

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

**Architectural Inspection**

**R801**

**Asset:** AUX. SERV - ST. GEORGE SCHOOL- STATEN ISLAND, 450 ST MARKS PLACE, STATEN ISLAND, NY, 10301

Inspection Id	Inspection Type	Time In	Last Edited
5106	ARCHITECTURAL - ASSOCIATE	2024-05-03 11:19AM	2024-05-03 01:03PM
5153	ARCHITECTURAL - SENIOR	2024-05-03 08:43AM	2024-05-13 05:27PM

**Asset Data**

Question	Answer
Was the Building Fully Accessible for Inspection?	No
Inspection Inaccessible Comment	Roofing, Roof Drains, Copings and Parapets (no ladder)
Principal(s) Information	
Principal Name	Donald Swanson
Principal Organization	Path to Graduation Hub and Referral Center Staten Island
Meeting with Principal?	Yes
Principal Feedback	The Principal's comments are as follows: 1. The school's electric power and number of outlets are currently inadequate to support today's technological needs - the plugs fall out of receptacles. Registration and testing systems regularly shut down, which affects student enrollment. 2. There are numerous roof leaks and ceiling tiles have randomly fallen into classes. 3. The parking lot is in poor condition and should be repaired.
Principal Name	Coralace Camball
Principal Organization	Alternative Learning Center - Staten Island
Meeting with Principal?	No
Principal Feedback	No Feedback from Principal
Custodian	Christopher Contreras
Was the Custodian Present?	No
Fireman	Thomas McCormick (cleaner)
Was the Fireman Present?	Yes
Building Square Footage	10,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	None
Comments on the Stories (Floors) plus Basements	1 (no Basement)
Comments on the Year Built	1963
Student Population	100
Staff Population	35
Comments on the Number of Classrooms	11
Weather	Fair
Facade Photo	



St. Marks Place - South View

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Main Entrance Photo



Facade A - St. Marks Place

Roof Photo

Not taken

Do Stormwater Management/Green Infrastructure systems exist?

No

Type

No Storm Water Management Type Selected

Have any Systems/Major Building Components been upgraded?

Systems: Limited Roof leak repairs, New Windows installed on Facades A and B, Exterior drainage and waterproofing

Years: 2022

Systems: Partial Roofing repairs

Years: 2021

Systems: Partial Roofing repairs

Years: 2020

Systems: Roofing replacement, Partial Window replacement

Years: 2018

Systems: Roofing repairs

Years: 2015

Systems: Exterior Wall repointing (partial)

Years: 2012

Have there been any New Building Additions?

No New Construction

Tandem

No Tandem

Leased Space?

Yes

Year Leased

1990

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
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
Is the Primary or secondary entrance on an accessible route?	Yes
Is the building a multi-story building?	No
Do any of the following spaces exist? Classroom, Art Room, Auditorium, Cafeteria, Computer, Gymnasiums, Library, Multipurpose Room, Science Labs	Yes
For the spaces that do exist, are they ALL accessible?	Yes
Is there at least one Boys and Girls or Unisex toilet accessible In the building?	No

Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
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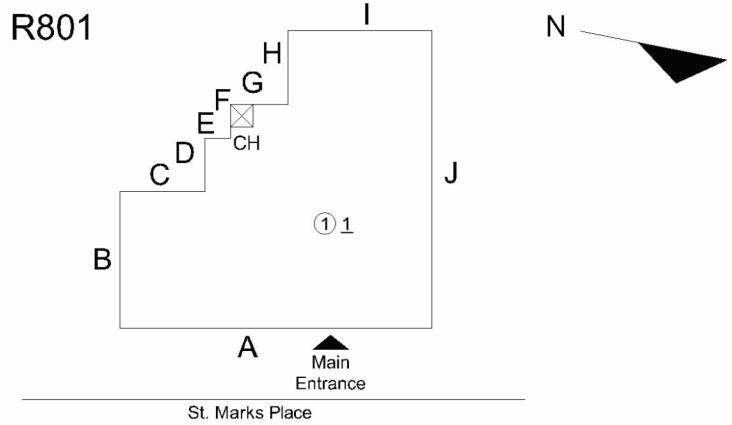
Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
<b>PROGRAMMATIC ACCESSIBILITY</b>						
<b>Exterior Routes</b>						
Exterior Entrances & Exits		No		DISTANCE BETWEEN OPEN DOORS < 4'		
Exterior H/C Lifts	No		No			
Exterior Ramps and Railings	No		No			
<b>Interior Routes</b>						
Corridor and Lobby H/C Lifts	No		No			
Interior Corridor Doors And Hardware	No		No			
Interior Corridors & Lobbies		No		WIDTH < 5'		
Interior Elevators	No					
Interior Lobby Doors And Hardware		Yes				
Interior Ramps	No					
<b>Rooms &amp; Spaces</b>						
Art Rooms	No					
Auditorium	No					
Cafeteria	No					
Classrooms						
1st Floor	Yes	Yes				
Computer Rooms						
Room 109	Yes	Yes				
Gymnasium	No					
Library	No					
Main Office						
Room 100 (Path to Graduation), Room 107 (Alternative Learning Center)	Yes	Yes				
Multi-purpose Room	No					
Nurse's Office	No					
Pool	No					
Science Lab	No					
Toilet Rooms (boys)						
1st Floor	Yes	No		CLEAR OPENING < 32"		
Toilet Rooms (girls)						
1st Floor	Yes	No		CLEAR OPENING < 32"		
Toilet Rooms (staff)						
1st Floor - Men's and Women's	Yes	No		INSUFFICIENT LATCH CLEARANCE		

