

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

Q414

Asset: PRE-K CENTER @ 106-02 NORTHERN BOULEVARD - QUEENS, 106-02 NORTHERN BOULEVARD, New York, 11368

Inspection Id	Inspection Type	Time In	Last Edited
SA : Q414	Architectural - Senior	2023-11-14 12:49 PM	2023-11-29 4:24 PM
AA : Q414	Architectural - Associate	2023-11-14 1:10 PM	2023-11-28 1:47 PM

Asset Data

Question	Answer
Was the building fully accessible for inspection	No
Inspection Access Comment	DX - Split System Outdoor Unit, Exhaust Fans (no roof access)
Building Square Footage	4,500
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	40,000 SF Total Building (4,500 SF Leased)
Comments on the Stories (Floors) plus Basements	6+B
Comments on the Number of Classrooms	2
Comments on the Year Built	1999
Student Population	22
Staff Population	10
Weather	Fair
Principal(s) Information	
Principal Name	Naomi Landau
Organization	Pre-K Center at 106-02 Northern Boulevard - Queens
Did you meet with this Principal?	No
Did this Principal provide feedback?	Yes
Summary of Principal's Feedback	Site Coordinator Tina Sparacino provided a comment on behalf of the Principal as follows: the PA system microphone jack is faulty.
Custodian	Was not present
Fireman	Don Marbury (Cleaner)
Facade Photo	



Corner of Northern Boulevard and 106th Street - Southeast View

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Main Entrance Photo



Facade A - Northern Boulevard

Roof Photo

Nil

Have any Systems/Major Building Components been upgraded?

Yes

Systems: Exterior Soffits - repairs (partial)

Year: 2022

Have there been any Building Additions?

No

Tandem Schools?

No

Leased Space?

Yes

Year Leased

2017

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
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No condition recorded

Structural Engineer Required

Structural Condition Type	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	PhotoImage
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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	Required	Complies	Deficiency	Assistive Fire Listening Alarm System	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				

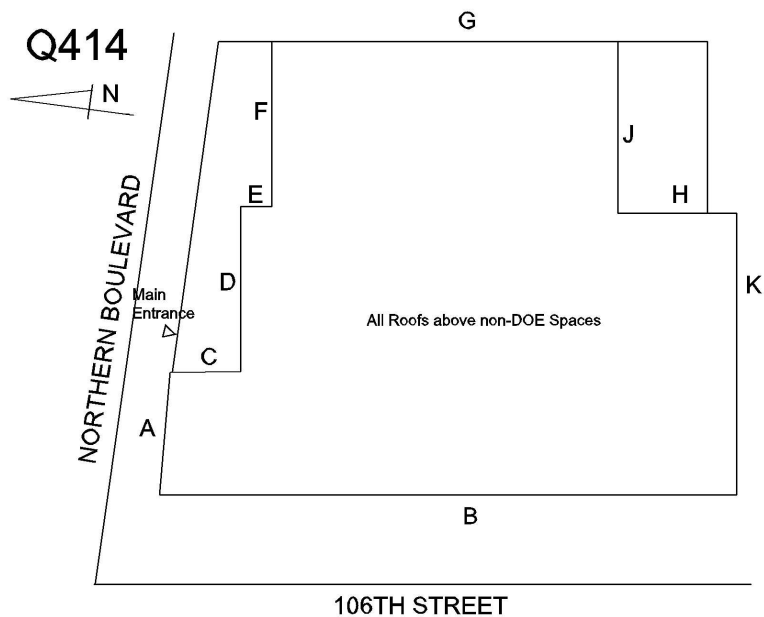
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Physical Breakdown Structure	Exists	Required	Complies	Deficiency	Assistive Listening System	Fire Alarm Strobe
Interior Routes						
Corridor and Lobby H/C Lifts	No	No				
Interior Corridor Doors and Hardware	Yes		Yes			
Interior Corridors and Lobbies			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 101	Yes	Yes			
Multi-purpose Room	1st Floor	Yes	Yes		No	Yes
Nurse's Room	Room 105	Yes	Yes			
Pool		No				
Science Lab		No				
Toilet Rooms (Boys)	1st Floor (inside classroom)	Yes	Yes			
Toilet Rooms (Girls)	1st Floor (inside classroom)	Yes	Yes			
Toilet Rooms (Staff)	Room 102A	Yes	Yes			

Building Template



Inspection

Question

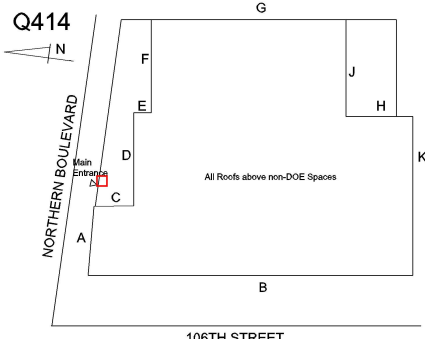
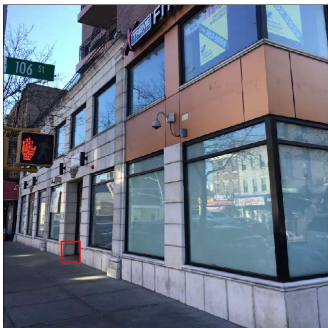
Response

