

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

Architectural Inspection

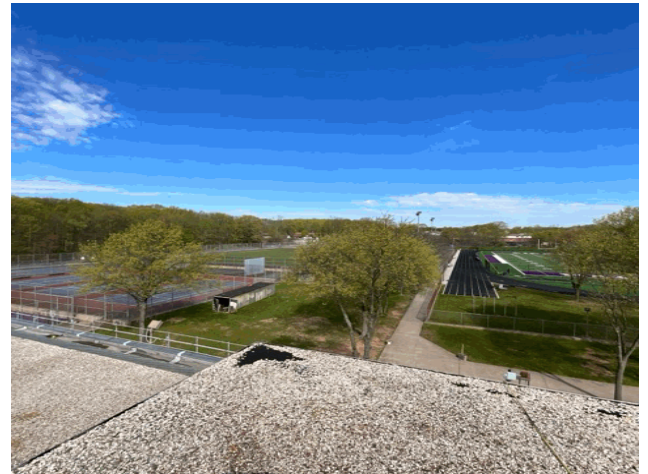
R456

Asset: TOTTENVILLE HS AF - STATEN ISLAND, 100 LUTEN AVENUE, STATEN ISLAND, NY, 10312

Inspection Id	Inspection Type	Time In	Last Edited
4968	ARCHITECTURAL - ASSOCIATE	2024-04-24 02:12PM	2024-04-26 01:35PM
5006	ARCHITECTURAL - SENIOR	2024-04-24 08:15AM	2024-05-28 12:34PM

Asset Data

Question	Answer
Was the Building Fully Accessible for Inspection?	Yes
Principal(s) Information	
Principal Name	Gina Battista
Principal Organization	Tottenville HS - Staten Island
Meeting with Principal?	No
Principal Feedback	No Feedback from Principal
Custodian	Evan Manca
Was the Custodian Present?	Yes
Fireman	Mark Duymich
Was the Fireman Present?	Yes
Building Square Footage	0
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	Total Site Area: 457,396 SF; Playing Surface Area: 320,000 SF
Comments on the Stories (Floors) plus Basements	None
Comments on the Year Built	1971
Student Population	4100
Staff Population	5
Comments on the Number of Classrooms	0
Weather	Fair
Facade Photo	



Football Field - South View from Main Asset R455

Main Entrance Photo



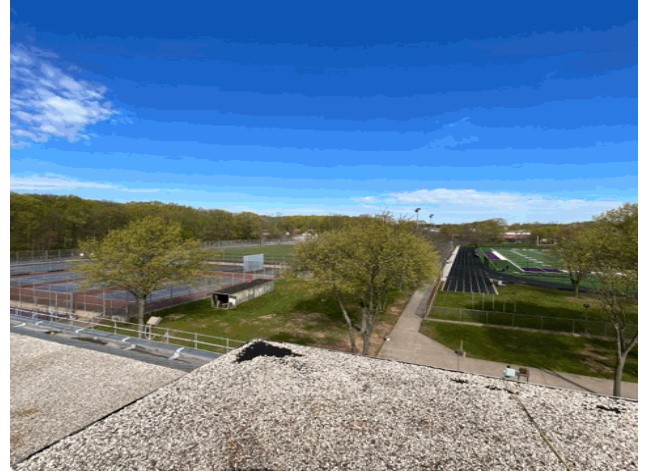
Main Entrance - North View from Main Asset R455

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Roof Photo



Athletic Fields - North View from Main Asset R455

Do Stormwater Management/Green Infrastructure systems exist?

No

Type

No Storm Water Management Type Selected

Have any Systems/Major Building Components been upgraded?

Systems: Artificial Turf replacement of Football Field and Running Track

Years: 2022

Systems: Artificial Turf replacement (partial - Softball Field)

Years: 2016

Systems: Artificial Turf replacement (partial - Baseball Field)

Years: 2011

Systems: Asphalt Playing Surfaces replacement (full-Basketball, Handball, Tennis)

Years: 2009

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
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						

