

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

**Architectural Inspection**

**X918**

**Asset: P.S. 68 TEMP. C.R. BLDG. - BRONX, 4011 MONTICELLO AVENUE, BRONX, NY, 10466**

Inspection Id	Inspection Type	Time In	Last Edited
2154	ARCHITECTURAL - SENIOR	2024-01-04 07:21AM	2024-01-31 08:59AM
2159	ARCHITECTURAL - ASSOCIATE	2024-01-04 08:43AM	2024-06-21 02:39PM

**Asset Data**

Question	Answer
Was the Building Fully Accessible for Inspection?	Yes
Principal(s) Information	
Principal Name	Aidimaris Soler
Principal Organization	P.S. 68 - Bronx
Meeting with Principal?	Yes
Principal Feedback	The Principal had no comments about the condition of the building at this time.
Custodian	Robert McGonigle
Was the Custodian Present?	Yes
Fireman	Anthony Rauso
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	1997
Student Population	0
Staff Population	30
Comments on the Number of Classrooms	10
Weather	Fair
Facade Photo	



Facade B and C - Northwest View

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

**Architectural Inspection**

**X918**

Main Entrance Photo



Facade D - Monticello Avenue

Roof Photo



Roof 1 - Northwest View

Do Stormwater Management/Green Infrastructure systems exist?

No

Type

No Storm Water Management Type Selected

Have any Systems/Major Building Components been upgraded?

Systems: Exit Door repairs (partial)

Years: 2013

Systems: Roofing, Leaders/ Gutters repairs (partial)

Years: 2012

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						

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

**Architectural Inspection**

**X918**

**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?	Yes

Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
------------------------------	--------	----------	----------	------------	----------------------------	-------------------

**PROGRAMMATIC ACCESSIBILITY**

**Exterior Routes**

<b>Exterior Entrances &amp; Exits</b>		Yes				
<b>Exterior H/C Lifts</b>	No		No			
<b>Exterior Ramps and Railings</b>	No		No			

**Interior Routes**

<b>Corridor and Lobby H/C Lifts</b>	No		No			
<b>Interior Corridor Doors And Hardware</b>	No		No			
<b>Interior Corridors &amp; Lobbies</b>		Yes				
<b>Interior Elevators</b>	No					
<b>Interior Lobby Doors And Hardware</b>		Yes				
<b>Interior Ramps</b>	No					

**Rooms & Spaces**

<b>Art Rooms</b>	No					
<b>Auditorium</b>	No					
<b>Cafeteria</b>	No					
<b>Classrooms</b>						
1st Floor	Yes	Yes				
<b>Computer Rooms</b>	No					
<b>Gymnasium</b>	No					
<b>Library</b>	No					
<b>Main Office</b>	No					
<b>Multi-purpose Room</b>	No					
<b>Nurse's Office</b>	No					
<b>Pool</b>	No					
<b>Science Lab</b>	No					
<b>Toilet Rooms (boys)</b>						
1st Floor - Unisex within each Classroom	Yes	Yes				
<b>Toilet Rooms (girls)</b>						
1st Floor - Unisex within each Classroom	Yes	Yes				
<b>Toilet Rooms (staff)</b>	No					

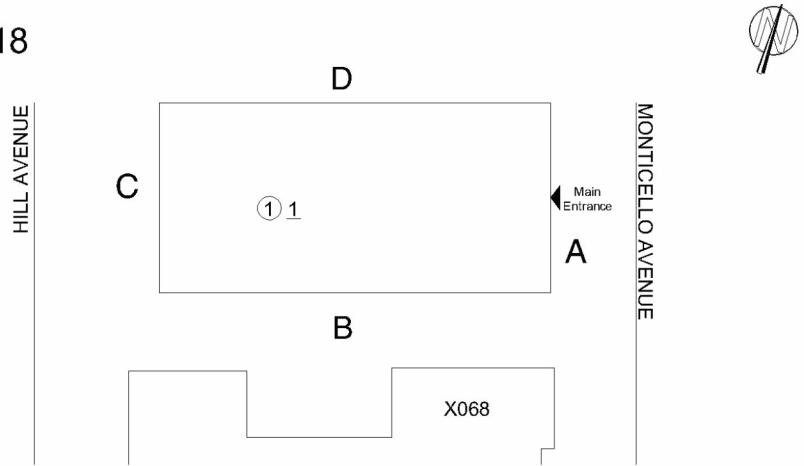
**NYC Department of Education  
Building Condition Assessment Survey 2023-2024**

