

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

Q486

**Asset: DISTRICT 27 PRE-K CENTER @ 160-06 CROSS BAY BOULEVARD - QUEENS, 160-06
 CROSS BAY BOULEVARD, New York, 11414**

Inspection Id	Inspection Type	Time In	Last Edited
SA : Q486	Architectural - Senior	2024-02-28 1:07 PM	2024-03-06 11:16 AM
AA : Q486	Architectural - Associate	2024-02-28 12:52 PM	2024-03-05 4:38 PM

Asset Data

Question	Answer
Was the building fully accessible for inspection	Yes
Building Square Footage	8,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	24,000 SF Total Building (8,000 SF Leased)
Comments on the Stories (Floors) plus Basements	2+Cellar
Comments on the Number of Classrooms	3
Comments on the Year Built	2019
Student Population	45
Staff Population	15
Weather	Fair
Principal(s) Information	
Principal Name	Susan Settanni
Organization	District 27 Pre-K Center at 160-06 Cross Bay Boulevard - Queens
Did you meet with this Principal?	No
Did this Principal provide feedback?	Yes
Summary of Principal's Feedback	Site Coordinator Lori Fiorentino spoke on behalf of the Principal and had no comments regarding the physical condition of the building at this time.
Custodian	Was not present
Fireman	Irwin Lopez (Handyman)
Facade Photo	



Cross Bay Boulevard - Northwest View

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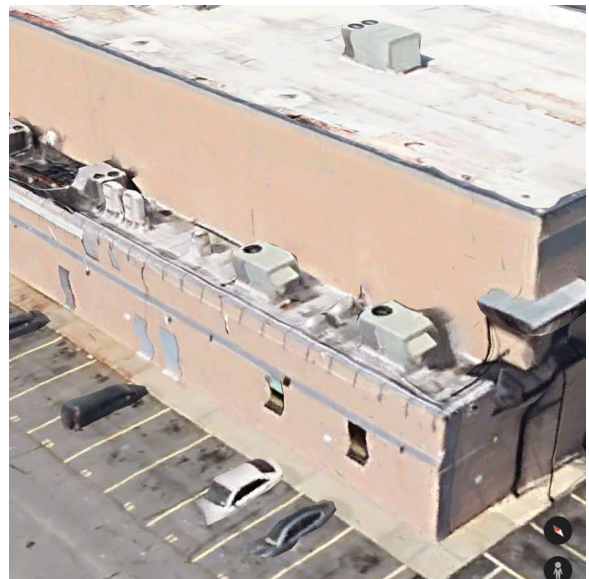
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Main Entrance Photo



Facade A - Cross Bay Boulevard

Roof Photo



Roof 1 - Northeast View

Have any Systems/Major Building Components been upgraded?
 Have there been any Building Additions?
 Tandem Schools?
 Leased Space?
 Year Leased
 Inspection

No
 No
 No
 Yes
 2019
 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

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

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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 Listening System	Fire Alarm Strobe
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PROGRAMMATIC ACCESSIBILITY

Exterior Routes

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

Interior Routes

Corridor and Lobby H/C Lifts	No	No				
Interior Corridor Doors and Hardware	No	No				
Interior Corridors and Lobbies			Yes			
Interior Elevators	No					
Interior Lobby Doors and Hardware			Yes			
Interior Ramps	No					

