

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

Architectural Inspection

Q822

**Asset:** P.S. 811 MINISCHOOL (OLD 136 MN)-Q, 114-36 202ND STREET, New York, 11412

Inspection Id	Inspection Type	Time In	Last Edited
SA : Q822	Architectural - Senior	2023-11-14 9:41 AM	2023-11-29 4:25 PM
AA : Q822	Architectural - Associate	2023-11-14 9:42 AM	2023-11-30 6:30 PM

Asset Data

Question	Answer
Was the building fully accessible for inspection	Yes
Building Square Footage	9,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	None
Comments on the Stories (Floors) plus Basements	1 (No Basement)
Comments on the Number of Classrooms	7
Comments on the Year Built	1974
Student Population	28
Staff Population	32
Weather	Fair
Principal(s) Information	

Principal Name	Nicole Avila
Organization	P.S. 811 (District 75) @ P.S. 136 - Queens
Did you meet with this Principal?	No
Did this Principal provide feedback?	Yes
Summary of Principal's Feedback	The Unit Coordinator Maria Petkanas commented on behalf of the Principal as follows: The heating system needs balancing

Custodian

Krishna Lachhman

Fireman

Joseph Barbieri

Facade Photo



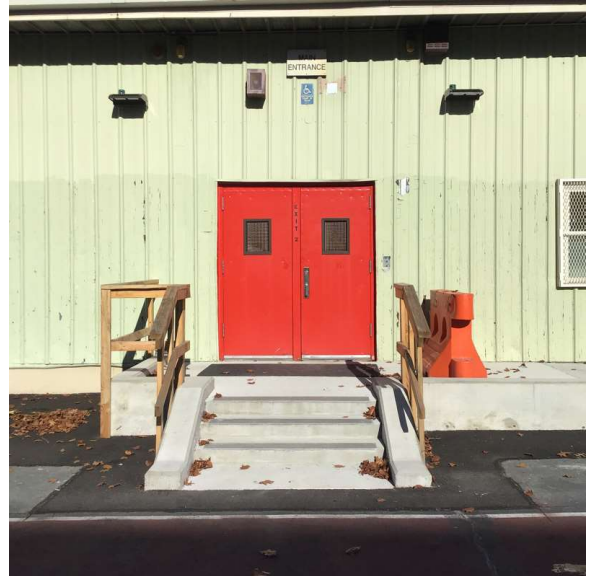
Facade A - Northwest view

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

Architectural Inspection

Q822

Main Entrance Photo



Facade A

Roof Photo



Roof 1 - Northwest view

Have any Systems/Major Building Components been upgraded?

Yes

Systems: (2) Staff and (2) Students Toilet Rooms upgraded. New Exterior Ramps and Railings

Year: 2023

Systems: Roofing - repairs

Year: 2012

Systems: Roofing, Exterior Ramps, Windows - replacement

Year: 2008

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 condition recorded

**Structural Engineer Required**

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

Architectural Inspection

Q822

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 Fire Listening System	Fire Alarm Strobe
------------------------------	--------	----------	----------	------------	---------------------------------	-------------------

**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 M14	Yes		Yes		
Multi-purpose Room		No				
Nurse's Room	Room M16	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		

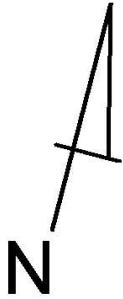
NYC Department of Education  
 Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

