

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

K441

Asset: 3K CENTER @ 274 ATLANTIC AVENUE - BROOKLYN, 274 ATLANTIC AVENUE, 11201

Inspection Id	Inspection Type	Time In	Last Edited
SA : K441	Architectural - Senior	2023-12-19 1:02 PM	2024-06-05 4:57 PM
AA : K441	Architectural - Associate	2023-12-19 9:21 AM	2023-12-26 7:04 PM

Asset Data

Question	Answer
Was the building fully accessible for inspection	Yes
Building Square Footage	17,400
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	27,600 SF Total Building (17,400 SF Leased)
Comments on the Stories (Floors) plus Basements	2+B+PH
Comments on the Number of Classrooms	6
Comments on the Year Built	2018
Student Population	0
Staff Population	1
Weather	Fair
Principal(s) Information	
Principal Name	N/A
Organization	N/A
Did you meet with this Principal?	No
Did this Principal provide feedback?	No
Custodian	Michael Madera
Fireman	Was not present
Facade Photo	



Atlantic Avenue - South View

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

Architectural Inspection

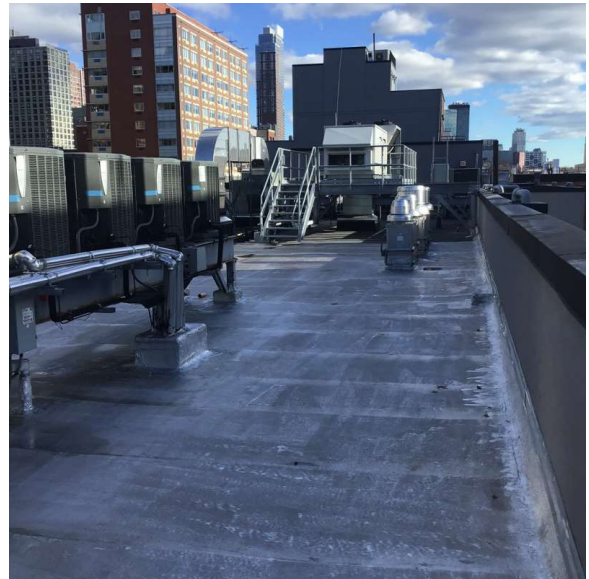
K441

Main Entrance Photo



Facade A - Atlantic Avenue

Roof Photo



Roof 1 - West View

Have any Systems/Major Building Components been upgraded?

Yes

Systems: Exterior Guards, Windows - replacement

Year: 2022

Have there been any Building Additions?

No

Tandem Schools?

No

Leased Space?

Yes

Year Leased

2022

Inspection

Partial Inspection

Priority Condition

Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	PhotoImage
No condition recorded							

Structural Engineer Required

Structural Condition Type	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	PhotoImage
No condition recorded						

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

K441

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?	Yes
Are all floors of the building accessible through compliant means?	Yes
Accessible classrooms exists on each floor?	Yes
Boys and Girls or Unisex accessible toilets exist on at least every other floor?	Yes
If the following spaces exist, are they ALL accessible? Art Room, Auditorium, Cafeteria, Computer, Gymnasiums, Library, Multipurpose Room, Science Labs	Yes

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

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 and Lobbies			Yes		
Interior Elevators	Yes		Yes		
Interior Lobby Doors and Hardware			Yes		
Interior Ramps	Yes		Yes		

