

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

Q834

Asset: P.S. 34 MINISCHOOL - QUEENS, 104-12 SPRINGFIELD BLVD, New York, 11428

Inspection Id	Inspection Type	Time In	Last Edited
SA : Q834	Architectural - Senior	2023-12-20 7:52 AM	2024-01-03 2:20 PM
AA : Q834	Architectural - Associate	2023-12-20 7:53 AM	2023-12-26 7:07 PM

Asset Data

Question	Answer
Was the building fully accessible for inspection	Yes
Building Square Footage	11,000
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	10
Comments on the Year Built	1971
Student Population	180
Staff Population	10
Weather	Fair
Principal(s) Information	

Principal Name	Pauline Shakespeare
Organization	P.S. 34 Minischool - 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.

Custodian	Michael Dellacava
Fireman	Brian Robinson
Facade Photo	



Facade A - Northwest view

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

Architectural Inspection

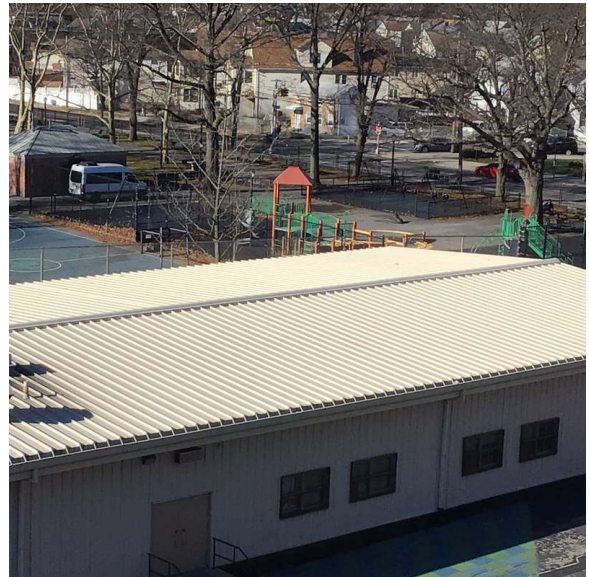
Q834

Main Entrance Photo



Facade A

Roof Photo



Roof 1 - Northwest view

Have any Systems/Major Building Components been upgraded?

Yes

Systems: Partial Window re-caulking; Partial Foundation repairs

Year: 2023

Systems: Stair/Ramp - repairs

Year: 2020

Systems: Roofing - replacement

Year: 2000

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

Structural Condition Type	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	PhotoImage
(P)						

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

Q834

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	No

Physical Breakdown Structure	Exists	Required	Complies	Deficiency	Assistive Fire 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	1st Floor	Yes		Yes		
Multi-purpose Room		No				
Nurse's Room		No				
Pool		No				
Science Lab		No				
Toilet Rooms (Boys)	1st Floor	Yes		No	Accessory Arrangement Insufficient Latch Clearance No Lever-type Hardware Sink Arrangement Turning Radius Urinal Arrangement Water Closet Arrangement	

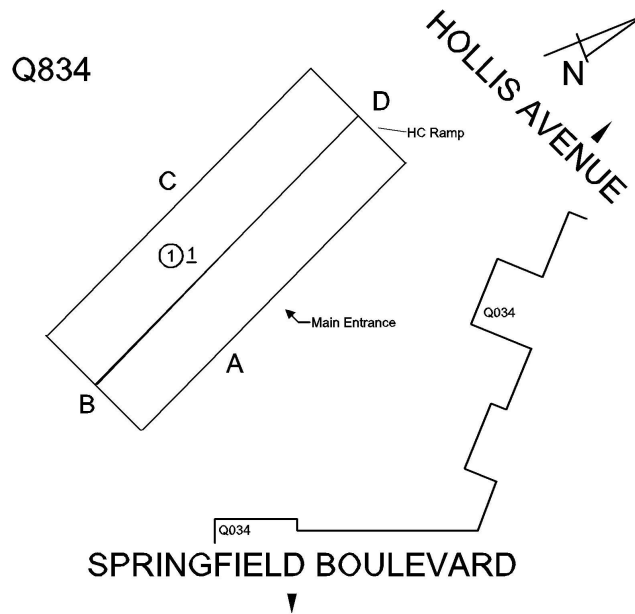
**NYC Department of Education
Building Condition Assessment Survey 2023 - 2024**

