

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

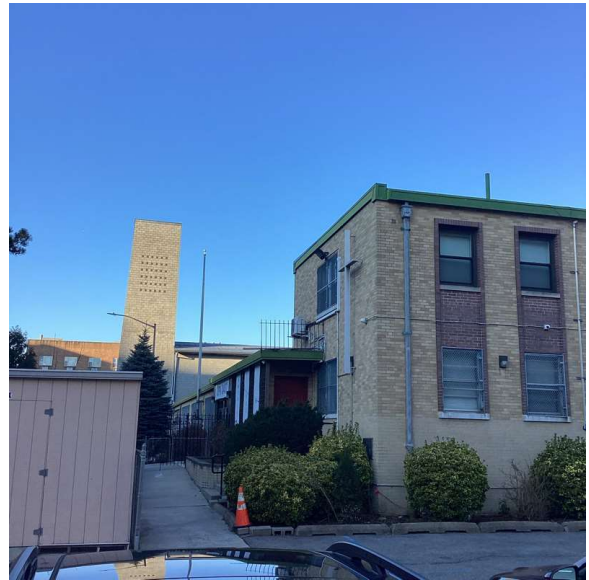
Q437

Asset: **PRE-K CENTER @ 98-22 55 AVENUE - QUEENS, 98-22 55 AVENUE, New York, 11368**

Inspection Id	Inspection Type	Time In	Last Edited
SA : Q437	Architectural - Senior	2024-01-03 7:41 AM	2024-03-14 2:24 PM
AA : Q437	Architectural - Associate	2024-01-03 8:58 AM	2024-03-15 6:44 PM

Asset Data

Question	Answer
Was the building fully accessible for inspection	No
Inspection Access Comment	Molded Case Circuit Breaker Type Panel Boards (No Permission)
Building Square Footage	7,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	7,000 SF Leased Space; 16,500 SF Total Building Area
Comments on the Stories (Floors) plus Basements	1+B
Comments on the Number of Classrooms	3
Comments on the Year Built	1968
Student Population	42
Staff Population	13
Weather	Fair
Principal(s) Information	
Principal Name	Artie Gnecco
Organization	Mosaic Pre-K Center - Queens
Did you meet with this Principal?	Yes
Did this Principal provide feedback?	Yes
Summary of Principal's Feedback	The Principal's comments are as follows: 1. The toilet room exhaust vent is damaged. 2. There is no heating in the entrance vestibule.
Custodian	Was not present
Fireman	Amar Chakraborty
Facade Photo	



98th Place - Southwest View

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

Architectural Inspection

Q437

Main Entrance Photo



Facade A - 98th Place

Roof Photo



Roof 1 - North View

Have any Systems/Major Building Components been upgraded?

Yes
 Systems: Roofing - repairs
 Year: 2022
 Systems: Roofing - repairs
 Year: 2021
 Systems: Roofing - repairs
 Year: 2018
 Systems: Interior Renovation and Conversion for use as DOE facility
 Year: 2017
 No
 No
 Yes
 2017
 Partial Inspection

Have there been any Building Additions?

Tandem Schools?

Leased Space?

Year Leased

Inspection

Priority Condition

Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	PhotoImage
-------------------------------------	-------------------	-----------------------	--------------------	----------------------	--------------------	-----------------	------------

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

Q437

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?	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 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				

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	1st Floor	Yes		Yes	No	No
Library		No				
Main Office	Room 102	Yes		Yes		
Multi-purpose Room		No				
Nurse's Room	Room 103	Yes		Yes		
Pool		No				
Science Lab		No				
Toilet Rooms (Boys)	1st Floor (Unisex)	Yes		Yes		
Toilet Rooms (Girls)	1st Floor (Unisex)	Yes		Yes		

