

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

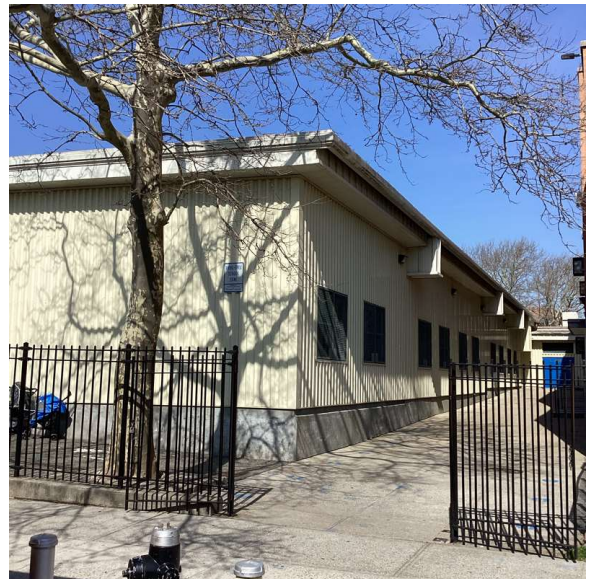
Q860

Asset: P.S. 60 MINISCHOOL - QUEENS, 91-02 88TH AVENUE, New York, 11421

Inspection Id	Inspection Type	Time In	Last Edited
SA : Q860	Architectural - Senior	2024-03-14 8:13 AM	2024-03-25 3:36 PM
AA : Q860	Architectural - Associate	2024-03-14 9:42 AM	2024-03-22 4:32 PM

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)	None
Comments on the Stories (Floors) plus Basements	1 (No Basement)
Comments on the Number of Classrooms	12
Comments on the Year Built	1987
Student Population	240
Staff Population	24
Weather	Fair
Principal(s) Information	
Principal Name	Elizabeth Orsini Fox
Organization	P.S. 60 Minischool - Queens
Did you meet with this Principal?	No
Did this Principal provide feedback?	Yes
Summary of Principal's Feedback	Assistant Principal Lisa Kelly 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	Edwin Malave
Facade Photo	



89th Avenue - Northwest View

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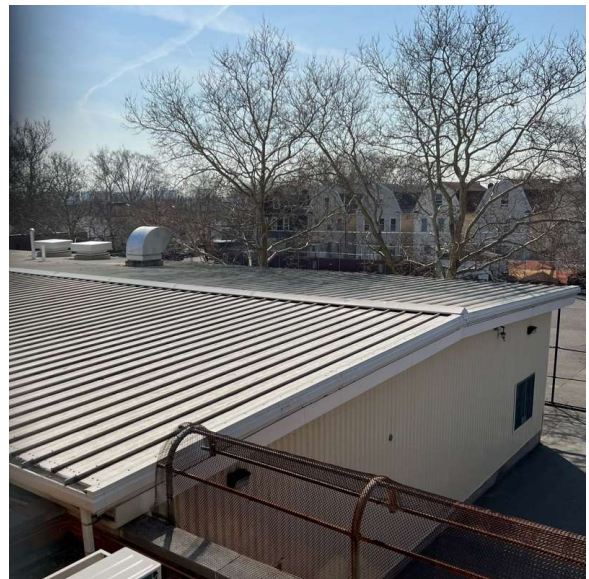
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Main Entrance Photo



Facade A - 89th Avenue

Roof Photo



Roof 1 - Southwest View

Have any Systems/Major Building Components been upgraded?

Yes

Systems: Exterior Stairs - repairs

Year: 2020

Systems: Gutters - repairs

Year: 2012

Systems: Exterior Walls - replacement, Roofing - repairs

Year: 2011

Systems: Exterior Doors - replacement

Year: 2009

Systems: Windows - replacement

Year: 1998

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
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No	Protruding Elements	Severely damaged metal partitions is a potential safety hazard.	INTERIOR TOILET ROOMS - STUDENTS Stalls	Room 4A	Edwin Malave	Fireman	
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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?	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
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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	Yes		Yes		
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	No				
Multi-purpose Room	No				
Nurse's Room	No				
Pool	No				
Science Lab	No				