Programmatic Accessibility

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

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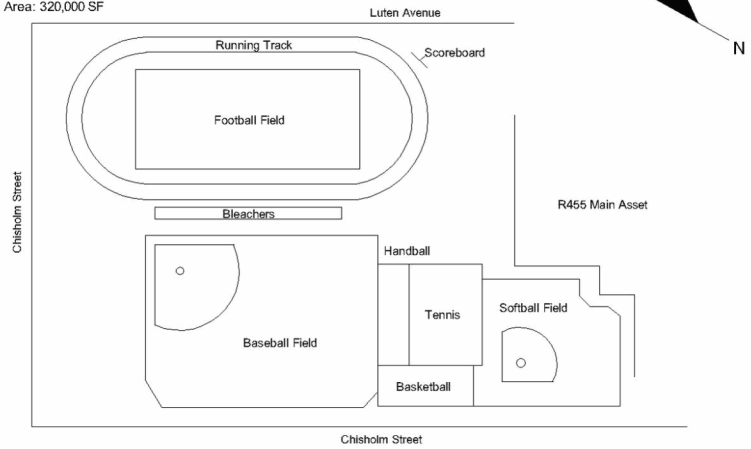
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Building Template

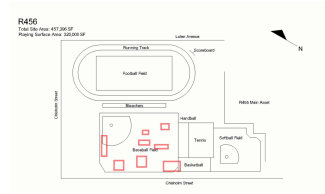
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Total Site Area: 457,396 SF
Playing Surface Area: 320,000 SF



Inspection

Question	Response
Architectural	
EXTERIOR	Does not exist
INTERIOR	Does not exist
ATHLETIC FIELDS	Inspected
PLAYING SURFACE	Inspected
Replacement Quantity	320,000
Replacement Uom	S.F.
Synthetic Turf Field exists?	Yes
Synthetic Turf Installation Year	2022
Instance on Baseball Field	Inspected
Instance Condition	3- Fair
Instance Quantity	120,000
Instance Quantity Uom	S.F.
Deficiency	ARTIFICIAL TURF:DAMAGED/WORN OUT
Deficiency Location/Instance	Baseball Field
Deficiency Location/Instance	
Deficiency Quantity	225
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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ATHLETIC FIELDS

PLAYING SURFACE

Deficiency Photo 1



Outfield (left)

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

Instance on Basketball Courts

Inspected

Instance Condition

3- Fair

Instance Quantity

8,000

Instance Quantity Uom

S.F.

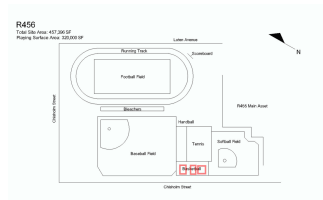
Deficiency

ASPHALT:DAMAGED/DETERIORATED

Deficiency Location/Instance

Basketball Courts

Deficiency Location/Instance



Deficiency Quantity

150

Quantity Uom

S.F.

Potential Action

REPAIR

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Basketball Courts

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

Instance on Football Field

Inspected

Instance Condition

1- Good

Instance Quantity

90,000

Instance Quantity Uom

S.F.

Deficiency

No deficiencies recorded

Instance on Handball Courts

Inspected

Instance Condition

3- Fair

Instance Quantity

5,000

Instance Quantity Uom

S.F.

Deficiency

ASPHALT:DAMAGED/DETERIORATED

Deficiency Location/Instance

Handball Courts

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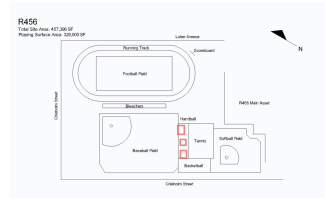
Question

Response

ATHLETIC FIELDS

PLAYING SURFACE

Deficiency Location/Instance



Deficiency Quantity

150

Quantity Uom

S.F.

Potential Action

REPAIR

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Handball Court

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

Instance on Running Track

Inspected

Instance Condition

1- Good

Instance Quantity

35,000

Instance Quantity Uom

S.F.

Deficiency

No deficiencies recorded

Instance on Softball Field

Inspected

Instance Condition

3- Fair

Instance Quantity

50,000

Instance Quantity Uom

S.F.

