

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

Architectural Inspection

R010

Asset: P.S. 80 (PETRIDES COMPLEX) AF - STATEN ISLAND, 715 OCEAN TERRACE, STATEN ISLAND, NY, 10301

Inspection Id	Inspection Type	Time In	Last Edited
4477	ARCHITECTURAL - ASSOCIATE	2024-04-02 05:38PM	2024-04-04 03:18PM
4544	ARCHITECTURAL - SENIOR	2024-04-01 01:40PM	2024-05-13 02:45PM

Asset Data

Question	Answer
Was the Building Fully Accessible for Inspection?	Yes
Principal(s) Information	
Principal Name	Anthony Tabbitas
Principal Organization	P.S. 80 - Staten Island
Meeting with Principal?	Yes
Principal Feedback	The Principal had no comments about the condition of the athletic field at this time.
Custodian	Shaun Lennan
Was the Custodian Present?	Yes
Fireman	Thomas Bickerton
Was the Fireman Present?	Yes
Building Square Footage	0
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	Total Site Area: 762,442 SF; Playing Surface Area: 294,000 SF
Comments on the Stories (Floors) plus Basements	0
Comments on the Year Built	2006
Student Population	1424
Staff Population	260
Comments on the Number of Classrooms	0
Weather	Heavy Rain
Facade Photo	



Bleachers - West View

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Main Entrance Photo



From Building E Access at North Goalposts

Roof Photo

Not taken

Do Stormwater Management/Green Infrastructure systems exist?
Type

No

No Storm Water Management Type Selected

Have any Systems/Major Building Components been upgraded?

No System Upgraded

Have there been any New Building Additions?

No New Construction


Tandem

No Tandem

Leased Space?

No

Priority Condition

Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Photo Image
Yes	Protruding Elements	Missing bleachers stair slat exposing metal brackets is a potential safety hazard	Site Bleachers	Football field	Thomas Bikerton	Handyman	

Structural Engineer Required

Structural Condition Type	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Photo Image
No condition recorded						

Programmatic Accessibility

Programmatic Accessibility Status Question	Response						
Physical Breakdown Structure	Exists	Complies	Required	Deficiency		Assistive Listening System	Fire Alarm Strobe

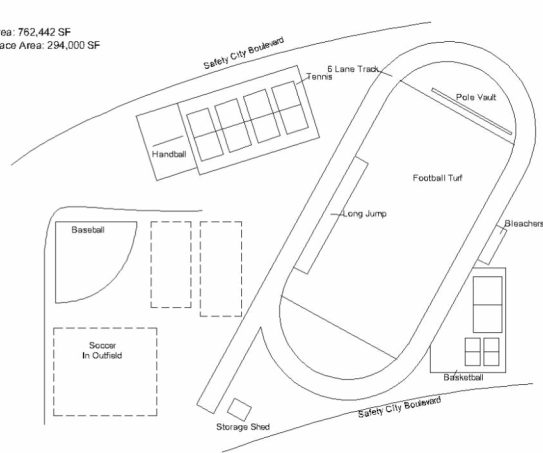
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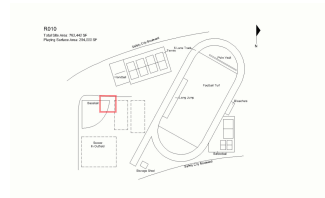
Building Template

R010
Total Site Area: 762,442 SF
Playing Surface Area: 294,000 SF



Inspection

Question	Response
Architectural	
EXTERIOR	Does not exist
INTERIOR	Does not exist
ATHLETIC FIELDS	Inspected
PLAYING SURFACE	Inspected
Replacement Quantity	294,000
Replacement Uom	S.F.
Synthetic Turf Field exists?	Yes
Synthetic Turf Installation Year	2006
Instance on Baseball Field	Inspected
Instance Condition	3- Fair
Instance Quantity	100,000
Instance Quantity Uom	S.F.
Deficiency	NATURAL TURF:DAMAGED/WORN OUT
Deficiency Location/Instance	Baseball Field
Deficiency Location/Instance	
Deficiency Quantity	200
Quantity Uom	S.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2



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Question	Response
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ATHLETIC FIELDS

PLAYING SURFACE

Deficiency Photo 1



Baseball Field at 3rd Base

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

Instance on Basketball Courts

Inspected

Instance Condition

5- Poor

Instance Quantity

19,000

Instance Quantity Uom

S.F.

