

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

Q487

Asset: CLEVELAND AF NO. 1 - QUEENS, 21-27 HIMROD STREET, New York, 11385

| Inspection Id | Inspection Type | Time In | Last Edited |
|---------------|---------------------------|--------------------|--------------------|
| SA : Q487 | Architectural - Senior | 2023-12-11 7:49 AM | 2023-12-27 5:39 PM |
| AA : Q487 | Architectural - Associate | 2023-12-11 9:19 AM | 2024-05-07 3:51 PM |

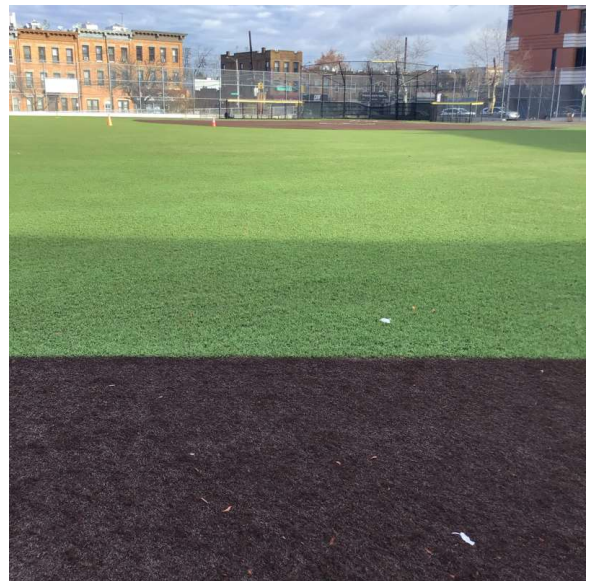
Asset Data

| Question | Answer |
|--|--|
| Was the building fully accessible for inspection | Yes |
| Building Square Footage | 0 |
| Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces) | 100,000 SF Site Area (70,000 SF Playing Surface) |
| Comments on the Stories (Floors) plus Basements | 0 (No Field House) |
| Comments on the Number of Classrooms | 0 |
| Comments on the Year Built | 1931 |
| Student Population | 1,554 |
| Staff Population | 1 |
| Weather | Fair |
| Principal(s) Information | |

| | |
|--------------------------------------|--|
| Principal Name | Marc Pascente |
| Organization | Grover Cleveland High School - 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 | Annette Beale |
| Organization | The Riverview School - Queens |
| Did you meet with this Principal? | No |
| Did this Principal provide feedback? | No |

| | |
|--------------|--------------|
| Custodian | Mario Ferrer |
| Fireman | Greg Bianchi |
| Facade Photo | |



Softball Field - North View

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Main Entrance Photo



Softball Field - North View

Roof Photo

Nil

Have any Systems/Major Building Components been upgraded?

Yes

Systems: Playing Surface (Tennis Courts) - repairs

Year: 2018

Systems: Playing Surface (Softball Field: Synthetic Turf) - replacement

Year: 2014

Systems: Playing Surface (Tennis Courts) - replacement

Year: 2013

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 |
|-------------------------------------|-------------------|--|---|----------------------------------|--------------------|-----------------|---|
| No | Tripping Hazard | Severely heaving concrete DOT sidewalk is a potential tripping hazard. | SITE PAVING DOT Sidewalk Concrete | Metropolitan Avenue, Amory Court | Mario Ferrer | Custodian |  |
| Yes | Tripping Hazard | Deteriorated asphalt playing surface is a potential tripping hazard. | ATHLETIC FIELDS PLAYING SURFACE | Tennis Courts | Greg Bianchi | 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 | | | | | | |
|---------------------------------------|--|--|--|--|--|--|

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Physical Breakdown Structure

Exists Required Complies Deficiency

Assistive Fire
Listening Alarm
System Strobe

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)

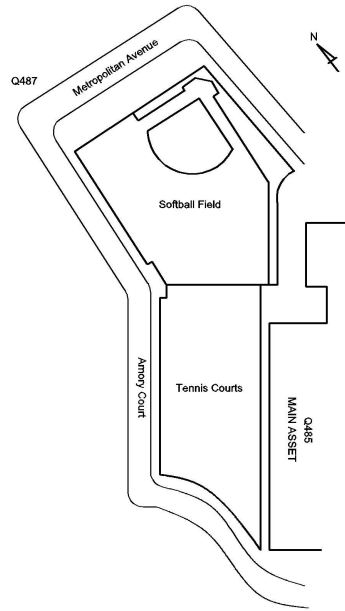
Toilet Rooms (Staff)

