

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

Q364

Asset: 3K CENTER @ 75-01 BROADWAY - QUEENS, 75-01 BROADWAY, New York, 11373

Inspection Id	Inspection Type	Time In	Last Edited
SA : Q364	Architectural - Senior	2023-11-13 7:42 AM	2024-02-16 7:01 PM
AA : Q364	Architectural - Associate	2023-11-13 9:03 AM	2024-02-16 1:57 PM

Asset Data

Question	Answer
Was the building fully accessible for inspection	Yes
Building Square Footage	14,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	14,000 SF Leased Space, (55,000 SF Total Building Area)
Comments on the Stories (Floors) plus Basements	3+B
Comments on the Number of Classrooms	6
Comments on the Year Built	1969
Student Population	92
Staff Population	21
Weather	Fair
Principal(s) Information	

Principal Name	Naomi Landau
Organization	Mosaic Pre-K Center at 75-01 Broadway - Queens
Did you meet with this Principal?	No
Did this Principal provide feedback?	Yes
Summary of Principal's Feedback	Site Coordinator Julie Garcia commented on behalf of the Principal as follows: The ventilation system in the Multipurpose Room needs to be repaired.

Custodian	Was not present
Fireman	Ryan Mulvey (Handyman)
Facade Photo	



Corner of Broadway and 75th Street-
Northeast view

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Main Entrance Photo



Facade A - Broadway

Roof Photo



Roof 1 - South view

Have any Systems/Major Building Components been upgraded?

Yes

Systems: Windows (Facades A, B) - replacement

Year: 2010

Have there been any Building Additions?

No

Tandem Schools?

No

Leased Space?

Yes

Year Leased

2020

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						

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

Rooms & Spaces

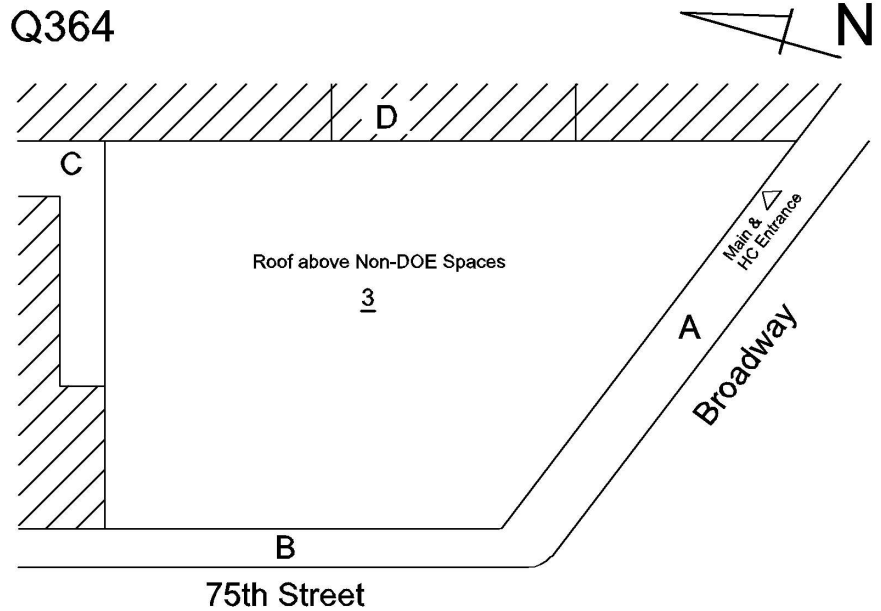
Art Rooms		No				
Auditorium		No				
Cafeteria		No				
Classrooms	2nd Floor	Yes		Yes		
Computer Rooms		No				
Gymnasium		No				
Library		No				
Main Office	Room 212	Yes		Yes		
Multi-purpose Room	2nd Floor	Yes		Yes	FM System	Yes
Nurse's Room	Room 224	Yes		Yes		
Pool		No				
Science Lab		No				
Toilet Rooms (Boys)	2nd Floor (Unisex)	Yes		Yes		
Toilet Rooms (Girls)	2nd Floor (Unisex)	Yes		Yes		
Toilet Rooms (Staff)	2nd Floor (Unisex)	Yes		Yes		