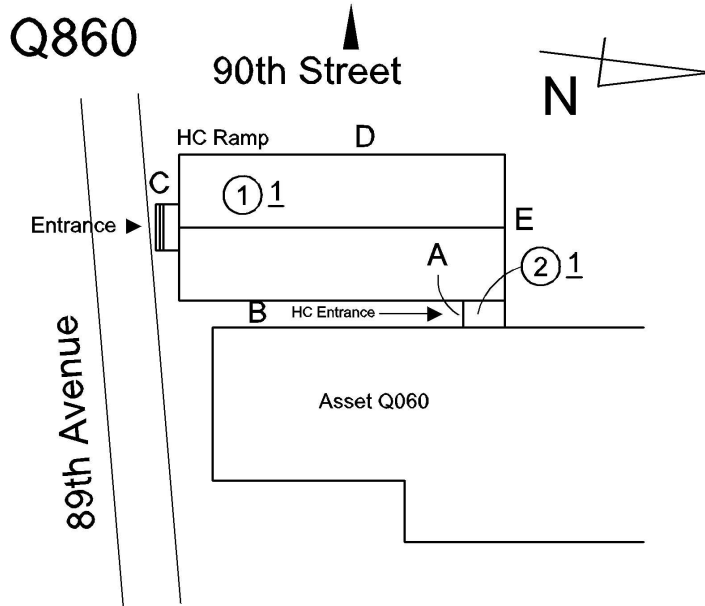
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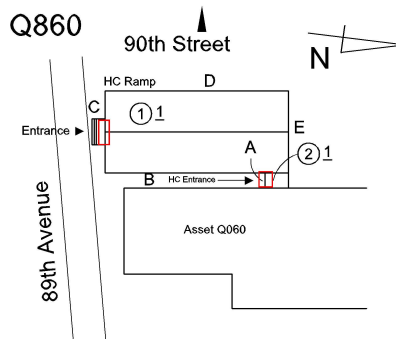
Physical Breakdown Structure	Exists	Required	Complies	Deficiency	Assistive Listening System	Fire Alarm Strobe
Rooms & Spaces						
Toilet Rooms (Boys)	1st Floor	Yes		Yes		
Toilet Rooms (Girls)	1st Floor	Yes		Yes		
Toilet Rooms (Staff)	1st Floor	Yes		Yes		

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	



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Question	Response
EXTERIOR	
DOORS	
DOORS AND FRAMES	
Deficiency Quantity	4
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	
Condition	Inspected
Deficiency	3 - Fair
Deficiency	No deficiencies recorded
LINTELS	
	Does not Exist
TRANSOM/SIDE LIGHT	
	Does not Exist
EXTERIOR WALLS	
Material Type(s)	Inspected
Replacement Quantity	Steel
Replacement Uom	3,200
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	4 - Between Fair and Poor
Instance Quantity	3,200
Instance Quantity Uom	S.F.
Deficiency	METAL PANEL: DAMAGED TRIM
Roof Plan reference	<p>Q860</p>
Elevation	
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2

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Question

Response

EXTERIOR

EXTERIOR WALLS

Deficiency Photo1



Facade C

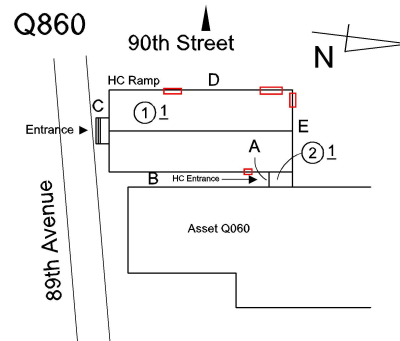
Violations

No violations recorded.

Deficiency

METAL PANEL: SEVERE DENTS

Roof Plan reference



Elevation



Deficiency Quantity

40

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.

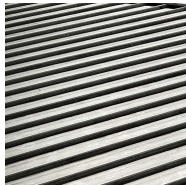
EXTERIOR SOFFITS

Inspected

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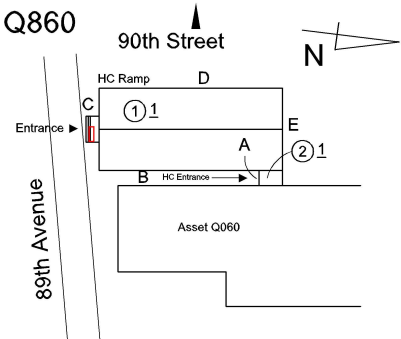

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Question	Response
EXTERIOR	
EXTERIOR SOFFITS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
LOADING DOCK	Does not Exist
LOUVER	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
PARAPETS	Does not Exist
PLAZA DECK	Does not Exist
ROOF	Inspected
Roofing	Inspected
Replacement Quantity	11,000
Replacement Uom	S.F.
ROOF HATCH/SMOKE HATCH	Does not Exist
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies 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
Instance Photo	
	Roof 1
Instance Quantity	11,000
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	1987
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	Does not Exist
RAILINGS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
STAIRS/RAMPS	Inspected
Condition	3 - Fair
Deficiency	CONCRETE: CRACKS/SPALLING - MINOR

