

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

Architectural Inspection

R100

Asset: THE RICHMOND PRE-K CENTER AT 2389 RICHMOND AVENUE - STATEN ISLAND, 2389 RICHMOND AVENUE, STATEN ISLAND, NY, 10314

Inspection Id	Inspection Type	Time In	Last Edited
3168	ARCHITECTURAL - ASSOCIATE	2024-02-12 09:53AM	2024-02-12 02:32PM
3198	ARCHITECTURAL - SENIOR	2024-02-12 07:53AM	2024-03-08 10:48AM

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
Meeting with Principal?	No
Principal Feedback	The Site Coordinator, Delia Dunn, provided comments on behalf of the Principal as follows: 1. The HVAC system is inconsistent in its functionality. There are rooms which are very cold and there numerous space heaters needed throughout the space. 2. There are roof leaks when it rains.
Custodian	Andrew Dalessio
Was the Custodian Present?	No
Fireman	Qiyu Li (Kenny)
Was the Fireman Present?	No
Building Square Footage	25,000
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	2001
Student Population	83
Staff Population	20
Comments on the Number of Classrooms	6
Weather	Fair
Facade Photo	



Richmond Avenue Parking Area - East View

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Main Entrance Photo



Facade A - Richmond Avenue Parking Area

Roof Photo



Roof 1 - Northwest View

Do Stormwater Management/Green Infrastructure systems exist?

Type

Have any Systems/Major Building Components been upgraded?

Have there been any New Building Additions?

Tandem

Leased Space?

Year Leased

Inspection Type

No

No Storm Water Management Type Selected

No System Upgraded

No New Construction

No Tandem

Yes

2020

Partial 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

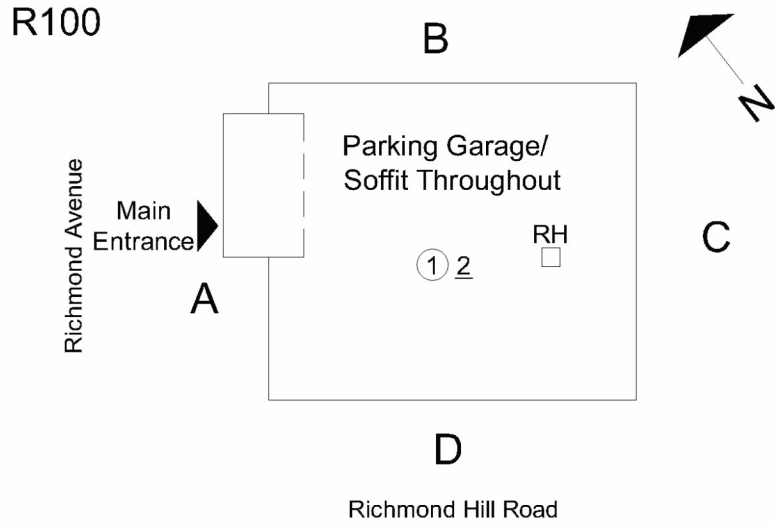
Art Rooms	No					
Auditorium	No					
Cafeteria	No					
Classrooms						
2nd Floor	Yes	Yes				
Computer Rooms	No					
Gymnasium	No					
Library	No					
Main Office						
Room 202	Yes	Yes				
Multi-purpose Room						
Room 209	Yes	Yes			No	Yes
Nurse's Office						
Room 208	Yes	Yes				
Pool	No					
Science Lab	No					
Toilet Rooms (boys)						
2nd Floor	Yes	Yes				
Toilet Rooms (girls)						
2nd Floor	Yes	Yes				
Toilet Rooms (staff)						
2nd Floor	Yes	Yes				

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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	2- Between Good and Fair
Deficiency	No deficiencies recorded
DOOR HARDWARE	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
LINTELS	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
TRANSOM/SIDE LIGHT	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
EXTERIOR WALLS	Inspected
Material Type(s)	Concrete
Replacement Quantity	5,000
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	3- Fair
Instance Quantity	5,000
Instance Quantity Uom	S.F.
Deficiency	STUCCO CEMENT SURFACE:CRACKS, SPALLING

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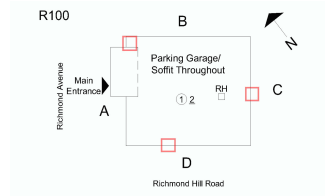
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Question **Response**

EXTERIOR

EXTERIOR WALLS

Roof Plan Reference



Elevation



Elevation Reference

Facades A, C and D

Deficiency Quantity

40

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo 1



Deficiency Photo 2

Facade D

Violations

No photo recorded

No violations recorded

EXTERIOR SOFFITS

Inspected

Condition

2- Between Good and Fair

Deficiency

No deficiencies recorded

LOADING DOCK

Does not exist

LOUVER

Inspected

Condition

1- Good

Deficiency

No deficiencies recorded

PARAPETS

Inspected

Material Type(s)

Concrete

Replacement Quantity

1,000

Replacement Uom

C.F.

