

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

Q411

Asset: BEACH CHANNEL AF - QUEENS, 100-00 BEACH CHANNEL DRIVE, New York, 11694

Inspection Id	Inspection Type	Time In	Last Edited
SA : Q411	Architectural - Senior	2024-04-22 8:17 AM	2024-05-09 12:49 PM
AA : Q411	Architectural - Associate	2024-04-22 9:09 AM	2024-05-07 12:42 PM

Asset Data

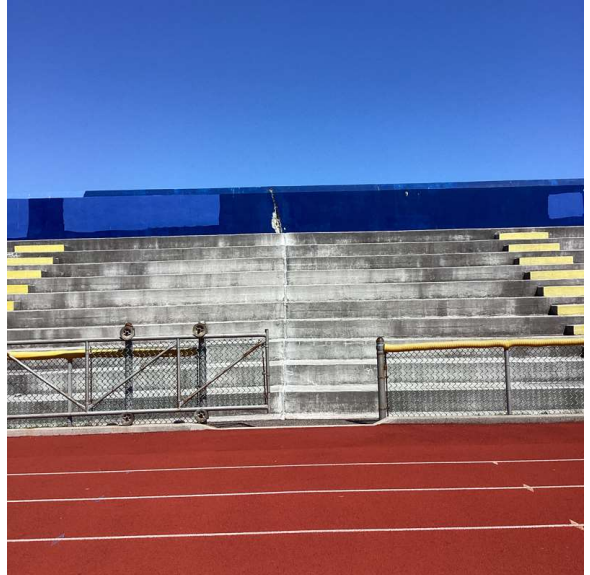
Question	Answer
Was the building fully accessible for inspection	No
Inspection Access Comment	Tennis Net Posts (Construction Fence)
Building Square Footage	6,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	300,000 Total Site Area; 254,000 SF Playing Surfaces
Comments on the Stories (Floors) plus Basements	1 (No Basement)
Comments on the Number of Classrooms	0
Comments on the Year Built	1973
Student Population	2,107
Staff Population	4
Weather	Fair
Principal(s) Information	
Principal Name	Denise Harper Richards
Organization	Channel View School for Research - Queens
Did you meet with this Principal?	No
Did this Principal provide feedback?	No
Principal Name	Dr. Katwona Warren
Organization	Rockaway Park High School - Queens
Did you meet with this Principal?	No
Did this Principal provide feedback?	No
Principal Name	Anesh Ghoram
Organization	Alternate Learning Center - Queens
Did you meet with this Principal?	No
Did this Principal provide feedback?	No
Principal Name	Hannah Kehn
Organization	New Visions Charter High School for the Humanities - Queens
Did you meet with this Principal?	No
Did this Principal provide feedback?	No
Principal Name	Joan Indart-Etienne
Organization	Restart Academy - Queens
Did you meet with this Principal?	No
Did this Principal provide feedback?	No
Principal Name	Robert Lopez
Organization	P.S. 256 - Gateway Academy (District 75) - Queens
Did you meet with this Principal?	No
Did this Principal provide feedback?	No
Principal Name	Ali Shazima
Organization	Rockaway Collegiate High School - Queens
Did you meet with this Principal?	No
Did this Principal provide feedback?	No
Custodian	Steven Lopez
Fireman	Frank Monteleone

Facade Photo



North Bleachers - Corner of Facade A and
Facade B - Northeast view

Main Entrance Photo



Facade A - North Bleachers

Roof Photo



North Bleachers - Plaza Deck - Northeast

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Have any Systems/Major Building Components been upgraded?

view

Yes

Systems: Playing Surfaces (Handball Courts, Basketball Courts)

Year: Under Construction

Systems: Tennis Courts replacement.

Year: 2024

Systems: Structural (Bleachers)- repairs (partial)

Year: 2021

Systems: Playing Surface (Baseball Field Natural Turf) - replacement

Year: 2020

Systems: Playing Surfaces (Football/Soccer Field Artificial Turf, Running Track Athletic Surface) - replacement

Year: 2017

Have there been any Building Additions?

