

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

Architectural Inspection

Q399

Asset: **3K CENTER @ 61-02/10 LAUREL HILL BLVD - QUEENS, 61-02/10 LAUREL HILL BLVD, 11377**

Inspection Id	Inspection Type	Time In	Last Edited
SA : Q399	Architectural - Senior	2023-11-16 12:37 PM	2023-11-30 5:13 PM
AA : Q399	Architectural - Associate	2023-11-16 12:44 PM	2023-11-30 6:29 PM

Asset Data

Question	Answer
Was the building fully accessible for inspection	No
Inspection Access Comment	Foundation Walls, Kitchen due to painted floor
Building Square Footage	5,400
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	Entire Building Leased
Comments on the Stories (Floors) plus Basements	2+B
Comments on the Number of Classrooms	5
Comments on the Year Built	1960
Student Population	0
Staff Population	2
Weather	Fair
Principal(s) Information	

Principal Name	Beth Tekverk
Organization	3K Center @ 61-02/10 Laurel Hill Boulevard - Queens
Did you meet with this Principal?	No
Did this Principal provide feedback?	No

Custodian	Zeljko Matura
Fireman	Was not present
Facade Photo	



Corner of 61st Street and Laurel Hill Boulevard - Northwest View

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Main Entrance Photo



Facade A - Laurel Hill Boulevard

Roof Photo



Roof 1 - Northwest View

Have any Systems/Major Building Components been upgraded?

Yes

Systems: Roof Hatch, Interior and exterior renovation for D.O.E. School Organization. The new organization will occupy the entire building.

Year: 2023

Systems: Roofing (Roof 2) - replacement

Year: 2022

Systems: Roofing (Roof 1), Windows - replacement

Year: 2010

Have there been any Building Additions?

No

Tandem Schools?

No

Leased Space?

Yes

Year Leased

2021

Inspection

Full 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							

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Structural Engineer Required

Structural Condition Type	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	PhotoImage
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?	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	Fire Strobe
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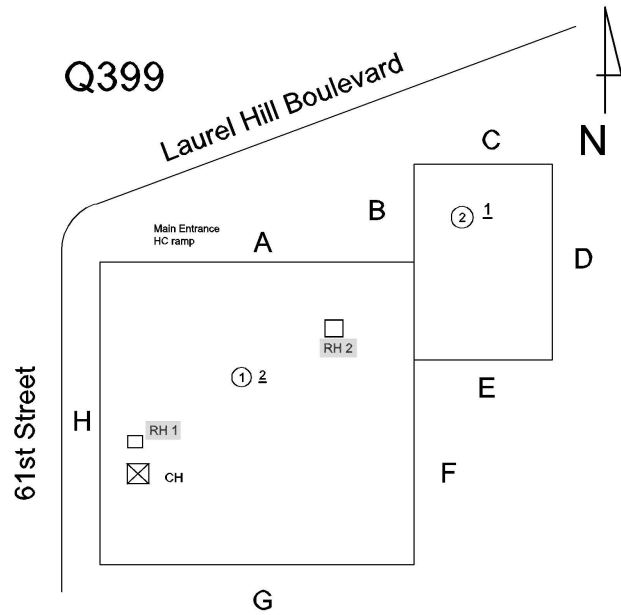
PROGRAMMATIC ACCESSIBILITY						
Exterior Routes						
Exterior Entrances & Exits			Yes			
Exterior H/C Lifts	No	No				
Exterior Ramps and Railings	Yes		Yes			
Interior Routes						
Corridor and Lobby H/C Lifts	No	No				
Interior Corridor Doors and Hardware	Yes		Yes			
Interior Corridors and Lobbies			Yes			
Interior Elevators	Yes		Yes			
Interior Lobby Doors and Hardware			Yes			
Interior Ramps	No					
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 108	Yes		Yes		
Multi-purpose Room	2nd Floor	Yes		Yes	No	Yes
Nurse's Room	Room 106	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)	Basement - 2nd Floors	Yes		Yes		

