

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

Architectural Inspection

M843

Asset: P.S. 234 ANNEX - MANHATTAN, 200 CHAMBERS STREET, MANHATTAN, NY, 10007

Inspection Id	Inspection Type	Time In	Last Edited
2724	ARCHITECTURAL - ASSOCIATE	2024-01-26 10:25AM	2024-01-26 01:57PM
2767	ARCHITECTURAL - SENIOR	2024-01-26 09:23AM	2024-02-22 05:10PM

Asset Data

Question	Answer
Was the Building Fully Accessible for Inspection?	Yes
Principal(s) Information	
Principal Name	Dana Rapaport
Principal Organization	P.S. 234 - Manhattan
Meeting with Principal?	Yes
Principal Feedback	The Principal had no comments about the condition of the building at this time.
Custodian	Aaron McKoy
Was the Custodian Present?	Yes
Fireman	Noel B Marrero
Was the Fireman Present?	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	7+B
Comments on the Year Built	2005
Student Population	94
Staff Population	5
Comments on the Number of Classrooms	5
Weather	Heavy Rain
Facade Photo	



Warren Street - Northwest View

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Main Entrance Photo



Facade A - Warren Street

Roof Photo



Roof 1 - Aerial View

Do Stormwater Management/Green Infrastructure systems exist?

Type

Have any Systems/Major Building Components been upgraded?

Have there been any New Building Additions?

Tandem

Leased Space?

Year Leased

Inspection Type

No

No Storm Water Management Type Selected

No System Upgraded

No New Construction

No Tandem

Yes

2007

Full 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						

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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			

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

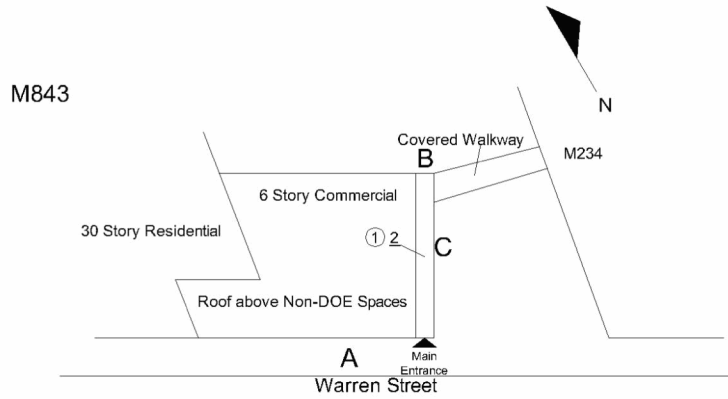
Art Rooms	No					
Auditorium	No					
Cafeteria	No					
Classrooms						
3rd and 4th Floors	Yes	Yes				
Computer Rooms	No					
Gymnasium	No					
Library	No					
Main Office						
Room 438	Yes	Yes				
Multi-purpose Room	No					
Nurse's Office						
Room 438A	Yes	Yes				
Pool	No					
Science Lab	No					
Toilet Rooms (boys)						
3rd and 4th Floors	Yes	Yes				
Toilet Rooms (girls)						
3rd and 4th Floors	Yes	Yes				
Toilet Rooms (staff)						
3rd and 4th Floors (Unisex)	Yes	Yes				

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Building Template



Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Does not exist
AWNINGS AND CANOPIES	Does not exist
CHIMNEY	Does not exist
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	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	5,000
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	5,000
Instance Quantity Uom	S.F.
Deficiency	No deficiencies recorded
EXTERIOR SOFFITS	Does not exist
LOADING DOCK	Does not exist
LOUVER	Inspected
Condition	2- Between Good and Fair

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Question	Response
EXTERIOR	
LOUVER	
Deficiency	No deficiencies recorded
PARAPETS	Does not exist
PLAZA DECK	Does not exist
ROOF	Inspected
ROOFING	Inspected
ROOF HATCH/SMOKE HATCH	Does not exist
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Not required
ROOF BARRIER/FENCE	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
ROOF CAGE	Does not exist
ROOFING	Inspected
Replacement Quantity	500
Replacement Uom	S.F.
Instance on IRMA:Roof 1	Inspected
Instance Condition	2- Between Good and Fair
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?	No
Do solar panels exist on these roofs?	No
Is/Are the roof(s) suitable for Solar Panel installation?	No
Installation Year	1988
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
ROOFING DRAINS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SPECIALTIES	Does not exist
STAIRS/RAMPS: EXTERIOR	Does not exist
WINDOWS	Inspected
Replacement Quantity	3,000
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
Deficiency	No deficiencies recorded
WINDOWS	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Other:3rd and 4th Floors	Inspected
Instance Condition	3- Fair
Instance Quantity	3,000
Instance Quantity Uom	S.F.
Installation Year	2007
Source of Installation Year	Documented
Are these windows insulated?	No
Deficiency	No deficiencies recorded
INTERIOR	Inspected
POOLS	Does not exist
STRUCTURAL	Inspected

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Question	Response
INTERIOR	
STRUCTURAL	
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	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	2- Between Good and Fair
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING
Deficiency Location/Instance	Corridor near Room 430, 436
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Corridor near Room 430
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	GYPSUM BOARD:DAMAGED/DETERIORATED
Deficiency Location/Instance	Main Entrance Lobby
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Main Entrance Lobby
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Door(s)	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Floor Finish	Inspected
Condition	2- Between Good and Fair
Deficiency	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Corridor near Room 335, 434
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Corridor near Room 434
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	GYPSON BOARD:DETERIORATED
Deficiency Location/Instance	Main Entrance Lobby , Corridor near Room 438b
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Main Entrance Lobby
Deficiency Photo 2	No photo recorded
Violations	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	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

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INTERIOR	
STAIRS/RAMPS: INTERIOR	Inspected
Do Letter Stair Signs Exist?	Yes
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
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	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
TOILET ROOMS - STAFF	Inspected
Ceiling	Inspected
Condition	5- Poor
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING
Deficiency Location/Instance	Room 332
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	Room 332 No photo recorded
Violations	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
Stalls	Does not exist
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
TOILET ROOMS - STUDENTS	Inspected
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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INTERIOR	
TOILET ROOMS - STUDENTS	
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
Stalls	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
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	Does not exist
DRAINAGE SYSTEM FOR SOIL	Does not exist
DRINKING FOUNTAINS	Does not exist
FENCES	Does not exist
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	2- Between Good and Fair
Deficiency	No deficiencies recorded
Pavers	Does not exist
PLAYGROUNDS	Does not exist
PLAYING SURFACE	Does not exist
RETAINING WALLS	Does not exist
SEATING	Does not exist
SITE WALLS (NOT RETAINING WALLS)	Does not exist
STAIRS/RAMPS: EXTERIOR	Does not exist

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Does the SCA expect asset to have artwork?

No