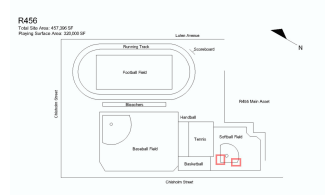
Deficiency

ARTIFICIAL TURF:DAMAGED/WORN OUT

Deficiency Location/Instance

Softball Field

Deficiency Location/Instance



Deficiency Quantity

75

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

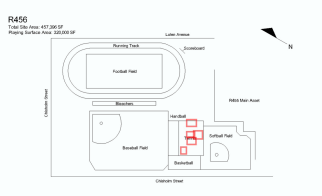

Deficiency Photo 1



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Question	Response
ATHLETIC FIELDS	
PLAYING SURFACE	
	Home Plate
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Instance on Tennis Courts	Inspected
Instance Condition	3- Fair
Instance Quantity	12,000
Instance Quantity Uom	S.F.
Deficiency	ASPHALT:DAMAGED/DETERIORATED
Deficiency Location/Instance	Tennis Courts
Deficiency Location/Instance	
Deficiency Quantity	600
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Tennis Courts
Violations	No photo recorded No violations recorded
FIXED EQUIPMENT	
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	1- Good
Deficiency	No deficiencies recorded
Tennis Net Posts	Inaccessible
SEATING	
Benches	Inspected
Concrete	Does not exist
Metal/Wood/Plastic	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Bleachers	Inspected

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Question	Response
ATHLETIC FIELDS	
SEATING	
Bleachers	
Concrete	Does not exist
Metal/Wood/Plastic	Inspected
Condition	2- Between Good and Fair
Deficiency	DAMAGED
Deficiency Location/Instance	Football field
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	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	5- Poor
Deficiency	DAMAGED COVER
Deficiency Location/Instance	Basketball court, Tennis court
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo 1	
Deficiency Photo 2	Basketball court
Violations	No photo recorded No violations recorded
Culverts - Asphalt Covering	Does not exist
DRAINAGE SYSTEM FOR CONCRETE	Inspected
Catch Basins/Manhole - Surrounded by Concrete	Inspected
Condition	5- Poor
Deficiency	BLOCKED
Deficiency Location/Instance	Football field
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE

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Question	Response
SITE	
DRAINAGE SYSTEM FOR CONCRETE	
Catch Basins/Manhole - Surrounded by Concrete	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Culverts - Concrete Covering	
	Does not exist
DRAINAGE SYSTEM FOR SOIL	
	Inspected
Catch Basins/Manhole - Surrounded by Soil	
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/DETERIORATED
Deficiency Location/Instance	Chisholm Street, Handball court
Deficiency Quantity	150
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Handball court
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	CHAIN LINK:DAMAGED POST/RAIL
Deficiency Location/Instance	Chisholm Street, Handball court
Deficiency Quantity	100
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Handball court
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
IRRIGATION SYSTEM	
	Does not exist
PAVING	
	Inspected

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Question	Response
SITE	
PAVING	
Student Non-Use	Inspected
Gravel Exists?	No
Asphalt	Does not exist
Concrete	Inspected
Condition	3- Fair
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	Under bleachers, Football field
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	Football field
Violations	No photo recorded No violations recorded
Pavers	Does not exist
Student Use	Inspected
Gravel Exists?	No
Asphalt	Does not exist
Concrete	Inspected
Condition	3- Fair
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	Baseball 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	Baseball field
Violations	No photo recorded No violations recorded
Pavers	Does not exist
Site Sidewalks & Walkways	Inspected
Asphalt	Does not exist
Concrete	Inspected
Condition	3- Fair
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	South side, Football field

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Question	Response
SITE	
PAVING	
Site Sidewalks & Walkways	
Concrete	
Deficiency Quantity	350
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	South side
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	HEAVING
Deficiency Location/Instance	Football field, Baseball field
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Football field
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Pavers	Does not exist
DOT Sidewalk	Inspected
Asphalt	Does not exist
Concrete	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Pavers	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	Chisholm Street, Handball court
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3

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Question	Response
SITE	
RETAINING WALLS	
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Chisholm Street
Violations	No photo recorded
Deficiency	No violations recorded
Deficiency Location/Instance	CAST IN PLACE CONCRETE:DETERIORATED EXPANSION JOINT
Deficiency Quantity	Basketball court, Handball court
Quantity Uom	20
Potential Action	L.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
Deficiency Photo 1	LEVEL 2
Deficiency Photo 2	
Violations	Basketball court
	No photo recorded
	No violations recorded
SEATING	Does not exist
SITE WALLS (NOT RETAINING WALLS)	Inspected
Condition	3- Fair
Deficiency	CAST IN PLACE CONCRETE:CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	Handball court
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	Handball court
Violations	No photo recorded
	No violations recorded
STAIRS/RAMPS: EXTERIOR	Inspected
Site Check/flank Walls	Inspected

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Question	Response
SITE	
STAIRS/RAMPS: EXTERIOR	
Site Cheek/flank Walls	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Railings	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stairs/ramps	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	CAST IN PLACE CONCRETE:CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	Football field
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	Football field
Violations	No photo recorded No violations recorded

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Does the SCA expect asset to have artwork?

No