

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

Q972

Asset: ADULT BASIC EDUCATION - QUEENS, 27-35 JACKSON AVENUE, New York, 11101

Inspection Id	Inspection Type	Time In	Last Edited
SA : Q972	Architectural - Senior	2023-12-22 7:20 AM	2024-01-09 4:59 PM
AA : Q972	Architectural - Associate	2023-12-22 8:02 AM	2023-12-26 7:08 PM

Asset Data

Question	Answer
Was the building fully accessible for inspection	No
Inspection Access Comment	Facades C, D (adjacent property), Service Switch (no Basement access), RTU-1 (no Main Roof access)
Building Square Footage	45,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	80,000 SF Total Building Area (45,000 SF Leased)
Comments on the Stories (Floors) plus Basements	4+B
Comments on the Number of Classrooms	20
Comments on the Year Built	1965
Student Population	308
Staff Population	68
Weather	Fair
Principal(s) Information	

Principal Name	Suzan Goldstein
Organization	Pre-K Center @ 27-35 Jackson Avenue - 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	Olga Stewart-Nelson
Organization	Adult Basic Education Center - Queens
Did you meet with this Principal?	No
Did this Principal provide feedback?	Yes
Summary of Principal's Feedback	Assistant Principal Karan Wilson spoke on behalf of the Principal and had no comments regarding the physical condition of the building at this time.

Custodian	Donovan Dennis
Fireman	Angel Torres (Handyman)

Facade Photo



Jackson Avenue - West view

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Main Entrance Photo



Facade A - Jackson Avenue

Roof Photo



Roof 1 - Southwest view

Have any Systems/Major Building Components been upgraded?

Yes

Systems: Partial exterior wall water infiltration repairs.

Year: 2023

Systems: Limited Roofing repairs

Year: 2022

Systems: Renovation of Leased Spaces to Pre-K Center

Year: 2017

Systems: Windows and Roofing replacement.

Year: 2000

Have there been any Building Additions?

No

Tandem Schools?

No

Leased Space?

Yes

Year Leased

2013

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
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No	Potential Falling Debris	Loos exterior guard is a potential falling debris hazard.	EXTERIOR WINDOWS EXTERIOR GUARDS	North side wall on roof setback.	Donovan Dennis	Custodian
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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?	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 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	No	No			

Interior Routes

Corridor and Lobby H/C Lifts	No	No			
Interior Corridor Doors and Hardware	Yes		Yes		
Interior Corridors and Lobbies			Yes		
Interior Elevators	Yes		Yes		
Interior Lobby Doors and Hardware			Yes		
Interior Ramps	No				

Rooms & Spaces

Art Rooms		No			
Auditorium		No			
Cafeteria		No			
Classrooms	2nd and 3rd Floor	Yes		Yes	
Computer Rooms	Rooms 314, 316, 318, 322	Yes		Yes	
Gymnasium		No			
Library		No			
Main Office	Room 216 (Pre-K Center); Room 302 (Adult Basic Education Center)	Yes		Yes	
Multi-purpose Room	Rooms 208, 216	Yes		Yes	No Yes
Nurse's Room	Room 236	Yes		Yes	
Pool		No			