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Building Template

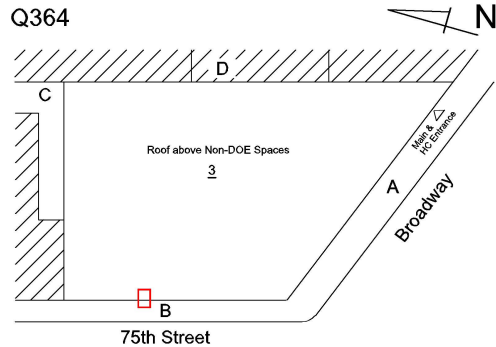


Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Does not Exist
AWNINGS AND CANOPIES	Does not Exist
CHIMNEY	Does not Exist
COPING	Not Required
CORNICE	Does not Exist
DOORS	Inspected
DOORS AND FRAMES	Inspected
Condition	3 - Fair

Deficiency METAL: DETERIORATED DOOR AND FRAME - MINOR DETERIORATION

Roof Plan reference



Deficiency Quantity

1

Quantity Uom

EACH

Potential Action

MAINTENANCE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

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Question	Response
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EXTERIOR

DOORS

DOORS AND FRAMES

Deficiency Photo1



Facade B

Violations

No violations recorded.

DOOR HARDWARE

Inspected

Condition

3 - Fair

Deficiency

No deficiencies recorded

LINTELS

Inspected

Condition

2 - Between Good and Fair

Deficiency

No deficiencies recorded

TRANSOM/SIDE LIGHT

Inspected

Condition

2 - Between Good and Fair

Deficiency

No deficiencies recorded

EXTERIOR WALLS

Inspected

Material Type(s)

Masonry

Replacement Quantity

14,000

Replacement Uom

S.F.

Instance on All Facades

Inspected

Instance Condition

3 - Fair

Instance Quantity

14,000

Instance Quantity Uom

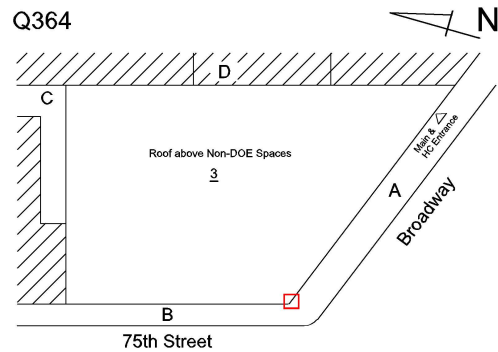
S.F.

Deficiency

BRICK: CRACKS/DISPLACED/SPALLED BRICK AT BUILDING CORNERS

Roof Plan reference

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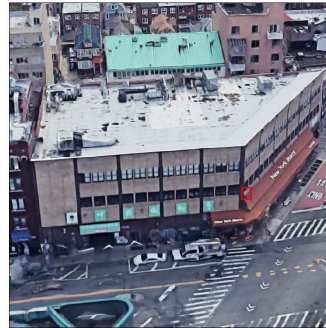
Question

Response

EXTERIOR

EXTERIOR WALLS

Elevation



Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REMOVE AND REBUILD

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade A

Violations

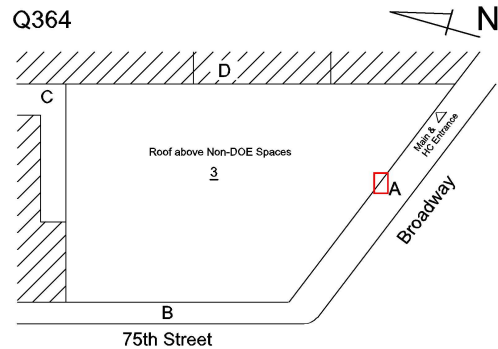
No violations recorded.

