

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

Architectural Inspection

M496

Asset: DOE EARLY CHILDHOOD OFFICE @ 110 WILLIAM STREET - MANHATTAN, 110 WILLIAM STREET, MANHATTAN, NY, 10038

Inspection Id	Inspection Type	Time In	Last Edited
320	ARCHITECTURAL - ASSOCIATE	2023-10-19 03:40PM	2023-10-20 12:16PM
353	ARCHITECTURAL - SENIOR	2023-10-20 08:29AM	2023-11-23 08:51AM

Asset Data

Question	Answer
Was the Building Fully Accessible for Inspection?	Yes
Principal(s) Information	
Principal Name	Gloria Miller
Principal Organization	Director of Central and Field Facilities, Department of Education
Meeting with Principal?	No
Principal Feedback	The Director had no comments about the condition of the building at this time.
Custodian	N/A
Was the Custodian Present?	No
Fireman	James Embrosio
Was the Fireman Present?	Yes
Building Square Footage	85,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	None
Comments on the Stories (Floors) plus Basements	3 Floors - 14th (partial), 15th and 16th Floors
Comments on the Year Built	1956
Student Population	0
Staff Population	500
Comments on the Number of Classrooms	0
Weather	Heavy Rain
Facade Photo	



Corner of Williams Street and John Street - West View

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Main Entrance Photo



Facade A - Williams Street

Roof Photo

Not taken

Do Stormwater Management/Green Infrastructure systems exist?

N/A

Type

No Storm Water Management Type Selected

Have any Systems/Major Building Components been upgraded?

Systems: Partial Window repair.

Years: 2023

Systems: Renovation for Department of Education's use

Years: 2019

Systems: Renovation for Department of Education's use

Years: 2019

Have there been any New Building Additions?

No New Construction

Tandem

No Tandem

Leased Space?

Yes

Year Leased

2018

Inspection Type

Partial Inspection

Priority Condition

Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Photo Image
No condition recorded							

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			

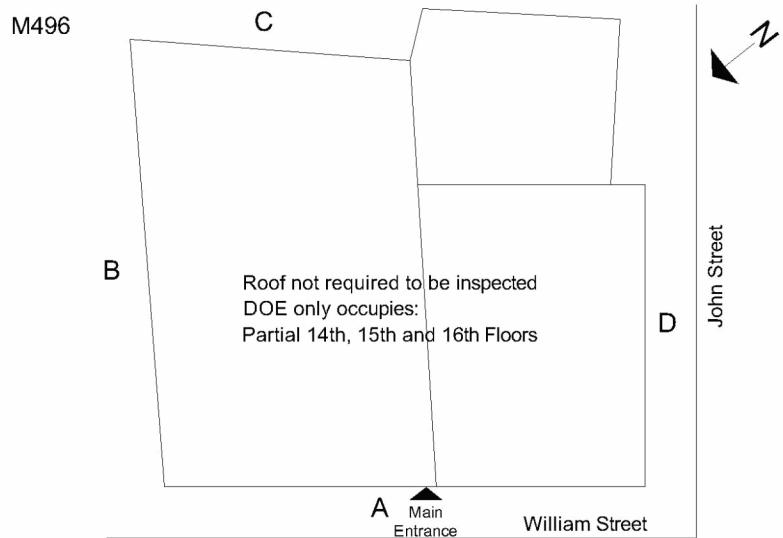
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Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
Interior Routes						
Corridor and Lobby H/C Lifts	No		No			
Interior Corridor Doors And Hardware	Yes	Yes				
Interior Corridors & Lobbies		Yes				
Interior Elevators	Yes	Yes				
Interior Lobby Doors And Hardware		Yes				
Interior Ramps	No					
Rooms & Spaces						
Art Rooms	No					
Auditorium	No					
Cafeteria	No					
Classrooms	No					
Computer Rooms						
16th Floor - Training Room 3	Yes	Yes				
Gymnasium	No					
Library	No					
Main Office	No					
Multi-purpose Room	No					
Nurse's Office	No					
Pool	No					
Science Lab	No					
Toilet Rooms (boys)	No					
Toilet Rooms (girls)	No					
Toilet Rooms (staff)						
Floors 14th (partial), 15th and 16th - Men's and Women's	Yes	Yes				
Floors 14th (partial), 15th and 16th- All Gender	Yes	Yes				

Building Template



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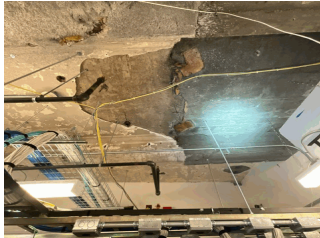
Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Does not exist
AWNINGS AND CANOPIES	Does not exist
CHIMNEY	Not required
COPING	Does not exist
CORNICE	Does not exist
DOORS	Inspected
DOORS AND FRAMES	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
DOOR HARDWARE	Inspected
Condition	3- 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, Steel
Replacement Quantity	24,000
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	24,000
Instance Quantity Uom	S.F.
Deficiency	No deficiencies recorded
EXTERIOR SOFFITS	Does not exist
LOADING DOCK	Does not exist
LOUVER	Does not exist
PARAPETS	Does not exist
PLAZA DECK	Does not exist
ROOF	Not required
STAIRS/RAMPS: EXTERIOR	Does not exist
WINDOWS	Inspected
Replacement Quantity	6,000
Replacement Uom	S.F.
EXTERIOR GUARDS	Does not exist
LINTELS	Does not exist
WINDOWS	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Double Hung:Facades A-C and H - J (Original)	Inspected
Instance Condition	3- Fair
Instance Quantity	4,300
Instance Quantity Uom	S.F.
Installation Year	1957
Source of Installation Year	Inspector Estimate
Are these windows insulated?	No
Deficiency	ALUMINUM-DOUBLE HUNG:BEYOND USEFUL LIFE
Deficiency Location/Instance	Aluminum - Double Hung:Facades A-C and H - J (Original)
Deficiency Quantity	4,300
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1

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Question	Response
EXTERIOR	
WINDOWS	
WINDOWS	
Purpose of Action	LEVEL 2
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Instance on Aluminum - Other:Facades D, E and G (Non-Original)	Inspected
Instance Condition	3- Fair
Instance Quantity	1,700
Instance Quantity Uom	S.F.
Installation Year	1995
Source of Installation Year	Inspector Estimate
Are these windows insulated?	No
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	15th Floor
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
	MDF Room
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
FLOOR STRUCTURE	Inspected
Condition	3- Fair
Deficiency	CONCRETE:CRACKS/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	14th and 15th Floors
Deficiency Quantity	75
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	

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INTERIOR	
STRUCTURAL	
FLOOR STRUCTURE	
Deficiency Photo 2	MDF Room
Violations	No photo recorded No violations recorded
FOUNDATION WALLS	Not required
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	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	No deficiencies recorded
Walls	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Specialties	Does not exist
GYMNASIUM	Does not exist
INTERIOR DOOR HARDWARE	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
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?	Yes
Ceiling	Does not exist
Door(s)	Does not exist
Partition	Does not exist
Railings	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Stairs and Landings	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Walls	Does not exist
TOILET ROOMS - STAFF	Inspected
Ceiling	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded

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Question	Response
INTERIOR	
TOILET ROOMS - STAFF	
Door(s)	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Stalls	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Walls	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
TOILET ROOMS - STUDENTS	Does not exist
LIFE SAFETY	Inspected
F.D. HOLDING AREA	Does not exist
STEEL STAIRS	Does not exist
SITE	Does not exist

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Does the SCA expect asset to have artwork?

No