

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

Architectural Inspection

X890

Asset: P.S. 90 MINISCHOOL - BRONX, 1116 SHERIDAN AVENUE, BRONX, NY, 10456

Inspection Id	Inspection Type	Time In	Last Edited
3173	ARCHITECTURAL - SENIOR	2024-02-13 02:56PM	2024-06-05 09:35AM
3344	ARCHITECTURAL - ASSOCIATE	2024-02-21 11:44AM	2024-02-21 12:18PM

Asset Data

Question	Answer
Was the Building Fully Accessible for Inspection?	Yes
Principal(s) Information	
Principal Name	Rowena Penn
Principal Organization	The Family School - Bronx
Meeting with Principal?	No
Principal Feedback	The Principal returned the questionnaire with the following comment: The mini building is old and dilapidated.
Custodian	David Labush
Was the Custodian Present?	No
Fireman	Jonny Grullon
Was the Fireman Present?	Yes
Building Square Footage	12,000
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	1969
Student Population	150
Staff Population	20
Comments on the Number of Classrooms	15
Weather	Fair
Facade Photo	



Facade A and D - Northeast View

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Main Entrance Photo



Facade A - View from Main Asset (X090)

Roof Photo



Roof 1 - East View from Main Asset X090

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: Complete Windows and Exterior Guards replacement;
Limited Roofing repairs

Years: 2017

Systems: Limited Site Pavement repairs

Years: 2015

Systems: New Exterior Railing (at Main Entrance)

Years: 2013

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?	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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PROGRAMMATIC ACCESSIBILITY

Exterior Routes

Exterior Entrances & Exits		Yes				
Exterior H/C Lifts	No		No			
Exterior Ramps and Railings	Yes	Yes				

Interior Routes

Corridor and Lobby H/C Lifts	No		No			
Interior Corridor Doors And Hardware	Yes	Yes				
Interior Corridors & Lobbies		Yes				
Interior Elevators	No					
Interior Lobby Doors And Hardware		Yes				
Interior Ramps	No					

Rooms & Spaces

Art Rooms	No					
Auditorium	No					
Cafeteria	No					
Classrooms						
1st Floor	Yes	Yes				
Computer Rooms	No					
Gymnasium	No					
Library	No					
Main Office						
Room M173	Yes	Yes				
Multi-purpose Room	No					
Nurse's Office	No					
Pool	No					
Science Lab	No					
Toilet Rooms (boys)						
1st Floor	Yes	No				

ACCESSORY
ARRANGEMENT
INSUFFICIENT LATCH
CLEARANCE
NO LEVER-TYPE
HARDWARE
SINK ARRANGEMENT
TURNING RADIUS
URINAL
ARRANGEMENT
WATER CLOSET
ARRANGEMENT
CLEAR OPENING < 32"

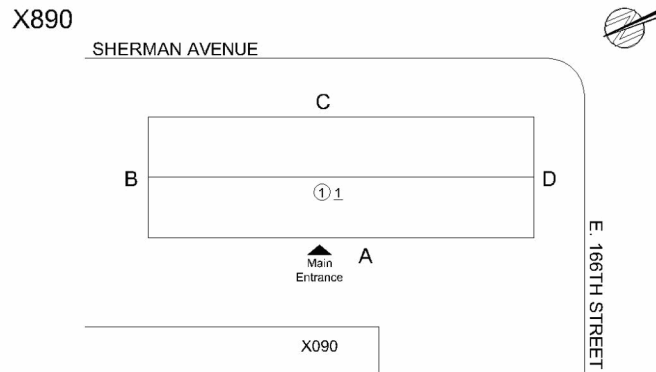
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Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
Toilet Rooms (girls)						
1st Floor	Yes	No		ACCESSORY ARRANGEMENT CLEAR OPENING < 32" INSUFFICIENT LATCH CLEARENCE SINK ARRANGEMENT NO LEVER-TYPE HARDWARE		
Toilet Rooms (staff)						
1st Floor	Yes	No		ACCESSORY ARRANGEMENT INSUFFICIENT LATCH CLEARENCE NO LEVER-TYPE HARDWARE SINK ARRANGEMENT URINAL ARRANGEMENT CLEAR OPENING < 32"		

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	3- Fair

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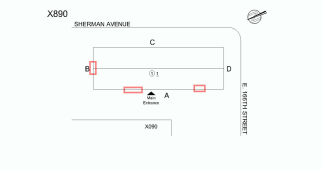


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Question	Response
EXTERIOR	
DOORS	
DOORS AND FRAMES	
Deficiency	METAL CLAD:DETERIORATED DOOR AND FRAME - MINOR DETERIORATION
Deficiency Location/Instance	
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Exit M2 - Facade B
Violations	No photo recorded No violations recorded
DOOR HARDWARE	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
LINTELS	Does not exist
TRANSOM/SIDE LIGHT	Does not exist
EXTERIOR WALLS	Inspected
Material Type(s)	Steel
Replacement Quantity	3,500
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	3- Fair
Instance Quantity	3,500
Instance Quantity Uom	S.F.
Deficiency	METAL PANEL:SEVERE DENTS
Roof Plan Reference	
Elevation	
Elevation Reference	Facades A and B