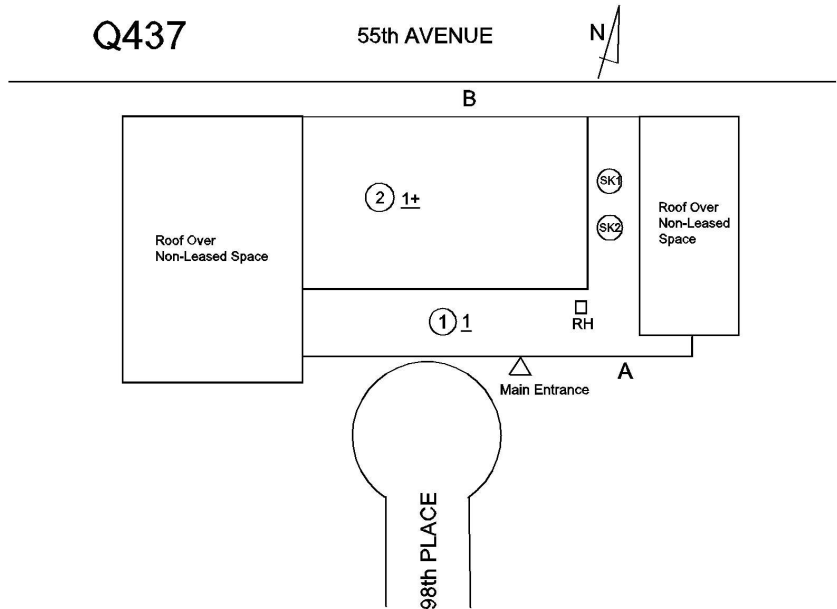
NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

Q437

Physical Breakdown Structure	Exists	Required	Complies	Deficiency	Assistive Listening System	Fire Alarm Strobe
Rooms & Spaces						
Toilet Rooms (Staff) 1st Floor	Yes		No	Accessory Arrangement Clear opening < 32" Insufficient Latch Clearance Sink Arrangement Turning Radius Water Closet Arrangement		

Building Template



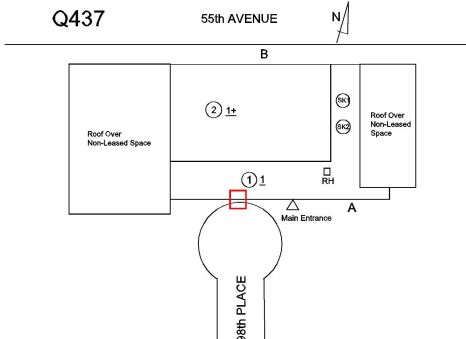
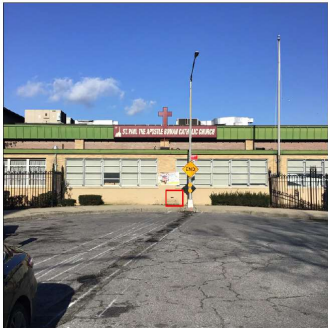
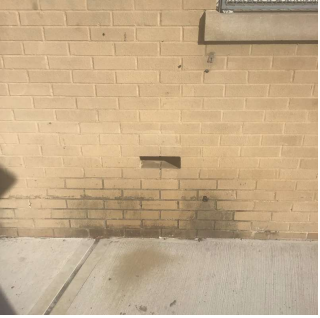
Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Does not Exist
AWNINGS AND CANOPIES	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
CHIMNEY	Not Required
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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
LINTELS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded

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

Architectural Inspection

Q437

Question	Response
EXTERIOR	
DOORS	
TRANSOM/SIDE LIGHT	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
EXTERIOR WALLS	Inspected
Material Type(s)	Masonry, Steel
Replacement Quantity	2,400
Replacement Uom	S.F.
Instance on Facades A, B	Inspected
Instance Condition	4 - Between Fair and Poor
Instance Quantity	2,400
Instance Quantity Uom	S.F.
Deficiency	BRICK: MAJOR / THRU CRACKS
Roof Plan reference	
Elevation	
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REMOVE AND REBUILD
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade A No violations recorded.
Deficiency	BRICK: MINOR CRACKS AND SPALLING

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

Architectural Inspection

Q437

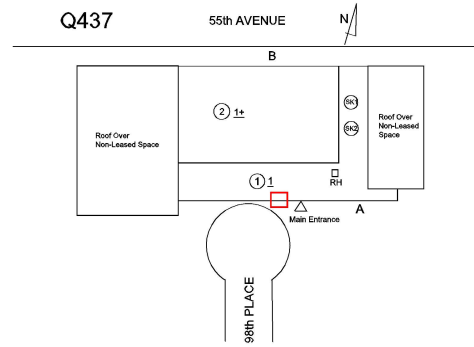
Question

Response

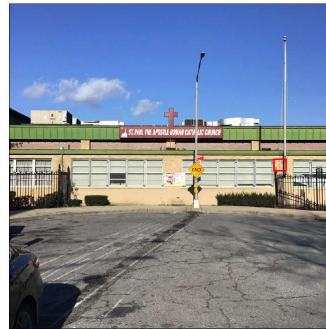
EXTERIOR

EXTERIOR WALLS

Roof Plan reference



Elevation



Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

RESTITCH

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade A

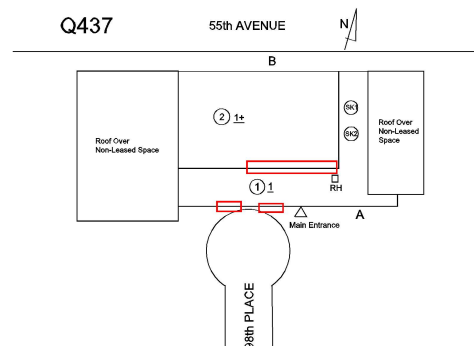
No violations recorded.