Rooms & Spaces

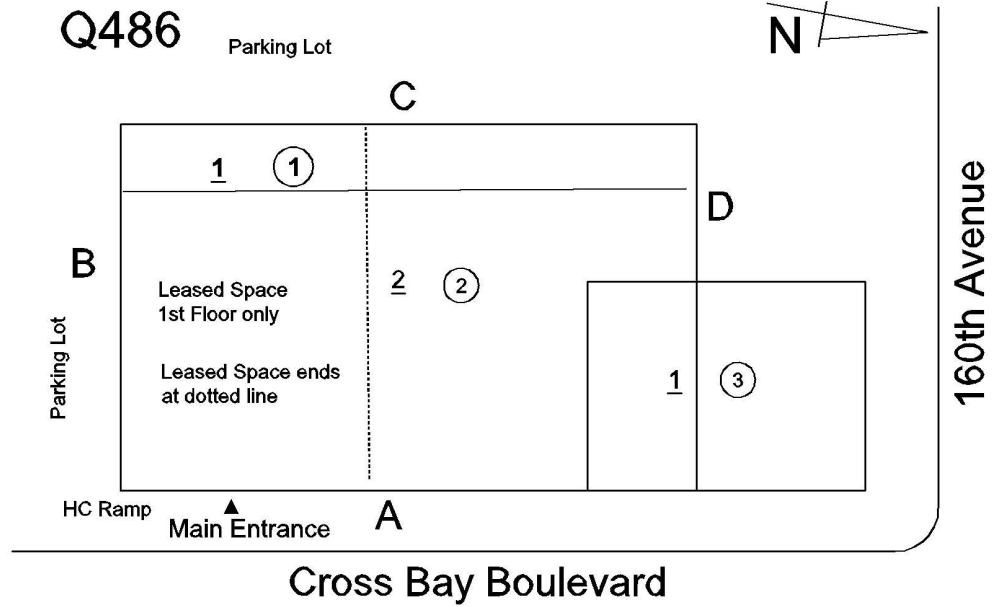
Art Rooms		No				
Auditorium		No				
Cafeteria		No				
Classrooms	1st Floor	Yes		Yes		
Computer Rooms		No				
Gymnasium		No				
Library		No				
Main Office	Room 114	Yes		Yes		
Multi-purpose Room	1st Floor	Yes		Yes	FM System	Yes
Nurse's Room	Room 115	Yes		Yes		
Pool		No				
Science Lab		No				
Toilet Rooms (Boys)	1st Floor (Unisex)	Yes		Yes		
Toilet Rooms (Girls)	1st Floor (Unisex)	Yes		Yes		
Toilet Rooms (Staff)	1st Floor (Unisex)	Yes		Yes		

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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	3 - Fair
Deficiency	METAL: DETERIORATED DOOR AND FRAME - MINOR DETERIORATION
Roof Plan reference	
Deficiency Quantity	1
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.
DOOR HARDWARE	Inspected

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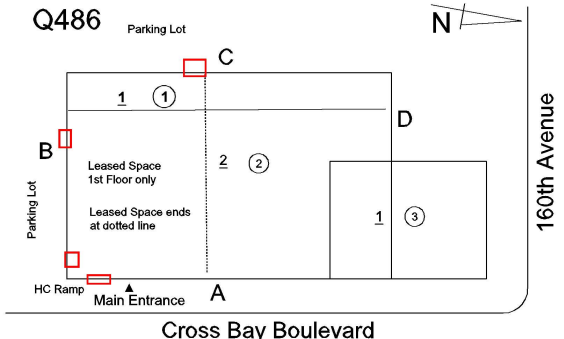
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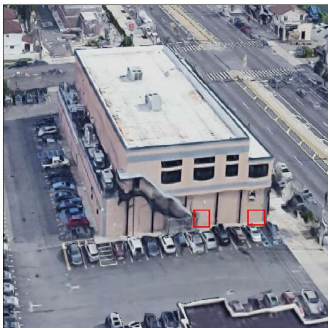
Question	Response
EXTERIOR	
DOORS	
DOOR HARDWARE	
Condition	1 - Good
Deficiency	No deficiencies recorded
LINTELS	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
TRANSOM/SIDE LIGHT	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
EXTERIOR WALLS	Inspected
Material Type(s)	Concrete, Masonry
Replacement Quantity	3,000
Replacement Uom	S.F.
Instance on Facades A, B, C	Inspected
Instance Condition	3 - Fair
Instance Quantity	3,000
Instance Quantity Uom	S.F.

Deficiency STUCCO CEMENT SURFACE: CRACKS, SPALLING

Roof Plan reference



Elevation



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

20
S.F.
REPLACE
PRIORITY 4
LEVEL 2

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Question	Response
EXTERIOR	
EXTERIOR WALLS	
Deficiency Photo1	
Violations	Facade B 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	Inspected
Material Type(s)	Masonry
Replacement Quantity	500
Replacement Uom	C.F.
Instance on Roof 1	Inspected
Instance Condition	2 - Between Good and Fair
Instance Quantity	500
Instance Quantity Uom	C.F.
Deficiency	No deficiencies recorded
PLAZA DECK	Does not Exist
ROOF	Inspected
Roofing	Inspected
Replacement Quantity	1,000
Replacement Uom	S.F.
ROOF HATCH/SMOKE HATCH	Does not Exist
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Does not Exist
ROOF BARRIER/FENCE	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
ROOF CAGE	Does not Exist
ROOFING	Inspected
Instance on Modified Bitumen: Roof 1	Inspected
Instance Condition	3 - Fair
Instance Photo	
	Roof 1
Instance Quantity	1,000