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Question	Response
EXTERIOR	
STAIRS/RAMPS: EXTERIOR	
STAIRS/RAMPS	
Roof Plan reference	
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade C No violations recorded.
WINDOWS	Inspected
Replacement Quantity	700
Replacement Uom	S.F.
EXTERIOR GUARDS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
LINTELS	Does not Exist
WINDOWS	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Double Hung: Facades B, D, E	Inspected
Instance Condition	3 - Fair
Instance Quantity	700
Instance Quantity Uom	S.F.
Are these windows insulated	No
Installation Year	1998
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
INTERIOR	Inspected
POOLS	Does not Exist
STRUCTURAL	Inspected

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Question	Response
INTERIOR	
STRUCTURAL	
COLUMNS/BEAMS/BEARING WALLS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
FLOOR STRUCTURE	Inspected
Condition	3 - Fair
Deficiency	CONCRETE SLAB ON GRADE: THRU CRACKS
Deficiency Location/Instance	Mechanical Equipment Room
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo1	
Violations	Mechanical Equipment Room No violations recorded.
FOUNDATION WALLS	Inspected
Material Type(s)	Concrete
Condition	3 - Fair
Deficiency	CONCRETE: CRACKED/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	Facades B, C, D, E
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo1	
Violations	Facade B No violations recorded.
Deficiency	CONCRETE: CRACKED/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	Facades B, C, D, E
Deficiency Quantity	40

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Question	Response
INTERIOR	
STRUCTURAL	
FOUNDATION WALLS	
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 5
Deficiency Photo1	
Violations	Facade D No violations recorded.
ROOF STRUCTURE	
Condition	Inspected
Deficiency	2 - Between Good and Fair
VAULTS-BUNKERS	
Condition	No deficiencies recorded
AUDITORIUM	
Condition	Does not Exist
CAFETERIA	
Condition	Does not Exist
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Ceiling	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Deficiency	ACOUSTIC TILES ON PLASTER: DAMAGED/MISSING
Deficiency Location/Instance	Corridor near Rooms 2, 6, Rooms 8, 10, 17 and others
Deficiency Quantity	60
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Corridor near Room 6 No violations recorded.
Door(s)	
Condition	Inspected
Deficiency	5 - Poor
Deficiency Location/Instance	WOOD: DETERIORATED DOOR
Deficiency Quantity	Rooms 2, 4, 10
	3

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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Door(s)	
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Room 2
Violations	No violations recorded.
Floor Finish	Inspected
Condition	2 - Between Good and Fair
Deficiency	VINYL TILES: BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Rooms 2, 17, Corridor near Rooms 2, 8
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Room 17
Violations	No violations recorded.
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	GYPSUM BOARD: DETERIORATED
Deficiency Location/Instance	Room 3, Corridor near Rooms 2, 4, 5, 6 and others
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Walls	
Deficiency Photo1	
Violations	Room 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	Does not Exist
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	5 - Poor
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING
Deficiency Location/Instance	1st Floor - Staff
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	

1st Floor - Staff

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Question	Response
INTERIOR	
TOILET ROOMS - STAFF	
Ceiling	Inspected
Violations	No violations recorded.
Door(s)	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Stalls	Does not Exist
Walls	Inspected
Condition	4 - Between Fair and Poor
Deficiency	GYPSUM BOARD: DETERIORATED
Deficiency Location/Instance	1st Floor - Staff
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	1st Floor - Staff No violations recorded.
TOILET ROOMS - STUDENTS	
Ceiling	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	5 - Poor
Deficiency	WOOD: DETERIORATED DOOR
Deficiency Location/Instance	Rooms 3A, 8A, 4A (2)
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
INTERIOR	
TOILET ROOMS - STUDENTS	
Door(s)	
Deficiency Photo1	
Violations	Room 8A No violations recorded.
Floor Finish	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Stalls	Inspected
Condition	5 - Poor
Deficiency	RUST - MAJOR
Deficiency Location/Instance	Room 4A
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	
Violations	Room 4A No violations recorded.
Deficiency	RUST - MAJOR
Deficiency Location/Instance	Rooms 3A, 8A, 15A
Deficiency Quantity	12
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
INTERIOR	
TOILET ROOMS - STUDENTS	
Stalls	
Deficiency Photo1	
Violations	Room 15A No violations recorded.
Walls	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Deficiency	No deficiencies recorded
LIFE SAFETY	
F.D. HOLDING AREA	
STEEL STAIRS	
SITE	
ARTWORK	