

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

**Architectural Inspection**

**M845**

**Asset: P.S. 98 MINISCHOOL - MANHATTAN, 512 WEST 212 STREET, MANHATTAN, NY, 10034**

Inspection Id	Inspection Type	Time In	Last Edited
2412	ARCHITECTURAL - ASSOCIATE	2024-01-16 08:33AM	2024-02-20 07:03PM
2475	ARCHITECTURAL - SENIOR	2024-01-16 08:47AM	2024-02-15 12:12PM

**Asset Data**

Question	Answer
Was the Building Fully Accessible for Inspection?	Yes
Principal(s) Information	
Principal Name	Maritza Rodriguez
Principal Organization	P.S. 98 - Minischool
Meeting with Principal?	Yes
Principal Feedback	The Principal had no comments or concerns regarding the condition of their asset.
Custodian	Charles Harvey
Was the Custodian Present?	Yes
Fireman	Eric Loubriel
Was the Fireman Present?	No
Building Square Footage	6,000
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 Year Built	1985
Student Population	98
Staff Population	9
Comments on the Number of Classrooms	6
Weather	Snow
Facade Photo	



Facade B - North View

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

**Architectural Inspection**

**M845**

Main Entrance Photo



Facade A - West 212th Street

Roof Photo



Roof 1 - West View

Do Stormwater Management/Green Infrastructure systems exist?

No

Type

No Storm Water Management Type Selected

Have any Systems/Major Building Components been upgraded?

Systems: Limited Roofing repairs

Years: 2020

Systems: Limited Roofing repairs

Years: 2019

Systems: Limited Roofing and Exterior Wall repairs

Years: 2015

Systems: Limited Exterior Door and Door Hardware replacement

Years: 2013

Systems: Limited Exterior Door repairs

Years: 2011

Systems: Complete Windows and Exterior Guards replacement.

Years: 2009

Systems: Complete Roofing replacement.

Years: 2003

Have there been any New Building Additions?

No New Construction

Tandem

No Tandem

Leased Space?

No

**Priority Condition**

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

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

*Architectural Inspection*

**M845**

**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?	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?	Yes

Physical Breakdown Structure	Exists	Complies	Required	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 & Lobbies		Yes				
Interior Elevators	No					
Interior Lobby Doors And Hardware		Yes				
Interior Ramps	No					

**Rooms & Spaces**

Art Rooms	No					
Auditorium	No					
Cafeteria	No					
Classrooms						
1st Floor	Yes	Yes				
Computer Rooms	No					
Gymnasium	No					
Library	No					
Main Office	No					
Multi-purpose Room	No					
Nurse's Office	No					
Pool	No					
Science Lab	No					

**Toilet Rooms (boys)**

1st Floor Unisex Shared between two Classrooms	Yes	Yes				
--	-----	-----	--	--	--	--

**Toilet Rooms (girls)**

1st Floor Unisex Shared between two Classrooms	Yes	Yes				
--	-----	-----	--	--	--	--

**Toilet Rooms (staff)**

1st Floor (Men), 1st Floor (Women)	Yes	Yes				
------------------------------------	-----	-----	--	--	--	--

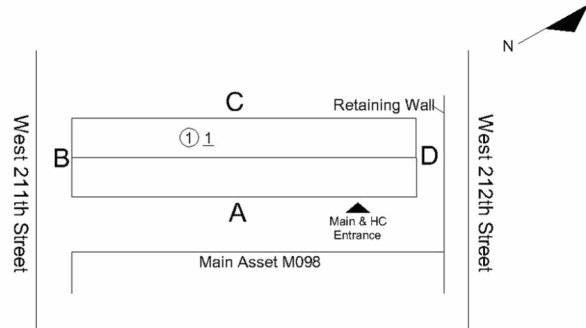
**NYC Department of Education  
Building Condition Assessment Survey 2023-2024**

*Architectural Inspection*

**M845**

*Building Template*

M845



**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

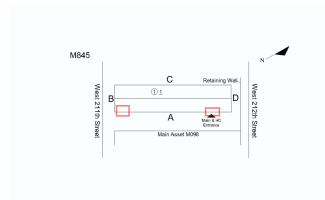
Condition

5- Poor

Deficiency

METAL CLAD:DETERIORATED DOOR AND FRAME - MAJOR DETERIORATION

Deficiency Location/Instance



Deficiency Quantity

2

Quantity Uom

EACH

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo 1



Exit 1

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

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

*Architectural Inspection*

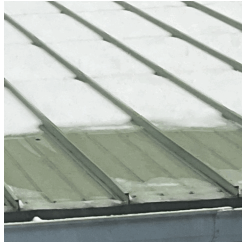
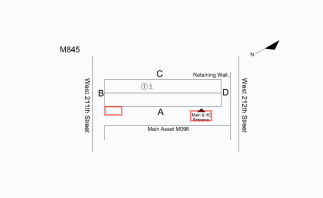
**M845**

Question	Response
<b>EXTERIOR</b>	
<b>DOORS</b>	
<b>DOOR HARDWARE</b>	Inspected
Condition	2- Between Good and 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	6,000
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	3- Fair
Instance Quantity	6,000
Instance Quantity Uom	S.F.
Deficiency	METAL PANEL:MAJOR RUSTING
Roof Plan Reference	
Elevation	
Elevation Reference	All Facades
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Facade A
Violations	No photo recorded No violations recorded
<b>EXTERIOR SOFFITS</b>	Does not exist
<b>LOADING DOCK</b>	Does not exist
<b>LOUVER</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>PARAPETS</b>	Does not exist
<b>PLAZA DECK</b>	Does not exist
<b>ROOF</b>	Inspected
<b>ROOFING</b>	Inspected