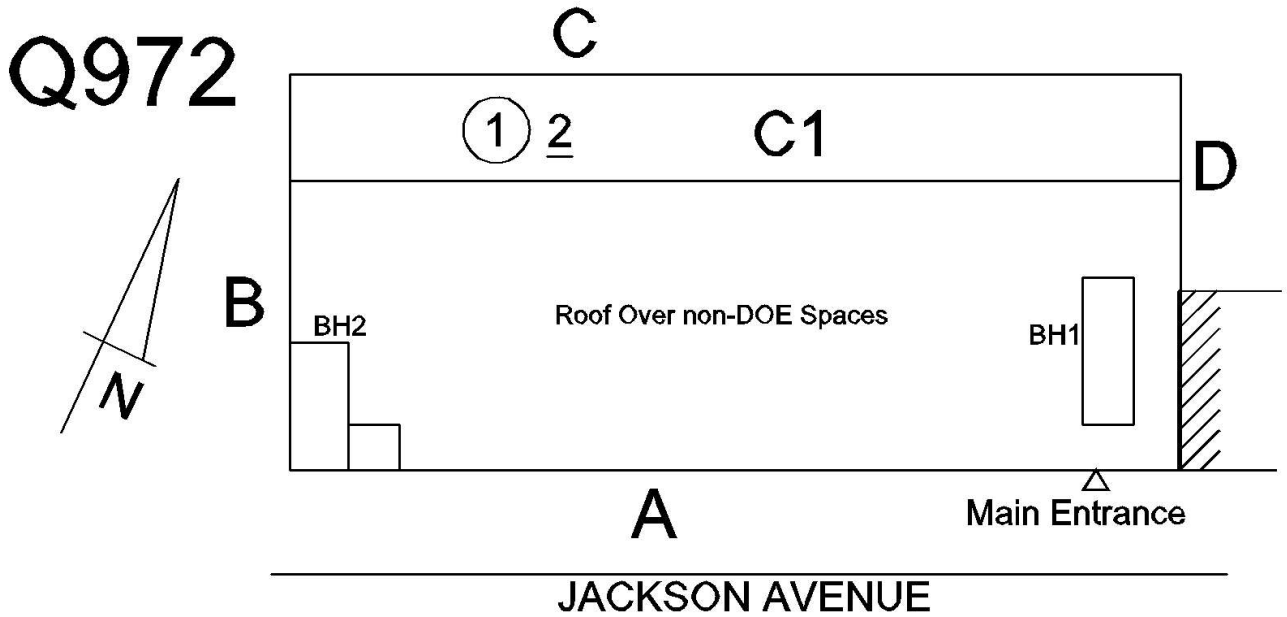
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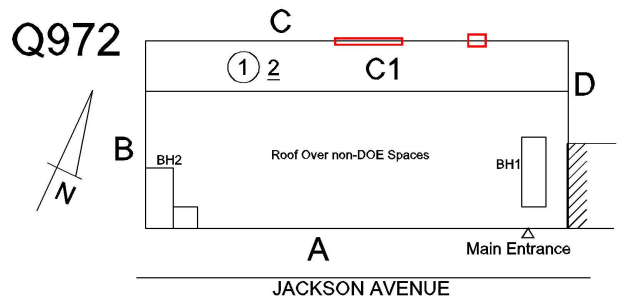
Physical Breakdown Structure	Exists	Required	Complies	Deficiency	Assistive Listening System	Fire Alarm Strobe
Rooms & Spaces						
Science Lab	No					
Toilet Rooms (Boys)	2nd, 3rd Floor	Yes	Yes			
Toilet Rooms (Girls)	2nd, 3rd Floor	Yes	Yes			
Toilet Rooms (Staff)	2nd, 3rd Floor	Yes	Yes			

Building Template



Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Does not Exist
AWNINGS AND CANOPIES	Does not Exist
CHIMNEY	Not Required
COPING	Inspected
Condition	3 - Fair
Deficiency	TERRA COTTA: CRACKED/BROKEN PIECES
Roof Plan reference	


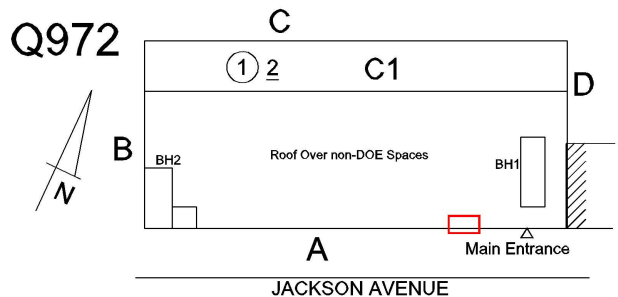



Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	REPLACE-IN-KIND
Urgency of Action	PRIORITY 4

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Question	Response
EXTERIOR	
COPING	
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Roof 1 No violations recorded.
CORNICE	Does not Exist
DOORS	Inspected
DOORS AND FRAMES	Inspected
Condition	5 - Poor
Deficiency	METAL: DETERIORATED DOOR AND FRAME - MAJOR DETERIORATION
Roof Plan reference	<p>Q972</p> 
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade A - doors do not close properly 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

