

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

Architectural Inspection

Q466

**Asset: FAR ROCKAWAY AF - QUEENS, 8-21 BEACH 25 STREET, New York, 11691**

Inspection Id	Inspection Type	Time In	Last Edited
SA : Q466	Architectural - Senior	2024-05-09 9:15 AM	2024-05-23 4:11 PM
AA : Q466	Architectural - Associate	2024-05-09 9:30 AM	2024-05-22 9:04 AM

Asset Data

Question	Answer
Was the building fully accessible for inspection	Yes
Building Square Footage	450
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	114,000 S.F. of Playing Surfaces, 120,000 S.F. Total Site Area
Comments on the Stories (Floors) plus Basements	1 (no Basement)
Comments on the Number of Classrooms	0
Comments on the Year Built	2001
Student Population	1,720
Staff Population	8
Weather	Fair
Principal(s) Information	
Principal Name	Dawood Abdul-Hameed
Organization	Academy of Medical Technology - Queens
Did you meet with this Principal?	Yes
Did this Principal provide feedback?	Yes
Summary of Principal's Feedback	The Principal had no comments regarding the physical condition of the building at this time.
Principal Name	Mahendra Singh
Organization	Queens High School for Information, Research, and Technology - Queens
Did you meet with this Principal?	No
Did this Principal provide feedback?	No
Principal Name	Jason Murray
Organization	Knowledge and Power Preparatory Academy VI/JHS - Queens
Did you meet with this Principal?	No
Did this Principal provide feedback?	No
Principal Name	Tenesha Worley
Organization	Frederick Douglass Academy VI High School - Queens
Did you meet with this Principal?	No
Did this Principal provide feedback?	No
Custodian	Robert Wick
Fireman	Nando Holiprosad

Facade Photo



Football/Baseball Field - South View

Main Entrance Photo



Main School Backyard - Southwest View

Roof Photo



Athletic Field - Southwest View

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Have any Systems/Major Building Components been upgraded?

Yes

Systems: Running Track Athletic Wearing Surface - repairs

Year: 2021

Systems: Artificial Turf - repairs

Year: 2012

Systems: All Athletic Field Components - New Construction

Year: 2001

Have there been any Building Additions?

No

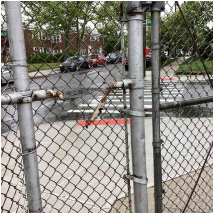
Tandem Schools?

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	Protruding Elements	Severely damaged fence with protruding elements is a potential safety hazard.	SITE   FENCES	Cornaga Avenue	Nando Holiprosad	Fireman	

**Structural Engineer Required**

Structural Condition Type	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	PhotoImage
No condition recorded						

**Programmatic Accessibility**

No Accessibility status data recorded

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

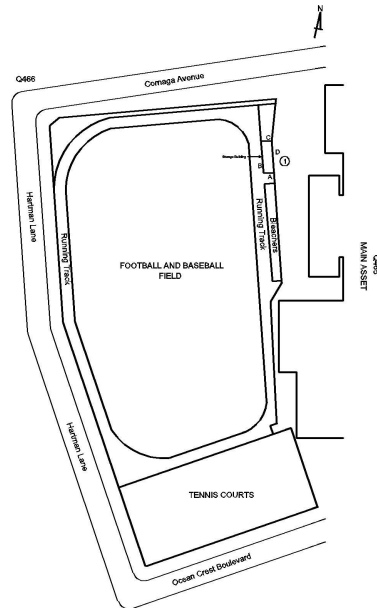
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Physical Breakdown Structure	Exists	Required	Complies	Deficiency	Assistive Listening System	Fire Alarm Strobe
<b>Rooms &amp; Spaces</b>						
Library						
Main Office						
Multi-purpose Room						
Nurse's Room						
Pool						
Science Lab						
Toilet Rooms (Boys)						
Toilet Rooms (Girls)						
Toilet Rooms (Staff)						

Building Template



Inspection

Question	Response
<b>Architectural</b>	
<b>EXTERIOR</b>	Inspected
<b>AREAWAY</b>	Does not Exist
<b>AWNINGS AND CANOPIES</b>	Does not Exist
<b>CHIMNEY</b>	Does not Exist
<b>COPING</b>	Does not Exist
<b>CORNICE</b>	Does not Exist
<b>DOORS</b>	Inspected
<b>DOORS AND FRAMES</b>	Inspected
Condition	5 - Poor
Deficiency	METAL: DETERIORATED DOOR AND FRAME - MAJOR DETERIORATION