Violations

BRICK: DETERIORATED JOINTS

Deficiency

Roof Plan reference



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

Architectural Inspection

Q437

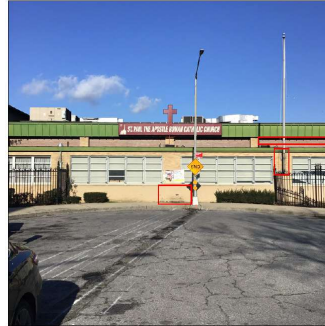
Question

Response

EXTERIOR

EXTERIOR WALLS

Elevation



Deficiency Quantity

200

Quantity Uom

S.F.

Potential Action

REPOINT

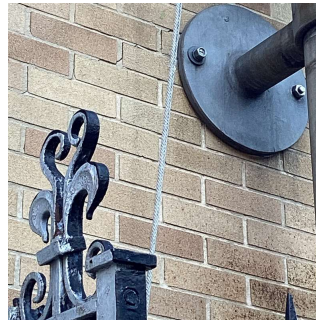
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade A

No violations recorded.

Violations

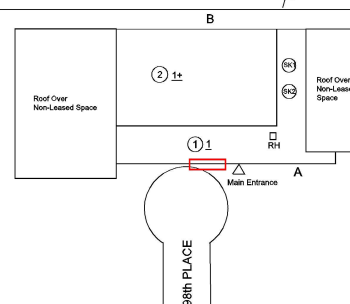
Deficiency

BRICK: DETERIORATED MASONRY SILLS - MINOR

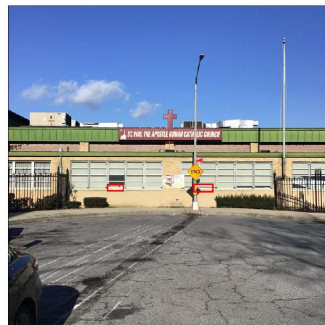
Roof Plan reference

Q437

55th AVENUE



Elevation



Deficiency Quantity

15

Quantity Uom

L.F.

Potential Action

REPAIR

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

Architectural Inspection

Q437

Question

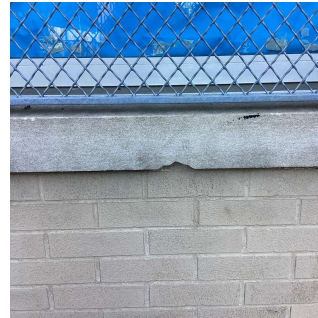
Response

EXTERIOR

EXTERIOR WALLS

Urgency of Action
Purpose of Action
Deficiency Photo1

PRIORITY 3
LEVEL 2



Facade A

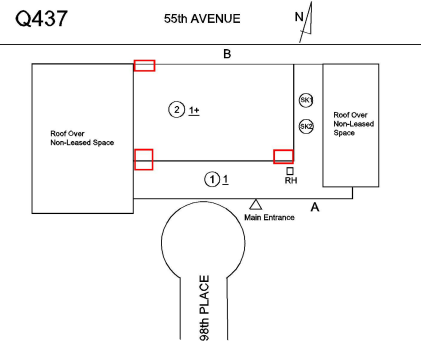
Violations

No violations recorded.

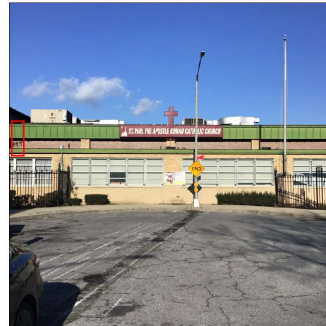
Deficiency

METAL PANEL: MAJOR RUSTING

Roof Plan reference



Elevation



Deficiency Quantity

40

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade A

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

Architectural Inspection

Q437

Question	Response
EXTERIOR	
EXTERIOR WALLS	Inspected
Violations	No violations recorded.
EXTERIOR SOFFITS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
LOADING DOCK	Does not Exist
LOUVER	Does not Exist
PARAPETS	Does not Exist
PLAZA DECK	Does not Exist
ROOF	Inspected
Roofing	Inspected
Replacement Quantity	7,000
Replacement Uom	S.F.
ROOF HATCH/SMOKE HATCH	Inspected
Condition	5 - Poor
Deficiency	DETERIORATED
Roof Plan reference	
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	No violations recorded.
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/MISSING