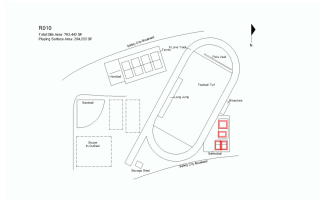
Deficiency

POURED-IN-PLACE CONCRETE:DAMAGED/WORN OUT

Deficiency Location/Instance

Basketball Courts

Deficiency Location/Instance



Deficiency Quantity

5,000

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo 1



Basketball Courts

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

Instance on Football/Soccer Field

Inspected

Instance Condition

4- Between Fair and Poor

Instance Quantity

80,000

Instance Quantity Uom

S.F.

Deficiency

ARTIFICIAL TURF:DAMAGED/WORN OUT

Deficiency Location/Instance

Football/Soccer Field

Deficiency Location/Instance



Deficiency Quantity

1,500

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Question	Response
ATHLETIC FIELDS	
PLAYING SURFACE	
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Football/Soccer Field (sun damaged and delaminating)
Violations	No photo recorded No violations recorded
Instance on Handball Courts	Inspected
Instance Condition	3- Fair
Instance Quantity	6,000
Instance Quantity Uom	S.F.
Deficiency	POURED-IN-PLACE CONCRETE:DAMAGED/WORN OUT Handball Courts
Deficiency Location/Instance	
Deficiency Location/Instance	
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Handball Courts
Violations	No photo recorded No violations recorded
Instance on Long Jump Area	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	5,000
Instance Quantity Uom	S.F.
Deficiency	ATHLETIC WEARING SURFACE:DAMAGED/DETERIORATED
Deficiency Location/Instance	Long Jump Area

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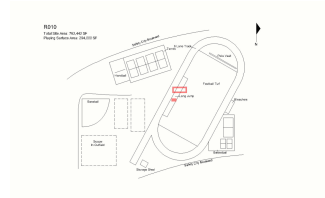
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Question	Response
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ATHLETIC FIELDS

PLAYING SURFACE

Deficiency Location/Instance



Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo 1

10
S.F.
MAINTENANCE
PRIORITY 3
LEVEL 2



Long Jump Area

Deficiency Photo 2
Violations

No photo recorded
No violations recorded

Instance on Pole Vault/Shot Put Area

Inspected

Instance Condition

2- Between Good and Fair

Instance Quantity

9,000

Instance Quantity Uom

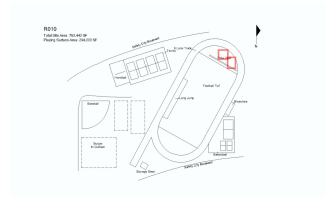
S.F.

Deficiency

ATHLETIC WEARING
SURFACE:DAMAGED/DETERIORATED
Pole Vault

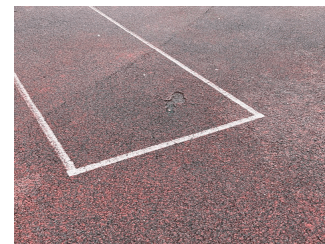
Deficiency Location/Instance

Deficiency Location/Instance



Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo 1

30
S.F.
REPLACE
PRIORITY 3
LEVEL 2



Pole Vault (south side)

Deficiency Photo 2
Violations

No photo recorded
No violations recorded

Instance on Running Track

Inspected

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Question	Response
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ATHLETIC FIELDS