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**Question**

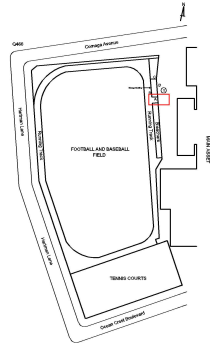
**Response**

**EXTERIOR**

**DOORS**

**DOORS AND FRAMES**

Roof Plan reference



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

2  
EACH  
REPLACE  
PRIORITY 4  
LEVEL 2



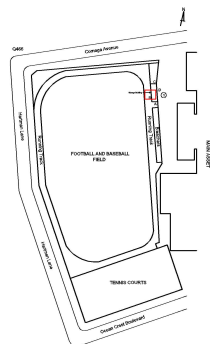
Facade A  
No violations recorded.

Violations

Deficiency

**METAL: DETERIORATED DOOR - MAJOR DETERIORATION**

Roof Plan reference



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

4  
EACH  
REPLACE  
PRIORITY 4  
LEVEL 2

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Question	Response
<b>EXTERIOR</b>	
<b>DOORS</b>	
<b>DOORS AND FRAMES</b>	
Deficiency Photo1	
Violations	Facade B No violations recorded.
<b>DOOR HARDWARE</b>	Inspected
Condition	3 - 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	1,100
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	5 - Poor
Instance Quantity	1,100
Instance Quantity Uom	S.F.
Deficiency	METAL PANEL: SEVERE DENTS
Roof Plan reference	
Elevation	
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE

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Question	Response
<b>EXTERIOR</b>	
<b>EXTERIOR WALLS</b>	
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade D No violations recorded.
<b>EXTERIOR SOFFITS</b>	Does not Exist
<b>LOUVER</b>	Does not Exist
<b>PARAPETS</b>	Does not Exist
<b>PLAZA DECK</b>	Does not Exist
<b>ROOF</b>	Inspected
<b>Roofing</b>	Inspected
Replacement Quantity	500
Replacement Uom	S.F.
<b>ROOF HATCH/SMOKE HATCH</b>	Does not Exist
<b>LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS</b>	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/MISSING
Roof Plan reference	
Deficiency Quantity	35
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2

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Question	Response
<b>EXTERIOR</b>	
<b>ROOF</b>	
<b>Roofing</b>	
<b>LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS</b>	Inspected
Deficiency Photo1	
Violations	Facade B No violations recorded.
<b>ROOFING</b>	Inspected
Instance on Metal: Roof 1	Inspected
Instance Condition	2 - Between Good and Fair
Instance Photo	
	Roof 1
Instance Quantity	500
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	2001
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
<b>ROOFING DRAINS</b>	Does not Exist
<b>Specialties</b>	Does not Exist
<b>STAIRS/RAMPS: EXTERIOR</b>	Does not Exist
<b>WINDOWS</b>	Does not Exist
<b>INTERIOR</b>	Inspected
<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	3 - Fair
Deficiency	CONCRETE SLAB ON GRADE: THRU CRACKS
Deficiency Location/Instance	Storage Shed
Deficiency Quantity	40
Quantity Uom	S.F.



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Question	Response
<b>INTERIOR</b>	
<b>STRUCTURAL</b>	
<b>FLOOR STRUCTURE</b>	
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo1	
Violations	Facade B No violations recorded.
<b>FOUNDATION WALLS</b>	Does not Exist
<b>ROOF STRUCTURE</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>VAULTS-BUNKERS</b>	Does not Exist
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	Does not Exist
<b>INTERIOR DOOR HARDWARE</b>	Does not Exist
<b>LOCKER ROOM</b>	Does not Exist
<b>SHOWER ROOM</b>	Does not Exist
<b>STAIRS/RAMPS: INTERIOR</b>	Does not Exist
<b>TOILET ROOMS - STAFF</b>	Does not Exist
<b>TOILET ROOMS - STUDENTS</b>	Does not Exist
<b>ATHLETIC FIELDS</b>	Inspected
<b>PLAYING SURFACE</b>	Inspected
Synthetic Turf Field exists?	Yes
Year of Installation	2001
Replacement Quantity	114,000
Replacement Uom	S.F.
Instance on Football/Baseball Field	Inspected
Instance Condition	4 - Between Fair and Poor
Instance Quantity	76,000
Instance Quantity Uom	S.F.
Deficiency	ARTIFICIAL TURF: DAMAGED/WORN OUT
Deficiency Location/Instance	Football/Baseball Field

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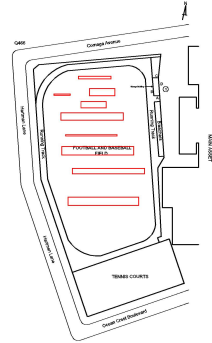
**Question**

**Response**

**ATHLETIC FIELDS**

**PLAYING SURFACE**

Roof Plan reference



Deficiency Quantity

2,600

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



Football/Baseball Field

No violations recorded.