Architectural Inspection

Q834

Physical Breakdown Structure	Exists	Required	Complies	Deficiency	Assistive Listening System	Fire Alarm Strobe
Rooms & Spaces						
Toilet Rooms (Girls) 1st Floor	Yes		No	Accessory Arrangement Insufficient Latch Clearance No Lever-type Hardware Sink Arrangement Turning Radius Water Closet Arrangement		
Toilet Rooms (Staff) 1st Floor	Yes		No	Accessory Arrangement Insufficient Latch Clearance No Lever-type Hardware Sink Arrangement Turning Radius Urinal Arrangement Water Closet Arrangement		

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	5 - Poor
Deficiency	METAL CLAD; DETERIORATED DOOR AND FRAME - MAJOR DETERIORATION

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

Architectural Inspection

Q834

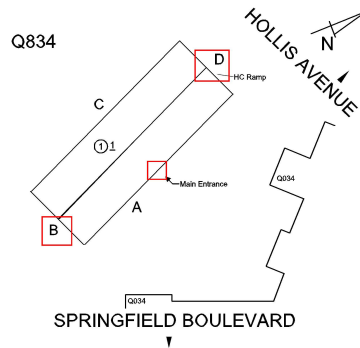
Question	Response
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EXTERIOR

DOORS

DOORS AND FRAMES

Roof Plan reference



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

6
EACH
REPLACE
PRIORITY 4
LEVEL 2



Facade A

No violations recorded.

Violations

DOOR HARDWARE

Inspected

Condition

3 - Fair

Deficiency

No deficiencies recorded

LINTELS

Does not Exist

TRANSOM/SIDE LIGHT

Does not Exist

EXTERIOR WALLS

Inspected

Material Type(s)

Steel

Replacement Quantity

5,500

Replacement Uom

S.F.

Instance on All Facades

Inspected

Instance Condition

5 - Poor

Instance Quantity

5,500

Instance Quantity Uom

S.F.

Deficiency

METAL PANEL: DAMAGED TRIM

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

Q834

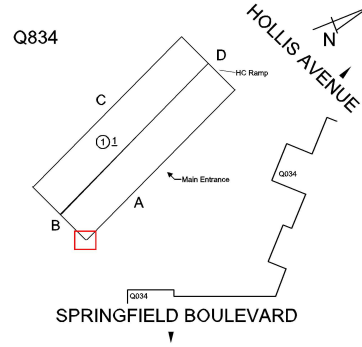
Question

Response

EXTERIOR

EXTERIOR WALLS

Roof Plan reference



Elevation



Deficiency Quantity

10

Quantity Uom

L.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade B

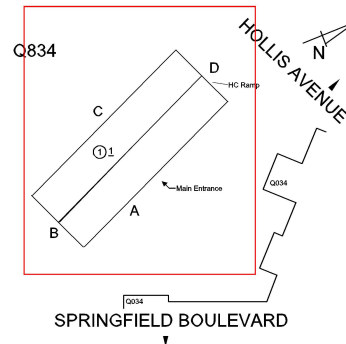
No violations recorded.