*Architectural Inspection*

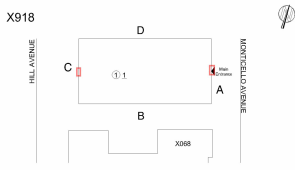

**X918**

*Building Template*

X918





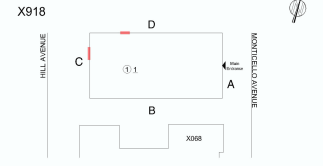
**Inspection**

Question	Response
<b>Architectural</b>	
<b>EXTERIOR</b>	Inspected
<b>AREAWAY</b>	Does not exist
<b>AWNINGS AND CANOPIES</b>	Does not exist
<b>CHIMNEY</b>	Does not exist
<b>COPING</b>	Does not exist
<b>CORNICE</b>	Does not exist
<b>DOORS</b>	Inspected
<b>DOORS AND FRAMES</b>	Inspected
Condition	5- Poor
Deficiency	METAL CLAD:DETERIORATED DOOR - MAJOR DETERIORATION
Deficiency Location/Instance	
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Main Entrance
Violations	No photo recorded No violations recorded

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

*Architectural Inspection*

**X918**

Question	Response
<b>EXTERIOR</b>	
<b>DOORS</b>	
<b>DOOR HARDWARE</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>LINTELS</b>	Does not exist
<b>TRANSOM/SIDE LIGHT</b>	Does not exist
<b>EXTERIOR WALLS</b>	Inspected
Material Type(s)	Steel
Replacement Quantity	3,600
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	4- Between Fair and Poor
Instance Quantity	3,600
Instance Quantity Uom	S.F.
Deficiency	METAL PANEL:SEVERE DENTS
Roof Plan Reference	
Elevation	
Elevation Reference	Facade B and C
Deficiency Quantity	45
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Facade B
Violations	No photo recorded No violations recorded
Deficiency	METAL PANEL:DAMAGED TRIM
Roof Plan Reference	

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

*Architectural Inspection*

**X918**

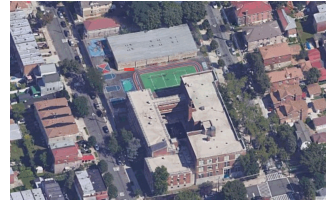
**Question**

**Response**

**EXTERIOR**

**EXTERIOR WALLS**

Elevation



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

Facade B and C  
25  
L.F.  
REPLACE  
PRIORITY 4  
LEVEL 2



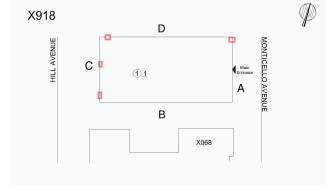
Deficiency Photo 2  
Violations

Facade C  
No photo recorded  
No violations recorded

Deficiency

Roof Plan Reference

**METAL PANEL:DETERIORATED JOINTS**



Elevation



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

Facade C and D  
25  
L.F.  
REPAIR  
PRIORITY 4  
LEVEL 2



Deficiency Photo 2

Facade D  
No photo recorded

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

*Architectural Inspection*

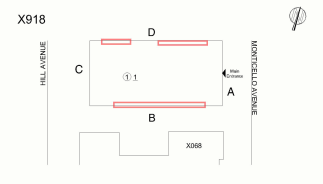


**X918**

<b>Question</b>	<b>Response</b>
<b>EXTERIOR</b>	
<b>EXTERIOR WALLS</b>	
Violations	No violations recorded
<b>EXTERIOR SOFFITS</b>	Does not exist
<b>LOADING DOCK</b>	Does not exist
<b>LOUVER</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>PARAPETS</b>	Does not exist
<b>PLAZA DECK</b>	Does not exist
<b>ROOF</b>	Inspected
<b>ROOFING</b>	Inspected
<b>ROOF HATCH/SMOKE HATCH</b>	Does not exist
<b>LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>ROOF BARRIER/FENCE</b>	Does not exist
<b>ROOF CAGE</b>	Does not exist
<b>ROOFING</b>	Inspected
Replacement Quantity	10,500
Replacement Uom	S.F.
Instance on Modified Bitumen:Roof 1	Inspected
Instance Condition	3- Fair
Instance Quantity	10,500
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
Is/Are the roof(s) suitable for Solar Panel installation?	No
Installation Year	1997
Source of Installation Year	Documented
Deficiency	MODIFIED BITUMEN:ROOFING:BEYOND USEFUL LIFE
Deficiency Location/Instance	Modified Bitumen:Roof 1
Deficiency Quantity	10,500
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>ROOFING DRAINS</b>	Does not exist
<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>	Does not exist
<b>SKYLIGHT/ROOF VENT</b>	Does not exist
<b>ROOF/GRAVITY TANK</b>	Does not exist
<b>STAIRS/RAMPS: EXTERIOR</b>	Inspected
<b>BUILDING CHEEK/FLANK WALLS</b>	Does not exist
<b>RAILINGS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>STAIRS/RAMPS</b>	Inspected

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

*Architectural Inspection*

**X918**

Question	Response
<b>EXTERIOR</b>	
<b>STAIRS/RAMPS: EXTERIOR</b>	
<b>STAIRS/RAMPS</b>	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>WINDOWS</b>	Inspected
Replacement Quantity	240
Replacement Uom	S.F.
<b>EXTERIOR GUARDS</b>	Inspected
Condition	3- Fair
Deficiency	RUST - MAJOR
Roof Plan Reference	
Elevation	
Deficiency Quantity	175
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>LINTELS</b>	Does not exist
<b>WINDOWS</b>	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Other:Facade A and C	Inspected
Instance Condition	3- Fair
Instance Quantity	240
Instance Quantity Uom	S.F.
Installation Year	1997
Source of Installation Year	Documented
Are these windows insulated?	No
Deficiency	ALUMINUM - OTHER:BROKEN PANE



