

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

**Architectural Inspection**

**M512**

**Asset:** 3K CENTER @ 163-165 EAST 84TH STREET - MANHATTAN, 163-165 EAST 84 STREET, MANHATTAN, NY, 10028

Inspection Id	Inspection Type	Time In	Last Edited
193	ARCHITECTURAL - ASSOCIATE	2023-10-16 09:05AM	2023-10-16 01:33PM
204	ARCHITECTURAL - SENIOR	2023-10-16 09:02AM	2023-11-06 02:48PM

**Asset Data**

Question	Answer
Was the Building Fully Accessible for Inspection?	No
Inspection Inaccessible Comment	Loading Dock (no key)
Principal(s) Information	
Principal Name	N/A
Principal Organization	N/A
Meeting with Principal?	No
Principal Feedback	No Feedback from Principal
Custodian	Francisco Valdez
Was the Custodian Present?	Yes
Fireman	N/A
Was the Fireman Present?	No
Building Square Footage	32,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	18000 (Leased)
Comments on the Stories (Floors) plus Basements	3+C
Comments on the Year Built	1930
Student Population	0
Staff Population	0
Comments on the Number of Classrooms	5
Weather	Fair
Facade Photo	



East 84th Street - Northeast View

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

**Architectural Inspection**

**M512**

Main Entrance Photo



Facade A - East 84th Street

Roof Photo



Roof 1 - North View

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?

Year Leased

Inspection Type

No

No Storm Water Management Type Selected

No System Upgraded

No New Construction

No Tandem

Yes

2023

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

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

*Architectural Inspection*

**M512**

**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	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm 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	Yes	Yes				
Interior Corridors & Lobbies		Yes				
Interior Elevators	Yes	Yes				
Interior Lobby Doors And Hardware		Yes				
Interior Ramps	No					

**Rooms & Spaces**

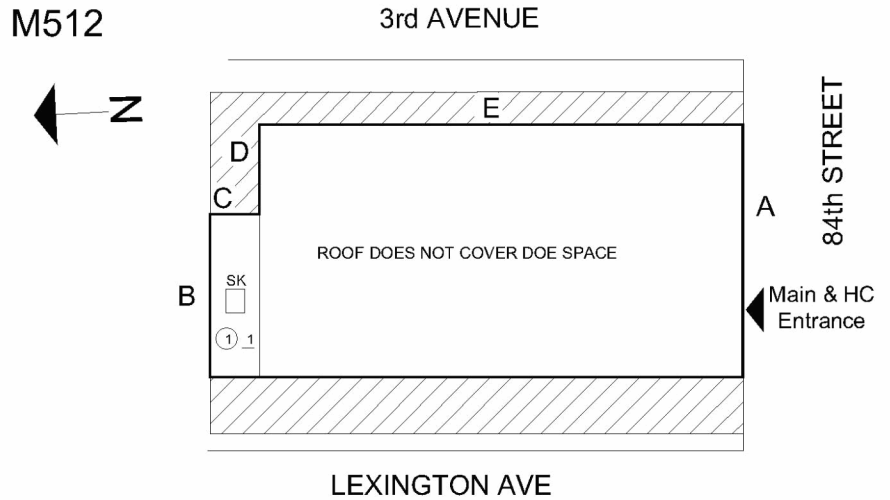
Art Rooms	No					
Auditorium	No					
Cafeteria	No					
Classrooms						
1st - 3rd Floors	Yes	Yes				
Computer Rooms	No					
Gymnasium	No					
Library	No					
Main Office						
Room 103	Yes	Yes				
Multi-purpose Room						
Cellar	Yes	Yes			No	Yes
Nurse's Office						
Room 107	Yes	Yes				
Pool	No					
Science Lab	No					
Toilet Rooms (boys)						
Cellar, 1st - 3rd Floors	Yes	Yes				
Toilet Rooms (girls)						
Cellar, 1st - 3rd Floors	Yes	Yes				
Toilet Rooms (staff)						
Cellar, 1st - 3rd Floors	Yes	Yes				

