b>MULTI-PURPOSE ROOM</b>	Inspected
Instance on Room 219	Inspected
<b>Ceiling</b>	
Instance on Room 219	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	PLASTER:CRACKS/SPALLING
Deficiency Location/Instance	Near Windows
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Near Windows
Violations	No photo recorded
	No violations recorded
<b>Door(s)</b>	

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Question	Response
<b>INTERIOR</b>	
<b>MULTI-PURPOSE ROOM</b>	
<b>Door(s)</b>	
Instance on Room 219	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Fixed Equipment</b>	
Instance on Room 219	Does not exist
<b>Floor Finish</b>	
Instance on Room 219	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sliding-folding Partition</b>	
Instance on Room 219	Does not exist
<b>Stage</b>	
Instance on Room 219	Does not exist
<b>Walls</b>	
Instance on Room 219	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	GYP SUM BOARD: DETERIORATED
Deficiency Location/Instance	Near Windows
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Near Windows
Violations	No photo recorded No violations recorded
<b>Window Curtains/Shades/Blinds</b>	
Instance on Room 219	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>	
Inspected	
Do Letter Stair Signs Exist?	No
<b>Ceiling</b>	
Not required	
<b>Door(s)</b>	
Does not exist	
<b>Partition</b>	
Does not exist	
<b>Railings</b>	
Inspected	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stairs and Landings</b>	
Inspected	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Walls</b>	
Not required	

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<b>Question</b>	<b>Response</b>
<b>INTERIOR</b>	
<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	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stalls</b>	Does not exist
<b>Walls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>TOILET ROOMS - STUDENTS</b>	Inspected
<b>Ceiling</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stalls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Walls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>LIFE SAFETY</b>	Inspected
<b>F.D. HOLDING AREA</b>	Does not exist
<b>STEEL STAIRS</b>	Does not exist
<b>SITE</b>	Inspected
<b>CONTAINERIZATION</b>	Does not exist
<b>DRAINAGE SYSTEM FOR ASPHALT</b>	Does not exist
<b>DRAINAGE SYSTEM FOR CONCRETE</b>	Does not exist
<b>DRAINAGE SYSTEM FOR SOIL</b>	Does not exist
<b>DRINKING FOUNTAINS</b>	Does not exist
<b>FENCES</b>	Does not exist
<b>IRRIGATION SYSTEM</b>	Does not exist
<b>PAVING</b>	Does not exist
<b>PLAYGROUNDS</b>	Inspected
Instance on 2nd Floor Plaza Deck	Inspected
<b>Benches</b>	
Instance on 2nd Floor Plaza Deck	Does not exist
<b>Fence</b>	
Instance on 2nd Floor Plaza Deck	Does not exist
<b>Pavement</b>	
Instance on 2nd Floor Plaza Deck	Does not exist
<b>Play Equipment</b>	
Instance on 2nd Floor Plaza Deck	Does not exist
<b>Safety Surfacing</b>	

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Question	Response
<b>SITE</b>	
<b>PLAYGROUNDS</b>	
<b>Safety Surfacing</b>	
Instance on 2nd Floor Plaza Deck	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DETERIORATED/MISSING
Deficiency Location/Instance	Near Fence, Center
Deficiency Quantity	300
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Near Fence
Violations	No photo recorded No violations recorded
<b>Unpaved Area</b>	
Instance on 2nd Floor Plaza Deck	Does not exist
<b>PLAYING SURFACE</b>	Does not exist
<b>RETAINING WALLS</b>	Does not exist
<b>SEATING</b>	Does not exist
<b>SITE WALLS (NOT RETAINING WALLS)</b>	Does not exist
<b>STAIRS/RAMPS: EXTERIOR</b>	Does not exist

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Does the SCA expect asset to have artwork?

No