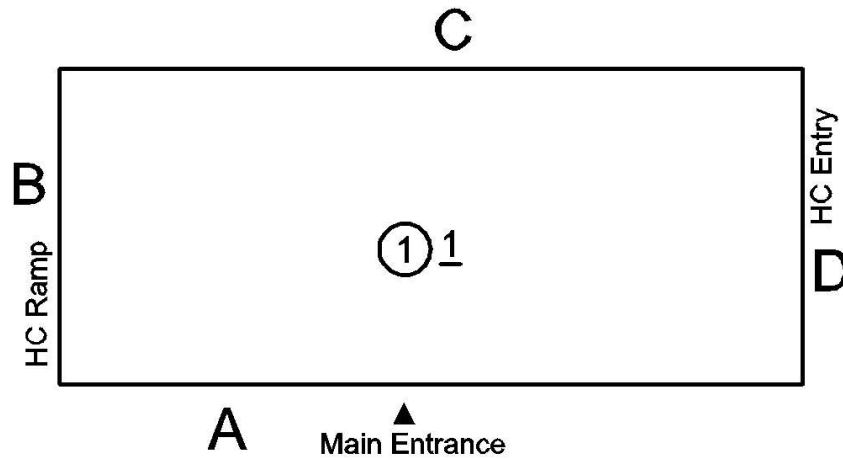
Q822

Building Template

Q822



201ST STREET



202ND STREET

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 CLAD: DETERIORATED DOOR AND FRAME - MAJOR DETERIORATION
Roof Plan reference	<p>Q822</p>
Deficiency Quantity	6
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2

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

Architectural Inspection

Q822

Question	Response
<b>EXTERIOR</b>	
<b>DOORS</b>	
<b>DOORS AND FRAMES</b>	
Deficiency Photo1	
Violations	Facade A 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	7,000
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	5 - Poor
Instance Quantity	7,000
Instance Quantity Uom	S.F.
Deficiency	METAL PANEL: DAMAGED TRIM
Roof Plan reference	<p><b>Q822</b></p> 
Elevation	
Deficiency Quantity	50
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2

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

Architectural Inspection

Q822

**Question**

**Response**

**EXTERIOR**

**EXTERIOR WALLS**

Deficiency Photo1



Facade A

Violations

No violations recorded.

Deficiency

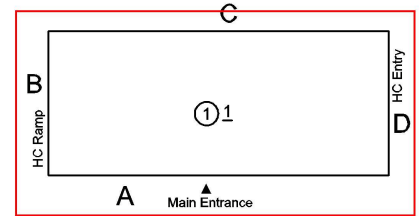
METAL PANEL: SEVERE DENTS

Roof Plan reference

**Q822**

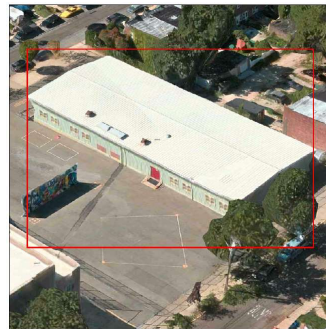


201ST STREET



202ND STREET

Elevation



Deficiency Quantity

2,000

Quantity Uom

S.F.

Potential Action

REPLACE

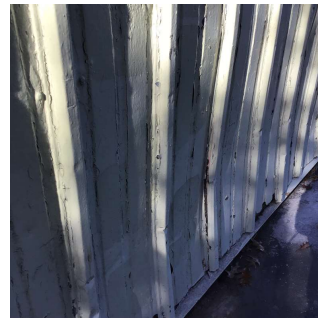
Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade D

Violations

No violations recorded.

Deficiency

METAL PANEL: MAJOR RUSTING

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

Architectural Inspection

Q822

**Question**

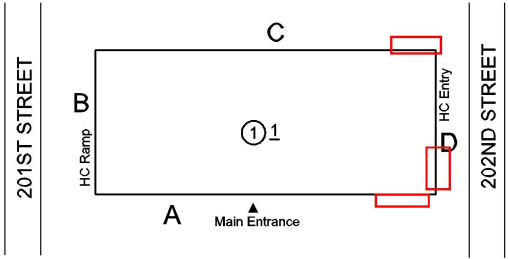
**Response**

**EXTERIOR**

**EXTERIOR WALLS**

Roof Plan reference

Q822



Elevation



Deficiency Quantity

100

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade A

Violations

No violations recorded.

**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**

Does not Exist

**PLAZA DECK**

Does not Exist

**ROOF**

Inspected

**Roofing**

Inspected

Replacement Quantity

9,000

Replacement Uom

S.F.