No

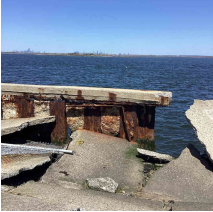

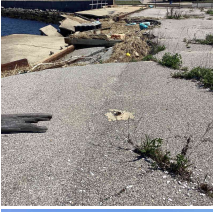

Tandem Schools?

No

Leased Space?

No

Priority Condition

Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	PhotoImage
Yes	Potential Falling Debris	Collapse seawall is a safety hazard Condition	SITE RETAINING WALLS	West Parking Lot	Frank Monteleone	Fireman	
Yes	Protruding Elements	Severely Damage Pipe Railing is a safety hazard Condition	SITE FENCES	West Parking Lot	Frank Monteleone	Fireman	
Yes	Tripping Hazard	Collapse Seawall is a safety Hazard Condition	SITE PAVING Student Non-Use Asphalt	West Parking Lot	Frank Monteleone	Fireman	
Yes	Tripping Hazard	Collapse walkway is Safety Hazard Condition	SITE PAVING Site Sidewalks & Walkways Concrete	West Parking Lot	Frank Monteleone	Fireman	

Structural Engineer Required

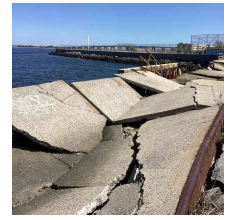
Structural Condition Type	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	PhotoImage
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Deteriorated Concrete	Deteriorated composite concrete/metal sheet pile seawall is a potential structural hazard	Columns / Beams / Bearing Walls	West Parking Lot between the Baseball Field and the Boating Ramp	Frank Monteleone	Fireman
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Programmatic Accessibility

No Accessibility status data recorded

Physical Breakdown Structure	Exists	Required	Complies	Deficiency	Assistive Listening System	Fire Alarm Strobe
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PROGRAMMATIC ACCESSIBILITY

Exterior Routes

Exterior Entrances & Exits

Exterior H/C Lifts

Exterior Ramps and Railings

Interior Routes

Corridor and Lobby H/C Lifts

Interior Corridor Doors and Hardware

Interior Corridors and Lobbies

Interior Elevators

Interior Lobby Doors and Hardware

Interior Ramps

Rooms & Spaces

Art Rooms

Auditorium

Cafeteria

Classrooms

Computer Rooms

Gymnasium

Library

Main Office

Multi-purpose Room

Nurse's Room

Pool

Science Lab

Toilet Rooms (Boys)

Toilet Rooms (Girls)

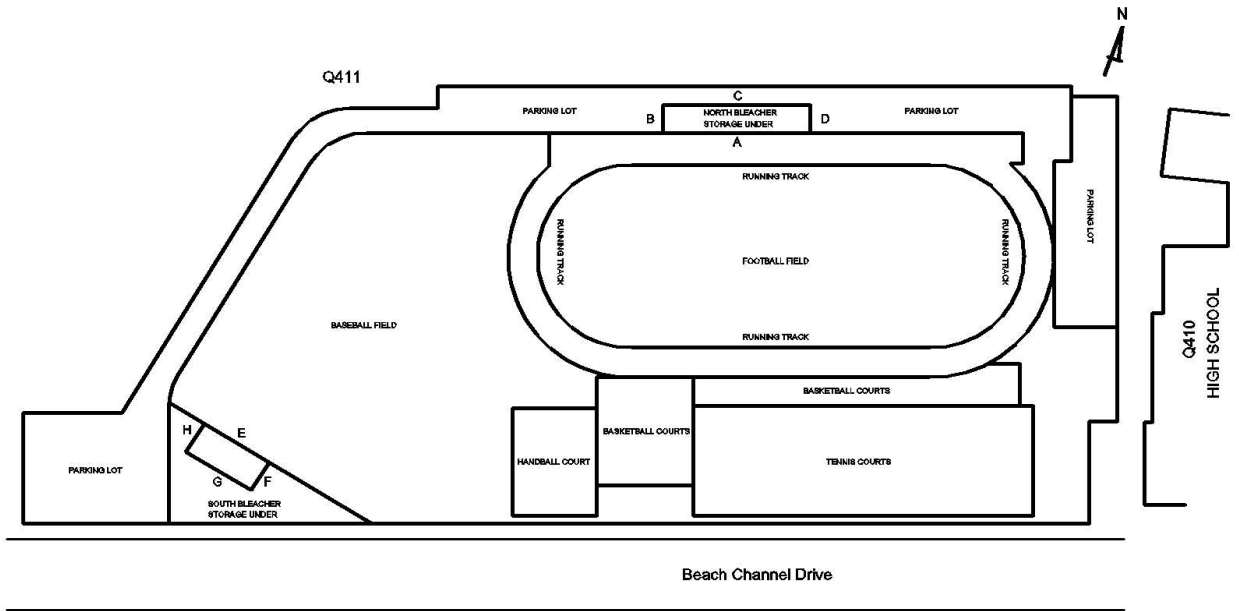
Toilet Rooms (Staff)

