

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

Architectural Inspection

R093

Asset: THE RICHMOND PRE-K CENTER @ 2530 VICTORY BOULEVARD - STATEN ISLAND, 2530 VICTORY BOULEVARD, STATEN ISLAND, NY, 10314

Inspection Id	Inspection Type	Time In	Last Edited
3403	ARCHITECTURAL - ASSOCIATE	2024-02-22 02:45PM	2024-02-23 02:53PM
3435	ARCHITECTURAL - SENIOR	2024-02-23 07:51AM	2024-06-05 04:18PM

Asset Data

Question	Answer
Was the Building Fully Accessible for Inspection?	Yes
Principal(s) Information	
Principal Name	Dr. Joy Abrams
Principal Organization	The Richmond Pre-K Center - Staten Island
Meeting with Principal?	No
Principal Feedback	The Principal returned the questionnaire with no comments or concerns regarding the condition of the asset.
Custodian	Chris Yulufu
Was the Custodian Present?	No
Fireman	Bryce Doreen (Cleaner)
Was the Fireman Present?	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	2 (no basement)
Comments on the Year Built	2019
Student Population	68
Staff Population	18
Comments on the Number of Classrooms	5
Weather	Fair
Facade Photo	



Corner of Wyona Place and Victory Boulevard - South View

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Main Entrance Photo



Facade A - Wyona Place

Roof Photo



Roof 1 - South View

Do Stormwater Management/Green Infrastructure systems exist?

No

Type

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?

Yes

Year Leased

2019

Inspection Type

Full Inspection

Priority Condition

Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Photo Image
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No condition recorded

Structural Engineer Required

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

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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	Complies	Required	Deficiency	Assistive 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	No		No			
Interior Corridors & 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						
1st - 2nd Floors	Yes	Yes				
Computer Rooms	No					
Gymnasium	No					
Library	No					
Main Office						
Room 107	Yes	Yes				
Multi-purpose Room						
Room 111	Yes	Yes			No	Yes
Nurse's Office						
Room 110	Yes	Yes				
Pool	No					
Science Lab	No					
Toilet Rooms (boys)						
1st and 2nd Floors (Unisex)	Yes	Yes				
Toilet Rooms (girls)						
1st and 2nd Floors (Unisex)	Yes	Yes				
Toilet Rooms (staff)						
1st and 2nd Floors (Unisex)	Yes	Yes				

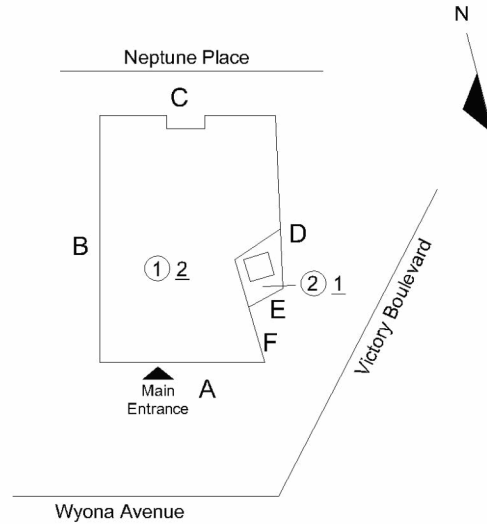
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Building Template

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Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Does not exist
AWNINGS AND CANOPIES	Does not exist
CHIMNEY	Does not exist
COPING	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
CORNICE	Does not exist
DOORS	Inspected
DOORS AND FRAMES	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
DOOR HARDWARE	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
LINTELS	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
TRANSOM/SIDE LIGHT	Does not exist
EXTERIOR WALLS	Inspected
Material Type(s)	Concrete, Other
Replacement Quantity	11,000
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	3- Fair
Instance Quantity	11,000
Instance Quantity Uom	S.F.
Deficiency	STUCCO CEMENT SURFACE:CRACKS, SPALLING

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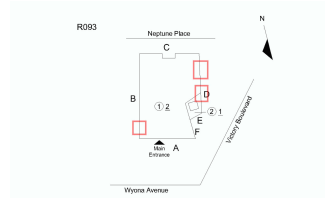
Question