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

*Architectural Inspection*

**X918**

Question	Response
<b>EXTERIOR</b>	
<b>WINDOWS</b>	
<b>WINDOWS</b>	
Roof Plan Reference	
Elevation	
Elevation Reference	Facade B
Deficiency Quantity	5
Quantity Uom	S.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room T9
Violations	No photo recorded No violations 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	No deficiencies recorded
<b>FLOOR STRUCTURE</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>FOUNDATION WALLS</b>	Inspected
Material Type(s)	Concrete
Condition	3- Fair
Deficiency	CONCRETE:CRACKED/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	Exterior Base of Bldg.
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5

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

*Architectural Inspection*

**X918**

Question	Response
<b>INTERIOR</b>	
<b>STRUCTURAL</b>	
<b>FOUNDATION WALLS</b>	
Deficiency Photo 1	
Deficiency Photo 2	Facade C
Violations	No photo recorded No violations recorded
<b>ROOF STRUCTURE</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair 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
Deficiency	2- Between Good and Fair
Deficiency Location/Instance	ACOUSTIC TILES:DAMAGED/MISSING
Deficiency Quantity	Room T-7, Corridor Near Room T-10
Quantity Uom	10
Potential Action	S.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
Deficiency Photo 1	LEVEL 2 
Deficiency Photo 2	Room T-7
Violations	No photo recorded No violations recorded
<b>Door(s)</b>	
Condition	Inspected
Deficiency	1- Good No deficiencies recorded
<b>Floor Finish</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency Location/Instance	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Quantity	Corridor Near Rooms T-9, T-10, Room T-2
Quantity Uom	20
Potential Action	S.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3 LEVEL 2

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

*Architectural Inspection*



**X918**

Question	Response
<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Floor Finish</b>	
Deficiency Photo 1	
	Corridor Near Room T-10
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>Walls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	GYPSUM BOARD:DETERIORATED
Deficiency Location/Instance	Corridor Near Rooms T-4, T-6, T-7, T-9
Deficiency Quantity	55
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Corridor Near Room T-4
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>Specialties</b>	Does not exist
<b>GYMNASIUM</b>	Does not exist
<b>INTERIOR DOOR HARDWARE</b>	Inspected
Condition	2- Between Good and 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>	Does not exist
<b>TOILET ROOMS - STUDENTS</b>	Inspected
<b>Ceiling</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING
Deficiency Location/Instance	Room T-7, Corridor Near Room T-10
Deficiency Quantity	10

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

*Architectural Inspection*


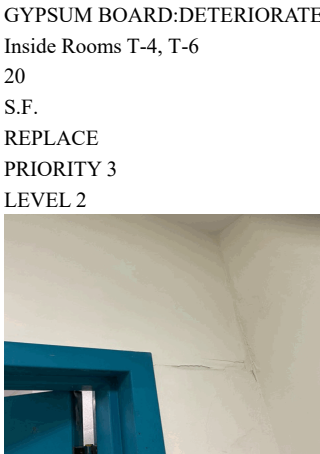
**X918**

Question	Response
<b>INTERIOR</b>	
<b>TOILET ROOMS - STUDENTS</b>	
<b>Ceiling</b>	
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room T-7
Violations	No photo recorded No violations recorded
<b>Door(s)</b>	
Condition	Inspected
Deficiency	5- Poor
Deficiency Location/Instance	METAL:DETERIORATED DOOR
Deficiency Quantity	Inside Room T-4
Quantity Uom	1
Potential Action	EACH
Urgency of Action	MAINTENANCE
Purpose of Action	PRIORITY 3
Deficiency Photo 1	LEVEL 2
Deficiency Photo 2	
Violations	Inside Room T-4 No photo recorded No violations recorded
<b>Floor Finish</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
<b>Stalls</b>	
Does not exist	
<b>Walls</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency Location/Instance	CERAMIC TILE:BROKEN/ MISSING
Deficiency Quantity	Inside Room T-4
Quantity Uom	10
Potential Action	S.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
	LEVEL 2

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

*Architectural Inspection*

**X918**

Question	Response
<b>INTERIOR</b>	
<b>TOILET ROOMS - STUDENTS</b>	
<b>Walls</b>	
Deficiency Photo 1	
	Inside Room T-4
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	GYPSUM BOARD:DETERIORATED
Deficiency Location/Instance	Inside Rooms T-4, T-6
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Inside Room T-4
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>LIFE SAFETY</b>	Inspected
<b>F.D. HOLDING AREA</b>	Does not exist
<b>STEEL STAIRS</b>	Does not exist
<b>SITE</b>	Not required

NYC Department of Education  
Building Condition Assessment Survey 2023-2024

*Architectural Inspection*

**X918**

Does the SCA expect asset to have artwork?

No