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Building Template

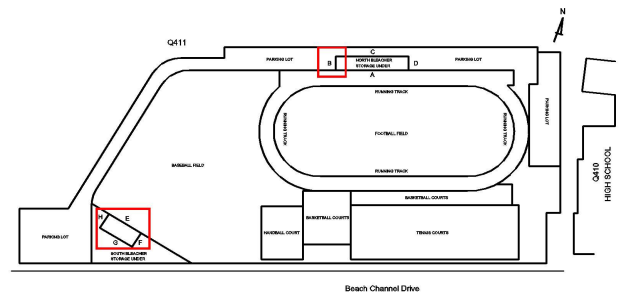


Inspection

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	5 - Poor

Deficiency METAL: DETERIORATED DOOR AND FRAME - MAJOR DETERIORATION

Roof Plan reference



Deficiency Quantity

2

Quantity Uom

EACH

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

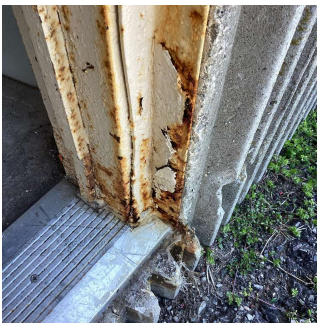
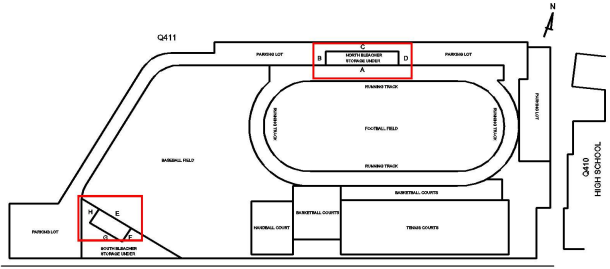
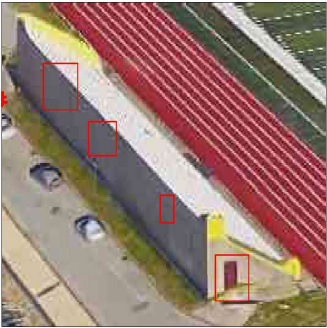
Purpose of Action

LEVEL 2

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Question	Response
EXTERIOR	
DOORS	
DOORS AND FRAMES	
Deficiency Photo1	
Violations	Facade B No violations 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	Does not Exist
EXTERIOR WALLS	Inspected
Material Type(s)	Concrete
Replacement Quantity	7,000
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	5 - Poor
Instance Quantity	7,000
Instance Quantity Uom	S.F.
Deficiency	CAST IN PLACE / PRE-CAST CONCRETE: MAJOR CRACKS/SPALLING
Roof Plan reference	
Elevation	
Deficiency Quantity	500

