

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

Architectural Inspection

Q608

**Asset: PRE-K CENTER @ 83-30 KEW GARDENS ROAD - QUEENS, 83-30 KEW GARDENS ROAD, New York, 11415**

Inspection Id	Inspection Type	Time In	Last Edited
SA : Q608	Architectural - Senior	2024-02-28 7:56 AM	2024-03-06 11:08 AM
AA : Q608	Architectural - Associate	2024-02-28 7:31 AM	2024-03-06 9:47 AM

**Asset Data**

Question	Answer
Was the building fully accessible for inspection	Yes
Building Square Footage	10,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	90,000 SF Total Building (10,000 SF Leased)
Comments on the Stories (Floors) plus Basements	1+B
Comments on the Number of Classrooms	4
Comments on the Year Built	2012
Student Population	69
Staff Population	18
Weather	Fair
Principal(s) Information	
Principal Name	Doreen Duff
Organization	Pre-K Center at 83-30 Kew Gardens Road - Queens
Did you meet with this Principal?	No
Did this Principal provide feedback?	Yes
Summary of Principal's Feedback	A Principal questionnaire form was returned with the following comment: Room 103 leaks (during inspection it was noted the leak was repaired)
Custodian	Kelvin Marinez
Fireman	Henry Meinking (Cleaner)
Facade Photo	



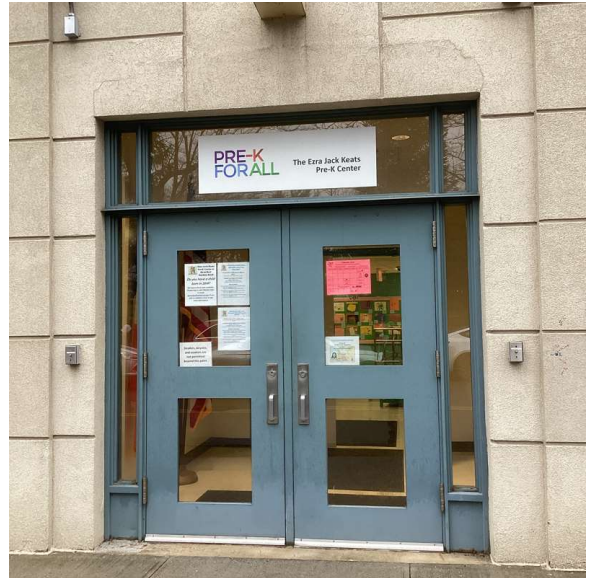
Corner of Kew Gardens Road and 83rd Drive - South view

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Main Entrance Photo



Facade A - Kew Gardens Road

Roof Photo

Nil

Have any Systems/Major Building Components been upgraded?

Yes

Systems: Partial Exterior Wall water infiltration repairs at Room 103.

Year: 2024

Systems: Renovation and conversion to DOE Asset including new Windows, Window Lintels, Doors/Frames/Transoms, Structural repairs and waterproofing

Year: 2015

Have there been any Building Additions?

No

Tandem Schools?

No

Leased Space?

Yes

Year Leased

2015

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
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?	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 Fire Listening Alarm System	Fire Alarm Strobe