**ROOF HATCH/SMOKE HATCH**

Does not Exist

**LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS**

Inspected

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

Architectural Inspection

Q822

Question	Response
<b>EXTERIOR</b>	
<b>ROOF</b>	
<b>Roofing</b>	
<b>LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS</b>	
Condition	3 - Fair
Deficiency	DAMAGED/MISSING
Roof Plan reference	<p>Q822</p>
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	<p>Facade A</p>
Violations	No violations recorded.
<b>ROOF BARRIER/FENCE</b>	Does not Exist
<b>ROOF CAGE</b>	Does not Exist
<b>ROOFING</b>	Inspected
Instance on Metal: Roof 1	Inspected
Instance Condition	1 - Good
Instance Photo	
	Roof 1
Instance Quantity	9,000
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	2008
Source of Installation	Custodial Staff



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

Architectural Inspection

Q822

Question	Response
<b>EXTERIOR</b>	
<b>ROOF</b>	Inspected
<b>Roofing</b>	Inspected
<b>ROOFING</b>	Inspected
Deficiency	No deficiencies recorded
<b>ROOFING DRAINS</b>	Does not Exist
<b>Specialties</b>	Does not Exist
<b>STAIRS/RAMPS: EXTERIOR</b>	Inspected
<b>BUILDING CHEEK/FLANK WALLS</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>RAILINGS</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>STAIRS/RAMPS</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>WINDOWS</b>	Inspected
Replacement Quantity	600
Replacement Uom	S.F.
<b>EXTERIOR GUARDS</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>LINTELS</b>	Does not Exist
<b>WINDOWS</b>	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Double Hung: Facades A, C	Inspected
Instance Condition	2 - Between Good and Fair
Instance Quantity	600
Instance Quantity Uom	S.F.
Are these windows insulated	Yes
Installation Year	2008
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	No deficiencies 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
<b>ROOF STRUCTURE</b>	Inspected
Condition	2 - Between Good and Fair

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

Architectural Inspection

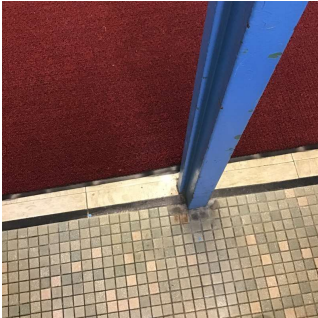

Q822

Question	Response
<b>INTERIOR</b>	
<b>STRUCTURAL</b>	Inspected
<b>ROOF STRUCTURE</b>	Inspected
Deficiency	No deficiencies recorded
<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	Exit 1 Vestibule, Room M98, Corridor near room M-7, Rooms M-9, 2
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Exit 1 Vestibule No violations recorded.
<b>Door(s)</b>	Inspected
Condition	3 - Fair
Deficiency	METAL: DETERIORATED DOOR AND FRAME
Deficiency Location/Instance	Exit 3 Vestibule
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Exit 3 Vestibule No violations recorded.
<b>Floor Finish</b>	Inspected
Condition	2 - Between Good and Fair

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

Architectural Inspection

Q822

Question	Response
<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	Inspected
<b>Floor Finish</b>	
Deficiency	CERAMIC TILE: BROKEN/MISSING TILES
Deficiency Location/Instance	Exit 3 Vestibule
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Exit 3 Vestibule No violations recorded.
Deficiency	VINYL TILES: DETERIORATED SUBSTRATE
Deficiency Location/Instance	Corridor near M-15, 13,12,
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Corridor near M-15 No violations recorded.
Deficiency	VINYL TILES: BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Classrooms M-1,2, 18, Corridor near M-10,
Deficiency Quantity	30
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

Q822

Question	Response
<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Floor Finish</b>	
Deficiency Photo1	
Violations	Classroom M-1 No violations recorded.
<b>Walls</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	MASONRY: CRACKS/SPALLING
Deficiency Location/Instance	Corridor near room M-17, 16, 12, 9
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Corridor near room M-12 No violations recorded.
<b>Specialties</b>	Does not Exist
<b>GYMNASIUM</b>	Does not Exist
<b>INTERIOR DOOR HARDWARE</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>INTERIOR GUARDS</b>	Does not Exist
<b>KITCHEN</b>	Does not Exist
<b>LIBRARY</b>	Does not Exist
<b>LOCKER ROOM</b>	Does not Exist
<b>MULTI-PURPOSE ROOM</b>	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>	Does not Exist

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

Architectural Inspection

Q822

Question	Response
<b>INTERIOR</b>	
<b>TOILET ROOMS - STAFF</b>	Inspected
<b>Ceiling</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Door(s)</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Stalls</b>	Does not Exist
<b>Walls</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>TOILET ROOMS - STUDENTS</b>	Inspected
<b>Ceiling</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Door(s)</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Stalls</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Walls</b>	Inspected
Condition	1 - Good
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>	Not Required
<b>ARTWORK</b>	Does not Exist