

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

Architectural Inspection

R453

Asset: CURTIS HIGH SCHOOL ANNEX - STATEN ISLAND, 105B HAMILTON AVENUE, STATEN ISLAND, NY, 10301

Inspection Id	Inspection Type	Time In	Last Edited
4688	ARCHITECTURAL - ASSOCIATE	2024-04-10 10:44AM	2024-04-12 11:40PM
4720	ARCHITECTURAL - SENIOR	2024-04-10 08:51AM	2024-05-20 11:53AM

Asset Data

Question	Answer
Was the Building Fully Accessible for Inspection?	Yes
Principal(s) Information	
Principal Name	Gregory Jaenicke
Principal Organization	Curtis H.S. - Staten Island
Meeting with Principal?	Yes
Principal Feedback	The Principal had no comments about the condition of the building at this time.
Custodian	Joseph Cordero
Was the Custodian Present?	Yes
Fireman	Brian Holden
Was the Fireman Present?	No
Building Square Footage	30,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	None
Comments on the Stories (Floors) plus Basements	2+B
Comments on the Year Built	2017
Student Population	See Asset R450
Staff Population	See Asset R450
Comments on the Number of Classrooms	11
Weather	Fair
Facade Photo	



St. Mark's Place - West View

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Main Entrance Photo



Facade A - St. Mark's Place

Roof Photo



Roof 1 - North 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?

No

No Storm Water Management Type Selected

Systems: Exterior Door repairs

Years: 2022

No New Construction

No Tandem

No

Priority Condition

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

Structural Engineer Required

Structural Condition Type	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Photo Image
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 and 2nd Floors	Yes	Yes				
Computer Rooms						
Room 188	Yes	Yes				
Gymnasium						
Basement	Yes	Yes			FM System	Yes
Library	No					
Main Office	No					
Multi-purpose Room	No					
Nurse's Office	No					
Pool	No					
Science Lab	No					

Toilet Rooms (boys)

Basement, 1st and 2nd Floors	Yes	Yes				
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Toilet Rooms (girls)

Basement, 1st and 2nd Floors	Yes	Yes				
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Toilet Rooms (staff)

Basement, 1st and 2nd Floors	Yes	Yes				
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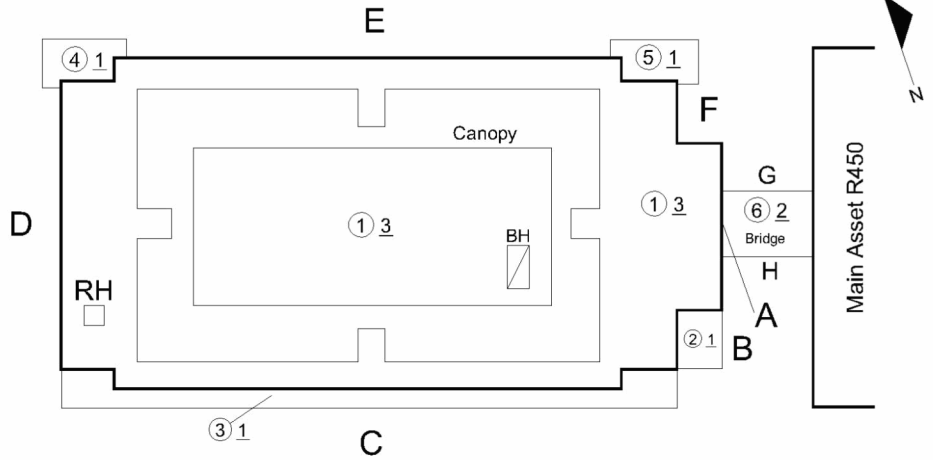
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Building Template

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St Marks Place



Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Does not exist
AWNINGS AND CANOPIES	Does not exist
CHIMNEY	Does not exist
COPING	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CORNICE	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
DOORS	Inspected
DOORS AND FRAMES	Inspected
Condition	3- Fair
Deficiency	METAL: AIR/WATER INFILTRATION, DETERIORATED JOINTS WITH DAMAGED CAULKING
Deficiency Location/Instance	
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2