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

*Architectural Inspection*

**M512**

*Building Template*

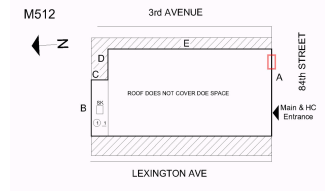


**Inspection**

Question	Response
<b>Architectural</b>	
<b>EXTERIOR</b>	Inspected
<b>AREAWAY</b>	Does not exist
<b>AWNINGS AND CANOPIES</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>CHIMNEY</b>	Not required
<b>COPING</b>	Not required
<b>CORNICE</b>	Does not exist
<b>DOORS</b>	Inspected
<b>DOORS AND FRAMES</b>	Inspected
Condition	3- Fair

Deficiency  
Deficiency Location/Instance

METAL: DETERIORATED DOOR - MINOR DETERIORATION



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

2  
EACH  
MAINTENANCE  
PRIORITY 3  
LEVEL 2




Exit 2  
No photo recorded

Deficiency Photo 2

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

*Architectural Inspection*

**M512**

Question	Response
<b>EXTERIOR</b>	
<b>DOORS</b>	
<b>DOORS AND FRAMES</b>	
Violations	No violations recorded
<b>DOOR HARDWARE</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>LINTELS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>TRANSOM/SIDE LIGHT</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>EXTERIOR WALLS</b>	Inspected
Material Type(s)	Masonry
Replacement Quantity	13,000
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	3- Fair
Instance Quantity	13,000
Instance Quantity Uom	S.F.
Deficiency	<b>CONCRETE MASONRY UNIT:MAJOR / THRU CRACKS</b>
Roof Plan Reference	
Elevation	
Elevation Reference	Facade E
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	<b>REMOVE AND REBUILD</b>
Urgency of Action	<b>PRIORITY 4</b>
Purpose of Action	<b>LEVEL 2</b>
Deficiency Photo 1	
Deficiency Photo 2	Facade E
Violations	No photo recorded
Deficiency	No violations recorded
	<b>BRICK:MINOR CRACKS, SPALLING</b>

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

*Architectural Inspection*

**M512**

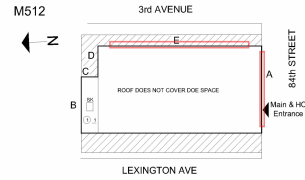
**Question**

**Response**

**EXTERIOR**

**EXTERIOR WALLS**

Roof Plan Reference



Elevation



Elevation Reference

Facade A, E

Deficiency Quantity

200

Quantity Uom

S.F.

Potential Action

RESTITCH

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Deficiency Photo 2

Facade A

Violations

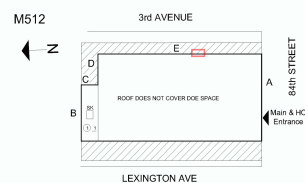
No photo recorded

No violations recorded

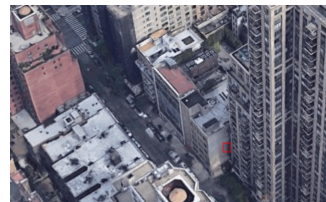
**Deficiency**

**CONCRETE MASONRY UNIT:BULGING**

Roof Plan Reference



Elevation



Elevation Reference

Facade E

Deficiency Quantity

20

Quantity Uom

S.F.

Potential Action

REPLACE-IN-KIND

Urgency of Action

PRIORITY 4


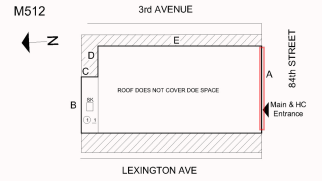
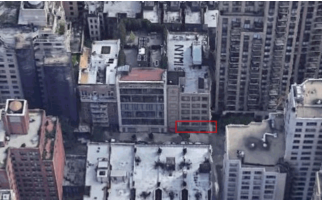

Purpose of Action

LEVEL 2

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

*Architectural Inspection*


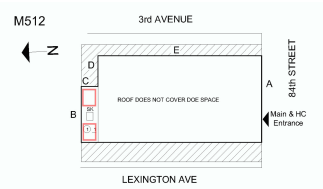
**M512**

Question	Response
<b>EXTERIOR</b>	
<b>EXTERIOR WALLS</b>	
Deficiency Photo 1	
Deficiency Photo 2	Facade E
Violations	No photo recorded
Deficiency	No violations recorded
Roof Plan Reference	STONE:MASONRY SILLS - DETERIORATED JOINTS
Elevation	
Elevation Reference	
Deficiency Quantity	Facade A
Quantity Uom	50
Potential Action	L.F.
Urgency of Action	REPOINT
Purpose of Action	PRIORITY 3
Deficiency Photo 1	LEVEL 2
Deficiency Photo 2	
Violations	Facade A
	No photo recorded
	No violations recorded
<b>EXTERIOR SOFFITS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>LOADING DOCK</b>	Inaccessible
<b>LOUVER</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>PARAPETS</b>	Not required
<b>PLAZA DECK</b>	Does not exist
<b>ROOF</b>	Inspected
<b>ROOFING</b>	Inspected

