

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Architectural Inspection

R096

Asset: THE RICHMOND PRE-K CENTER AT 2040 FOREST AVENUE - STATEN ISLAND, 2040 FOREST AVENUE, STATEN ISLAND, NY, 10303

Inspection Id	Inspection Type	Time In	Last Edited
5110	ARCHITECTURAL - ASSOCIATE	2024-05-01 03:09PM	2024-05-03 01:04PM
5152	ARCHITECTURAL - SENIOR	2024-05-02 10:39AM	2024-06-12 10:37AM

Asset Data

Question	Answer
Was the Building Fully Accessible for Inspection?	Yes
Principal(s) Information	
Principal Name	Edele Wiliams
Principal Organization	The Richmond Pre-K Center
Meeting with Principal?	No
Principal Feedback	The Site Coordinator, Marissa Cavanaugh, provided comments on behalf of the Principal as follows: The HVAC System is inconsistent in its functionality. There are rooms which are very cold in the winter - some go down to 62 degrees.
Custodian	Michael Granato
Was the Custodian Present?	No
Fireman	Thomas Economides
Was the Fireman Present?	Yes
Building Square Footage	20,000
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	1992
Student Population	97
Staff Population	23
Comments on the Number of Classrooms	10
Weather	Fair
Facade Photo	



Forest Avenue - Southwest View

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Main Entrance Photo



Facade A - Forest Avenue

Roof Photo



Roof 1 - North 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: Complete renovation of the Leased space to DOE standards

Years: 2020

Systems: Complete renovation of the Leased space to DOE standards

Years: 2020

Have there been any New Building Additions?

No New Construction

Tandem

No Tandem

Leased Space?

Yes

Year Leased

2020

Inspection Type

Partial 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						

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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?	Yes

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	No		No			

Interior Routes

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

Rooms & Spaces

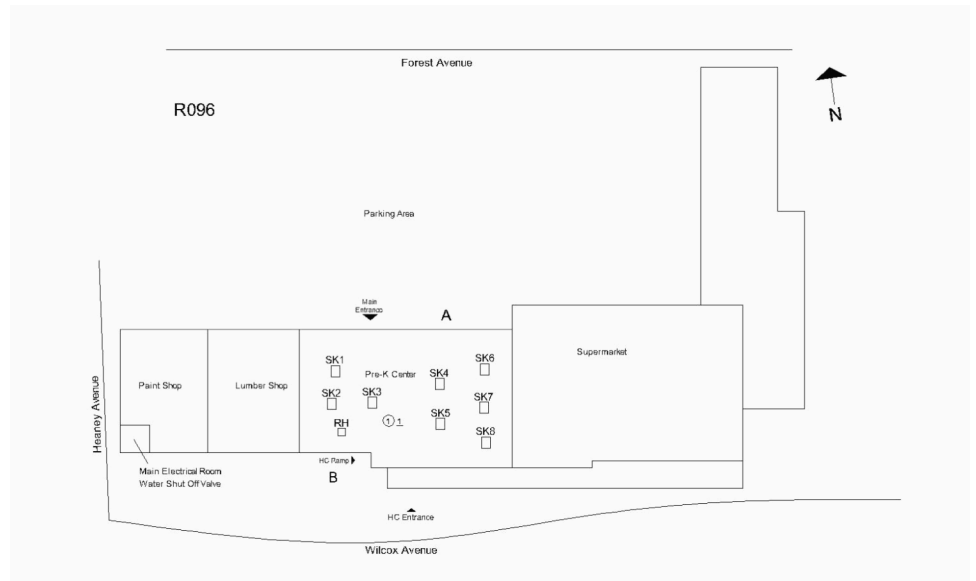
Art Rooms	No					
Auditorium	No					
Cafeteria	No					
Classrooms						
1st Floor	Yes	Yes				
Computer Rooms	No					
Gymnasium	No					
Library	No					
Main Office						
Room 129	Yes	Yes				
Multi-purpose Room						
Rooms 109 and 111	Yes	Yes			No	Yes
Nurse's Office						
Room 102	Yes	Yes				
Pool	No					
Science Lab	No					
Toilet Rooms (boys)						
1st Floor-Unisex within each classroom	Yes	Yes				
Toilet Rooms (girls)						
1st Floor-Unisex within each classroom	Yes	Yes				
Toilet Rooms (staff)						
1st Floor - Men's and Women's	Yes	Yes				