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Question	Response
EXTERIOR	
DOORS	Inspected
TRANSOM/SIDE LIGHT	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
EXTERIOR WALLS	Inspected
Material Type(s)	Masonry
Replacement Quantity	6,500
Replacement Uom	S.F.
Instance on Facades A, B, C1	Inspected
Instance Condition	3 - Fair
Instance Quantity	4,000
Instance Quantity Uom	S.F.
Deficiency	BRICK: DETERIORATED MASONRY SILLS - MINOR
Roof Plan reference	<p>Q972</p>
Elevation	
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPAIR
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

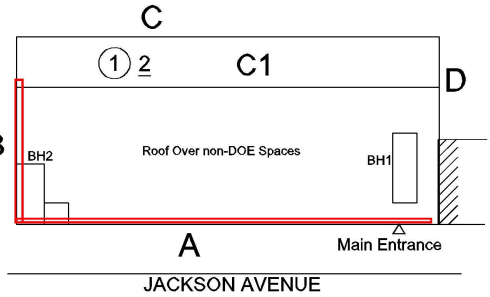
EXTERIOR

EXTERIOR WALLS

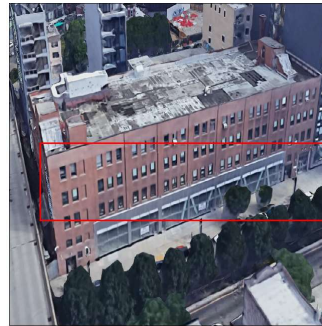
Roof Plan reference

Inspected

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Elevation



Deficiency Quantity

1,000

Quantity Uom

S.F.

Potential Action

REPOINT

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade A

No violations recorded.

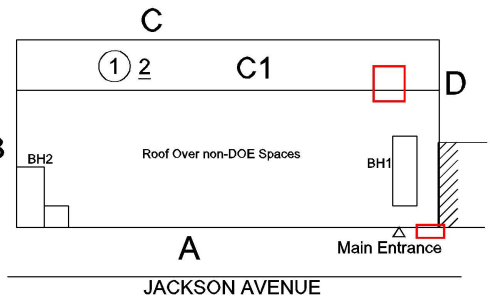
Violations

Deficiency

BRICK: DETERIORATED JOINTS

Roof Plan reference

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Question	Response
EXTERIOR	
EXTERIOR WALLS	
Elevation	
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPOINT
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade C1 No violations recorded.
Instance on Facades C, D	Inaccessible
Instance Quantity	2,500
Instance Quantity Uom	S.F.
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	Inspected
Material Type(s)	Masonry
Replacement Quantity	800
Replacement Uom	C.F.
Instance on Roof 1	Inspected
Instance Condition	3 - Fair
Instance Quantity	800
Instance Quantity Uom	C.F.
Deficiency	BRICK: DETERIORATED JOINTS

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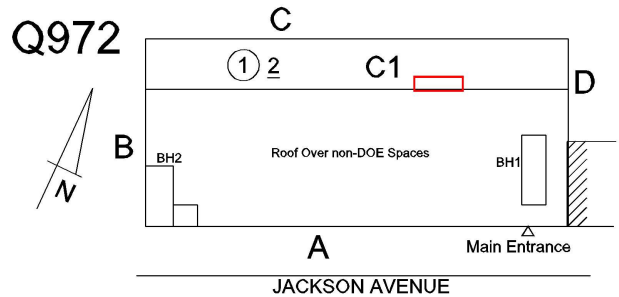
Question	Response
EXTERIOR	
PARAPETS	
Roof Plan reference	
Deficiency Quantity	300
Quantity Uom	S.F.
Potential Action	REPOINT
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Roof 1 No violations recorded.
PLAZA DECK	Does not Exist
ROOF	Inspected
Roofing	Inspected
Replacement Quantity	6,000
Replacement Uom	S.F.
ROOF HATCH/SMOKE HATCH	Does not Exist
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Does not Exist
ROOF BARRIER/FENCE	Does not Exist
ROOF CAGE	Does not Exist
ROOFING	Inspected
Instance on Modified Bitumen: Roof 1	Inspected
Instance Condition	3 - Fair
Instance Photo	
	Roof 1
Instance Quantity	6,000
Instance Quantity Uom	S.F.