Rooms & Spaces

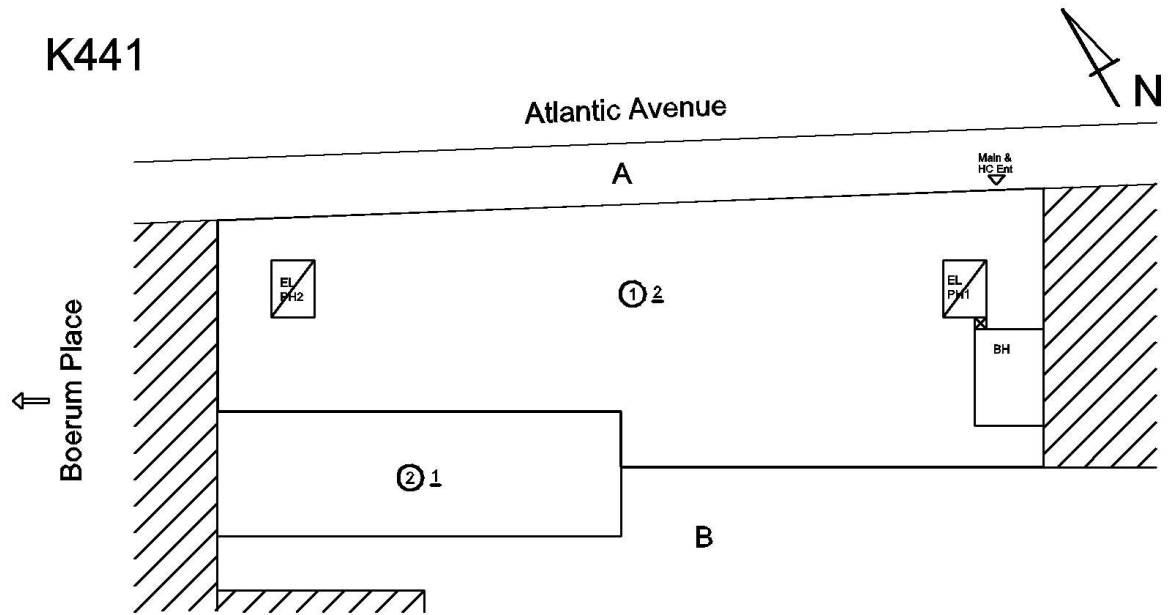
Art Rooms		No			
Auditorium		No			
Cafeteria		No			
Classrooms	1st - 2nd Floors	Yes		Yes	
Computer Rooms		No			
Gymnasium		No			
Library		No			
Main Office	Room 101	Yes		Yes	
Multi-purpose Room		No			
Nurse's Room	Room 109	Yes		Yes	
Pool		No			
Science Lab		No			
Toilet Rooms (Boys)	1st-2nd Floors	Yes		Yes	
Toilet Rooms (Girls)	1st-2nd Floors	Yes		Yes	
Toilet Rooms (Staff)	1st-2nd Floors	Yes		Yes	

NYC Department of Education
 Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

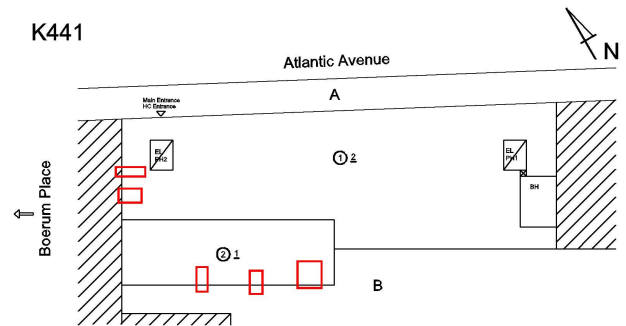
K441

Building Template



Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Does not Exist
AWNINGS AND CANOPIES	Does not Exist
CHIMNEY	Inspected
Material Type(s)	Metal
Condition	1 - Good
Deficiency	No deficiencies recorded
COPING	Inspected
Condition	2 - Between Good and Fair
Deficiency	METAL: DETERIORATED TRANSVERSE JOINTS
Roof Plan reference	



Deficiency Quantity
 Quantity Uom
 Potential Action
 Urgency of Action
 Purpose of Action

10
 L.F.
 MAINTENANCE
 PRIORITY 3
 LEVEL 2

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

Architectural Inspection

K441

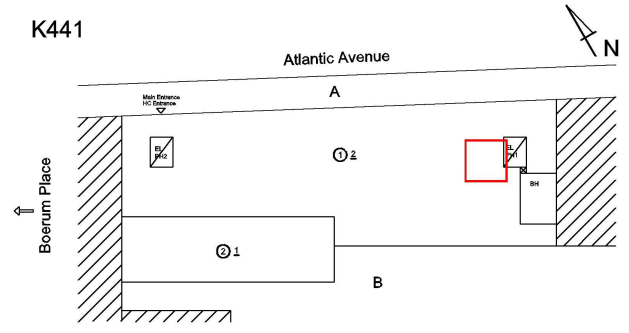
Question	Response
EXTERIOR	
COPING	
Deficiency Photo1	
Violations	Roof 1, 2 No violations recorded.
CORNICE	Does not Exist
DOORS	Inspected
DOORS AND FRAMES	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
DOOR HARDWARE	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
LINTELS	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
TRANSOM/SIDE LIGHT	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
EXTERIOR WALLS	Inspected
Material Type(s)	Other, Steel
Replacement Quantity	9,000
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	1 - Good
Instance Quantity	9,000
Instance Quantity Uom	S.F.
Deficiency	No deficiencies recorded
EXTERIOR SOFFITS	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
LOADING DOCK	Does not Exist
LOUVER	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
PARAPETS	Inspected
Material Type(s)	Masonry, Other
Replacement Quantity	1,000
Replacement Uom	C.F.
Instance on All Facades	Inspected
Instance Condition	1 - Good