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

*Architectural Inspection*

**M512**

Question	Response
<b>EXTERIOR</b>	
<b>ROOF</b>	
<b>ROOFING</b>	
<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	300
Replacement Uom	S.F.
Instance on Modified Bitumen:Roof 1	Inspected
Instance Roof Photo	
	Roof 1
Instance Condition	1- Good
Instance Quantity	300
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
Do solar panels exist on these roofs?	No
Is/Are the roof(s) suitable for Solar Panel installation?	No
Installation Year	2022
Source of Installation Year	Inspector Estimate
Deficiency	No deficiencies recorded
<b>ROOFING DRAINS</b>	Not required
<b>SPECIALTIES</b>	Inspected
<b>BULKHEAD/PENTHOUSE</b>	Not required
<b>CUPOLA/ SPIRES/ TOWERS</b>	Does not exist
<b>DORMER</b>	Does not exist
<b>DUNNAGE STEEL</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	HEIGHT LESS THAN 18"
Deficiency Location/Instance	
Deficiency Quantity	20
Quantity Uom	L.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*



**M512**

Question	Response
<b>EXTERIOR</b>	
<b>ROOF</b>	
<b>SPECIALTIES</b>	
<b>DUNNAGE STEEL</b>	
Deficiency Photo 1	
Deficiency Photo 2	Roof 1
Violations	No photo recorded No violations recorded
<b>SKYLIGHT/ROOF VENT</b>	Inspected
Material Type(s)	Plastic
Condition	1- Good
Deficiency	No deficiencies recorded
<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>	Does not exist
<b>STAIRS/RAMPS</b>	Does not exist
<b>WINDOWS</b>	Inspected
Replacement Quantity	800
Replacement Uom	S.F.
<b>EXTERIOR GUARDS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>LINTELS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>WINDOWS</b>	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Other:Facades A and B	Inspected
Instance Condition	1- Good
Instance Quantity	800
Instance Quantity Uom	S.F.
Installation Year	2022
Source of Installation Year	Inspector Estimate
Are these windows insulated?	Yes
Deficiency	No deficiencies recorded
<b>INTERIOR</b>	Inspected
<b>POOLS</b>	Does not exist
<b>STRUCTURAL</b>	Inspected
<b>COLUMNS/BEAMS/BEARING WALLS</b>	Inspected
Condition	3- Fair
Deficiency	CONCRETE COLUMNS/BEAMS:CRACKED/SPALLED/REINFORCEMEN T EXPOSED
Deficiency Location/Instance	2nd Floor, Cellar
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPAIR

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

*Architectural Inspection*


**M512**

Question	Response
<b>INTERIOR</b>	
<b>STRUCTURAL</b>	
<b>COLUMNS/BEAMS/BEARING WALLS</b>	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	Room 201 shown, also Room C03B and C01B
Violations	No photo recorded
Deficiency	No violations recorded
Deficiency Location/Instance	STEEL COLUMNS/BEAMS:DETERIORATED/MISSING SPRAY-ON FIREPROOFING
Deficiency Quantity	Cellar
Quantity Uom	10
Potential Action	S.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
Deficiency Photo 1	LEVEL 5 
Deficiency Photo 2	Room C03B
Violations	No photo recorded
<b>FLOOR STRUCTURE</b>	No violations recorded
Condition	Inspected
Deficiency	3- Fair
Deficiency Location/Instance	METAL DECK AND CONCRETE:DETERIORATED
Deficiency Quantity	Cellar
Quantity Uom	25
Potential Action	S.F.
Urgency of Action	REPAIR
Purpose of Action	PRIORITY 4
Deficiency Photo 1	LEVEL 5 
Deficiency Photo 2	Sprinkler Room (Vault)
Violations	No photo recorded
<b>FOUNDATION WALLS</b>	No violations recorded
	Inspected