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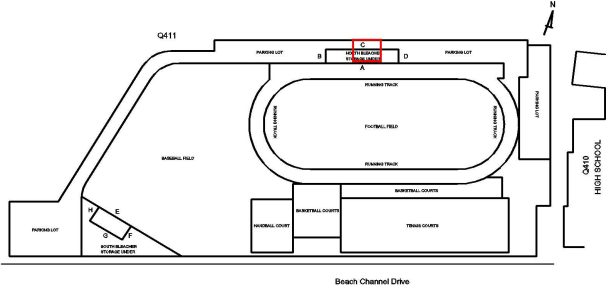

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Question	Response
EXTERIOR	
EXTERIOR WALLS	
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Facade B
Violations	No violations recorded.
EXTERIOR SOFFITS	Does not Exist
LOUVER	Does not Exist
PARAPETS	Inspected
Material Type(s)	Concrete
Replacement Quantity	1,000
Replacement Uom	C.F.
Instance on North and South Bleachers	Inspected
Instance Condition	4 - Between Fair and Poor
Instance Quantity	1,000
Instance Quantity Uom	C.F.
Deficiency	CONCRETE: MINOR CRACKS, SPALLING
Roof Plan reference	
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
EXTERIOR	
PARAPETS	
Deficiency Photo1	
Violations	South Bleachers No violations recorded.
Deficiency	CONCRETE: MAJOR DETERIORATION/CRACKS
Roof Plan reference	
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REMOVE AND REBUILD
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	North Bleachers No violations recorded.
PLAZA DECK	Inspected
Instance on Concrete: North and South Bleachers	Inspected
Instance Condition	5 - Poor
Instance Quantity	2,100
Instance Quantity Uom	S.F.
Installation Year	1973
Source of Installation	Custodial Staff
Deficiency	CONCRETE: MAJOR ACTIVE PLAZA DECK LEAKS IN NON-INSTRUCTIONAL SPACE

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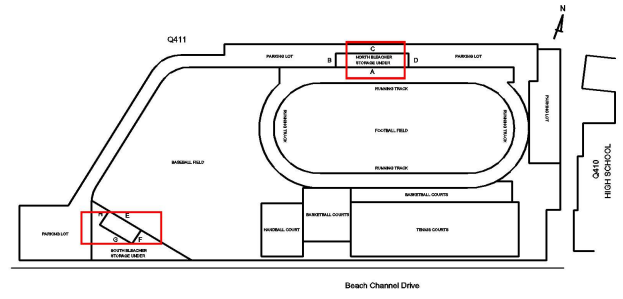
Question

Response

EXTERIOR

PLAZA DECK

Roof Plan reference



Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo1

300
S.F.
REPLACE
PRIORITY 5
LEVEL 2



Plaza Deck

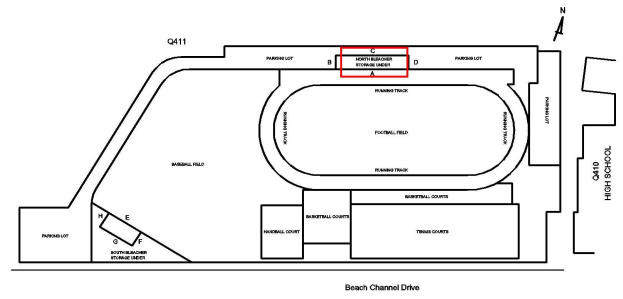
Violations

No violations recorded.