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

Architectural Inspection

K441

Question	Response
EXTERIOR	
PARAPETS	Inspected
Instance Quantity	1,000
Instance Quantity Uom	C.F.
Deficiency	No deficiencies recorded
PLAZA DECK	Does not Exist
ROOF	Inspected
Roofing	Inspected
Replacement Quantity	10,000
Replacement Uom	S.F.
ROOF HATCH/SMOKE HATCH	Does not Exist
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/MISSING
Roof Plan reference	



Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo1

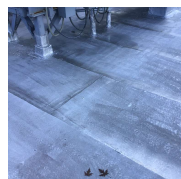
K441
10
L.F.
REPLACE
PRIORITY 4
LEVEL 2



Penthouse
No violations recorded.

Violations

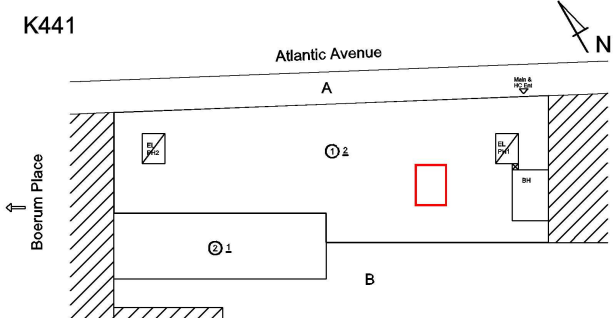

ROOF BARRIER/FENCE	Does not Exist
ROOF CAGE	Does not Exist
ROOFING	Inspected
Instance on Modified Bitumen: All Roofs	Inspected
Instance Condition	3 - Fair
Instance Photo	



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

Architectural Inspection

K441

Question	Response
EXTERIOR	
ROOF	Inspected
Roofing	
ROOFING	
	Roof 1
Instance Quantity	10,000
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 Type	White Roof
Sustainable Roof Location (Roof Number)	Roofs 1, 2
Do solar panels exist on these roofs?	No
Is/Are the roof(s) suitable for Solar Panel installation?	No
Installation Year	2018
Source of Installation	Custodial Staff
Deficiency	MODIFIED BITUMEN; ROOFING; MAJOR ACTIVE ROOF LEAKS IN NON-INSTRUCTIONAL SPACE
Roof Plan reference	<p>K441</p> 
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE ROOFING WITHOUT MAJOR EQUIPMENT REMOVAL
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo1	 <p>Equipment Room 207</p>
Violations	No violations recorded.
ROOFING DRAINS	Inspected
Condition	5 - Poor
Deficiency	DETERIORATED

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

K441

Question	Response
----------	----------

EXTERIOR

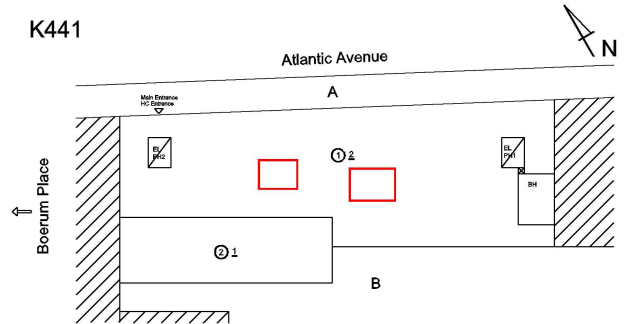
ROOF

Roofing

ROOFING DRAINS

Roof Plan reference

K441



Deficiency Quantity
 Quantity Uom
 Potential Action
 Urgency of Action
 Purpose of Action
 Deficiency Photo1

4
 EACH
 REPLACE
 PRIORITY 4
 LEVEL 2



Roof 1
 No violations recorded.

Violations

Specialties

Inspected

BULKHEAD/PENTHOUSE

Inspected

Condition

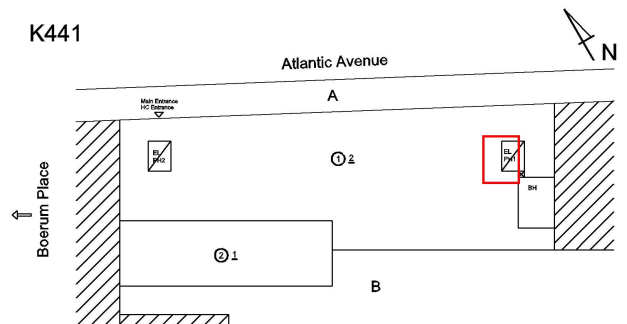
3 - Fair

Deficiency

BULKHEAD/PENTHOUSE WALLS/EXTERIOR:
 CRACKS/SPALLING - MINOR

Roof Plan reference

K441




Deficiency Quantity
 Quantity Uom
 Potential Action
 Urgency of Action
 Purpose of Action