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

*Architectural Inspection*

**M512**

Question	Response
<b>INTERIOR</b>	
<b>STRUCTURAL</b>	
<b>FOUNDATION WALLS</b>	
Material Type(s)	Masonry
Condition	3- Fair
Deficiency	BRICK:CRACKED/SPALLED
Deficiency Location/Instance	Cellar
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	RESTITCH
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	Sprinkler Room Vault
Violations	No photo recorded
	No violations recorded
<b>ROOF STRUCTURE</b>	Not required
<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	1- Good
Deficiency	No deficiencies recorded
<b>Door(s)</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Walls</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Specialties</b>	Does not exist
<b>GYMNASIUM</b>	Does not exist
<b>INTERIOR DOOR HARDWARE</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>INTERIOR GUARDS</b>	Does not exist
<b>KITCHEN</b>	Inspected
Instance on Room 203	Inspected
<b>Ceiling</b>	
Instance on Room 203	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
Instance on Room 203	Inspected
Instance Condition	1- Good

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

*Architectural Inspection*

**M512**

Question	Response
<b>INTERIOR</b>	
<b>KITCHEN</b>	
<b>Door(s)</b>	
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	
Instance on Room 203	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Walls</b>	
Instance on Room 203	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>LIBRARY</b>	Does not exist
<b>LOCKER ROOM</b>	Does not exist
<b>MULTI-PURPOSE ROOM</b>	Inspected
Instance on Cellar	Inspected
<b>Ceiling</b>	
Instance on Cellar	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
Instance on Cellar	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Fixed Equipment</b>	
Instance on Cellar	Does not exist
<b>Floor Finish</b>	
Instance on Cellar	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Sliding-folding Partition</b>	
Instance on Cellar	Does not exist
<b>Stage</b>	
Instance on Cellar	Does not exist
<b>Walls</b>	
Instance on Cellar	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Window Curtains/Shades/Blinds</b>	
Instance on Cellar	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>	Inspected
Do Letter Stair Signs Exist?	Yes
<b>Ceiling</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Door(s)</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Partition</b>	Does not exist
<b>Railings</b>	Inspected

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

*Architectural Inspection*


**M512**

<b>Question</b>	<b>Response</b>
<b>INTERIOR</b>	
<b>STAIRS/RAMPS: INTERIOR</b>	
<b>Railings</b>	
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Stairs and Landings</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Walls</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>TOILET ROOMS - STAFF</b>	Inspected
<b>Ceiling</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Door(s)</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Stalls</b>	Does not exist
<b>Walls</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>TOILET ROOMS - STUDENTS</b>	Inspected
<b>Ceiling</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Door(s)</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Stalls</b>	Does not exist
<b>Walls</b>	Inspected
Condition	1- Good
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>	Inspected
<b>CONTAINERIZATION</b>	Does not exist
<b>DRAINAGE SYSTEM FOR ASPHALT</b>	Does not exist
<b>DRAINAGE SYSTEM FOR CONCRETE</b>	Does not exist
<b>DRAINAGE SYSTEM FOR SOIL</b>	Does not exist
<b>DRINKING FOUNTAINS</b>	Does not exist
<b>FENCES</b>	Does not exist
<b>IRRIGATION SYSTEM</b>	Does not exist
<b>PAVING</b>	Inspected
<b>Student Non-Use</b>	Does not exist
<b>Student Use</b>	Does not exist
<b>Site Sidewalks &amp; Walkways</b>	Does not exist

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

*Architectural Inspection*

**M512**

Question	Response
<b>SITE</b>	
<b>PAVING</b>	
<b>DOT Sidewalk</b>	Inspected
<b>Asphalt</b>	Does not exist
<b>Concrete</b>	Inspected
Condition	3- Fair
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	84th Street
Deficiency Quantity	75
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	84th Street
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>Pavers</b>	Does not exist
<b>PLAYGROUNDS</b>	Does not exist
<b>PLAYING SURFACE</b>	Does not exist
<b>RETAINING WALLS</b>	Does not exist
<b>SEATING</b>	Does not exist
<b>SITE WALLS (NOT RETAINING WALLS)</b>	Does not exist
<b>STAIRS/RAMPS: EXTERIOR</b>	Does not exist

NYC Department of Education  
Building Condition Assessment Survey 2023-2024

*Architectural Inspection*

**M512**

Does the SCA expect asset to have artwork?

No