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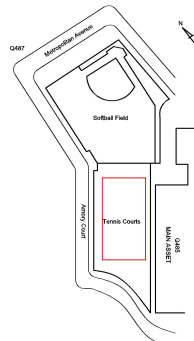
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Building Template



Inspection

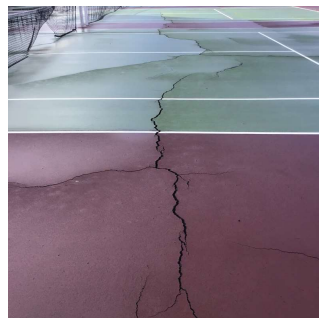
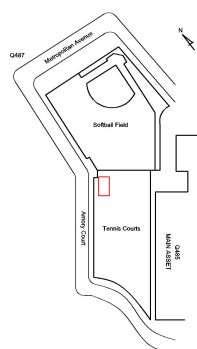
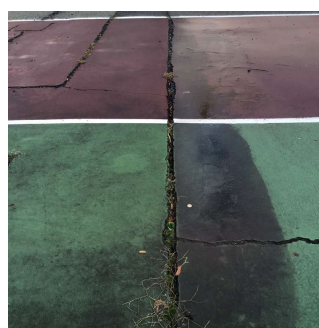
| Question | Response |
|------------------------------|-------------------------------|
| Architectural | |
| EXTERIOR | Does not Exist |
| INTERIOR | Does not Exist |
| ATHLETIC FIELDS | Inspected |
| PLAYING SURFACE | Inspected |
| Synthetic Turf Field exists? | Yes |
| Year of Installation | 2014 |
| Replacement Quantity | 70,000 |
| Replacement Uom | S.F. |
| Instance on Softball Field | Inspected |
| Instance Condition | 2 - Between Good and Fair |
| Instance Quantity | 47,000 |
| Instance Quantity Uom | S.F. |
| Deficiency | No deficiencies recorded |
| Instance on Tennis Courts | Inspected |
| Instance Condition | 4 - Between Fair and Poor |
| Instance Quantity | 23,000 |
| Instance Quantity Uom | S.F. |
| Deficiency | ASPHALT: DAMAGED/DETERIORATED |
| Deficiency Location/Instance | Tennis Courts |
| Roof Plan reference | |



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| Question | Response |
|------------------------------|--|
| ATHLETIC FIELDS | |
| PLAYING SURFACE | |
| Deficiency Quantity | 3,000 |
| Quantity Uom | S.F. |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 4 |
| Purpose of Action | LEVEL 2 |
| Deficiency Photo1 |  |
| Violations | Tennis Court No violations recorded. |
| Deficiency | ASPHALT: DAMAGED/DETERIORATED |
| Deficiency Location/Instance | Tennis Courts |
| Roof Plan reference |  |
| Deficiency Quantity | 100 |
| Quantity Uom | S.F. |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 5 |
| Purpose of Action | LEVEL 6 |
| Deficiency Photo1 |  |
| Violations | Tennis Court No violations recorded. |
| FIXED EQUIPMENT | |
| Basketball Backboard | Inspected |
| Basketball Hoops | Does not Exist |
| Basketball Posts | Does not Exist |

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| Question | Response |
|---|-------------------------------|
| ATHLETIC FIELDS | |
| FIXED EQUIPMENT | |
| Football Goal Posts | Does not Exist |
| Tennis Net Posts | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| SEATING | Inspected |
| Benches | Inspected |
| Concrete | Does not Exist |
| Metal/Wood/Plastic | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Bleachers | Inspected |
| Concrete | Does not Exist |
| Metal/Wood/Plastic | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| SITE | Inspected |
| CONTAINERIZATION | Does not Exist |
| Drainage System for Asphalt | Inspected |
| Catch Basins/Manhole - Surrounded by asphalt | Inspected |
| Condition | 5 - Poor |
| Deficiency | BLOCKED |
| Deficiency Location/Instance | Near Grandview Avenue |
| 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. |
| Culverts - Asphalt Covering | Does not Exist |
| Drainage System for Concrete | Does not Exist |
| Drainage System for Soil | Does not Exist |
| DRINKING FOUNTAINS | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| FENCES | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | CHAIN LINK: DAMAGED POST/RAIL |
| Deficiency Location/Instance | Amory court |
| Deficiency Quantity | 10 |
| Quantity Uom | L.F. |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |