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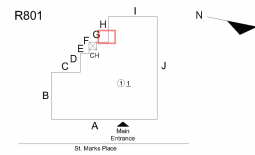
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*Building Template*



**Inspection**


Question	Response
<b>Architectural</b>	
<b>EXTERIOR</b>	Inspected
<b>AREAWAY</b>	Does not exist
<b>AWNINGS AND CANOPIES</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>CHIMNEY</b>	Inspected
Material Type(s)	Masonry
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>COPING</b>	Inaccessible
<b>CORNICE</b>	Does not exist
<b>DOORS</b>	Inspected
<b>DOORS AND FRAMES</b>	Inspected
Condition	3- Fair
Deficiency	METAL:DETERIORATED DOOR AND FRAME - MAJOR DETERIORATION
Deficiency Location/Instance	
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2



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Question	Response
<b>EXTERIOR</b>	
<b>DOORS</b>	
<b>DOORS AND FRAMES</b>	
Deficiency Photo 1	
Deficiency Photo 2	Room 119
Violations	No photo recorded No violations recorded
<b>DOOR HARDWARE</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>LINTELS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>TRANSOM/SIDE LIGHT</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>EXTERIOR WALLS</b>	Inspected
Material Type(s)	Concrete, Masonry
Replacement Quantity	4,000
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	3- Fair
Instance Quantity	4,000
Instance Quantity Uom	S.F.
Deficiency	BRICK:DETERIORATED CONTROL/EXPANSION JOINTS WITH DAMAGED CAULKING
Roof Plan Reference	
Elevation	
Elevation Reference	Facade B, J
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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**Question**

**Response**

**EXTERIOR**

**EXTERIOR WALLS**

Deficiency Photo 1



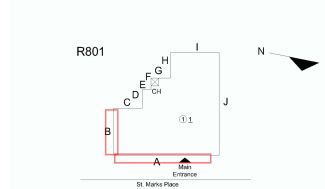
Facade J at Facade A

Deficiency Photo 2  
Violations

No photo recorded  
No violations recorded

Deficiency  
Roof Plan Reference

**BRICK:DETERIORATED JOINTS**



Elevation



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

Facade A  
600  
S.F.  
REPOINT  
PRIORITY 3  
LEVEL 2



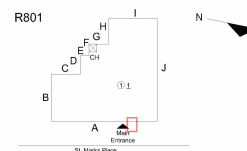
Facade A, B

Deficiency Photo 2  
Violations

No photo recorded  
No violations recorded

Deficiency  
Roof Plan Reference



**BRICK:MINOR CRACKS, SPALLING**



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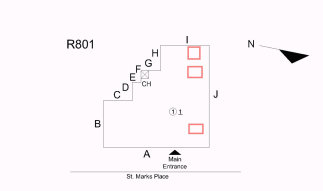

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Question	Response
<b>EXTERIOR</b>	
<b>EXTERIOR WALLS</b>	
Elevation	
Elevation Reference	Facade A
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	RESTITICH
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Right of Main Entrance
Violations	No photo recorded No violations recorded
<b>EXTERIOR SOFFITS</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>LOADING DOCK</b>	
Condition	Does not exist
<b>LOUVER</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>PARAPETS</b>	
Material Type(s)	Inspected
Replacement Quantity	Masonry
Replacement Uom	2,000
Instance on All Facades	C.F.
Instance Quantity	Inaccessible
Instance Quantity Uom	2,000
	CF
<b>PLAZA DECK</b>	
Condition	Does not exist
<b>ROOF</b>	
Condition	Inspected
<b>ROOFING</b>	
Condition	Inspected
<b>ROOF HATCH/SMOKE HATCH</b>	
Condition	Does not exist
<b>LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>ROOF BARRIER/FENCE</b>	
Condition	Does not exist
<b>ROOF CAGE</b>	
Condition	Does not exist
<b>ROOFING</b>	
Condition	Inspected
Replacement Quantity	10,000
Replacement Uom	S.F.
Instance on Single Ply, Fully Adhered Roof:Roof 1	Inspected
Instance Condition	3- Fair
Instance Quantity	10,000
Instance Quantity Uom	S.F.