Violations

Deficiency

METAL PANEL: SEVERE DENTS

Roof Plan reference



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

Architectural Inspection

Q834

Question

Response

EXTERIOR

EXTERIOR WALLS

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 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

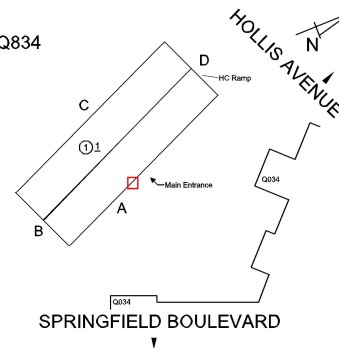
3 - Fair

Deficiency

BROKEN/ DENTED BLADES

Roof Plan reference

Q834



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

Architectural Inspection


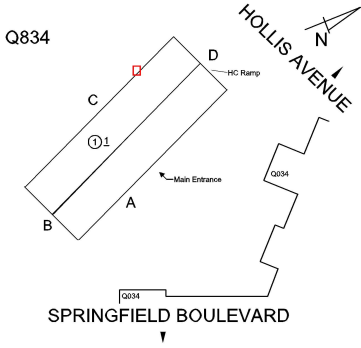
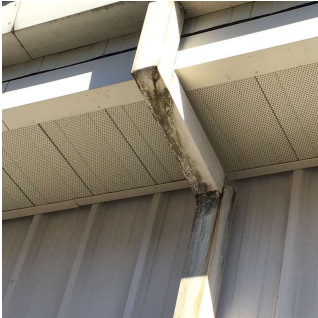
Q834

Question	Response
EXTERIOR	
LOUVER	
Elevation	
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade A No violations recorded.
PARAPETS	Does not Exist
PLAZA DECK	Does not Exist
ROOF	Inspected
Roofing	Inspected
Replacement Quantity	11,500
Replacement Uom	S.F.
ROOF HATCH/SMOKE HATCH	Does not Exist
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/MISSING
Roof Plan reference	
Deficiency Quantity	20
Quantity Uom	L.F.

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

Q834

Question	Response
EXTERIOR	
ROOF	
Roofing	
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade C No violations recorded.
Deficiency	CLOGGED
Roof Plan reference	
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade C No violations recorded.
ROOF BARRIER/FENCE	Does not Exist
ROOF CAGE	Does not Exist
ROOFING	Inspected
Instance on Metal: Roof 1	Inspected
Instance Condition	2 - Between Good and Fair

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

Architectural Inspection

Q834

Question	Response
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EXTERIOR

ROOF

Roofing

ROOFING

Instance Photo



Roof 1

Instance Quantity	11,500
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	2000
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded

ROOFING DRAINS

Does not Exist

Specialties

Does not Exist

STAIRS/RAMPS: EXTERIOR

Inspected

BUILDING CHEEK/FLANK WALLS

Inspected

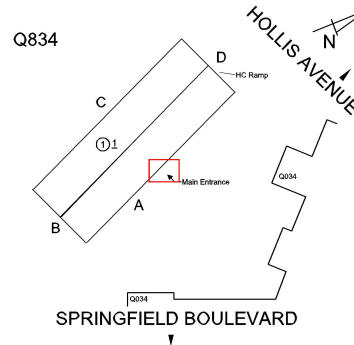
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded

RAILINGS

Inspected

Condition	3 - Fair
Deficiency	RUST - MAJOR

Roof Plan reference



Deficiency Quantity	10
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

Q834

Question	Response
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EXTERIOR

STAIRS/RAMPS: EXTERIOR

RAILINGS

Deficiency Photo1



Facade A

No violations recorded.

Violations

STAIRS/RAMPS

Inspected

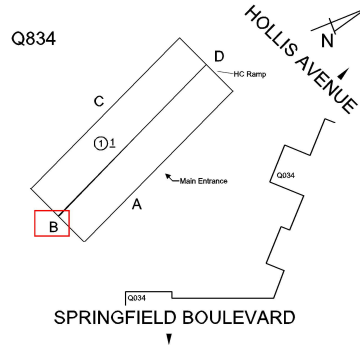
Condition

3 - Fair

Deficiency

CONCRETE: CRACKS/SPALLING - MINOR

Roof Plan reference



Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REPAIR

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade B

No violations recorded.