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Question	Response
EXTERIOR	Inspected
AREAWAY	Does not Exist
AWNINGS AND CANOPIES	Does not Exist
CHIMNEY	Does not Exist
COPING	Not Required
CORNICE	Not Required
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)	Concrete
Replacement Quantity	800
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	4 - Between Fair and Poor
Instance Quantity	800
Instance Quantity Uom	S.F.
Deficiency	CAST IN PLACE / PRE-CAST CONCRETE: MAJOR CRACKS/SPALLING
Roof Plan reference	
Elevation	
Deficiency Quantity	10
Quantity Uom	S.F.

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Question

Response

EXTERIOR

EXTERIOR WALLS

Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo1

REPLACE
PRIORITY 4
LEVEL 2



Facade A

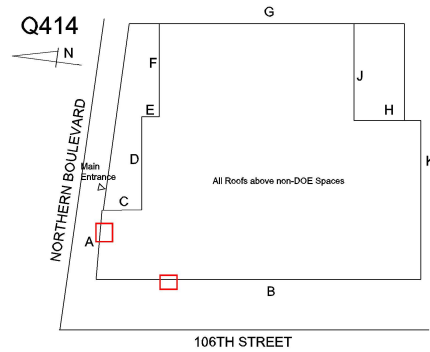
Violations

No violations recorded.

Deficiency

CAST IN PLACE / PRE-CAST CONCRETE: DETERIORATED JOINTS

Roof Plan reference



Elevation



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

20
L.F.
REPOINT
PRIORITY 3
LEVEL 2

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Question

Response

EXTERIOR

EXTERIOR WALLS

Deficiency Photo1



Facade B

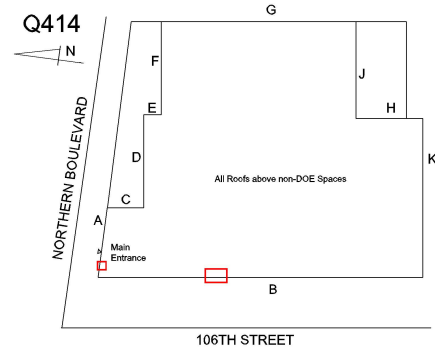
Violations

No violations recorded.

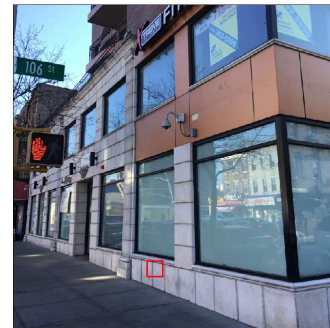
Deficiency

CAST IN PLACE / PRE-CAST CONCRETE: MINOR CRACKS/SPALLING

Roof Plan reference



Elevation



Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REPAIR

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade A

Violations

No violations recorded.

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Question	Response
EXTERIOR	
EXTERIOR SOFFITS	Inspected
Condition	2 - Between Good and Fair
Deficiency	CONCRETE: MINOR CRACKS/SPALLING
Roof Plan reference	<p>Q414</p> <p>N</p> <p>NORTHERN BOULEVARD</p> <p>106TH STREET</p> <p>Main Entrance</p> <p>All Roofs above non-DOE Spaces</p>
Elevation	
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	<p>Facade B</p>
Violations	No violations 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	750

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Question	Response
EXTERIOR	
WINDOWS	
Replacement Uom	S.F.
EXTERIOR GUARDS	
	Does not Exist
LINTELS	
	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
WINDOWS	
	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Other: All Facades	Inspected
Instance Condition	3 - Fair
Instance Quantity	750
Instance Quantity Uom	S.F.
Are these windows insulated	Yes
Installation Year	2000
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	No deficiencies recorded
FOUNDATION WALLS	
	Inspected
Material Type(s)	Concrete
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
ROOF STRUCTURE	
	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
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	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	VINYL TILES: DETERIORATED SUBSTRATE
Deficiency Location/Instance	Main Entrance, Room 104, 105
Deficiency Quantity	60
Quantity Uom	S.F.

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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Floor Finish	
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Main Entrance
Violations	No violations recorded.
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies 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	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	

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Question	Response
INTERIOR	
MULTI-PURPOSE ROOM	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies 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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Stalls	
	Does not Exist
Walls	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
TOILET ROOMS - STUDENTS	
	Inspected
Ceiling	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Stalls	
	Does not Exist
Walls	
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