Response

EXTERIOR

EXTERIOR WALLS

Roof Plan Reference



Elevation



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

Facades B and D
100
S.F.
REPLACE
PRIORITY 4
LEVEL 2



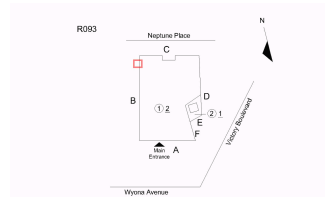
Deficiency Photo 2
Violations

Facade D at Facade C
No photo recorded
No violations recorded

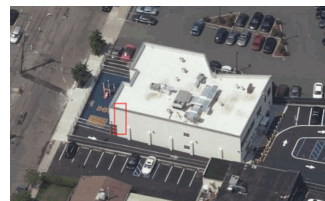
Deficiency

STUCCO CEMENT SURFACE:DETERIORATED
CONTROL/EXPANSION JOINTS WITH DAMAGED
CAULKING

Roof Plan Reference



Elevation



Elevation Reference
Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action

Facade B
15
L.F.
MAINTENANCE
PRIORITY 3
LEVEL 2

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Question	Response
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EXTERIOR

EXTERIOR WALLS

Deficiency Photo 1



Facade B

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

EXTERIOR SOFFITS

Inspected

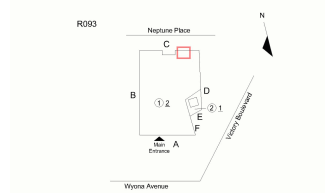
Condition

3- Fair

Deficiency

STUCCO/PLASTER:WATER PENETRATION

Roof Plan Reference



Elevation



Deficiency Quantity

25

Quantity Uom

S.F.

Potential Action

REPAIR

Urgency of Action

PRIORITY 5

Purpose of Action

LEVEL 2

Deficiency Photo 1



Above Exit 5

Deficiency Photo 2

No photo recorded

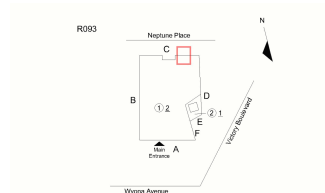
Violations

No violations recorded

Deficiency

STUCCO/PLASTER:MINOR CRACKS/SPALLING

Roof Plan Reference



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Question	Response
EXTERIOR	
EXTERIOR SOFFITS	
Elevation	
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Above Exit 5
Violations	No photo recorded No violations recorded
LOADING DOCK	Does not exist
LOUVER	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
PARAPETS	Inspected
Material Type(s)	Concrete
Replacement Quantity	5,500
Replacement Uom	C.F.
Instance on All Facades	Inspected
Instance Condition	1- Good
Instance Quantity	5,500
Instance Quantity Uom	CF
Deficiency	No deficiencies recorded
PLAZA DECK	Does not exist
ROOF	Inspected
ROOFING	Inspected
ROOF HATCH/SMOKE HATCH	Does not exist
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Does not exist
ROOF BARRIER/FENCE	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
ROOF CAGE	Does not exist
ROOFING	Inspected
Replacement Quantity	5,500
Replacement Uom	S.F.
Instance on Modified Bitumen:All Roofs	Inspected

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Question	Response
EXTERIOR	
ROOF	
ROOFING	
ROOFING	
Instance Roof Photo	
	Roof 1
Instance Condition	1- Good
Instance Quantity	5,500
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?	Yes
Sustainable Roof System Type	White Roof
Sustainable Roof System Location (Roof Number)	All Roofs
Do solar panels exist on these roofs?	No
Is/Are the roof(s) suitable for Solar Panel installation?	No
Installation Year	2019
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
ROOFING DRAINS	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
SPECIALTIES	Inspected
BULKHEAD/PENTHOUSE	Does not exist
CUPOLA/ SPIRES/ TOWERS	Does not exist
DORMER	Does not exist
DUNNAGE STEEL	Does not exist
SKYLIGHT/ROOF VENT	Does not exist
ROOF/GRAVITY TANK	Does not exist
STAIRS/RAMPS: EXTERIOR	Does not exist
WINDOWS	Inspected
Replacement Quantity	500
Replacement Uom	S.F.
EXTERIOR GUARDS	Does not exist
LINTELS	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
WINDOWS	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Other:All Facades	Inspected
Instance Condition	1- Good
Instance Quantity	500
Instance Quantity Uom	S.F.
Installation Year	2019
Source of Installation Year	Documented
Are these windows insulated?	Yes
Deficiency	No deficiencies recorded
INTERIOR	Inspected
POOLS	Does not exist