Deficiency

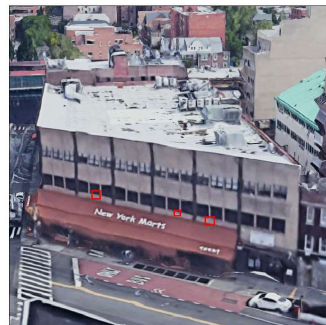
BRICK: MAJOR / THRU CRACKS

Roof Plan reference

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Elevation



Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REMOVE AND REBUILD

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Question

Response

EXTERIOR

EXTERIOR WALLS

Urgency of Action
Purpose of Action
Deficiency Photo1

PRIORITY 4
LEVEL 2



Facade A

Violations

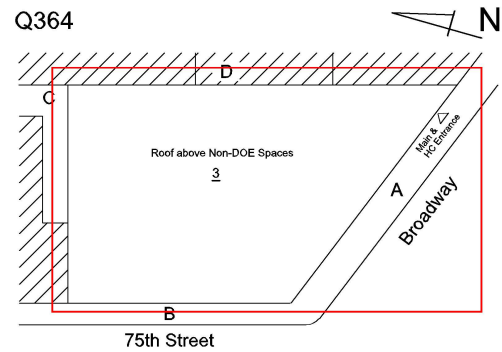
No violations recorded.

Deficiency

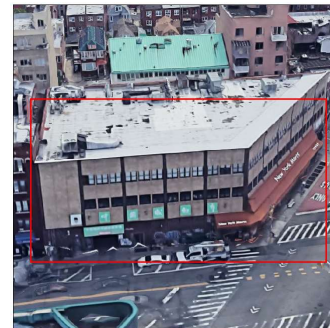
BRICK: DETERIORATED JOINTS

Roof Plan reference

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Elevation



Deficiency Quantity

500

Quantity Uom

S.F.

Potential Action

REPOINT

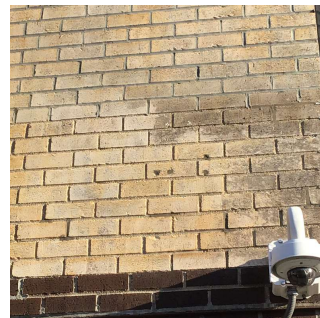
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



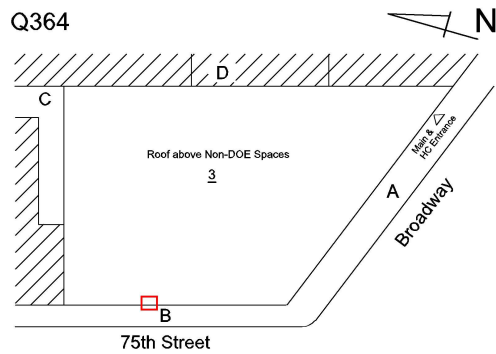
Facade A

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Question	Response
EXTERIOR	
EXTERIOR WALLS	Inspected
Violations	No violations recorded.
EXTERIOR SOFFITS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
LOADING DOCK	Does not Exist
LOUVER	Does not Exist
PARAPETS	Not Required
PLAZA DECK	Does not Exist
ROOF	Inspected
Roofing	Not Required
Specialties	Inspected
BULKHEAD/PENTHOUSE	Does not Exist
CUPOLA/ SPIRES/ TOWERS	Does not Exist
DORMER	Does not Exist
DUNNAGE STEEL	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
SKYLIGHT/ROOF VENT	Does not Exist
ROOF/GRAVITY TANK	Does not Exist
STAIRS/RAMPS: EXTERIOR	Inspected
BUILDING CHEEK/FLANK WALLS	Does not Exist
RAILINGS	Does not Exist
STAIRS/RAMPS	Inspected
Condition	3 - Fair
Deficiency	CONCRETE: WORN-OUT TREAD/RISER/NOSING
Roof Plan reference	Q364



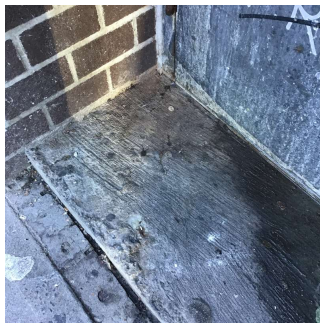
Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action

10
S.F.
REPLACE
PRIORITY 4
LEVEL 2

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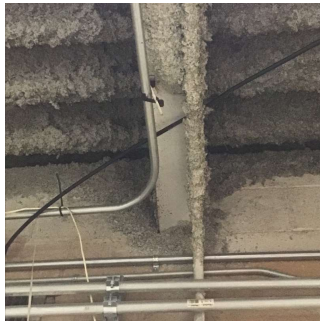

