

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

**Architectural Inspection**

**X919**

**Asset: P.S. 89 TEMP. C.R. BLDG. - BRONX, 980 MACE AVENUE, BRONX, NY, 10469**

Inspection Id	Inspection Type	Time In	Last Edited
1301	ARCHITECTURAL - ASSOCIATE	2023-11-29 08:51AM	2023-11-29 12:15PM
1322	ARCHITECTURAL - SENIOR	2023-11-29 08:06AM	2023-12-27 12:11PM

**Asset Data**

Question	Answer
Was the Building Fully Accessible for Inspection?	Yes
Principal(s) Information	
Principal Name	Ralph Martinez
Principal Organization	P.S. 89 - Bronx
Meeting with Principal?	No
Principal Feedback	The Principal had no comments about the condition of the building at this time.
Custodian	Norman Moncrieffe
Was the Custodian Present?	Yes
Fireman	John Plunkett
Was the Fireman Present?	Yes
Building Square Footage	9,000
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	220
Staff Population	12
Comments on the Number of Classrooms	10
Weather	Fair
Facade Photo	



Facades A and D - Southwest View

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Main Entrance Photo



Facade A - From Schoolyard

Roof Photo



Roof 1 - Northeast View from Main Asset X089

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: Partial Exterior Door replacement

Years: 2010

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						

**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

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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		Yes				
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	Yes	Yes				
Interior Corridors & Lobbies		Yes				
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	No					
Gymnasium	No					
Library	No					
Main Office	No					
Multi-purpose Room	No					
Nurse's Office	No					
Pool	No					
Science Lab	No					
<b>Toilet Rooms (boys)</b>						
1st Floor - inside each Classroom Unisex	Yes	Yes				
<b>Toilet Rooms (girls)</b>						
1st Floor - inside each Classroom Unisex	Yes	Yes				
Toilet Rooms (staff)	No					

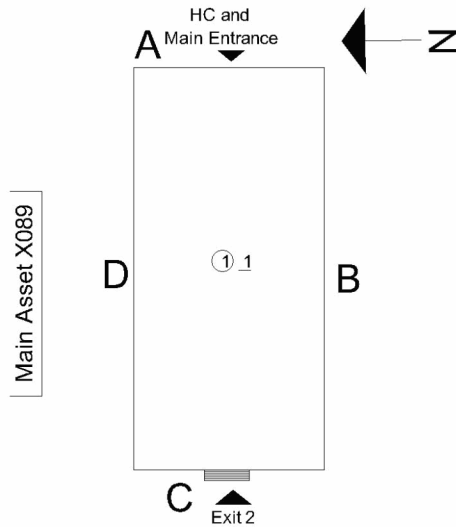
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*Building Template*

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**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 AND FRAME - MAJOR DETERIORATION
Deficiency Location/Instance	
Deficiency Quantity	4
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

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Question	Response
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**EXTERIOR**

**DOORS**

**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

3,200

Replacement Uom

S.F.

Instance on All Facades

Inspected

Instance Condition

3- Fair

Instance Quantity

3,200

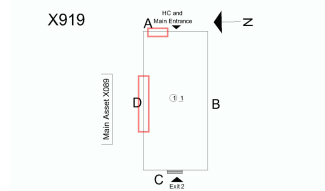
Instance Quantity Uom

S.F.

Deficiency

METAL PANEL:SEVERE DENTS

Roof Plan Reference



Elevation



Elevation Reference

Facades A and D

Deficiency Quantity

50

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo 1



Facade D

Deficiency Photo 2

No photo recorded

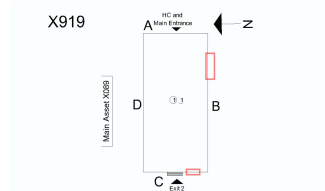
Violations

No violations recorded

Deficiency

METAL PANEL:DAMAGED TRIM

Roof Plan Reference



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**Question**

**Response**

**EXTERIOR**

**EXTERIOR WALLS**

Elevation



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

Facades B and C  
15  
L.F.  
REPLACE  
PRIORITY 4  
LEVEL 2



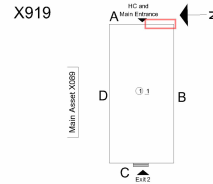
Deficiency Photo 2  
Violations

Facade B  
No photo recorded  
No violations recorded

Deficiency

METAL PANEL: MAJOR RUSTING

Roof Plan Reference



Elevation



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

Facade A  
10  
S.F.  
REPLACE  
PRIORITY 4  
LEVEL 2



Deficiency Photo 2

Facade A  
No photo recorded

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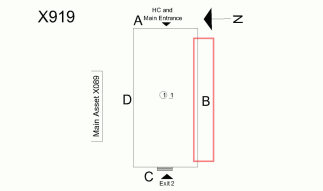


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Question	Response
<b>EXTERIOR</b>	
<b>EXTERIOR WALLS</b>	
Violations	No violations recorded
<b>EXTERIOR SOFFITS</b>	Does not exist
<b>LOADING DOCK</b>	Does not exist
<b>LOUVER</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies 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	9,000
Replacement Uom	S.F.
Instance on Modified Bitumen:Roof 1	Inspected
Instance Roof Photo	
	Roof 1
Instance Condition	3- Fair
Instance Quantity	9,000
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	1997
Source of Installation Year	Documented
Deficiency	MODIFIED BITUMEN:ROOFING:BEYOND USEFUL LIFE
Deficiency Location/Instance	Modified Bitumen:Roof 1
Deficiency Quantity	9,000
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

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Question	Response
<b>EXTERIOR</b>	
<b>ROOF</b>	
<b>SPECIALTIES</b>	
<b>SKYLIGHT/ROOF VENT</b>	Does not exist
<b>ROOF/GRAVITY TANK</b>	Does not exist
<b>STAIRS/RAMPS: EXTERIOR</b>	Does not exist
<b>WINDOWS</b>	Inspected
Replacement Quantity	700
Replacement Uom	S.F.
<b>EXTERIOR GUARDS</b>	Inspected
Condition	3- Fair
Deficiency	RUST - MAJOR
Roof Plan Reference	
Elevation	
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	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 B and D	Inspected
Instance Condition	3- Fair
Instance Quantity	700
Instance Quantity Uom	S.F.
Installation Year	1997
Source of Installation Year	Documented
Are these windows insulated?	No
Deficiency	No deficiencies recorded
<b>INTERIOR</b>	Inspected
<b>POOLS</b>	Does not exist
<b>STRUCTURAL</b>	Inspected



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Question	Response
<b>INTERIOR</b>	
<b>STRUCTURAL</b>	
<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	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>ROOF STRUCTURE</b>	Inspected
Condition	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>	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	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Corridor near Room T1, T2, T7, T8, T9, T10
Deficiency Quantity	80
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Corridor near Room T7
Violations	No photo recorded
	No violations recorded
<b>Walls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	GYPSUM BOARD:DETERIORATED
Deficiency Location/Instance	Corridor near Room T2, T3, T8, T9
Deficiency Quantity	60
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Walls</b>	
Deficiency Photo 1	
Deficiency Photo 2	Corridor near Room T8
Violations	No photo recorded No violations 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>	Does not exist
<b>TOILET ROOMS - STUDENTS</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	VINYL TILES:BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Room T5
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Room T5

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Question	Response
<b>INTERIOR</b>	
<b>TOILET ROOMS - STUDENTS</b>	
<b>Floor Finish</b>	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>Stalls</b>	Does not exist
<b>Walls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies 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

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Does the SCA expect asset to have artwork?

No