

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

Q382

Asset: **PRE-K CENTER @ 89-14 PARSONS BOULEVARD - QUEENS, 89-14 PARSONS BOULEVARD, New York, 11432**

Inspection Id	Inspection Type	Time In	Last Edited
SA : Q382	Architectural - Senior	2023-11-29 12:17 PM	2024-06-06 3:14 PM
AA : Q382	Architectural - Associate	2023-11-29 12:09 PM	2023-12-11 9:28 AM

Asset Data

Question	Answer
Was the building fully accessible for inspection	Yes
Building Square Footage	10,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	10,000 SF leased space (360,000 SF total building area)
Comments on the Stories (Floors) plus Basements	12+B
Comments on the Number of Classrooms	4
Comments on the Year Built	2015
Student Population	69
Staff Population	16
Weather	Fair
Principal(s) Information	
Principal Name	Doreen Duff
Organization	The Ezra Jack Keats Pre-K Center - Queens
Did you meet with this Principal?	No
Did this Principal provide feedback?	Yes
Summary of Principal's Feedback	A Principal questionnaire form was returned with no comments regarding the physical condition of the building.
Custodian	Was not present
Fireman	Drew Brooks (Handyman)
Facade Photo	



Corner of Parsons Boulevard and 89th Avenue - Southwest View

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

Q382

Main Entrance Photo



Facade A - 89th Avenue

Roof Photo

Nil

Have any Systems/Major Building Components been upgraded?

No

Have there been any Building Additions?

No

Tandem Schools?

No

Leased Space?

Yes

Year Leased

2015

Inspection

Partial Inspection

Priority Condition

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

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?	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	Required	Complies	Deficiency	Assistive Fire Listening System	Fire Alarm Strobe
------------------------------	--------	----------	----------	------------	---------------------------------	-------------------

PROGRAMMATIC ACCESSIBILITY

Exterior Routes						
Exterior Entrances & Exits					Yes	
Exterior H/C Lifts	No	No				
Exterior Ramps and Railings	No	No				

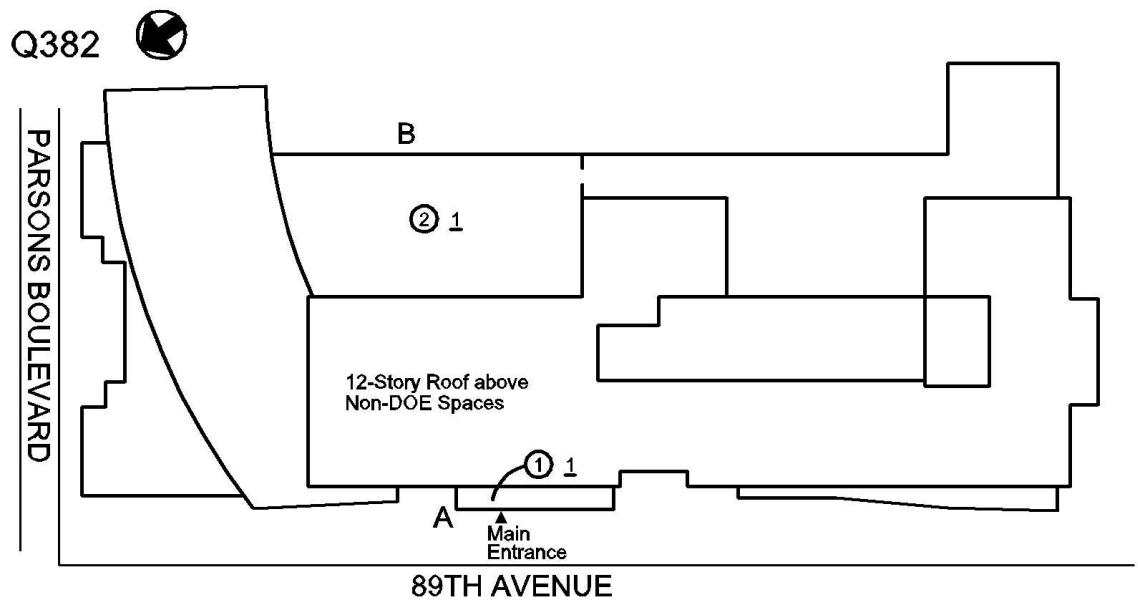
**NYC Department of Education
Building Condition Assessment Survey 2023 - 2024**

Architectural Inspection

Q382

Physical Breakdown Structure	Exists	Required	Complies	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 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	1st Floor	Yes	Yes			
Computer Rooms		No				
Gymnasium		No				
Library		No				
Main Office	Room 103	Yes	Yes			
Multi-purpose Room	1st Floor	Yes	Yes		No	Yes
Nurse's Room	Room 108	Yes	Yes			
Pool		No				
Science Lab		No				
Toilet Rooms (Boys)	1st Floor	Yes	Yes			
Toilet Rooms (Girls)	1st Floor	Yes	Yes			
Toilet Rooms (Staff)	1st Floor	Yes	Yes			