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Question	Response
EXTERIOR	
DOORS	
DOORS AND FRAMES	
Deficiency Photo 1	
Deficiency Photo 2	Exit 24 (water infiltration at saddle)
Violations	No photo recorded No violations recorded
DOOR HARDWARE	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
LINTELS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
TRANSOM/SIDE LIGHT	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
EXTERIOR WALLS	Inspected
Material Type(s)	Masonry
Replacement Quantity	15,500
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	15,500
Instance Quantity Uom	S.F.
Deficiency	No deficiencies recorded
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	2,500
Replacement Uom	C.F.
Instance on All Facades	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	2,500
Instance Quantity Uom	CF
Deficiency	No deficiencies recorded
PLAZA DECK	Does not exist
ROOF	Inspected
ROOFING	Inspected
ROOF HATCH/SMOKE HATCH	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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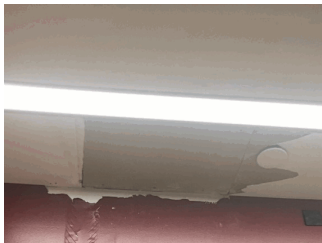
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Question	Response
EXTERIOR	
ROOF	
ROOFING	
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
ROOF BARRIER/FENCE	Does not exist
ROOF CAGE	Does not exist
ROOFING	Inspected
Replacement Quantity	10,000
Replacement Uom	S.F.
Instance on IRMA:All Roofs	Inspected
Instance Roof Photo	
	Roof 1
Instance Condition	1- Good
Instance Quantity	10,000
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	2017
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
ROOFING DRAINS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SPECIALTIES	Inspected
BULKHEAD/PENTHOUSE	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
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	2,000
Replacement Uom	S.F.
EXTERIOR GUARDS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
LINTELS	Inspected
Condition	2- Between Good and Fair

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Question	Response
EXTERIOR	
WINDOWS	
LINTELS	
Deficiency	No deficiencies recorded
WINDOWS	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Double Hung:All Facades	Inspected
Instance Condition	1- Good
Instance Quantity	2,000
Instance Quantity Uom	S.F.
Installation Year	2017
Source of Installation Year	Documented
Are these windows insulated?	Yes
Deficiency	No deficiencies 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	GYPSUM BOARD:DAMAGED/DETERIORATED
Deficiency Location/Instance	Main Entrance Lobby
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Main Entrance Lobby
Violations	No photo recorded
	No violations recorded
Door(s)	Inspected

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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Door(s)	
Condition	1- Good
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	GYPSUM BOARD:DETERIORATED
Deficiency Location/Instance	Main Entrance Lobby
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Main Entrance Lobby
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Specialties	Does not exist
GYMNASIUM	Inspected
Instance on Basement	Inspected
Ceiling	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Door(s)	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Fixed Equipment	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Floor Finish	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Seating	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Sliding-folding Partition	
Instance on Basement	Inspected
Instance Condition	1- Good

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Question	Response
INTERIOR	
GYMNASIUM	
Sliding-folding Partition	
Deficiency	No deficiencies recorded
Stage	
Instance on Basement	Does not exist
Walls	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Window Curtains/Shades/Blinds	
Instance on Basement	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	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	Inspected
Do Letter Stair Signs Exist?	Yes
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	GYPSUM BOARD:DAMAGED/DETERIORATED
Deficiency Location/Instance	Stair S/Basement
Deficiency Quantity	35
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Stair S/Basement
Violations	No photo recorded
	No violations recorded
Door(s)	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Partition	Does not exist
Railings	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded

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INTERIOR	
STAIRS/RAMPS: INTERIOR	
Stairs and Landings	Inspected
Condition	1- Good
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	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
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	Does not exist

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Does the SCA expect asset to have artwork?

No