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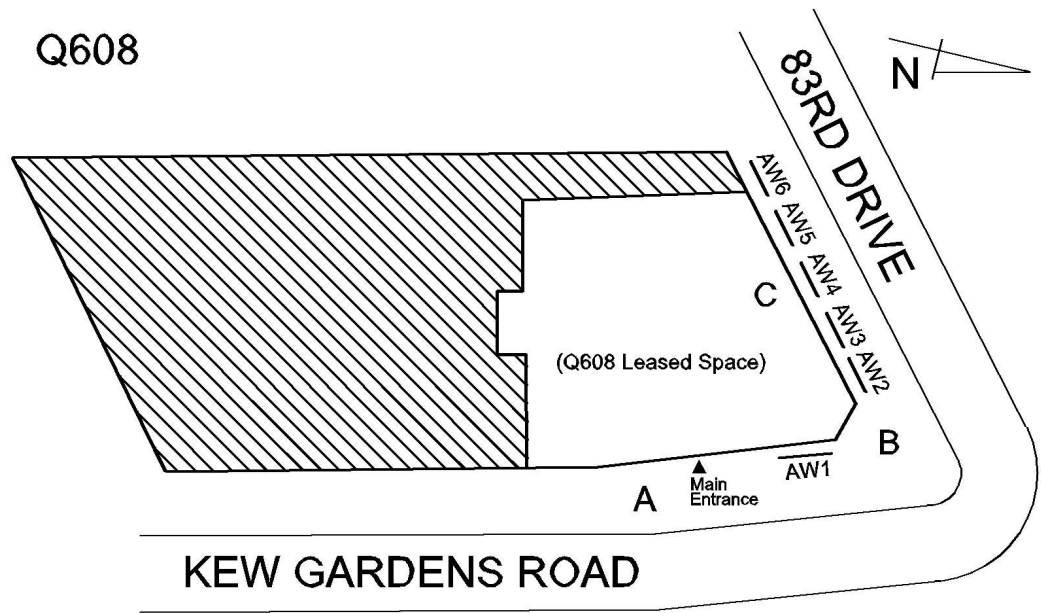
Physical Breakdown Structure	Exists	Required	Complies	Deficiency	Assistive Listening System	Fire Alarm Strobe
<b>PROGRAMMATIC ACCESSIBILITY</b>						
<b>Exterior Routes</b>						
Exterior Entrances & Exits			Yes			
Exterior H/C Lifts	No	No				
Exterior Ramps and Railings	No	No				
<b>Interior Routes</b>						
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	Yes		Yes			
<b>Rooms &amp; Spaces</b>						
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		No	Yes
Nurse's Room	Room 112	Yes	Yes			
Pool		No				
Science Lab		No				
Toilet Rooms (Boys)	1st Floor	Yes	Yes			
Toilet Rooms (Girls)	1st Floor	Yes	Yes			
Toilet Rooms (Staff)	1st Floor	Yes	Yes			

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Building Template




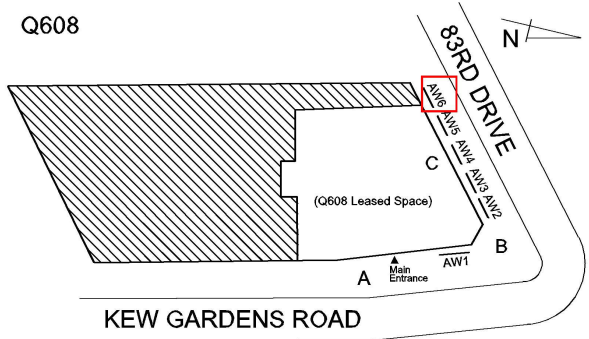

Inspection

Question	Response
<b>Architectural</b>	
<b>EXTERIOR</b>	Inspected
<b>AREAWAY</b>	Inspected
Instance on AW1-AW6	Inspected
Instance Condition	3 - Fair
Instance Quantity	6
Instance Quantity Uom	EACH
Deficiency	AREAWAY WALLS: CRACKS AND SPALLING
Roof Plan reference	Q608
	<p>The diagram is identical to the one above, but with a red rectangular box highlighting the area between AW4 and AW6 along the eastern boundary of the building.</p>
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2

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Question	Response
<b>EXTERIOR</b>	
<b>AREAWAY</b>	
Deficiency Photo1	
Violations	Facade C - AW4 No violations recorded.
Deficiency	AREAWAY GRATINGS: MAJOR RUSTING / OR BROKEN
Roof Plan reference	Q608
	
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade C - AW6 No violations recorded.
<b>AWNINGS AND CANOPIES</b>	Does not Exist
<b>CHIMNEY</b>	Not Required
<b>COPING</b>	Not Required
<b>CORNICE</b>	Does not Exist
<b>DOORS</b>	Inspected
<b>DOORS AND FRAMES</b>	Inspected
Condition	3 - Fair
Deficiency	METAL: DETERIORATED DOOR AND FRAME - MINOR DETERIORATION