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Question	Response
EXTERIOR	
STAIRS/RAMPS: EXTERIOR	
STAIRS/RAMPS	
Deficiency Photo1	
Violations	Facade B No violations recorded.
WINDOWS	Inspected
Replacement Quantity	1,800
Replacement Uom	S.F.
EXTERIOR GUARDS	Does not Exist
LINTELS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
WINDOWS	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Double Hung: Facades A and B	Inspected
Instance Condition	2 - Between Good and Fair
Instance Quantity	1,800
Instance Quantity Uom	S.F.
Are these windows insulated	Yes
Installation Year	2010
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
INTERIOR	Inspected
POOLS	Does not Exist
STRUCTURAL	Inspected
COLUMNS/BEAMS/BEARING WALLS	Inspected
Condition	2 - Between Good and Fair
Deficiency	STEEL COLUMNS/BEAMS: DETERIORATED/MISSING SPRAY-ON FIREPROOFING
Deficiency Location/Instance	Basement - Electrical Panel Room
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5

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Question	Response
INTERIOR	
STRUCTURAL	
COLUMNS/BEAMS/BEARING WALLS	
Deficiency Photo1	
Violations	Basement - Electrical Panel Room No violations recorded.
FLOOR STRUCTURE	Inspected
Condition	3 - Fair
Deficiency	CONCRETE SLAB ON GRADE: THRU CRACKS
Deficiency Location/Instance	Basement - Electrical Panel Room
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo1	
Violations	Basement - Electrical Panel Room No violations recorded.
FOUNDATION WALLS	Inspected
Material Type(s)	Concrete
Condition	4 - Between Fair and Poor
Deficiency	CONCRETE: WATER INFILTRATION IN ELECTRICAL PANEL ROOM
Deficiency Location/Instance	Basement - Electrical Panel Room
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	INSTALL WATERPROOFING
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6

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Question	Response
INTERIOR	
STRUCTURAL	
FOUNDATION WALLS	
Deficiency Photo1	
	Basement - Electrical Panel Room - rusted electrical panel serving the 2nd floor only
Violations	No violations recorded.
ROOF STRUCTURE	Not Required
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	2 - Between Good and Fair
Deficiency	VINYL TILES: DETERIORATED SUBSTRATE
Deficiency Location/Instance	Room 212A
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Room 212A
Violations	No violations recorded.
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	GYPSUM BOARD: DETERIORATED
Deficiency Location/Instance	Corridor near Room 238

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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Walls	
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Corridor near Room 238
Violations	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 2nd Floor (400 SF)	Inspected
Ceiling	
Instance on 2nd Floor (400 SF)	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Door(s)	
Instance on 2nd Floor (400 SF)	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Floor Finish	
Instance on 2nd Floor (400 SF)	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Walls	
Instance on 2nd Floor (400 SF)	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
LIBRARY	Does not Exist
LOCKER ROOM	Does not Exist
MULTI-PURPOSE ROOM	Inspected
Instance on 2nd Floor (1000 SF)	Inspected
Ceiling	
Instance on 2nd Floor (1000 SF)	Inspected
Condition	2 - Between Good and Fair

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Question	Response
INTERIOR	
MULTI-PURPOSE ROOM	
Ceiling	
Deficiency	TECTUM: DAMAGED/MISSING
Deficiency Location/Instance	Near Sink
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Near Sink No violations recorded.
Door(s)	
Instance on 2nd Floor (1000 SF)	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Fixed Equipment	
Instance on 2nd Floor (1000 SF)	Does not Exist
Floor Finish	
Instance on 2nd Floor (1000 SF)	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Sliding-folding Partition	
Instance on 2nd Floor (1000 SF)	Does not Exist
Stage	
Instance on 2nd Floor (1000 SF)	Does not Exist
Walls	
Instance on 2nd Floor (1000 SF)	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Window Curtains/Shades/Blinds	
Instance on 2nd Floor (1000 SF)	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	
	Does not Exist
TOILET ROOMS - STAFF	
	Inspected
Ceiling	
	Inspected
Condition	1 - Good

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Question	Response
INTERIOR	
TOILET ROOMS - STAFF	
Ceiling	Inspected
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
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	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
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	Does not Exist
ARTWORK	Does not Exist