Deficiency

CONCRETE: MINOR CRACKS

Roof Plan reference



Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo1

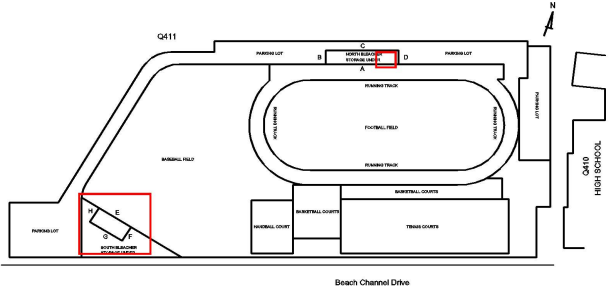

100
S.F.
REPAIR
PRIORITY 3
LEVEL 2



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Question	Response
EXTERIOR	
PLAZA DECK	
Violations	North Bleachers No violations recorded.
Deficiency	CONCRETE: MAJOR CRACKS
Roof Plan reference	
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	North Bleachers No violations recorded.
ROOF	Does not Exist
STAIRS/RAMPS: EXTERIOR	Does not Exist
WINDOWS	Does not Exist
INTERIOR	Inspected
STRUCTURAL	Inspected
COLUMNS/BEAMS/BEARING WALLS	Inspected
Condition	3 - Fair
Deficiency	CONCRETE COLUMNS/BEAMS: CRACKED/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	North Bleachers
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5

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Question	Response
INTERIOR	
STRUCTURAL	
COLUMNS/BEAMS/BEARING WALLS	
Deficiency Photo1	
Violations	North Bleachers No violations recorded.
FLOOR STRUCTURE	
Condition	Inspected 4 - Between Fair and Poor
Deficiency	CONCRETE SLAB ON GRADE: THRU CRACKS
Deficiency Location/Instance	North and South Bleachers
Deficiency Quantity	400
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 5
Deficiency Photo1	
Violations	North Bleachers No violations recorded.
FOUNDATION WALLS	
Material Type(s)	Inspected Concrete
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
ROOF STRUCTURE	
Condition	Inspected 4 - Between Fair and Poor
Deficiency	CONCRETE: CRACKED/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	North and SouthBleachers
Deficiency Quantity	200
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 5

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Question	Response
INTERIOR	
STRUCTURAL	
ROOF STRUCTURE	
Deficiency Photo1	
Violations	North Bleachers No violations recorded.
VAULTS-BUNKERS	Does not Exist
CLASSROOMS/CORRIDORS/ADMIN SPACES	Does not Exist
INTERIOR DOOR HARDWARE	Does not Exist
LOCKER ROOM	Does not Exist
SHOWER ROOM	Does not Exist
STAIRS/RAMPS: INTERIOR	Does not Exist
TOILET ROOMS - STAFF	Does not Exist
TOILET ROOMS - STUDENTS	Does not Exist
ATHLETIC FIELDS	Inspected
PLAYING SURFACE	Inspected
Synthetic Turf Field exists?	Yes
Year of Installation	2017
Replacement Quantity	254,500
Replacement Uom	S.F.
Instance on Baseball Field	Inspected
Instance Condition	3 - Fair
Instance Quantity	76,000
Instance Quantity Uom	S.F.
Deficiency	NATURAL TURF: MISSING AREAS
Deficiency Location/Instance	Baseball Field
Roof Plan reference	
Deficiency Quantity	200
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2

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Question	Response
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ATHLETIC FIELDS

PLAYING SURFACE

Deficiency Photo1



Baseball Field

Violations

No violations recorded.

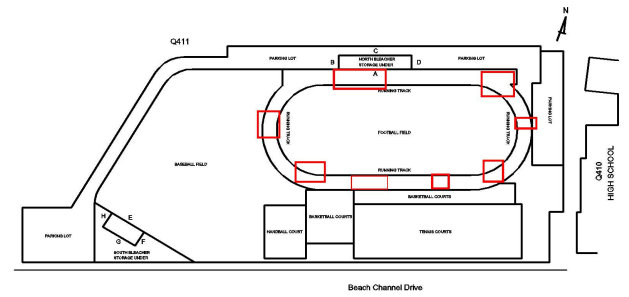
Instance on Basketball Courts	Under Construction
Instance Quantity	21,000
Instance Quantity Uom	S.F.
Instance on Football/Soccer Field	Inspected
Instance Condition	2 - Between Good and Fair
Instance Quantity	79,000
Instance Quantity Uom	S.F.
Deficiency	No deficiencies recorded
Instance on Handball Courts	Under Construction
Instance Quantity	9,500
Instance Quantity Uom	S.F.
Instance on Running Track	Inspected
Instance Condition	4 - Between Fair and Poor
Instance Quantity	32,000
Instance Quantity Uom	S.F.