Violations

Deficiency

CONCRETE: WORN-OUT TREAD/RISER/NOSING

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

Q834

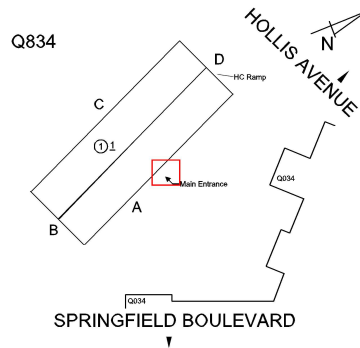
Question	Response
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EXTERIOR

STAIRS/RAMPS: EXTERIOR

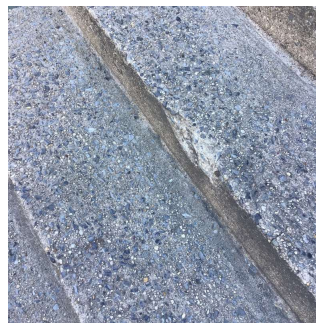
STAIRS/RAMPS

Roof Plan reference



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.

Violations

WINDOWS

Inspected

Replacement Quantity

850

Replacement Uom

S.F.

EXTERIOR GUARDS

Inspected

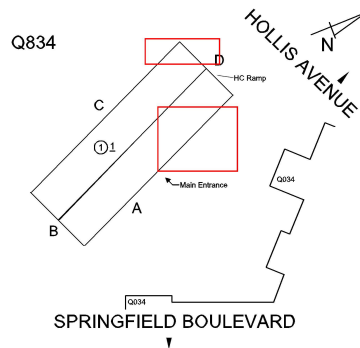
Condition

4 - Between Fair and Poor

Deficiency

DETERIORATED/TORN-OUT/MISSING

Roof Plan reference



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

Architectural Inspection


Q834

Question	Response
EXTERIOR	
WINDOWS	
EXTERIOR GUARDS	
Elevation	
Deficiency Quantity	200
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade A No violations recorded.
LINTELS	Does not Exist
WINDOWS	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Double Hung: Facades A, C	Inspected
Instance Condition	3 - Fair
Instance Quantity	850
Instance Quantity Uom	S.F.
Are these windows insulated	No
Installation Year	1971
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
INTERIOR	Inspected
POOLS	Does not Exist
STRUCTURAL	Inspected
COLUMNS/BEAMS/BEARING WALLS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
FLOOR STRUCTURE	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
FOUNDATION WALLS	Inspected

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

Architectural Inspection



Q834

Question	Response
INTERIOR	
STRUCTURAL	
FOUNDATION WALLS	
Material Type(s)	Concrete
Condition	3 - Fair
Deficiency	CONCRETE: CRACKED/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	Facade A
Deficiency Quantity	500
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo1	
Violations	Facade A No violations recorded.
ROOF STRUCTURE	
Condition	Inspected
Deficiency	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	
Condition	Inspected
Condition	2 - Between Good and Fair
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING
Deficiency Location/Instance	Rooms M2, M5, M7, M11, Near Vestibule Exit 3, and others.
Deficiency Quantity	120
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Near Vestibule Exit 3

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

Architectural Inspection


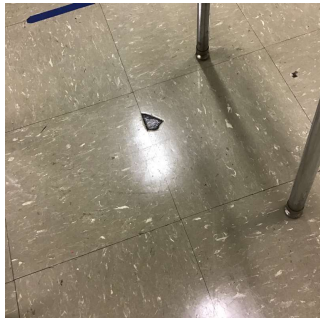
Q834

Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Ceiling	Inspected
Violations	No violations recorded.
Door(s)	Inspected
Condition	5 - Poor
Deficiency	METAL: DETERIORATED DOOR
Deficiency Location/Instance	Room M1, Main Entrance.
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room M1 No violations recorded.
Floor Finish	Inspected
Condition	2 - Between Good and Fair
Deficiency	CERAMIC TILE: BROKEN/MISSING TILES
Deficiency Location/Instance	Main Entrance, Exit 1 - Vestibule
Deficiency Quantity	20
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.
Deficiency	VINYL TILES: DETERIORATED SUBSTRATE
Deficiency Location/Instance	Room M9, Corridor near Room M9, Main Entrance.
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3