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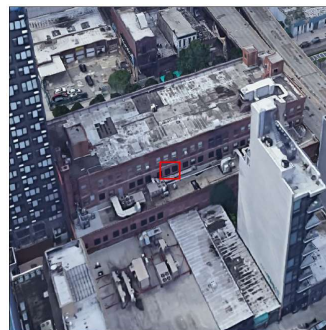
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Question	Response
EXTERIOR	
ROOF	
Roofing	
ROOFING	
Does the roof have major mechanical equipment sitting on Dunnage Steel less than 18" above the Roofing?	No
Does this roof instance have a Sustainable Roof System?	Yes
Sustainable Roof Type	White Roof
Sustainable Roof Location (Roof Number)	Roof 1
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	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Specialties	Inspected
BULKHEAD/PENTHOUSE	Not Required
CUPOLA/ SPIRES/ TOWERS	Does not Exist
DORMER	Does not Exist
DUNNAGE STEEL	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
SKYLIGHT/ROOF VENT	Does not Exist
ROOF/GRAVITY TANK	Does not Exist
STAIRS/RAMPS: EXTERIOR	Does not Exist
WINDOWS	Inspected
Replacement Quantity	1,300
Replacement Uom	S.F.
EXTERIOR GUARDS	Inspected
Condition	3 - Fair
Deficiency	DETERIORATED/TORN-OUT/MISSING
Roof Plan reference	



Elevation




Deficiency Quantity

20

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Question	Response
EXTERIOR	
WINDOWS	
EXTERIOR GUARDS	
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	
Violations	Roof 1 No violations recorded.
LINTELS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
WINDOWS	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Other: All Facades	Inspected
Instance Condition	3 - Fair
Instance Quantity	1,300
Instance Quantity Uom	S.F.
Are these windows insulated	Yes
Installation Year	2000
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
INTERIOR	Inspected
POOLS	Does not Exist
STRUCTURAL	Inspected
COLUMNS/BEAMS/BEARING WALLS	
Condition	2 - Between Good and Fair
Deficiency	STEEL COLUMNS/BEAMS: DETERIORATED CONCRETE FIREPROOFING
Deficiency Location/Instance	Room
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5

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Question	Response
INTERIOR	
STRUCTURAL	
COLUMNS/BEAMS/BEARING WALLS	
Deficiency Photo1	
	Mechanical Equipment Room 323
Violations	No violations recorded.
FLOOR STRUCTURE	
Condition	Inspected
	2 - Between Good and Fair
Deficiency	No deficiencies recorded
FOUNDATION WALLS	
	Not Required
ROOF STRUCTURE	
Condition	Inspected
	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	
Ceiling	Inspected
Condition	2 - Between Good and Fair
Deficiency	GYPSUM BOARD: DAMAGED/DETERIORATED
Deficiency Location/Instance	Rooms 305, 311, 313, 319
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Room 305
Violations	No violations recorded.
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING
Deficiency Location/Instance	Rooms 301, 311, 316, Corridor near Room 309
Deficiency Quantity	50
Quantity Uom	S.F.

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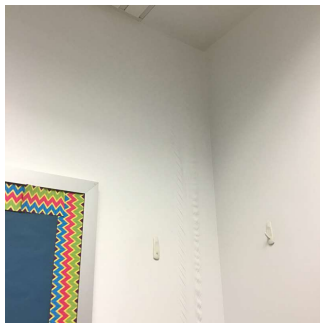
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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Ceiling	
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Room 311
Violations	No violations recorded.
Door(s)	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	2 - Between Good and Fair
Deficiency	VINYL TILES: BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Room 321
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Room 321
Violations	No violations recorded.
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	GYPSUM BOARD: DETERIORATED
Deficiency Location/Instance	Rooms 219, 305, 313, 314, Corridor near Room 215, and others.
Deficiency Quantity	200
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Walls	
Deficiency Photo1	
	Room 305
Violations	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	Inspected
Instance on 2nd Floor	Inspected
Ceiling	
Instance on 2nd Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on 2nd Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Instance on 2nd Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Walls	
Instance on 2nd Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
LIBRARY	Does not Exist
LOCKER ROOM	Does not Exist
MULTI-PURPOSE ROOM	Inspected
Instance on Room 208	Inspected
Instance on Room 216	Inspected
Ceiling	
Instance on Room 216	Inspected
Condition	2 - Between Good and Fair
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING
Deficiency Location/Instance	Near Multi-Purpose Room 208 Entrance
Deficiency Quantity	10
Quantity Uom	S.F.