Deficiency ATHLETIC WEARING SURFACE: DAMAGED/DETERIORATED

Deficiency Location/Instance

Running Track

Roof Plan reference



Deficiency Quantity

500

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

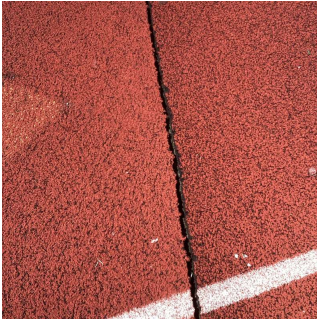
Purpose of Action

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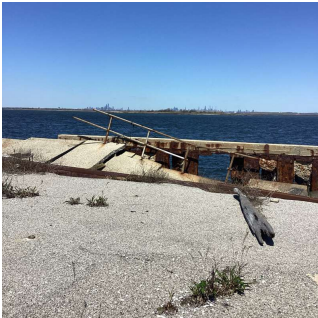
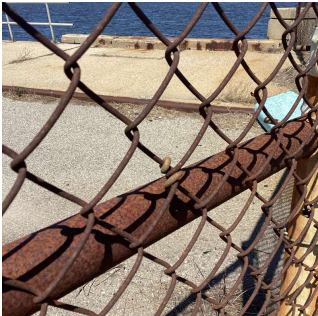
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Question	Response
ATHLETIC FIELDS	
PLAYING SURFACE	
Deficiency Photo1	
Violations	Running Track No violations recorded.
Instance on Tennis Courts	Inspected
Instance Condition	1 - Good
Instance Quantity	37,000
Instance Quantity Uom	S.F.
Deficiency	No deficiencies recorded
FIXED EQUIPMENT	Inspected
Basketball Backboard	Under Construction
Basketball Hoops	Under Construction
Basketball Posts	Under Construction
Football Goal Posts	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Tennis Net Posts	Inaccessible
SEATING	Inspected
Benches	Inspected
Concrete	Does not Exist
Metal/Wood/Plastic	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Bleachers	Does not Exist
SITE	Inspected
CONTAINERIZATION	Does not Exist
Drainage System for Asphalt	Inspected
Catch Basins/Manhole - Surrounded by asphalt	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Culverts - Asphalt Covering	Does not Exist
Drainage System for Concrete	Inspected
Catch Basins/Manhole - Surrounded by concrete	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Culverts - Concrete Covering	Does not Exist
Drainage System for Soil	Inspected
Catch Basins/Manhole - Surrounded by Soil	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
SITE	
Drainage System for Soil	Inspected
Culverts - Soil Covering	Does not Exist
DRINKING FOUNTAINS	
Condition	5 - Poor
Deficiency	INOPERABLE
Deficiency Location/Instance	North and South Bleachers Area
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
FENCES	
Condition	Inspected
Condition	4 - Between Fair and Poor
Deficiency	ALUMINUM: MISSING SECTIONS
Deficiency Location/Instance	West Parking Lot
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	
Violations	West Parking Lot 35672987R
Deficiency	CHAIN LINK: RUST - MAJOR
Deficiency Location/Instance	Around Running Track, Near South Bleachers, Beach Channel Drive
Deficiency Quantity	2,000
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	

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Question	Response
SITE	
FENCES	
Violations	Near South Bleachers No violations recorded.
Deficiency	CHAIN LINK: DAMAGED POST/RAIL
Deficiency Location/Instance	Parking Lot entrance Near Water, Handball Court
Deficiency Quantity	300
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Near South Bleachers No violations recorded.
Deficiency	CHAIN LINK: DAMAGED/DETERIORATED
Deficiency Location/Instance	Parking Lot entrance Near Water, Around Running Track, Handball Court, Beach Channel Drive
Deficiency Quantity	1,300
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Parking Lot entrance Near Water No violations recorded.
IRRIGATION SYSTEM	
Condition	Inspected
Deficiency	2 - Between Good and Fair No deficiencies recorded
PAVING	
Student Non-Use	Inspected
Gravel Exists?	No
Asphalt	
Condition	Inspected
Deficiency	5 - Poor LOCALIZED SINK AREA