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

Architectural Inspection

Q437

Question	Response
EXTERIOR	
ROOF	
Roofing	
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	
Roof Plan reference	
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade A No violations recorded.
ROOF BARRIER/FENCE	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
ROOF CAGE	Does not Exist
ROOFING	Inspected
Instance on Modified Bitumen: All Roofs	Inspected
Instance Condition	4 - Between Fair and Poor
Instance Photo	
	Roof 2
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?	Yes
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

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

Q437

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

EXTERIOR

ROOF

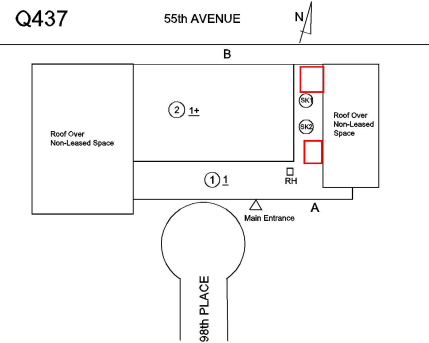
Roofing

ROOFING

Installation Year	2017
Source of Installation	Custodial Staff

Deficiency	MODIFIED BITUMEN: ROOFING: MAJOR ACTIVE ROOF LEAKS IN INSTRUCTIONAL SPACE
------------	---

Roof Plan reference



Deficiency Quantity

200

Quantity Uom

S.F.

Potential Action

REPLACE ROOFING WITH MAJOR EQUIPMENT REMOVAL
 PRIORITY 5

Urgency of Action

LEVEL 2

Purpose of Action

Deficiency Photo1



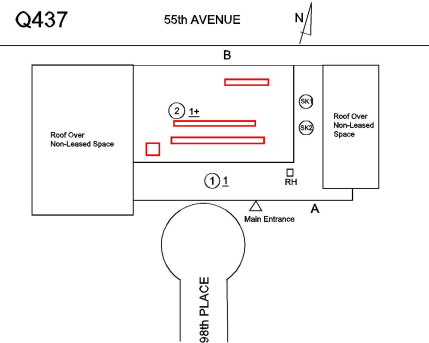
Roof 1 - Room 103 (Roof 1 - Room 104 similar)

Violations

No violations recorded.

Deficiency	MODIFIED BITUMEN: ROOFING: DELAMINATION
------------	---

Roof Plan reference



Deficiency Quantity

80

Quantity Uom

S.F.

Potential Action

REPLACE ROOFING WITH MAJOR EQUIPMENT REMOVAL
 PRIORITY 4

Urgency of Action

LEVEL 2

Purpose of Action

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

Architectural Inspection

Q437

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

EXTERIOR

ROOF

Roofing

ROOFING

Deficiency Photo1



Roof 2

Violations

No violations recorded.

ROOFING DRAINS

Inspected

Condition

2 - Between Good and Fair

Deficiency

No deficiencies recorded

Specialties

Inspected

BULKHEAD/PENTHOUSE

Does not Exist

CUPOLA/ SPIRES/ TOWERS

Does not Exist

DORMER

Does not Exist

DUNNAGE STEEL

Inspected

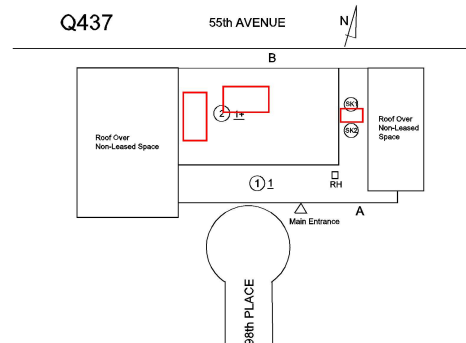
Condition

3 - Fair

Deficiency

HEIGHT LESS THAN 18"