PLAYING SURFACE

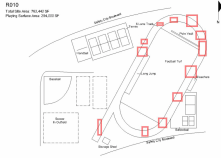
Instance Condition	4- Between Fair and Poor
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Instance Quantity	50,000
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Instance Quantity Uom	S.F.
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Deficiency	ATHLETIC WEARING SURFACE:DAMAGED/DETERIORATED
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Deficiency Location/Instance	Running Track
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Deficiency Location/Instance	
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Deficiency Quantity	900
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Quantity Uom	S.F.
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Potential Action	REPLACE
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Urgency of Action	PRIORITY 4
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Purpose of Action	LEVEL 2
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Deficiency Photo 1	
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Deficiency Photo 2	Running Track near storage sheds
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Violations	No photo recorded
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Violations	No violations recorded
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Instance on Tennis Courts	Inspected
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Instance Condition	5- Poor
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Instance Quantity	25,000
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Instance Quantity Uom	S.F.
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Deficiency	ASPHALT:DAMAGED/DETERIORATED
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Deficiency Location/Instance	Tennis Courts
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Deficiency Location/Instance	
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Deficiency Quantity	5,000
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Quantity Uom	S.F.
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Potential Action	REPLACE
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Urgency of Action	PRIORITY 4
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Purpose of Action	LEVEL 2
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Question	Response
ATHLETIC FIELDS	
PLAYING SURFACE	
Deficiency Photo 1	
Deficiency Photo 2	Tennis Courts
Violations	No photo recorded No violations recorded
FIXED EQUIPMENT	Inspected
Basketball Backboard	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Basketball Hoops	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Basketball Posts	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Football Goal Posts	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Tennis Net Posts	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SEATING	Inspected
Benches	Inspected
Concrete	Does not exist
Metal/Wood/Plastic	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Bleachers	Inspected
Concrete	Does not exist
Metal/Wood/Plastic	Inspected
Condition	2- Between Good and Fair
Deficiency	DAMAGED STEPS
Deficiency Location/Instance	Football field
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo 1	

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Question	Response
ATHLETIC FIELDS	
SEATING	
Bleachers	
Metal/Wood/Plastic	
Deficiency Photo 2	Football field
Violations	No photo recorded No violations recorded
SITE	Inspected
CONTAINERIZATION	Does not exist
DRAINAGE SYSTEM FOR ASPHALT	Inspected
Catch Basins/Manhole - Surrounded by Asphalt	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Culverts - Asphalt Covering	Does not exist
DRAINAGE SYSTEM FOR CONCRETE	Does not exist
DRAINAGE SYSTEM FOR SOIL	Inspected
Catch Basins/Manhole - Surrounded by Soil	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Culverts - Soil Covering	Does not exist
DRINKING FOUNTAINS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
FENCES	Inspected
Condition	3- Fair
Deficiency	CHAIN LINK:DAMAGED POST/RAIL
Deficiency Location/Instance	Football field , softball field, perimeter
Deficiency Quantity	130
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Football field
Violations	No photo recorded No violations recorded
Deficiency	CHAIN LINK:DAMAGED/DETERIORATED
Deficiency Location/Instance	Northwest side
Deficiency Quantity	150
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
SITE	
FENCES	
Deficiency Photo 1	
Deficiency Photo 2	Northwest side
Violations	No photo recorded No violations recorded
Deficiency	CHAIN LINK:MISSING SECTIONS
Deficiency Location/Instance	Football field
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Football field
Violations	No photo recorded No violations recorded
IRRIGATION SYSTEM	Inspected
Condition	5- Poor
Deficiency	INOPERABLE
Deficiency Location/Instance	Field
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
PAVING	Inspected
Student Non-Use	Does not exist
Student Use	Inspected
Gravel Exists?	No
Asphalt	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Concrete	Inspected
Condition	3- Fair
Deficiency	HEAVING
Deficiency Location/Instance	Softball Field
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE

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Question	Response
SITE	
PAVING	
Student Use	
Concrete	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Softball Field
Violations	No photo recorded No violations recorded
Pavers	Does not exist
Site Sidewalks & Walkways	Inspected
Asphalt	Inspected
Condition	3- Fair
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	Basketball court
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Basketball court
Violations	No photo recorded No violations recorded
Concrete	Does not exist
Pavers	Does not exist
DOT Sidewalk	Does not exist
PLAYGROUNDS	Does not exist
PLAYING SURFACE	Does not exist
RETAINING WALLS	Inspected
Condition	3- Fair
Are there any Retaining Walls 6' OR higher facing public street/sidewalk?	No
Deficiency	CAST IN PLACE CONCRETE:CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	North side
Deficiency Quantity	75
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
SITE	
RETAINING WALLS	
Deficiency Photo 1	
Deficiency Photo 2	North side
Violations	No photo recorded No violations recorded
SEATING	Does not exist
SITE WALLS (NOT RETAINING WALLS)	Inspected
Condition	2- Between Good and Fair
Deficiency	CAST IN PLACE CONCRETE:CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	Handball court
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Handball court
Violations	No photo recorded No violations recorded
STAIRS/RAMPS: EXTERIOR	Does not exist

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Does the SCA expect asset to have artwork?

No