Building Template



Inspection

Question

Response

Architectural

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

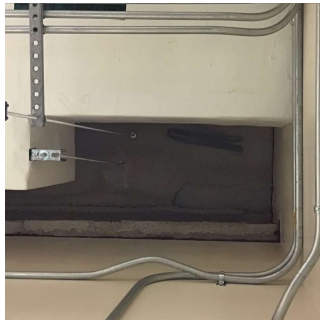
Q382

Question	Response
EXTERIOR	Inspected
AREAWAY	Does not Exist
AWNINGS AND CANOPIES	Does not Exist
CHIMNEY	Not Required
COPING	Not Required
CORNICE	Does not Exist
DOORS	Inspected
DOORS AND FRAMES	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
DOOR HARDWARE	Inspected
Condition	2 - Between Good and 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)	Steel
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	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
LOADING DOCK	Does not Exist
LOUVER	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
PARAPETS	Not Required
PLAZA DECK	Does not Exist
ROOF	Not Required
STAIRS/RAMPS: EXTERIOR	Does not Exist
WINDOWS	Inspected
Replacement Quantity	480
Replacement Uom	S.F.
EXTERIOR GUARDS	Does not Exist
LINTELS	Does not Exist
WINDOWS	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Other: All Facades	Inspected
Instance Condition	2 - Between Good and Fair

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection


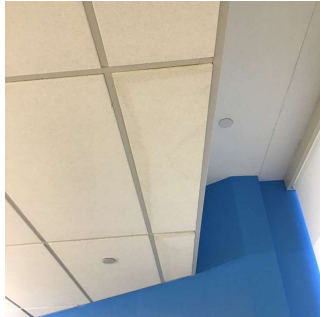
Q382

Question	Response
EXTERIOR	
WINDOWS	
WINDOWS	
Instance Quantity	480
Instance Quantity Uom	S.F.
Are these windows insulated	Yes
Installation Year	2015
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
INTERIOR	Inspected
POOLS	Does not Exist
STRUCTURAL	Inspected
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	CONCRETE: CRACKS/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	Room 112
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo1	
Violations	Room 112 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	2 - Between Good and Fair
Deficiency	GYPSON BOARD: DAMAGED/DETERIORATED
Deficiency Location/Instance	Room 105
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3

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

Architectural Inspection

Q382

Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Ceiling	
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room 105 No violations recorded.
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING
Deficiency Location/Instance	Room 105
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room 105 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	VINYL TILES: BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Corridor near Rooms 108, 102, 103, 101, 100
Deficiency Quantity	50
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

Q382

Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Floor Finish	
Deficiency Photo1	
Violations	Corridor near Room 108 No violations recorded.
Walls	
Condition	Inspected 2 - Between Good and Fair
Deficiency	GYPSON BOARD: DETERIORATED
Deficiency Location/Instance	Corridor near Rooms 112, 110, 106, 101, Room 104 and others
Deficiency Quantity	60
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Corridor near Room 106 No violations recorded.
Specialties	Does not Exist
GYMNASIUM	Does not Exist
INTERIOR DOOR HARDWARE	
Condition	Inspected 2 - Between Good and Fair
Deficiency	No deficiencies recorded
INTERIOR GUARDS	
Does not Exist	
KITCHEN	
Instance on 1st Floor	Inspected
Ceiling	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

Q382

Question	Response
INTERIOR	
KITCHEN	
Floor Finish	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Walls	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
LIBRARY	
Does not Exist	
LOCKER ROOM	
Does not Exist	
MULTI-PURPOSE ROOM	
Inspected	
Instance on 1st Floor	Inspected
Ceiling	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Fixed Equipment	
Instance on 1st Floor	Does not Exist
Floor Finish	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Sliding-folding Partition	
Instance on 1st Floor	Does not Exist
Stage	
Instance on 1st Floor	Does not Exist
Walls	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	GYPSUM BOARD: DETERIORATED
Deficiency Location/Instance	Near Closets
Deficiency Quantity	10
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

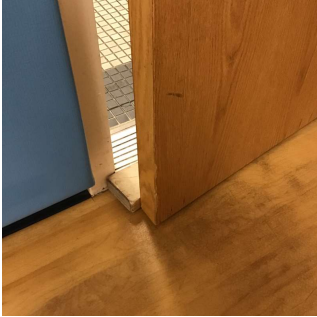
Q382

Question	Response
INTERIOR	
MULTI-PURPOSE ROOM	
Walls	
Deficiency Photo1	
	Near Closets
Violations	No violations recorded.
Window Curtains/Shades/Blinds	
Instance on 1st Floor	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	Does not Exist
TOILET ROOMS - STAFF	Inspected
Ceiling	
Condition	Inspected
Deficiency	2 - Between Good and Fair
	No deficiencies recorded
Door(s)	
Condition	Inspected
	5 - Poor
Deficiency	WOOD: DETERIORATED DOOR
Deficiency Location/Instance	Room 106
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Room 106
Violations	No violations recorded.
Floor Finish	
Condition	Inspected
	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Stalls	Does not Exist

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

Architectural Inspection

Q382

Question	Response
INTERIOR	
TOILET ROOMS - STAFF	Inspected
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
Door(s)	Inspected
Condition	5 - Poor
Deficiency	WOOD: DETERIORATED DOOR
Deficiency Location/Instance	Room 102A
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room 102A No violations 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
LIFE SAFETY	Inspected
F.D. HOLDING AREA	Does not Exist
STEEL STAIRS	Does not Exist
SITE	Does not Exist
ARTWORK	Does not Exist