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Question	Response
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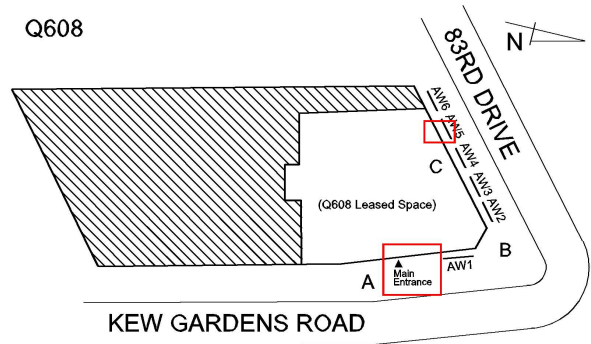
**EXTERIOR**

**DOORS**

**DOORS AND FRAMES**

Roof Plan reference

Q608



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

3  
EACH  
MAINTENANCE  
PRIORITY 3  
LEVEL 2  
No photo recorded  
No violations recorded.

**DOOR HARDWARE**

Inspected

Condition

3 - 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, Masonry

Replacement Quantity

3,000

Replacement Uom

S.F.

Instance on All Facades

Inspected

Instance Condition

4 - Between Fair and Poor

Instance Quantity

3,000

Instance Quantity Uom

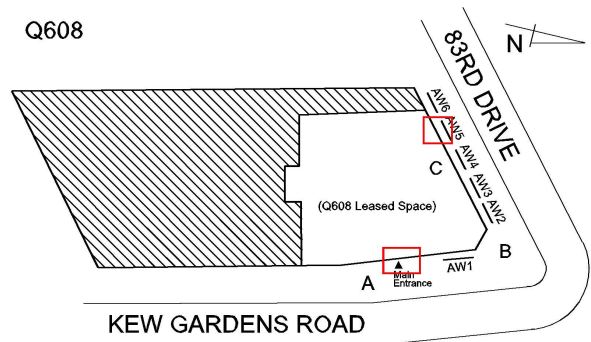
S.F.

Deficiency

STUCCO CEMENT SURFACE: CRACKS, SPALLING

Roof Plan reference

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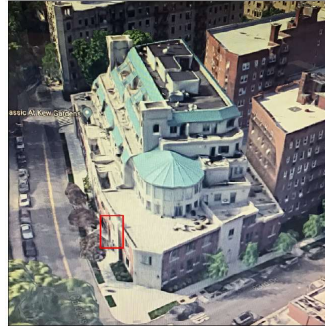
**Question**

**Response**

**EXTERIOR**

**EXTERIOR WALLS**

Elevation



Deficiency Quantity

20

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade A

No violations recorded.

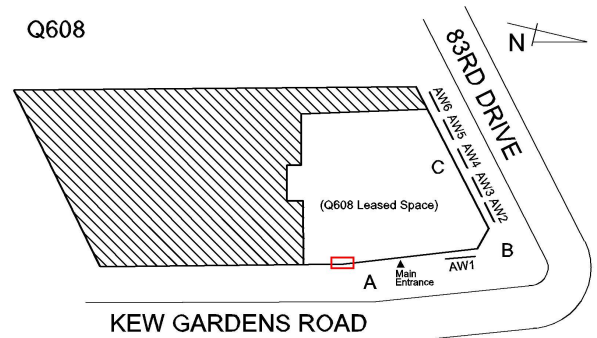
Violations

Deficiency

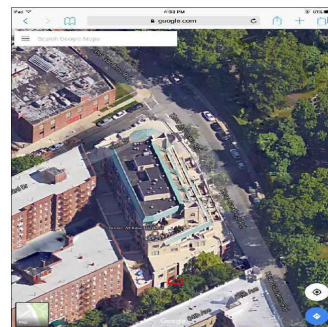
BRICK: DETERIORATED MASONRY SILLS - MINOR

Roof Plan reference

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Elevation



Deficiency Quantity

10

Quantity Uom

L.F.