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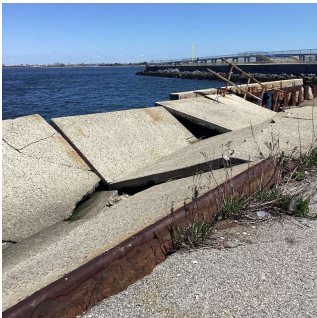
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Question	Response
SITE	
PAVING	
Student Non-Use	
Asphalt	
Deficiency Location/Instance	West Parking Lot
Deficiency Quantity	300
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	
Violations	West Parking Lot No violations recorded.
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	Beaching Bleachers Right Side
Deficiency Quantity	5,000
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Beaching Bleachers Right Side No violations recorded.
Concrete	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Pavers	Does not Exist
Student Use	Does not Exist
Site Sidewalks & Walkways	Inspected
Asphalt	Inspected
Condition	3 - Fair
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	Near North and South Bleachers
Deficiency Quantity	200

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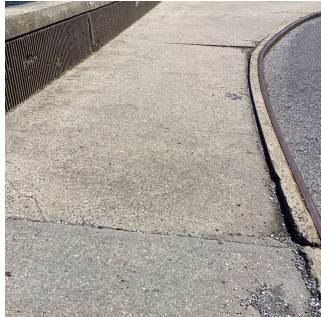
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Question	Response
SITE	
PAVING	
Site Sidewalks & Walkways	
Asphalt	
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Near North Bleacher
Violations	No violations recorded.
Concrete	
	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	West Parking Lot
Deficiency Quantity	600
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	
	West Parking Lot
Violations	No violations recorded.
Deficiency	DAMAGED CURBS
Deficiency Location/Instance	West Parking Lot, along water Retaining Wall
Deficiency Quantity	250
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
SITE	
PAVING	
Site Sidewalks & Walkways	
Concrete	
Deficiency Photo1	
Violations	along water Retaining Wall No violations recorded.
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	Behind Bleachers North and South Side, Along Water retaining Wall
Deficiency Quantity	2,250
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Behind Bleachers north Side No violations recorded.
Pavers	Does not Exist
DOT Sidewalk	Inspected
Asphalt	Does not Exist
Concrete	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	Beach Channel Drive
Deficiency Quantity	1,375
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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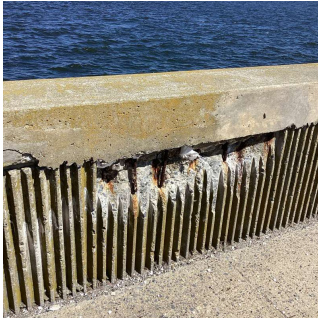

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Question	Response
SITE	
PAVING	
DOT Sidewalk	
Concrete	
Deficiency Photo1	
Violations	Beach Channel Drive No violations recorded.
Deficiency	DAMAGED CURBS
Deficiency Location/Instance	Beach Channel Drive
Deficiency Quantity	375
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Beach Channel Drive No violations recorded.
Pavers	Does not Exist
PLAYGROUNDS	Does not Exist
RETAINING WALLS	Inspected
Are there any Retaining Walls 6' OR higher facing public street/sidewalk?	No
Condition	5 - Poor
Deficiency	CAST IN PLACE CONCRETE: CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	Near Bleacher North Side, West Parking Lot
Deficiency Quantity	500
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

Q411

Question	Response
SITE	
RETAINING WALLS	
Deficiency Photo1	
Near Bleacher Right Side	Near Bleacher Right Side
Violations	No violations recorded.
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Deficiency	CAST IN PLACE CONCRETE: CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	West Parking Lot
Deficiency Quantity	600
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	
West Parking Lot	West Parking Lot
Violations	35672987R
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SEATING	Does not Exist
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SITE WALLS (NOT RETAINING WALLS)	Under Construction
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STAIRS/RAMPS: EXTERIOR	Does not Exist
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ARTWORK	Does not Exist