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Building Template

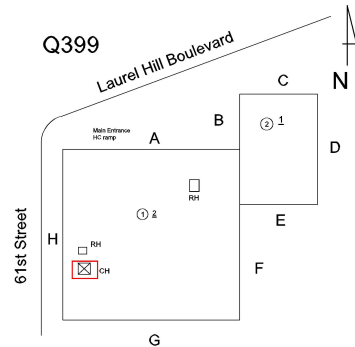


Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Does not Exist
AWNINGS AND CANOPIES	Does not Exist
CHIMNEY	Inspected
Material Type(s)	Masonry
Condition	3 - Fair

Deficiency
Roof Plan reference

BRICK: MINOR CRACKS AND SPALLING



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

15
S.F.
RESTITCH
PRIORITY 3
LEVEL 2

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Question	Response
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EXTERIOR

CHIMNEY

Deficiency Photo1



CH

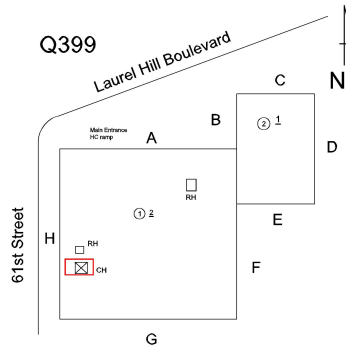
Violations

No violations recorded.

Deficiency

BRICK: DETERIORATED JOINTS

Roof Plan reference



Deficiency Quantity

20

Quantity Uom

S.F.

Potential Action

REPOINT

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



CH

Violations

No violations recorded.

COPING

Inspected

Condition

3 - Fair

Deficiency

METAL: DETERIORATED TRANSVERSE JOINTS

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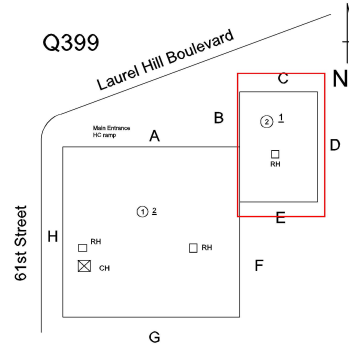
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Question	Response
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EXTERIOR

COPING

Roof Plan reference



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

50
L.F.
MAINTENANCE
PRIORITY 3
LEVEL 2



Roof 1

Violations

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	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	4,100
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	3 - Fair
Instance Quantity	4,100
Instance Quantity Uom	S.F.

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Question

Response

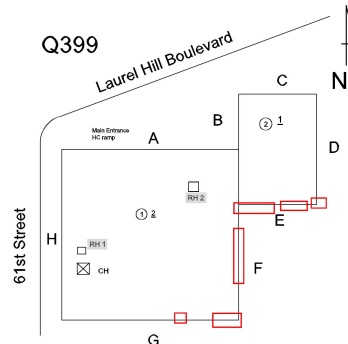
EXTERIOR

EXTERIOR WALLS

Deficiency

STUCCO CEMENT SURFACE: CRACKS, SPALLING

Roof Plan reference



Elevation



Deficiency Quantity

40

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade E

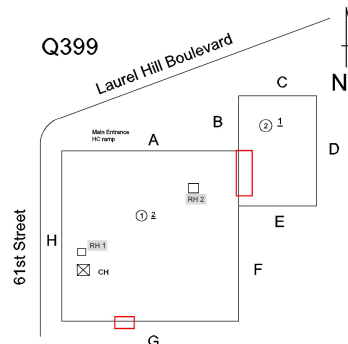
Violations

No violations recorded.