Instance on All Facades

Inspected

Instance Condition

3- Fair

Instance Quantity

1,000

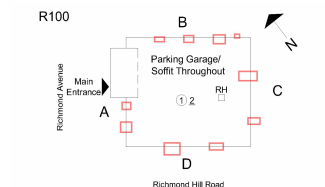
Instance Quantity Uom

CF

Deficiency

CONCRETE:MINOR CRACKS, SPALLING

Deficiency Location/Instance



Deficiency Quantity

100

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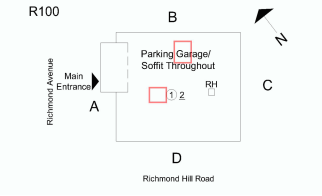

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Question	Response
EXTERIOR	
PARAPETS	
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Facade B near Facade C
Violations	No photo recorded No violations recorded
PLAZA DECK	Does not exist
ROOF	Inspected
ROOFING	Inspected
ROOF HATCH/SMOKE HATCH	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
ROOF BARRIER/FENCE	Does not exist
ROOF CAGE	Does not exist
ROOFING	Inspected
Replacement Quantity	25,000
Replacement Uom	S.F.
Instance on Single Ply, Fully Adhered Roof:Roof 1	Inspected
Instance Roof Photo	
	Roof 1
Instance Condition	3- Fair
Instance Quantity	25,000
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	2001
Source of Installation Year	Custodial Staff
Deficiency	SINGLE PLY, FULLY ADHERED ROOF:ROOFING:MAJOR ACTIVE ROOF LEAKS IN INSTRUCTIONAL SPACE

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Question	Response
EXTERIOR	
ROOF	
ROOFING	
ROOFING	
Deficiency Location/Instance	
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE ROOFING WITH MAJOR EQUIPMENT REMOVAL
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 217 shown, also Room 206
Violations	No photo recorded
Deficiency	No violations recorded
Deficiency Location/Instance	SINGLE PLY, FULLY ADHERED ROOF:ROOFING:BEYOND USEFUL LIFE
Deficiency Quantity	Single Ply, Fully Adhered Roof:Roof 1
Quantity Uom	25,000
Potential Action	S.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 1
Deficiency Photo 2	LEVEL 2
Violations	No photo recorded
	No violations recorded
ROOFING DRAINS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SPECIALTIES	Inspected
BULKHEAD/PENTHOUSE	Does not exist
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	1,500
Replacement Uom	S.F.
EXTERIOR GUARDS	Does not exist
LINTELS	Inspected
Condition	2- Between Good and Fair

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Question	Response
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EXTERIOR

WINDOWS

LINTELS

Deficiency	No deficiencies recorded
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WINDOWS

Material Type(s)	Inspected Aluminum
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Instance on Aluminum - Other:All Facades	Inspected
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Instance Condition	3- Fair
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Instance Quantity	1,500
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Instance Quantity Uom	S.F.
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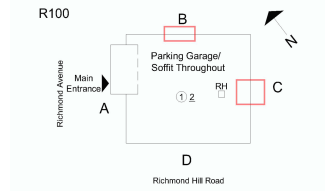
Installation Year	2001
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Source of Installation Year	Custodial Staff
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Are these windows insulated?	Yes
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Deficiency	ALUMINUM - OTHER:BROKEN PANE
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Roof Plan Reference	
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Elevation	
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Elevation Reference	Facade B and C
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Deficiency Quantity	80
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Quantity Uom	S.F.
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Potential Action	MAINTENANCE
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Urgency of Action	PRIORITY 3
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Purpose of Action	LEVEL 2
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Deficiency Photo 1	
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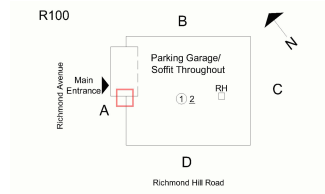
Room 215 shown, also in Room 217	
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Deficiency Photo 2	No photo recorded
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Violations	No violations recorded
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Deficiency	ALUMINUM - OTHER:AIR/WATER INFILTRATION
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Roof Plan Reference	
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Question	Response
EXTERIOR	
WINDOWS	
WINDOWS	
Elevation	
Elevation Reference	Facade A
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	REPLACE TRIM, SILLS OR WEATHERSTRIPPING
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Lobby (behind security desk)
Violations	No photo recorded No violations 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
Material Type(s)	Concrete
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
ROOF STRUCTURE	Inspected
Condition	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	Inspected
Condition	2- Between Good and Fair
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING - ACTIVE LEAK
Deficiency Location/Instance	Rooms 206, 217
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2

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Question	Response
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INTERIOR

CLASSROOMS/CORRIDORS/ADMIN SPACES

Ceiling

Deficiency Photo 1



Room 217

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

Door(s)

Inspected

Condition

1- Good

Deficiency

No deficiencies recorded

Floor Finish

Inspected

Condition

1- Good

Deficiency

No deficiencies recorded

Walls

Inspected

Condition

2- Between Good and Fair

Deficiency

GYP SUM BOARD:DETERIORATED

Deficiency Location/Instance

Corridor near Room 203

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 203

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

Deficiency

GYP SUM BOARD:DETERIORATED - ACTIVE LEAK

Deficiency Location/Instance

Main Entrance Lobby

Deficiency Quantity

15

Quantity Uom

S.F.