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Question	Response
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EXTERIOR

ROOF

Roofing

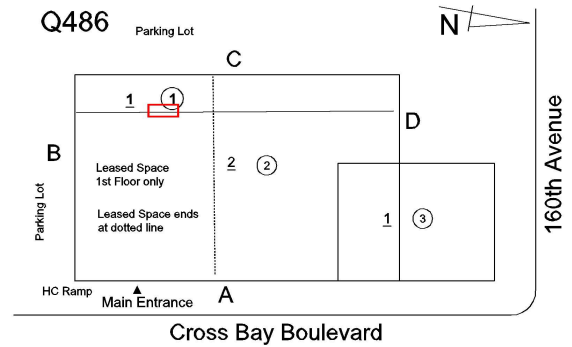
ROOFING

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?	Yes
Sustainable Roof Type	White Roof
Sustainable Roof Location (Roof Number)	Roof 1
Do solar panels exist on these roofs?	No
Is/Are the roof(s) suitable for Solar Panel installation?	No

Installation Year	2019
Source of Installation	Custodial Staff

Deficiency	MODIFIED BITUMEN: FLASHING: BASE FLASHING DETERIORATED
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Roof Plan reference



Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	



Roof 1	No violations recorded.
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Violations	No violations recorded.
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ROOFING DRAINS	Inspected
Condition	3 - Fair
Deficiency	DETERIORATED

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Question **Response**

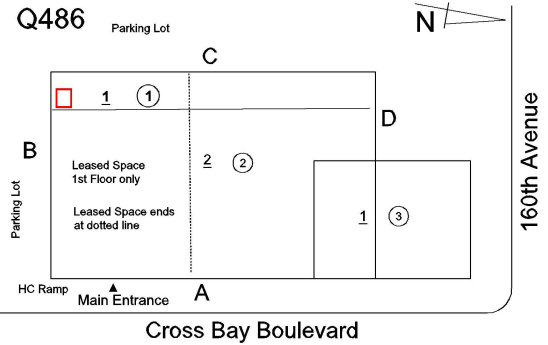
EXTERIOR

ROOF

Roofing

ROOFING DRAINS

Roof Plan reference



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

1
 EACH
 REPLACE
 PRIORITY 4
 LEVEL 2



Roof 1
 No violations recorded.

Violations

Specialties

Does not Exist

STAIRS/RAMPS: EXTERIOR

Inspected

BUILDING CHEEK/FLANK WALLS

Does not Exist

RAILINGS

Inspected

Condition

1 - Good

Deficiency

No deficiencies recorded

STAIRS/RAMPS

Inspected

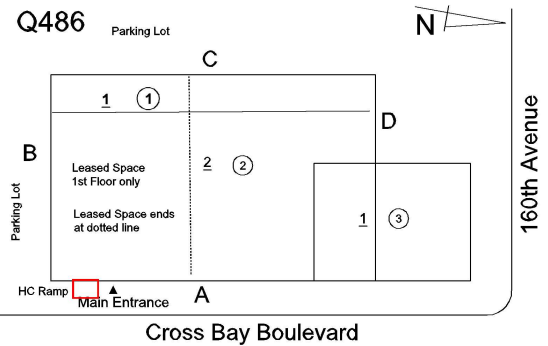
Condition

3 - Fair

Deficiency

CONCRETE: CRACKS/SPALLING - MINOR

Roof Plan reference



Deficiency Quantity

10

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Question	Response
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EXTERIOR

STAIRS/RAMPS: EXTERIOR

STAIRS/RAMPS

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

S.F.
 REPAIR
 PRIORITY 3
 LEVEL 2



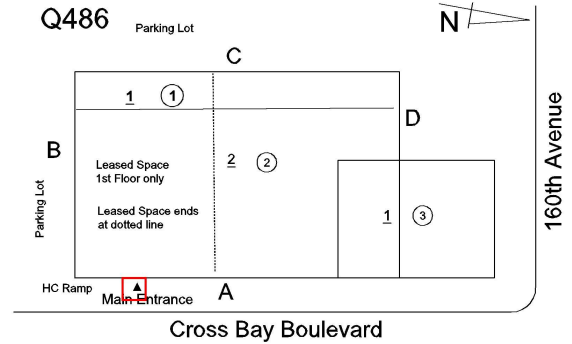
Facade A
 No violations recorded.