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Question	Response
<b>EXTERIOR</b>	
<b>ROOF</b>	
<b>ROOFING</b>	
<b>ROOFING</b>	
Does the roof have major mechanical equipment sitting on Dunnage Steel less than 18" above the Roofing?	Yes
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	2000
Source of Installation Year	Inspector Estimate
Deficiency	SINGLE PLY, FULLY ADHERED ROOF:ROOFING:MAJOR ACTIVE ROOF LEAKS IN INSTRUCTIONAL SPACE
Deficiency Location/Instance	
Deficiency Quantity	250
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 110 shown, also Rooms 116 and 118
Violations	No photo recorded
Deficiency	No violations recorded
Deficiency	SINGLE PLY, FULLY ADHERED ROOF:ROOFING:BEYOND USEFUL LIFE
Deficiency Location/Instance	Single Ply, Fully Adhered Roof:Roof 1
Deficiency Quantity	10,000
Quantity Uom	S.F.
Potential Action	REPLACE ROOFING WITH MAJOR EQUIPMENT REMOVAL
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>ROOFING DRAINS</b>	Inaccessible
<b>SPECIALTIES</b>	Inspected
<b>BULKHEAD/PENTHOUSE</b>	Does not exist
<b>CUPOLA/ SPIRES/ TOWERS</b>	Does not exist
<b>DORMER</b>	Does not exist
<b>DUNNAGE STEEL</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>SKYLIGHT/ROOF VENT</b>	Does not exist
<b>ROOF/GRAVITY TANK</b>	Does not exist



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Question	Response
<b>EXTERIOR</b>	
<b>STAIRS/RAMPS: EXTERIOR</b>	Does not exist
<b>WINDOWS</b>	Inspected
Replacement Quantity	400
Replacement Uom	S.F.
<b>EXTERIOR GUARDS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>LINTELS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>WINDOWS</b>	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Double Hung:Facades C, D and I	Inspected
Instance Condition	3- Fair
Instance Quantity	150
Instance Quantity Uom	S.F.
Installation Year	2000
Source of Installation Year	Custodial Staff
Are these windows insulated?	Yes
Deficiency	No deficiencies recorded
Instance on Aluminum - Other:Facades A and B	Inspected
Instance Condition	1- Good
Instance Quantity	250
Instance Quantity Uom	S.F.
Installation Year	2022
Source of Installation Year	Documented
Are these windows insulated?	Yes
Deficiency	No deficiencies recorded
<b>INTERIOR</b>	Inspected
<b>POOLS</b>	Does not exist
<b>STRUCTURAL</b>	Inspected
<b>COLUMNS/BEAMS/BEARING WALLS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	MASONRY BEARING WALL:CRACKED/SPALLED
Deficiency Location/Instance	1st Floor
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	RESTITCH
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	Room 119
Violations	No photo recorded No violations recorded
<b>FLOOR STRUCTURE</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	CONCRETE SLAB ON GRADE:THRU CRACKS

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Question	Response
<b>INTERIOR</b>	
<b>STRUCTURAL</b>	
<b>FLOOR STRUCTURE</b>	
Deficiency Location/Instance	1st Floor
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	Room 119 No photo recorded
Violations	No violations recorded
<b>FOUNDATION WALLS</b>	
Material Type(s)	Inspected Concrete
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>ROOF STRUCTURE</b>	
Condition	Inspected 2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>VAULTS-BUNKERS</b>	
	Does not exist
<b>AUDITORIUM</b>	
	Does not exist
<b>CAFETERIA</b>	
	Does not exist
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Ceiling</b>	
Condition	Inspected 2- Between Good and Fair
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING - ACTIVE LEAK
Deficiency Location/Instance	Room 110
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 110 No photo recorded
Violations	No violations recorded
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING
Deficiency Location/Instance	Room 108
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE

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Question	Response
<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Ceiling</b>	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 108
Violations	No photo recorded No violations recorded
<b>Door(s)</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Walls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Specialties</b>	Does not exist
<b>GYMNASIUM</b>	Does not exist
<b>INTERIOR DOOR HARDWARE</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>INTERIOR GUARDS</b>	Does not exist
<b>KITCHEN</b>	Does not exist
<b>LIBRARY</b>	Does not exist
<b>LOCKER ROOM</b>	Does not exist
<b>MULTI-PURPOSE ROOM</b>	Does not exist
<b>SCIENCE DEMO ROOM</b>	Does not exist
<b>SCIENCE LAB</b>	Does not exist
<b>SCIENCE PREP ROOM</b>	Does not exist
<b>SHOWER ROOM</b>	Does not exist
<b>STAIRS/RAMPS: INTERIOR</b>	Does not exist
<b>TOILET ROOMS - STAFF</b>	Inspected
<b>Ceiling</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stalls</b>	Inspected
Condition	5- Poor
Deficiency	RUST - MAJOR
Deficiency Location/Instance	1st Floor - Man
Deficiency Quantity	1

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Question	Response
<b>INTERIOR</b>	
<b>TOILET ROOMS - STAFF</b>	
<b>Stalls</b>	
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	1st Floor - Man
Violations	No photo recorded No violations recorded
<b>Walls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>TOILET ROOMS - STUDENTS</b>	
<b>Ceiling</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stalls</b>	Inspected
Condition	5- Poor
Deficiency	RUST - MAJOR
Deficiency Location/Instance	1st Floor - Girls, Boys
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	1st Floor - Girls
Violations	No photo recorded No violations recorded
<b>Walls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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<b>Question</b>	<b>Response</b>
<b>LIFE SAFETY</b>	Inspected
<b>F.D. HOLDING AREA</b>	Does not exist
<b>STEEL STAIRS</b>	Does not exist
<b>SITE</b>	Inspected
<b>CONTAINERIZATION</b>	Does not exist
<b>DRAINAGE SYSTEM FOR ASPHALT</b>	Inspected
<b>Catch Basins/Manhole - Surrounded by Asphalt</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Culverts - Asphalt Covering</b>	Does not exist
<b>DRAINAGE SYSTEM FOR CONCRETE</b>	Does not exist
<b>DRAINAGE SYSTEM FOR SOIL</b>	Does not exist
<b>DRINKING FOUNTAINS</b>	Does not exist
<b>FENCES</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>IRRIGATION SYSTEM</b>	Does not exist
<b>PAVING</b>	Inspected
<b>Student Non-Use</b>	Inspected
Gravel Exists?	No
<b>Asphalt</b>	Inspected
Condition	4- Between Fair and Poor
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	Parking Lot
Deficiency Quantity	2,000
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
<b>Concrete</b>	Does not exist
<b>Pavers</b>	Does not exist
<b>Student Use</b>	Does not exist
<b>Site Sidewalks &amp; Walkways</b>	Does not exist
<b>DOT Sidewalk</b>	Inspected
<b>Asphalt</b>	Inspected
Condition	3- Fair
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	St. Marks Place, Montgomery Avenue
Deficiency Quantity	250
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
<b>SITE</b>	
<b>PAVING</b>	
<b>DOT Sidewalk</b>	
<b>Asphalt</b>	
Deficiency Photo 1	
Deficiency Photo 2	St. Marks Place
Violations	No photo recorded No violations recorded
<b>Concrete</b>	
Condition	Inspected 3- Fair
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	St. Marks Place, Montgomery Avenue
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	St Marks Place
Violations	No photo recorded No violations recorded
Deficiency	HEAVING
Deficiency Location/Instance	St Marks Place
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	St Marks Place
Violations	No photo recorded No violations recorded
Deficiency	DAMAGED CURBS
Deficiency Location/Instance	St Marks Place
Deficiency Quantity	25

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<b>SITE</b>	
<b>PAVING</b>	
<b>DOT Sidewalk</b>	
<b>Concrete</b>	
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	St Marks Place
Violations	No photo recorded No violations recorded
<b>Pavers</b>	Does not exist
<b>PLAYGROUNDS</b>	Does not exist
<b>PLAYING SURFACE</b>	Does not exist
<b>RETAINING WALLS</b>	Does not exist
<b>SEATING</b>	Does not exist
<b>SITE WALLS (NOT RETAINING WALLS)</b>	Does not exist
<b>STAIRS/RAMPS: EXTERIOR</b>	Inspected
<b>Site Cheek/flank Walls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Railings</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stairs/ramps</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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Does the SCA expect asset to have artwork?

No