50
 S.F.
 REPAIR
 PRIORITY 3
 LEVEL 2

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

Architectural Inspection


K441

Question	Response
EXTERIOR	
ROOF	
Specialties	
BULKHEAD/PENTHOUSE	
Deficiency Photo1	
Violations	Penthouse No violations recorded.
CUPOLA/ SPIRES/ TOWERS	Does not Exist
DORMER	Does not Exist
DUNNAGE STEEL	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
SKYLIGHT/ROOF VENT	Does not Exist
ROOF/GRAVITY TANK	Does not Exist
STAIRS/RAMPS: EXTERIOR	Does not Exist
WINDOWS	Inspected
Replacement Quantity	150
Replacement Uom	S.F.
EXTERIOR GUARDS	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
LINTELS	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
WINDOWS	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Other: All Facades	Inspected
Instance Condition	1 - Good
Instance Quantity	150
Instance Quantity Uom	S.F.
Are these windows insulated	Yes
Installation Year	2022
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
INTERIOR	Inspected
POOLS	Does not Exist
STRUCTURAL	Inspected
COLUMNS/BEAMS/BEARING WALLS	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
FLOOR STRUCTURE	Inspected

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

Architectural Inspection

K441

Question	Response
INTERIOR	
STRUCTURAL	
FLOOR STRUCTURE	
Condition	3 - Fair
Deficiency	CONCRETE: CRACKS/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	Electrical Panel Room
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo1	
Violations	Electrical Panel Room No violations recorded.
FOUNDATION WALLS	
Material Type(s)	Inspected Concrete
Condition	1 - Good
Deficiency	No deficiencies recorded
ROOF STRUCTURE	
Condition	Inspected 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	
Condition	Inspected 2 - Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Condition	Inspected 1 - Good
Deficiency	No deficiencies recorded
Floor Finish	
Condition	Inspected 2 - Between Good and Fair
Deficiency	VINYL TILES: BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Room 102
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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

Architectural Inspection

K441

Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Floor Finish	
Deficiency Photo1	
Violations	Room 102 No violations recorded.
Walls	
Condition	Inspected 2 - Between Good and Fair
Deficiency	GYPSUM BOARD: DETERIORATED
Deficiency Location/Instance	Room 211,202, Corridor near Elevator/2, 105, Main Entrance Lobby, and others
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room 202 No violations recorded.
Specialties	Does not Exist
GYMNASIUM	Does not Exist
INTERIOR DOOR HARDWARE	
Condition	Inspected 1 - Good
Deficiency	No deficiencies recorded
INTERIOR GUARDS	
Condition	Inspected 1 - Good
Deficiency	No deficiencies recorded
KITCHEN	
Instance on 1st Floor	Inspected
Ceiling	
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Door(s)	

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

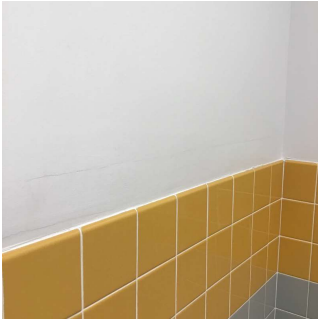
K441

Question	Response
INTERIOR	
KITCHEN	
Door(s)	
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Floor Finish	
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Walls	
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
LIBRARY	Does not Exist
LOCKER ROOM	Does not Exist
MULTI-PURPOSE ROOM	Does not Exist
SCIENCE DEMO ROOM	Does not Exist
SCIENCE LAB	Does not Exist
SCIENCE PREP ROOM	Does not Exist
SHOWER ROOM	Does not Exist
STAIRS/RAMPS: INTERIOR	Inspected
Do Letter Stair Signs Exist?	Yes
Ceiling	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Partition	Does not Exist
Railings	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Stairs and Landings	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Walls	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
TOILET ROOMS - STAFF	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

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

K441

Question	Response
INTERIOR	
TOILET ROOMS - STAFF	Inspected
Walls	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
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	2 - Between Good and Fair
Deficiency	GYP SUM BOARD: DETERIORATED
Deficiency Location/Instance	Room 104A
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room 104A No violations recorded.
LIFE SAFETY	Inspected
F.D. HOLDING AREA	Does not Exist
STEEL STAIRS	Does not Exist
SITE	Does not Exist
ARTWORK	Does not Exist