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Building Template



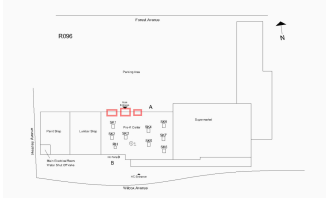


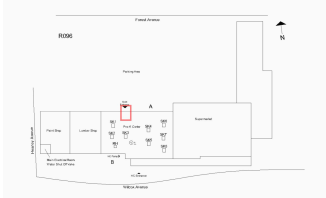
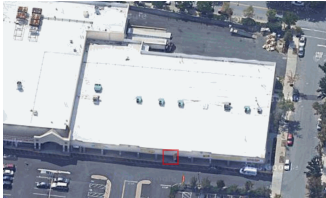
Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Does not exist
AWNINGS AND CANOPIES	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CHIMNEY	Does not exist
COPING	Does not exist
CORNICE	Does not exist
DOORS	Inspected
DOORS AND FRAMES	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
DOOR HARDWARE	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
LINTELS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
TRANSOM/SIDE LIGHT	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
EXTERIOR WALLS	Inspected
Material Type(s)	Masonry
Replacement Quantity	2,000
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	3- Fair
Instance Quantity	2,000
Instance Quantity Uom	S.F.
Deficiency	CONCRETE MASONRY UNIT:DETERIORATED JOINTS

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Question	Response
EXTERIOR	
EXTERIOR WALLS	
Roof Plan Reference	
Elevation	
Elevation Reference	Facade A
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPOINT
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Facade A at Main Entrance
Violations	No photo recorded No violations recorded
EXTERIOR SOFFITS	Inspected
Condition	2- Between Good and Fair
Deficiency	STUCCO/PLASTER:MINOR CRACKS/SPALLING
Roof Plan Reference	
Elevation	
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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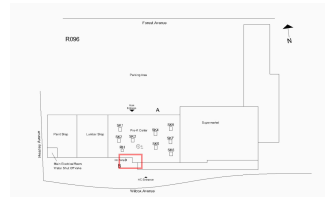
Question	Response
EXTERIOR	
EXTERIOR SOFFITS	
Deficiency Photo 1	
Deficiency Photo 2	Right of Main Entrance
Violations	No photo recorded No violations recorded
LOADING DOCK	Does not exist
LOUVER	Does not exist
PARAPETS	Inspected
Material Type(s)	Masonry, Concrete
Replacement Quantity	2,000
Replacement Uom	C.F.
Instance on All Facades	Inspected
Instance Condition	1- Good
Instance Quantity	2,000
Instance Quantity Uom	CF
Deficiency	No deficiencies recorded
PLAZA DECK	Does not exist
ROOF	Inspected
ROOFING	Inspected
ROOF HATCH/SMOKE HATCH	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
ROOF BARRIER/FENCE	Does not exist
ROOF CAGE	Does not exist
ROOFING	Inspected
Replacement Quantity	20,000
Replacement Uom	S.F.
Instance on Modified Bitumen:Roof 1	Inspected
Instance Roof Photo	
	Roof 1
Instance Condition	1- Good
Instance Quantity	20,000
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?	Yes
Sustainable Roof System Type	White Roof
Sustainable Roof System Location (Roof Number)	Roof 1

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Question	Response
EXTERIOR	
ROOF	
ROOFING	
ROOFING	
Do solar panels exist on these roofs?	No
Is/Are the roof(s) suitable for Solar Panel installation?	Yes
Installation Year	2020
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
ROOFING DRAINS	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
SPECIALTIES	Inspected
BULKHEAD/PENTHOUSE	Does not exist
CUPOLA/ SPIRES/ TOWERS	Does not exist
DORMER	Does not exist
DUNNAGE STEEL	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
SKYLIGHT/ROOF VENT	Inspected
Material Type(s)	Plastic
Condition	1- Good
Deficiency	No deficiencies recorded
ROOF/GRAVITY TANK	Does not exist
STAIRS/RAMPS: EXTERIOR	Inspected
BUILDING CHEEK/FLANK WALLS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
RAILINGS	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
STAIRS/RAMPS	Inspected
Condition	2- Between Good and Fair
Deficiency	CONCRETE:CRACKS/SPALLING - MINOR
Deficiency Location/Instance	
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	