Violations

Instance on Running Track

Inspected

Instance Condition

5 - Poor

Instance Quantity

18,000

Instance Quantity Uom

S.F.

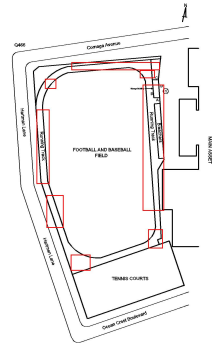
Deficiency

ATHLETIC WEARING SURFACE: DAMAGED/DETERIORATED

Deficiency Location/Instance

Running Track

Roof Plan reference



Deficiency Quantity

5,000

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

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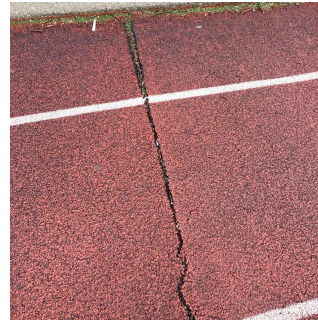
**Question**

**Response**

**ATHLETIC FIELDS**

**PLAYING SURFACE**

Deficiency Photo1



Running Track

Violations

No violations recorded.

Instance on Tennis Courts

Inspected

Instance Condition

5 - Poor

Instance Quantity

20,000

Instance Quantity Uom

S.F.

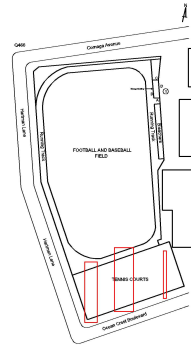
Deficiency

ASPHALT: DAMAGED/DETERIORATED

Deficiency Location/Instance

Tennis Courts

Roof Plan reference



Deficiency Quantity

6,200

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



Tennis Courts

Violations

No violations recorded.

**FIXED EQUIPMENT**

Inspected

**Basketball Backboard**

Does not Exist

**Basketball Hoops**

Does not Exist

**Basketball Posts**

Does not Exist

**Football Goal Posts**

Inspected

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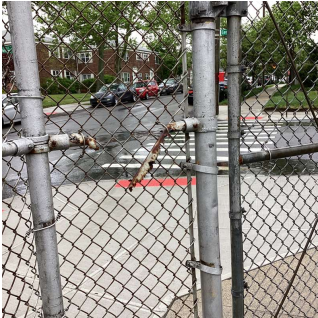

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Question	Response
<b>ATHLETIC FIELDS</b>	
<b>FIXED EQUIPMENT</b>	
<b>Football Goal Posts</b>	
Condition	5 - Poor
Deficiency	DAMAGED/MISSING
Deficiency Location/Instance	Near Cornaga Avenue
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Near Cornaga Avenue No violations recorded.
<b>Tennis Net Posts</b>	
Condition	5 - Poor
Deficiency	DAMAGED/MISSING
Deficiency Location/Instance	Near Ocean Crest Boulevard
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Near Ocean Crest Boulevard No violations recorded.
<b>SEATING</b>	
Inspected	
<b>Benches</b>	
Does not Exist	
<b>Bleachers</b>	
Inspected	
<b>Concrete</b>	
Does not Exist	
<b>Metal/Wood/Plastic</b>	
Inspected	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>SITE</b>	
Inspected	