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

*Architectural Inspection*

**M845**

Question	Response
<b>EXTERIOR</b>	
<b>ROOF</b>	
<b>ROOFING</b>	
<b>ROOF HATCH/SMOKE HATCH</b>	Does not exist
<b>LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>ROOF BARRIER/FENCE</b>	Does not exist
<b>ROOF CAGE</b>	Does not exist
<b>ROOFING</b>	Inspected
Replacement Quantity	7,000
Replacement Uom	S.F.
Instance on Metal:All Roofs	Inspected
Instance Roof Photo	
	Roof 1
Instance Condition	2- Between Good and Fair
Instance Quantity	7,000
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	2003
Source of Installation Year	Inspector Estimate
Deficiency	No deficiencies recorded
<b>ROOFING DRAINS</b>	Does not exist
<b>SPECIALTIES</b>	Inspected
<b>BULKHEAD/PENTHOUSE</b>	Does not exist
<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
<b>STAIRS/RAMPS: EXTERIOR</b>	Inspected
<b>BUILDING CHEEK/FLANK WALLS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>RAILINGS</b>	Inspected
Condition	3- Fair
Deficiency	RUST - MAJOR
Deficiency Location/Instance	
Deficiency Quantity	15

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

*Architectural Inspection*

**M845**

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

**EXTERIOR**

**STAIRS/RAMPS: EXTERIOR**

**RAILINGS**

Quantity Uom  
Potential Action  
Urgency of Action  
Purpose of Action  
Deficiency Photo 1

L.F.  
REPLACE  
PRIORITY 4  
LEVEL 2



Deficiency Photo 2  
Violations

Exit 2  
No photo recorded  
No violations recorded

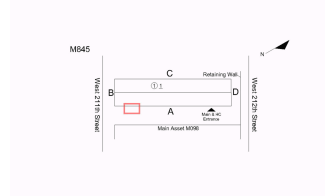
**STAIRS/RAMPS**

Condition

Inspected

Deficiency  
Deficiency Location/Instance

3- Fair  
CONCRETE:CRACKS/SPALLING - MAJOR



Deficiency Quantity  
Quantity Uom  
Potential Action  
Urgency of Action  
Purpose of Action  
Deficiency Photo 1

5  
S.F.  
REPLACE  
PRIORITY 4  
LEVEL 2

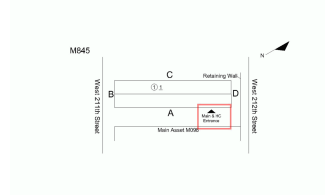


Deficiency Photo 2  
Violations

Exit 2  
No photo recorded  
No violations recorded

Deficiency  
Deficiency Location/Instance

CONCRETE:CRACKS/SPALLING - MINOR



Deficiency Quantity  
Quantity Uom  
Potential Action  
Urgency of Action


10  
S.F.  
REPAIR  
PRIORITY 3



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

*Architectural Inspection*

**M845**

Question	Response
<b>EXTERIOR</b>	
<b>STAIRS/RAMPS: EXTERIOR</b>	
<b>STAIRS/RAMPS</b>	
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Exit 1 - HC Ramp
Violations	No photo recorded No violations recorded
<b>WINDOWS</b>	Inspected
Replacement Quantity	500
Replacement Uom	S.F.
<b>EXTERIOR GUARDS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>LINTELS</b>	Does not exist
<b>WINDOWS</b>	Inspected
Material Type(s)	Other
Instance on Aluminum - Other:Facades A and C	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	500
Instance Quantity Uom	S.F.
Installation Year	2009
Source of Installation Year	Custodial Staff
Are these windows insulated?	No
Deficiency	No deficiencies 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	1st Floor
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5



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

*Architectural Inspection*



**M845**

Question	Response
<b>INTERIOR</b>	
<b>STRUCTURAL</b>	
<b>FOUNDATION WALLS</b>	
Deficiency Photo 1	
Deficiency Photo 2	Facade A
Violations	No photo recorded 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	Rooms M1, M2, M3, Corridor near Room M2, Corridor near Staff toilets
Deficiency Quantity	35
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 M2
Violations	No photo recorded No violations recorded
<b>Door(s)</b>	Inspected
Condition	5- Poor
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Rooms M2, M3, M4
Deficiency Quantity	3
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*


**M845**

Question	Response
<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Door(s)</b>	
Deficiency Photo 1	
Deficiency Photo 2	Room M2
Violations	No photo recorded No violations recorded
<b>Floor Finish</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Walls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	GYPSUM BOARD:DETERIORATED
Deficiency Location/Instance	Corridor near Room M2, M3, M5, M7
Deficiency Quantity	25
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 M2
Violations	No photo recorded No violations 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>	Under construction
<b>TOILET ROOMS - STAFF</b>	Inspected
<b>Ceiling</b>	Inspected
Condition	4- Between Fair and Poor

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

*Architectural Inspection*

**M845**

Question	Response
<b>INTERIOR</b>	
<b>TOILET ROOMS - STAFF</b>	
<b>Ceiling</b>	
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING
Deficiency Location/Instance	1st Floor - Men's
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	1st Floor - Man
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	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>	Not required

NYC Department of Education  
Building Condition Assessment Survey 2023-2024

*Architectural Inspection*

M845

Does the SCA expect asset to have artwork?

No