Deficiency

BRICK: DETERIORATED JOINTS

Roof Plan reference



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Question

Response

EXTERIOR

EXTERIOR WALLS

Elevation



Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REPOINT

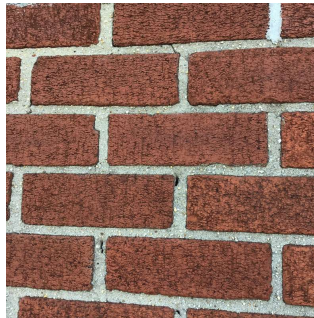
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade B

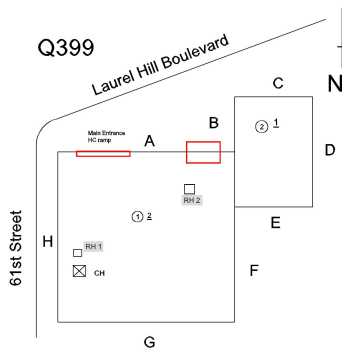
No violations recorded.

Violations

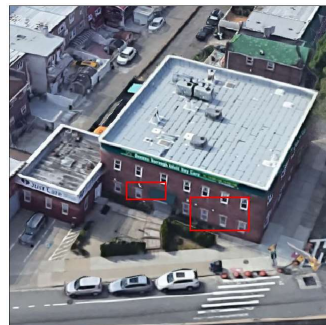
Deficiency

BRICK: EFFLORESCENCE

Roof Plan reference



Elevation



Deficiency Quantity

30

Quantity Uom

S.F.


Potential Action

MAINTENANCE

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Question	Response
EXTERIOR	
EXTERIOR WALLS	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
EXTERIOR SOFFITS	Does not Exist
LOADING DOCK	Does not Exist
LOUVER	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
PARAPETS	Inspected
Material Type(s)	Concrete
Replacement Quantity	400
Replacement Uom	C.F.
Instance on All Roofs	Inspected
Instance Condition	2 - Between Good and Fair
Instance Quantity	400
Instance Quantity Uom	C.F.
Deficiency	No deficiencies recorded
PLAZA DECK	Does not Exist
ROOF	Inspected
Roofing	Inspected
Replacement Quantity	6,000
Replacement Uom	S.F.
ROOF HATCH/SMOKE HATCH	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Does not Exist
ROOF BARRIER/FENCE	Does not Exist
ROOF CAGE	Does not Exist
ROOFING	Inspected
Instance on Modified Bitumen: Roof 1	Inspected
Instance Condition	3 - Fair
Instance Photo	
	Roof 1
Instance Quantity	5,000
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)	Roof 1
Do solar panels exist on these roofs?	No
Is/Are the roof(s) suitable for Solar Panel installation?	No

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Question	Response
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EXTERIOR

ROOF

Roofing

ROOFING

Installation Year	2010
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Instance on Modified Bitumen: Roof 2	Inspected
Instance Condition	1 - Good
Instance Photo	



Roof 2

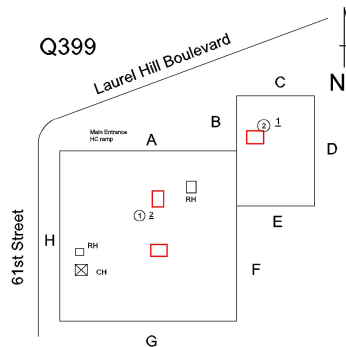
Instance Quantity	1,000
Instance Quantity Uom	S.F.
Does the roof have major mechanical equipment sitting on Dunnage Steel less than 18" above the Roofing?	No
Does this roof instance have a Sustainable Roof System?	Yes
Sustainable Roof Type	White Roof
Sustainable Roof Location (Roof Number)	Roof 2
Do solar panels exist on these roofs?	No
Is/Are the roof(s) suitable for Solar Panel installation?	No

Installation Year	2022
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded

ROOFING DRAINS

Condition	5 - Poor
Deficiency	DETERIORATED

Roof Plan reference



Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2

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Question	Response
EXTERIOR	
ROOF	
Roofing	
ROOFING DRAINS	
Deficiency Photo1	
Violations	Roof 1 No violations recorded.
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	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
RAILINGS	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
STAIRS/RAMPS	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
WINDOWS	Inspected
Replacement Quantity	540
Replacement Uom	S.F.
EXTERIOR GUARDS	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
LINTELS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
WINDOWS	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Double Hung: All Facades	Inspected
Instance Condition	2 - Between Good and Fair
Instance Quantity	540
Instance Quantity Uom	S.F.