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Question	Response
<b>SITE</b>	
<b>CONTAINERIZATION</b>	Does not Exist
<b>Drainage System for Asphalt</b>	Inspected
<b>Catch Basins/Manhole - Surrounded by asphalt</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Culverts - Asphalt Covering</b>	Does not Exist
<b>Drainage System for Concrete</b>	Does not Exist
<b>Drainage System for Soil</b>	Does not Exist
<b>DRINKING FOUNTAINS</b>	Does not Exist
<b>FENCES</b>	Inspected
Condition	4 - Between Fair and Poor
Deficiency	CHAIN LINK: DAMAGED POST/RAIL
Deficiency Location/Instance	Cornaga Avenue
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	
Violations	Cornaga Avenue No violations recorded.
Deficiency	CONCRETE CURB: DAMAGED/DETERIORATED
Deficiency Location/Instance	Tennis Courts, Cornaga Avenue, Ocean Crest Boulevard
Deficiency Quantity	180
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Cornaga Avenue No violations recorded.
Deficiency	CHAIN LINK: RUST - MAJOR

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Question	Response
<b>SITE</b>	
<b>FENCES</b>	
Deficiency Location/Instance	Tennis Courts, Hartman Lane, Cornaga Avenue
Deficiency Quantity	2,700
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Cornaga Avenue No violations recorded.
Deficiency	CHAIN LINK: DAMAGED/DETERIORATED
Deficiency Location/Instance	Ocean Crest Boulevard, Hartman Lane, Cornaga Avenue
Deficiency Quantity	400
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Ocean Crest Boulevard No violations recorded.
Deficiency	CHAIN LINK: DAMAGED POST/RAIL
Deficiency Location/Instance	Near Ocean Crest Boulevard, Hartman Lane, Cornaga Avenue
Deficiency Quantity	80
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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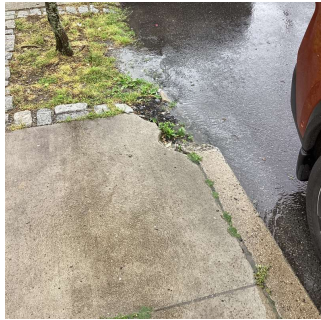
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Question	Response
<b>SITE</b>	
<b>FENCES</b>	
Deficiency Photo1	
Violations	Near Ocean Crest Boulevard No violations recorded.
<b>IRRIGATION SYSTEM</b>	Does not Exist
<b>PAVING</b>	Inspected
<b>Student Non-Use</b>	Inspected
Gravel Exists?	No
<b>Asphalt</b>	Does not Exist
<b>Concrete</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Pavers</b>	Does not Exist
<b>Student Use</b>	Inspected
Gravel Exists?	No
<b>Asphalt</b>	Inspected
Condition	3 - Fair
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	Near Exit 5, Near Entrance, Near Bleachers, Near Cornaga Avenue
Deficiency Quantity	400
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Near Exit 5 No violations recorded.
<b>Concrete</b>	Does not Exist
<b>Pavers</b>	Does not Exist
<b>Site Sidewalks &amp; Walkways</b>	Does not Exist
<b>DOT Sidewalk</b>	Inspected
<b>Asphalt</b>	Does not Exist

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Question	Response
<b>SITE</b>	
<b>PAVING</b>	
<b>DOT Sidewalk</b>	
<b>Concrete</b>	Inspected
Condition	4 - Between Fair and Poor
Deficiency	HEAVING
Deficiency Location/Instance	Cornaga Avenue, Ocean Crest Boulevard, Hartman Lane
Deficiency Quantity	250
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Cornaga Avenue No violations recorded.
Deficiency	DAMAGED CURBS
Deficiency Location/Instance	Cornaga Avenue, Ocean Crest Boulevard, Hartman Lane
Deficiency Quantity	340
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Cornaga Avenue No violations recorded.
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	Cornaga Avenue, Ocean Crest Boulevard, Hartman Lane
Deficiency Quantity	3,800
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2



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Question	Response
<b>SITE</b>	
<b>PAVING</b>	
<b>DOT Sidewalk</b>	
<b>Concrete</b>	
Deficiency Photo1	
Violations	Cornaga Avenue No violations recorded.
<b>Pavers</b>	Does not Exist
<b>PLAYGROUNDS</b>	Does not Exist
<b>RETAINING WALLS</b>	Inspected
Are there any Retaining Walls 6' OR higher facing public street/sidewalk?	Yes
Condition	3 - Fair
Deficiency	MASONRY UNIT: CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	Near Ocean Crest Boulevard, Cornaga Avenue
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Near Ocean Crest Boulevard No violations recorded.
<b>SEATING</b>	Does not Exist
<b>SITE WALLS (NOT RETAINING WALLS)</b>	Does not Exist
<b>STAIRS/RAMPS: EXTERIOR</b>	Does not Exist
<b>ARTWORK</b>	Does not Exist