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| Question | Response |
|--------------------------------------|--|
| SITE | |
| FENCES | |
| Deficiency Photo1 |  |
| Violations | Amory court No violations recorded. |
| IRRIGATION SYSTEM | Does not Exist |
| PAVING | Inspected |
| Student Non-Use | Inspected |
| Gravel Exists? | No |
| Asphalt | Does not Exist |
| Concrete | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Pavers | Does not Exist |
| Student Use | Inspected |
| Gravel Exists? | No |
| Asphalt | Inspected |
| Condition | 3 - Fair |
| Deficiency | CRACKS - MAJOR |
| Deficiency Location/Instance | Near Grandview Avenue |
| Deficiency Quantity | 250 |
| Quantity Uom | S.F. |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Deficiency Photo1 |  |
| Violations | Near Grandview Avenue No violations recorded. |
| Concrete | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Pavers | Does not Exist |
| Site Sidewalks & Walkways | Inspected |

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| Question | Response |
|--------------------------------------|--|
| SITE | |
| PAVING | |
| Site Sidewalks & Walkways | |
| Asphalt | Does not Exist |
| Concrete | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Pavers | Does not Exist |
| DOT Sidewalk | Inspected |
| Asphalt | Does not Exist |
| Concrete | Inspected |
| Condition | 4 - Between Fair and Poor |
| Deficiency | DAMAGED CURBS |
| Deficiency Location/Instance | Amory court, Metropolitan Avenue, Tonsor Street |
| Deficiency Quantity | 180 |
| Quantity Uom | L.F. |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Deficiency Photo1 |  |
| Violations | Amory court No violations recorded. |
| Deficiency | HEAVING |
| Deficiency Location/Instance | Metropolitan Avenue, Amory Court |
| Deficiency Quantity | 100 |
| Quantity Uom | S.F. |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 5 |
| Purpose of Action | LEVEL 6 |
| Deficiency Photo1 |  |
| Violations | Metropolitan Avenue No violations recorded. |
| Deficiency | DAMAGED/DETERIORATED/MISSING SECTIONS |
| Deficiency Location/Instance | Amory court, Metropolitan Avenue, Tonsor Street |

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| Question | Response |
|---|--|
| SITE | |
| PAVING | |
| DOT Sidewalk | |
| Concrete | |
| Deficiency Quantity | 650 |
| Quantity Uom | S.F. |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Deficiency Photo1 |  |
| | Tonsor Street |
| Violations | No violations recorded. |
| Deficiency | HEAVING |
| Deficiency Location/Instance | Tonsor Street, Amory Court |
| Deficiency Quantity | 325 |
| Quantity Uom | S.F. |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Deficiency Photo1 |  |
| | Tonsor Street |
| Violations | 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? | Yes |
| Condition | 4 - Between Fair and Poor |
| Deficiency | CAST IN PLACE CONCRETE: DETERIORATED CONTROL/EXPANSION JOINT |
| Deficiency Location/Instance | Athletic Field |
| Deficiency Quantity | 20 |
| Quantity Uom | L.F. |
| Potential Action | REPLACE |

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| Question | Response |
|---|---|
| SITE | |
| RETAINING WALLS | |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Deficiency Photo1 | No photo recorded |
| Violations | No violations recorded. |
| Deficiency | CAST IN PLACE CONCRETE: CRACKS/SPALLING - MAJOR |
| Deficiency Location/Instance | Between Softball Field and Tennis Courts, Metropolitan Avenue, Tonsor Street |
| Deficiency Quantity | 350 |
| Quantity Uom | S.F. |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Deficiency Photo1 |  |
| Violations | Between Softball Field and Tennis Courts No violations recorded. |
| SEATING | Does not Exist |
| SITE WALLS (NOT RETAINING WALLS) | Does not Exist |
| STAIRS/RAMPS: EXTERIOR | Inspected |
| Railings | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Site Cheek/flank Walls | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Stairs/ramps | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| ARTWORK | Does not Exist |