Potential Action

REPAIR

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**Question**

**Response**

**EXTERIOR**

**EXTERIOR WALLS**

Urgency of Action  
Purpose of Action  
Deficiency Photo1

PRIORITY 3  
LEVEL 2



Facade A

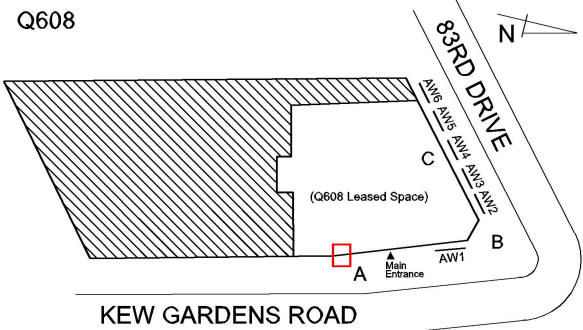
Violations

No violations recorded.

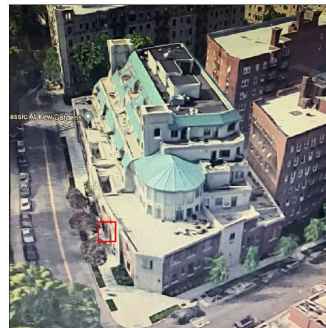
Deficiency

BRICK: CRACKS/DISPLACED/SPALLED BRICK AT BUILDING CORNERS

Roof Plan reference



Elevation



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

20  
S.F.  
REMOVE AND REBUILD  
PRIORITY 4  
LEVEL 2





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**Question**

**Response**

**EXTERIOR**

**EXTERIOR WALLS**

Violations

Facade A

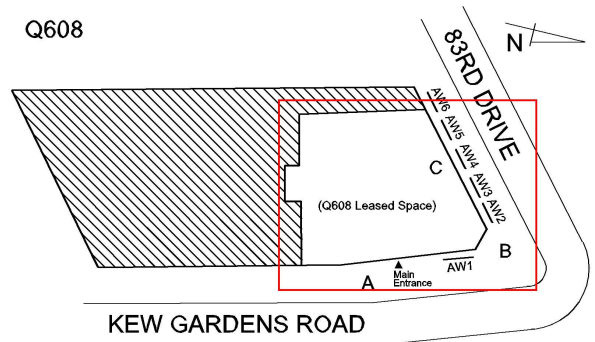
No violations recorded.

Deficiency

BRICK: DETERIORATED JOINTS

Roof Plan reference

Q608



Elevation



Deficiency Quantity

500

Quantity Uom

S.F.

Potential Action

REPOINT

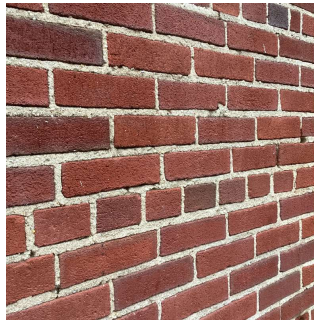
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Violations

Facade A

No violations recorded.

Deficiency

BRICK: DETERIORATED JOINTS

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**Question**

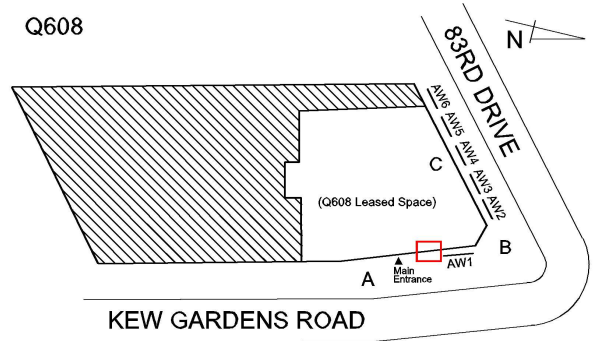
**Response**

**EXTERIOR**

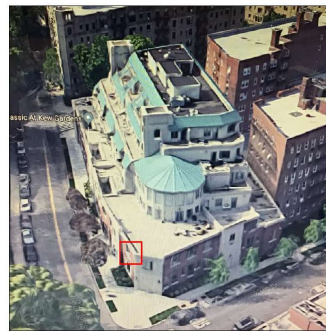
**EXTERIOR WALLS**

Roof Plan reference

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Elevation



Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REPOINT

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade A

No violations recorded.