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Question	Response
INTERIOR	
STRUCTURAL	Inspected
COLUMNS/BEAMS/BEARING WALLS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
FLOOR STRUCTURE	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
FOUNDATION WALLS	Does not exist
ROOF STRUCTURE	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
VAULTS-BUNKERS	Does not exist
AUDITORIUM	Does not exist
CAFETERIA	Does not exist
CLASSROOMS/CORRIDORS/ADMIN SPACES	Inspected
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING
Deficiency Location/Instance	Corridor near Room 205
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	Corridor near Room 205
Violations	No photo recorded 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:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Corridor near Room 214
Deficiency Quantity	10
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	
Floor Finish	
Deficiency Photo 1	
	Corridor near Room 214
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	GYPSUM BOARD:DETERIORATED
Deficiency Location/Instance	Corridor near Room 112
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Corridor near Room 112
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Specialties	Does not exist
GYMNASIUM	Does not exist
INTERIOR DOOR HARDWARE	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
INTERIOR GUARDS	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
KITCHEN	Inspected
Instance on Room 116	Inspected
Ceiling	
Instance on Room 116	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Door(s)	
Instance on Room 116	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Floor Finish	
Instance on Room 116	Inspected
Instance Condition	1- Good

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Question	Response
INTERIOR	
KITCHEN	
Floor Finish	
Deficiency	No deficiencies recorded
Walls	
Instance on Room 116	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
LIBRARY	
LOCKER ROOM	
MULTI-PURPOSE ROOM	
Instance on Room 111	Inspected
Ceiling	
Instance on Room 111	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Door(s)	
Instance on Room 111	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Fixed Equipment	
Instance on Room 111	Does not exist
Floor Finish	
Instance on Room 111	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Sliding-folding Partition	
Instance on Room 111	Does not exist
Stage	
Instance on Room 111	Does not exist
Walls	
Instance on Room 111	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Window Curtains/Shades/Blinds	
Instance on Room 111	Does not exist
SCIENCE DEMO ROOM	
SCIENCE LAB	
SCIENCE PREP ROOM	
SHOWER ROOM	
STAIRS/RAMPS: INTERIOR	
Do Letter Stair Signs Exist?	Yes
Ceiling	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Condition	1- Good
Deficiency	No deficiencies recorded
Partition	
Railings	
Condition	1- Good
Deficiency	No deficiencies recorded
Stairs and Landings	
Condition	1- Good

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Question	Response
INTERIOR	
STAIRS/RAMPS: INTERIOR	
Stairs and Landings	
Deficiency	No deficiencies recorded
Walls	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
TOILET ROOMS - STAFF	Inspected
Ceiling	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Stalls	Does not exist
Walls	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
TOILET ROOMS - STUDENTS	Inspected
Ceiling	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Stalls	Does not exist
Walls	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
LIFE SAFETY	Inspected
F.D. HOLDING AREA	Does not exist
STEEL STAIRS	Does not exist
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	Does not exist
DRINKING FOUNTAINS	Does not exist
FENCES	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
IRRIGATION SYSTEM	Does not exist
PAVING	Inspected

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Question	Response
SITE	
PAVING	
Student Non-Use	Inspected
Gravel Exists?	No
Asphalt	Inspected
Condition	3- Fair
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	Parking Lot
Deficiency Quantity	350
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Parking Lot
Violations	No photo recorded No violations recorded
Concrete	Does not exist
Pavers	Does not exist
Student Use	Does not exist
Site Sidewalks & Walkways	Inspected
Asphalt	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Concrete	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Pavers	Does not exist
DOT Sidewalk	Inspected
Asphalt	Does not exist
Concrete	Inspected
Condition	3- Fair
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	Wyona Avenue
Deficiency Quantity	250
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Wyona Avenue

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Question	Response
SITE	
PAVING	
DOT Sidewalk	
Concrete	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Pavers	Does not exist
PLAYGROUNDS	Inspected
Instance on Rear of School	Inspected
Benches	
Instance on Rear of School	Does not exist
Fence	
Instance on Rear of School	Does not exist
Pavement	
Instance on Rear of School	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Play Equipment	
Instance on Rear of School	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Safety Surfacing	
Instance on Rear of School	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Unpaved Area	
Instance on Rear of School	Does not exist
PLAYING SURFACE	Does not exist
RETAINING WALLS	Does not exist
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	Neptune Place
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
STAIRS/RAMPS: EXTERIOR	Does not exist

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Does the SCA expect asset to have artwork?

No