HC Ramp

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Question	Response
EXTERIOR	
STAIRS/RAMPS: EXTERIOR	
STAIRS/RAMPS	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
WINDOWS	Inspected
Replacement Quantity	1,200
Replacement Uom	S.F.
EXTERIOR GUARDS	Does not exist
LINTELS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
WINDOWS	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Other:Facade A	Inspected
Instance Condition	1- Good
Instance Quantity	1,200
Instance Quantity Uom	S.F.
Installation Year	2020
Source of Installation Year	Documented
Are these windows insulated?	Yes
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	1- Good
Deficiency	No deficiencies recorded
FOUNDATION WALLS	Not required
ROOF STRUCTURE	Inspected
Condition	1- Good
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	1- Good
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Walls	Inspected
Condition	1- Good
Deficiency	GYPSUM BOARD:DETERIORATED
Deficiency Location/Instance	Corridor near Room 119
Deficiency Quantity	10
Quantity Uom	S.F.

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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Walls	
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Corridor near Room 119
Violations	No photo recorded No violations recorded
Specialties	Does not exist
GYMNASIUM	Does not exist
INTERIOR DOOR HARDWARE	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
INTERIOR GUARDS	Does not exist
KITCHEN	Inspected
Instance on 1st Floor	Inspected
Ceiling	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Door(s)	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Floor Finish	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Walls	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
LIBRARY	Does not exist
LOCKER ROOM	Does not exist
MULTI-PURPOSE ROOM	Inspected
Instance on Room 109	Inspected
Instance on Room 111	Inspected
Ceiling	
Instance on Room 109	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Instance on Room 111	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Door(s)	

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Question	Response
INTERIOR	
MULTI-PURPOSE ROOM	
Door(s)	
Instance on Room 109	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Instance on Room 111	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Fixed Equipment	
Instance on Room 109	Does not exist
Instance on Room 111	Does not exist
Floor Finish	
Instance on Room 109	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Instance on Room 111	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Sliding-folding Partition	
Instance on Room 109	Does not exist
Instance on Room 111	Does not exist
Stage	
Instance on Room 109	Does not exist
Instance on Room 111	Does not exist
Walls	
Instance on Room 109	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Instance on Room 111	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Window Curtains/Shades/Blinds	
Instance on Room 109	Does not exist
Instance on Room 111	Does not exist
SCIENCE DEMO ROOM	
SCIENCE LAB	
SCIENCE PREP ROOM	
SHOWER ROOM	
STAIRS/RAMPS: INTERIOR	
TOILET ROOMS - STAFF	
Ceiling	
Condition	1- Good
Deficiency	No deficiencies recorded
Door(s)	
Condition	1- Good
Deficiency	No deficiencies recorded
Floor Finish	
Condition	1- Good
Deficiency	No deficiencies recorded
Stalls	
Walls	
Condition	1- Good
Deficiency	No deficiencies recorded

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Question	Response
INTERIOR	
TOILET ROOMS - STUDENTS	Inspected
Ceiling	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Stalls	Does not exist
Walls	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
LIFE SAFETY	Inspected
F.D. HOLDING AREA	Does not exist
STEEL STAIRS	Does not exist
SITE	Inspected
CONTAINERIZATION	Does not exist
DRAINAGE SYSTEM FOR ASPHALT	Does not exist
DRAINAGE SYSTEM FOR CONCRETE	Does not exist
DRAINAGE SYSTEM FOR SOIL	Does not exist
DRINKING FOUNTAINS	Does not exist
FENCES	Does not exist
IRRIGATION SYSTEM	Does not exist
PAVING	Inspected
Student Non-Use	Does not exist
Student Use	Does not exist
Site Sidewalks & Walkways	Inspected
Asphalt	Does not exist
Concrete	Inspected
Condition	3- Fair
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	Near main entrance
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	Near main entrance
Violations	No photo recorded
	No violations recorded
Pavers	Does not exist
DOT Sidewalk	Does not exist
PLAYGROUNDS	Does not exist
PLAYING SURFACE	Does not exist

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Question	Response
SITE	
RETAINING WALLS	Does not exist
SEATING	Does not exist
SITE WALLS (NOT RETAINING WALLS)	Does not exist
STAIRS/RAMPS: EXTERIOR	Does not exist

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Does the SCA expect asset to have artwork?

No