Potential Action

REPLACE

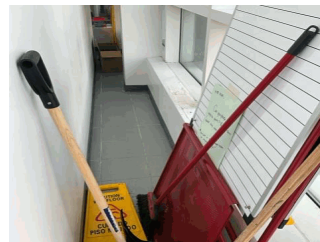
Urgency of Action

PRIORITY 5

Purpose of Action

LEVEL 2

Deficiency Photo 1



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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Walls	
Deficiency Photo 2	Main Entrance Lobby
Violations	No photo recorded
	No violations recorded
Specialties	Does not exist
GYMNASIUM	
	Does not exist
INTERIOR DOOR HARDWARE	
Condition	Inspected
Deficiency	1- Good
	No deficiencies recorded
INTERIOR GUARDS	
	Does not exist
KITCHEN	
Instance on 2nd Floor	Inspected
Ceiling	
Instance on 2nd Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Door(s)	
Instance on 2nd Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Floor Finish	
Instance on 2nd Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Walls	
Instance on 2nd Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
LIBRARY	
	Does not exist
LOCKER ROOM	
	Does not exist
MULTI-PURPOSE ROOM	
Instance on Room 209	Inspected
Ceiling	
Instance on Room 209	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Door(s)	
Instance on Room 209	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Fixed Equipment	
Instance on Room 209	Does not exist
Floor Finish	
Instance on Room 209	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Sliding-folding Partition	
Instance on Room 209	Does not exist
Stage	
Instance on Room 209	Does not exist
Walls	
Instance on Room 209	Inspected

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Question	Response
INTERIOR	
MULTI-PURPOSE ROOM	
Walls	
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Window Curtains/Shades/Blinds	
Instance on Room 209	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	Inspected
Do Letter Stair Signs Exist?	Yes
Ceiling	
Condition	1- Good
Deficiency	No deficiencies recorded
Door(s)	
Condition	1- Good
Deficiency	No deficiencies recorded
Partition	
	Does not exist
Railings	
Condition	1- Good
Deficiency	No deficiencies recorded
Stairs and Landings	
Condition	1- Good
Deficiency	No deficiencies recorded
Walls	
Condition	1- Good
Deficiency	No deficiencies recorded
TOILET ROOMS - STAFF	
	Inspected
Ceiling	
Condition	1- Good
Deficiency	No deficiencies recorded
Door(s)	
Condition	1- Good
Deficiency	No deficiencies recorded
Floor Finish	
Condition	1- Good
Deficiency	No deficiencies recorded
Stalls	
	Does not exist
Walls	
Condition	1- Good
Deficiency	No deficiencies recorded
TOILET ROOMS - STUDENTS	
	Inspected
Ceiling	
Condition	1- Good
Deficiency	No deficiencies recorded
Door(s)	
Condition	1- Good
Deficiency	No deficiencies recorded
Floor Finish	
Condition	1- Good
Deficiency	No deficiencies recorded

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Question	Response
INTERIOR	
TOILET ROOMS - STUDENTS	
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	3- Fair
Deficiency	WROUGHT IRON:DAMAGED/DETERIORATED
Deficiency Location/Instance	Parking Lot
Deficiency Quantity	80
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
IRRIGATION SYSTEM	Does not exist
PAVING	Inspected
Student Non-Use	Inspected
Gravel Exists?	Yes
Asphalt	Inspected
Condition	3- Fair
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	Parking Lot
Deficiency Quantity	450
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
SITE	
PAVING	
Student Non-Use	
Asphalt	
Deficiency Photo 1	
Deficiency Photo 2	Parking Lot
Violations	No photo recorded No violations recorded
Concrete	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Pavers	Does not exist
Student Use	Does not exist
Site Sidewalks & Walkways	Inspected
Asphalt	Does not exist
Concrete	Inspected
Condition	3- Fair
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	Near Entrance
Deficiency Quantity	75
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Near Entrance
Violations	No photo recorded No violations recorded
Pavers	Does not exist
DOT Sidewalk	Does not exist
PLAYGROUNDS	Inspected
Instance on Adjacent to Parking Lot	Inspected
Benches	
Instance on Adjacent to Parking Lot	Does not exist
Fence	
Instance on Adjacent to Parking Lot	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Pavement	
Instance on Adjacent to Parking Lot	Does not exist
Play Equipment	

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Question	Response
SITE	
PLAYGROUNDS	
Play Equipment	
Instance on Adjacent to Parking Lot	Does not exist
Safety Surfacing	
Instance on Adjacent to Parking Lot	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Unpaved Area	
Instance on Adjacent to Parking Lot	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	MASONRY UNIT:CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	Parking Lot
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	Parking Lot
Violations	No photo recorded
	No violations recorded
SEATING	Does not exist
SITE WALLS (NOT RETAINING WALLS)	Does not exist
STAIRS/RAMPS: EXTERIOR	Does not exist

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Does the SCA expect asset to have artwork?

No