Violations

Deficiency

Roof Plan reference

CONCRETE: CRACKS/SPALLING - MAJOR



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

10
 S.F.
 REPLACE
 PRIORITY 4
 LEVEL 2



Facade A
 No violations recorded.

WINDOWS

Replacement Quantity
 Replacement Uom

Inspected
 300
 S.F.

EXTERIOR GUARDS

LINTELS

Does not Exist
 Inspected

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Question	Response
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EXTERIOR

WINDOWS

LINTELS

Condition

Deficiency

Inspected

1 - Good

No deficiencies recorded

WINDOWS

Material Type(s)

Instance on Aluminum - Other: Facades A, C

Instance Condition

Instance Quantity

Instance Quantity Uom

Are these windows insulated

Installation Year

Source of Installation

Deficiency

Roof Plan reference

Inspected

Aluminum

Inspected

3 - Fair

300

S.F.

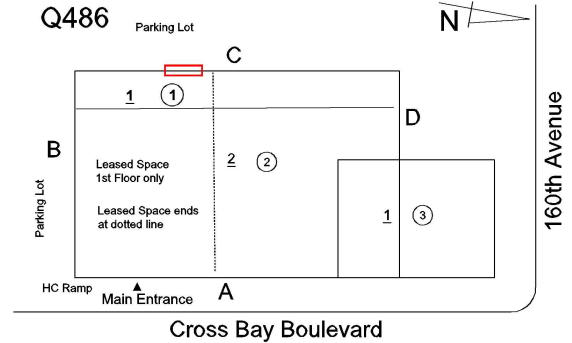
Yes

2019

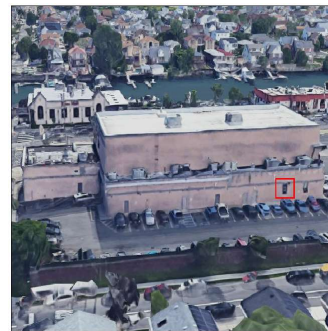
Custodial Staff

ALUMINUM - OTHER: BROKEN PANE

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Elevation



Deficiency Quantity

Quantity Uom

Potential Action

Urgency of Action

Purpose of Action

Deficiency Photo

Violations

30

S.F.

MAINTENANCE

PRIORITY 3

LEVEL 2

No photo recorded

No violations recorded.

INTERIOR

Inspected

POOLS

Does not Exist

STRUCTURAL

Inspected

COLUMNS/BEAMS/BEARING WALLS

Inspected

Condition

Deficiency

2 - Between Good and Fair

No deficiencies recorded

FLOOR STRUCTURE

Inspected


Condition

2 - Between Good and Fair

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Question	Response
INTERIOR	
STRUCTURAL	
FLOOR STRUCTURE	Inspected
Deficiency	No deficiencies recorded
FOUNDATION WALLS	Inspected
Material Type(s)	Concrete
Condition	4 - Between Fair and Poor
Deficiency	CONCRETE: WATER INFILTRATION IN ELECTRICAL PANEL ROOM
Deficiency Location/Instance	Shopping Center Basement - Electrical Meter Room
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	INSTALL WATERPROOFING
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	
Violations	Shopping Center Basement - Electrical Meter Room No violations 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	1 - Good
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	GYPSUM BOARD: DETERIORATED
Deficiency Location/Instance	Corridor near Room 113
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3

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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Walls	
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Corridor near Room 113 No violations recorded.
Specialties	Does not Exist
GYMNASIUM	Does not Exist
INTERIOR DOOR HARDWARE	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
INTERIOR GUARDS	Does not Exist
KITCHEN	
Instance on 1st Floor	Inspected
Ceiling	
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Door(s)	
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Floor Finish	
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Walls	
Instance on 1st Floor	Inspected
Condition	1 - Good
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	1 - Good
Deficiency	No deficiencies recorded
Door(s)	
Instance on 1st Floor	Inspected
Condition	1 - Good

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

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Question	Response
INTERIOR	
TOILET ROOMS - STUDENTS	
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	GYPSUM BOARD: DETERIORATED
Deficiency Location/Instance	Room 102A
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room 102A No violations recorded.
LIFE SAFETY	Inspected
F.D. HOLDING AREA	Does not Exist
STEEL STAIRS	Does not Exist
SITE	Does not Exist
ARTWORK	Does not Exist