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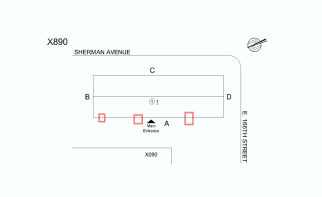


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Question	Response
EXTERIOR	
EXTERIOR WALLS	
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Facade A No photo recorded
Violations	No violations recorded
Deficiency	METAL PANEL:DAMAGED TRIM
Roof Plan Reference	
Elevation	
Elevation Reference	Facades A and B
Deficiency Quantity	15
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Facade B No photo recorded
Violations	No violations 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

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Question	Response
EXTERIOR	
LOUVER	
Deficiency	No deficiencies recorded
PARAPETS	Does not exist
PLAZA DECK	Does not exist
ROOF	Inspected
ROOFING	Inspected
ROOF HATCH/SMOKE HATCH	Does not exist
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Inspected
Condition	3- Fair
Deficiency	DAMAGED/MISSING
Deficiency Location/Instance	
Deficiency Quantity	60
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
ROOF BARRIER/FENCE	Does not exist
ROOF CAGE	Does not exist
ROOFING	Inspected
Replacement Quantity	12,500
Replacement Uom	S.F.
Instance on Metal:Roof 1	Inspected
Instance Roof Photo	
Instance Condition	3- Fair
Instance Quantity	12,500
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?	No
Do solar panels exist on these roofs?	No

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Question	Response
EXTERIOR	
ROOF	
ROOFING	
ROOFING	
Is/Are the roof(s) suitable for Solar Panel installation?	No
Installation Year	1969
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
ROOFING DRAINS	Does not exist
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	Inspected
BUILDING CHEEK/FLANK WALLS	Does not exist
RAILINGS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
STAIRS/RAMPS	Inspected
Condition	3- Fair
Deficiency	CONCRETE:CRACKS/SPALLING - MINOR
Deficiency Location/Instance	
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
WINDOWS	Inspected
Replacement Quantity	600
Replacement Uom	S.F.
EXTERIOR GUARDS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
LINTELS	Does not exist
WINDOWS	Inspected

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Question	Response
EXTERIOR	
WINDOWS	
WINDOWS	
Material Type(s)	Aluminum
Instance on Aluminum - Other:Facades A and C	Inspected
Instance Condition	3- Fair
Instance Quantity	600
Instance Quantity Uom	S.F.
Installation Year	2007
Source of Installation Year	Documented
Are these windows insulated?	No
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	3- Fair
Deficiency	CONCRETE:CRACKED/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	Exterior Base of Building
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	Facade A
Violations	No photo recorded No violations 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
Deficiency Location/Instance	Corridor near Room 4
Deficiency Quantity	10

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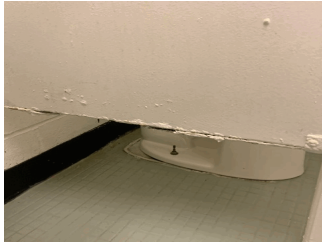
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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Ceiling	
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Corridor near Room 4
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Door(s)	Inspected
Condition	5- Poor
Deficiency	METAL:DAMAGED LOUVER
Deficiency Location/Instance	Rooms 2, 3, 4, 11
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Room 4
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Floor Finish	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Specialties	Does not exist
GYMNASIUM	Does not exist
INTERIOR DOOR HARDWARE	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
INTERIOR GUARDS	Does not exist
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

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INTERIOR	
SCIENCE LAB	Does not exist
SCIENCE PREP ROOM	Does not exist
SHOWER ROOM	Does not exist
STAIRS/RAMPS: INTERIOR	Does not exist
TOILET ROOMS - STAFF	Inspected
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	5- Poor
Deficiency	METAL:DETERIORATED DOOR
Deficiency Location/Instance	1st Floor - Women, Men
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	1st Floor - Women
Violations	No photo recorded No violations recorded
Floor Finish	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stalls	Inspected
Condition	5- Poor
Deficiency	RUST - MAJOR
Deficiency Location/Instance	1st Floor - Women, Men
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	1st Floor - Women
Violations	No photo recorded No violations recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
INTERIOR	
TOILET ROOMS - STUDENTS	Inspected
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	5- Poor
Deficiency	METAL:DETERIORATED DOOR
Deficiency Location/Instance	1st Floor - Girls, Boys
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
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
Floor Finish	Inspected
Condition	3- Fair
Deficiency	CERAMIC TILE:BROKEN/MISSING TILES
Deficiency Location/Instance	1st Floor - Girls
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	1st Floor - Girls
Violations	No photo recorded No violations recorded
Stalls	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
LIFE SAFETY	Inspected
F.D. HOLDING AREA	Does not exist
STEEL STAIRS	Does not exist
SITE	Not required

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Does the SCA expect asset to have artwork?

No