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

Architectural Inspection

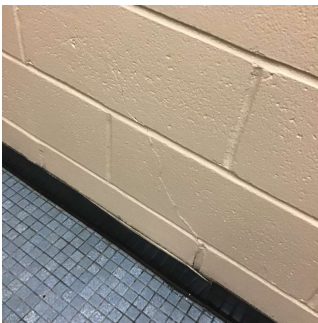
Q834

Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Floor Finish	
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Corridor near Room M9 No violations recorded.
Deficiency	VINYL TILES: BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Rooms M5, M7, M8, M11, Corridor near Room M10,and others.
Deficiency Quantity	70
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room M 11 No violations recorded.
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	MASONRY: CRACKS/SPALLING
Deficiency Location/Instance	Vestibule Exit 3, Corridor near Room M5, M10
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


Q834

Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Walls	Inspected
Deficiency Photo1	
Violations	Vestibule Exit 3 No violations recorded.
Specialties	Does not Exist
GYMNASIUM	Does not Exist
INTERIOR DOOR HARDWARE	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
INTERIOR GUARDS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
KITCHEN	Does not Exist
LIBRARY	Does not Exist
LOCKER ROOM	Does not Exist
MULTI-PURPOSE ROOM	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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	5 - Poor
Deficiency	METAL: DETERIORATED DOOR AND FRAME
Deficiency Location/Instance	Staff - Main Entrance
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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

Architectural Inspection

Q834

Question	Response
INTERIOR	
TOILET ROOMS - STAFF	
Door(s)	
Deficiency Photo1	
Violations	Staff - Main Entrance No violations recorded.
Floor Finish	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Stalls	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
TOILET ROOMS - STUDENTS	
Ceiling	Inspected
Condition	2 - Between Good and Fair
Deficiency	METAL PAN: DAMAGED/MISSING
Deficiency Location/Instance	Boys
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Boys No violations recorded.
Door(s)	Inspected
Condition	5 - Poor
Deficiency	METAL: DETERIORATED DOOR AND FRAME
Deficiency Location/Instance	Boys
Deficiency Quantity	1
Quantity Uom	EACH

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

Architectural Inspection

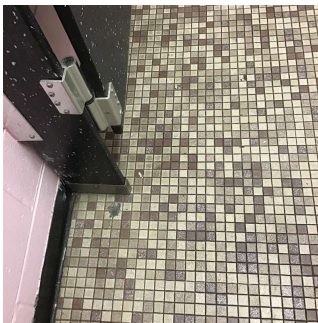
Q834

Question	Response
INTERIOR	
TOILET ROOMS - STUDENTS	
Door(s)	
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Boys
Violations	No violations recorded.
Deficiency	METAL: DETERIORATED DOOR
Deficiency Location/Instance	Girls
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Girls
Violations	No violations recorded.
Floor Finish	Inspected
Condition	2 - Between Good and Fair
Deficiency	CERAMIC TILE: BROKEN/MISSING TILES
Deficiency Location/Instance	Boys, Girls
Deficiency Quantity	10
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

Q834

Question	Response
INTERIOR	
TOILET ROOMS - STUDENTS	
Floor Finish	
Deficiency Photo1	
Violations	Girls No violations recorded.
Stalls	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
LIFE SAFETY	Inspected
F.D. HOLDING AREA	Does not Exist
STEEL STAIRS	Does not Exist
SITE	Not Required
ARTWORK	Does not Exist