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Question	Response
INTERIOR	
MULTI-PURPOSE ROOM	
Ceiling	
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Near Multi-Purpose Room 208 Entrance No violations recorded.
Door(s)	
Instance on Room 208	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on Room 216	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Fixed Equipment	
Instance on Room 208	Does not Exist
Instance on Room 216	Does not Exist
Floor Finish	
Instance on Room 216	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on Room 208	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Sliding-folding Partition	
Instance on Room 208	Does not Exist
Instance on Room 216	Does not Exist
Stage	
Instance on Room 208	Does not Exist
Instance on Room 216	Does not Exist
Walls	
Instance on Room 216	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on Room 208	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Window Curtains/Shades/Blinds	
Instance on Room 208	Does not Exist
Instance on Room 216	Does not Exist

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Question	Response
INTERIOR	
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	Inspected
Do Letter Stair Signs Exist?	Yes
Ceiling	Inspected
Condition	2 - Between Good and Fair
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING
Deficiency Location/Instance	Stair B/1
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Stair B/1 No violations recorded.
Door(s)	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Partition	Does not Exist
Railings	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Stairs and Landings	Inspected
Condition	2 - Between Good and Fair
Deficiency	CONCRETE: CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	Stairs A/1, 2, C/1, B/2
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
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INTERIOR

STAIRS/RAMPS: INTERIOR

Stairs and Landings

Deficiency Photo1



Stair B/2

Violations

No violations recorded.

Walls

Inspected

Condition

2 - Between Good and Fair

Deficiency

MASONRY: CRACKS/SPALLING

Deficiency Location/Instance

Stair B/2

Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REPLACE

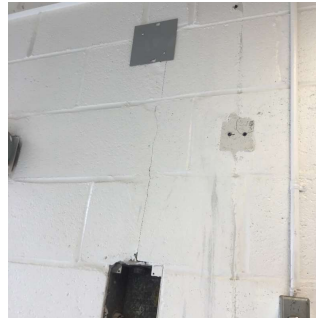
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Stair B/2

Violations

No violations recorded.

Deficiency

GYPSUM BOARD: DETERIORATED

Deficiency Location/Instance

Stairs A/2, B/2

Deficiency Quantity

20

Quantity Uom

S.F.

Potential Action

REPLACE

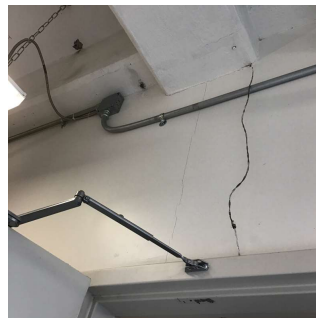
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2



Deficiency Photo1



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Question	Response
INTERIOR	
STAIRS/RAMPS: INTERIOR	
Walls	
Violations	Stair B/2 No violations recorded.
Deficiency	PLASTER: CRACKS/SPALLING
Deficiency Location/Instance	Stair B/2
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Stair B/2 No violations recorded.
TOILET ROOMS - STAFF	
Ceiling	Inspected
Condition	3 - Fair
Deficiency	GYPSUM BOARD: DAMAGED/DETERIORATED
Deficiency Location/Instance	Room 308
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room 308 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

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Question	Response
INTERIOR	
TOILET ROOMS - STAFF	
Stalls	Does not Exist
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	CERAMIC TILE: BROKEN/ MISSING
Deficiency Location/Instance	Room 324
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room 324 No violations recorded.
TOILET ROOMS - STUDENTS	
Ceiling	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies 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	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	
F.D. HOLDING AREA	Does not Exist
STEEL STAIRS	Does not Exist
SITE	Does not Exist
ARTWORK	Does not Exist