Roof Plan reference



Deficiency Quantity

200

Quantity Uom

L.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Roof 2

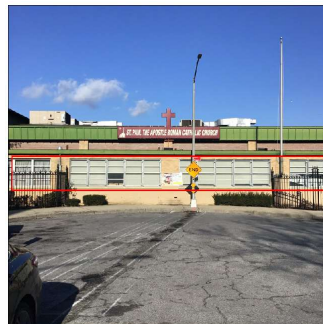
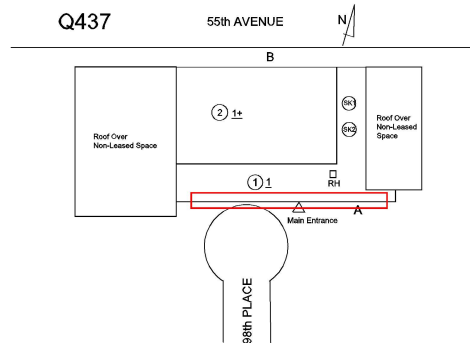
**NYC Department of Education
Building Condition Assessment Survey 2023 - 2024**

Architectural Inspection

Q437

Question	Response
EXTERIOR	
ROOF	
Specialties	
DUNNAGE STEEL	Inspected
Violations	No violations recorded.
SKYLIGHT/ROOF VENT	Inspected
Material Type(s)	Plastic
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
ROOF/GRAVITY TANK	Does not Exist
STAIRS/RAMPS: EXTERIOR	Does not Exist
WINDOWS	Inspected
Replacement Quantity	1,400
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 - Double Hung: Facade A	Inspected
Instance Condition	3 - Fair
Instance Quantity	600
Instance Quantity Uom	S.F.
Are these windows insulated	No
Installation Year	1968
Source of Installation	Custodial Staff
Deficiency	ALUMINUM - DOUBLE HUNG: INOPERABLE BALANCE
Roof Plan reference	

Elevation



NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

Q437

Question	Response
EXTERIOR	
WINDOWS	
WINDOWS	
Deficiency Quantity	40
Quantity Uom	EACH
Potential Action	REPLACE BALANCES
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance on Aluminum - Other: Facade B	Inspected
Instance Condition	3 - Fair
Instance Quantity	800
Instance Quantity Uom	S.F.
Are these windows insulated	No
Installation Year	1968
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	ACOUSTIC TILES: DAMAGED/MISSING - ACTIVE LEAK
Deficiency Location/Instance	Rooms 103, 104
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2

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

Architectural Inspection

Q437

Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Ceiling	
Deficiency Photo1	
	Room 103
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
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	GLAZED BLOCK: CRACKS/SPALLING
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 Photo1	
	Main Entrance Lobby
Violations	No violations recorded.
Deficiency	GYPSUM BOARD: DETERIORATED
Deficiency Location/Instance	Corridor near Gymnasium
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

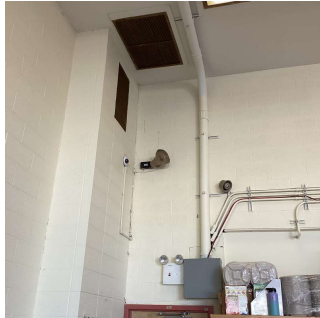
Q437

Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Walls	
Deficiency Photo1	
Violations	Corridor near Gymnasium No violations recorded.
Deficiency	MASONRY: CRACKS/SPALLING
Deficiency Location/Instance	Room 103
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room 103 No violations recorded.
Specialties	Does not Exist
GYMNASIUM	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	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair

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

Architectural Inspection


Q437

Question	Response
INTERIOR	
GYMNASIUM	
Floor Finish	
Deficiency	No deficiencies recorded
Seating	
Instance on 1st Floor	Does not Exist
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	MASONRY: CRACKS/SPALLING
Deficiency Location/Instance	Left Side
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Left Side
Violations	No violations recorded.
Window Curtains/Shades/Blinds	
Instance on 1st Floor	Does not Exist
INTERIOR DOOR HARDWARE	
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
STAIRS/RAMPS: INTERIOR	
	Does not Exist
TOILET ROOMS - STAFF	
	Inspected
Ceiling	
Condition	Inspected
	5 - Poor

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

Architectural Inspection

Q437

Question	Response
INTERIOR	
TOILET ROOMS - STAFF	
Ceiling	
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING
Deficiency Location/Instance	Inside Room 103
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Inside Room 103 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	
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	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

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

Q437

Question	Response
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	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
IRRIGATION SYSTEM	Does not Exist
PAVING	Inspected
Student Non-Use	Does not Exist
Student Use	Does not Exist
Site Sidewalks & Walkways	Inspected
Asphalt	Does not Exist
Concrete	Inspected
Condition	2 - Between Good and Fair
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	Near Main Entrance
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Near Main Entrance
Violations	No violations recorded.
Pavers	Does not Exist
DOT Sidewalk	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
ARTWORK	Does not Exist