Violations

**EXTERIOR SOFFITS**

Inspected

Condition

2 - Between Good and Fair

Deficiency

No deficiencies 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

300

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Question	Response
<b>EXTERIOR</b>	
<b>WINDOWS</b>	
Replacement Uom	S.F.
<b>EXTERIOR GUARDS</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>LINTELS</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>WINDOWS</b>	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Other: All Facades	Inspected
Instance Condition	2 - Between Good and Fair
Instance Quantity	300
Instance Quantity Uom	S.F.
Are these windows insulated	Yes
Installation Year	2015
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
<b>INTERIOR</b>	Inspected
<b>POOLS</b>	Does not Exist
<b>STRUCTURAL</b>	Inspected
<b>COLUMNS/BEAMS/BEARING WALLS</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	STEEL COLUMNS/BEAMS: DETERIORATED CONCRETE FIREPROOFING
Deficiency Location/Instance	Basement - Corridor
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo1	
	Basement - Corridor
Violations	No violations recorded.
<b>FLOOR STRUCTURE</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>FOUNDATION WALLS</b>	Inspected
Material Type(s)	Concrete
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
<b>INTERIOR</b>	
<b>STRUCTURAL</b>	Inspected
<b>ROOF STRUCTURE</b>	Not Required
<b>VAULTS-BUNKERS</b>	Does not Exist
<b>AUDITORIUM</b>	Does not Exist
<b>CAFETERIA</b>	Does not Exist
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	Inspected
<b>Ceiling</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING
Deficiency Location/Instance	Room 117, 103
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room 117 No violations recorded.
<b>Door(s)</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Walls</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Specialties</b>	Does not Exist
<b>GYMNASIUM</b>	Does not Exist
<b>INTERIOR DOOR HARDWARE</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>INTERIOR GUARDS</b>	Does not Exist
<b>KITCHEN</b>	Inspected
Instance on 1st Floor	Inspected
<b>Ceiling</b>	Inspected
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING
Deficiency Location/Instance	Room 109

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Question	Response
<b>INTERIOR</b>	
<b>KITCHEN</b>	
<b>Ceiling</b>	
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Room 108
Violations	No violations recorded.
<b>Door(s)</b>	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Walls</b>	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>LIBRARY</b>	Does not Exist
<b>LOCKER ROOM</b>	Does not Exist
<b>MULTI-PURPOSE ROOM</b>	Inspected
Instance on 1st Floor	Inspected
<b>Ceiling</b>	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING
Deficiency Location/Instance	Left side
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
<b>INTERIOR</b>	
<b>MULTI-PURPOSE ROOM</b>	
<b>Ceiling</b>	
Deficiency Photo1	
Violations	Left side No violations recorded.
<b>Door(s)</b>	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Fixed Equipment</b>	
Instance on 1st Floor	Does not Exist
<b>Floor Finish</b>	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sliding-folding Partition</b>	
Instance on 1st Floor	Does not Exist
<b>Stage</b>	
Instance on 1st Floor	Does not Exist
<b>Walls</b>	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Window Curtains/Shades/Blinds</b>	
Instance on 1st Floor	Does not Exist
<b>SCIENCE DEMO ROOM</b>	
	Does not Exist
<b>SCIENCE LAB</b>	
	Does not Exist
<b>SCIENCE PREP ROOM</b>	
	Does not Exist
<b>SHOWER ROOM</b>	
	Does not Exist
<b>STAIRS/RAMPS: INTERIOR</b>	
Do Letter Stair Signs Exist?	Inspected No
<b>Ceiling</b>	Does not Exist
<b>Door(s)</b>	Does not Exist
<b>Partition</b>	Does not Exist
<b>Railings</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stairs and Landings</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded



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<b>Question</b>	<b>Response</b>
<b>INTERIOR</b>	
<b>STAIRS/RAMPS: INTERIOR</b>	Inspected
<b>Walls</b>	Does not Exist
<b>TOILET ROOMS - STAFF</b>	Inspected
<b>Ceiling</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stalls</b>	Does not Exist
<b>Walls</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>TOILET ROOMS - STUDENTS</b>	Inspected
<b>Ceiling</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stalls</b>	Does not Exist
<b>Walls</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>LIFE SAFETY</b>	Inspected
<b>F.D. HOLDING AREA</b>	Does not Exist
<b>STEEL STAIRS</b>	Does not Exist
<b>SITE</b>	Does not Exist
<b>ARTWORK</b>	Does not Exist