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Question	Response
EXTERIOR	Inspected
WINDOWS	
WINDOWS	
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	No deficiencies recorded
FLOOR STRUCTURE	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
FOUNDATION WALLS	Inaccessible
ROOF STRUCTURE	Inspected
Condition	2 - Between Good and Fair
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	2 - Between Good and Fair
Deficiency	GYPSUM BOARD: DETERIORATED
Deficiency Location/Instance	Rooms 101, 103, 204
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
INTERIOR	Inspected
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Walls	Inspected
Deficiency Photo1	
Violations	Room 204 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 Basement	Inspected
Ceiling	
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Door(s)	
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Floor Finish	
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Walls	
Instance on Basement	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	Inspected
Ceiling	
Instance on 2nd Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Door(s)	
Instance on 2nd Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded

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Question	Response
INTERIOR	
MULTI-PURPOSE ROOM	
Fixed Equipment	
Instance on 2nd Floor	Does not Exist
Floor Finish	
Instance on 2nd Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Sliding-folding Partition	
Instance on 2nd Floor	Does not Exist
Stage	
Instance on 2nd Floor	Does not Exist
Walls	
Instance on 2nd Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Window Curtains/Shades/Blinds	
Instance on 2nd Floor	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	
Condition	1 - Good
Deficiency	No deficiencies recorded
Door(s)	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Partition	
	Does not Exist
Railings	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Stairs and Landings	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Walls	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
TOILET ROOMS - STAFF	Inspected
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

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Question	Response
INTERIOR	
TOILET ROOMS - STAFF	
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	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	Inspected
Catch Basins/Manhole - Surrounded by asphalt	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Culverts - Asphalt Covering	Does not Exist
Drainage System for Concrete	Inspected
Catch Basins/Manhole - Surrounded by concrete	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Culverts - Concrete Covering	Does not Exist
Drainage System for Soil	Does not Exist
DRINKING FOUNTAINS	Does not Exist
FENCES	Inspected
Condition	3 - Fair
Deficiency	CHAIN LINK: RUST - MAJOR
Deficiency Location/Instance	Playground Area
Deficiency Quantity	450
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
SITE	
FENCES	
Deficiency Photo1	
Violations	Playground Area No violations recorded.
Deficiency	CONCRETE CURB: DAMAGED/DETERIORATED
Deficiency Location/Instance	Near Stair A/Basement
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Near Stair A/Basement No violations recorded.
IRRIGATION SYSTEM	Does not Exist
PAVING	Inspected
Student Non-Use	Does not Exist
Student Use	Does not Exist
Site Sidewalks & Walkways	Inspected
Asphalt	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Concrete	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	Laurel Hill Boulevard
Deficiency Quantity	75
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
SITE	
PAVING	
Site Sidewalks & Walkways	
Concrete	
Deficiency Photo1	
Violations	Laurel Hill Boulevard No violations recorded.
Pavers	Does not Exist
DOT Sidewalk	Does not Exist
PLAYGROUNDS	Inspected
Instance on Cellar	Inspected
Benches	
Instance on Cellar	Does not Exist
Fence	
Instance on Cellar	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Pavement	
Instance on Cellar	Does not Exist
Play Equipment	
Instance on Cellar	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Safety Surfacing	
Instance on Cellar	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Unpaved Area	
Instance on Cellar	Does not Exist
PLAYING SURFACE	Does not Exist
RETAINING WALLS	Inspected
Are there any Retaining Walls 6' OR higher facing public street/sidewalk?	No
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
SEATING	Does not Exist
SITE WALLS (NOT RETAINING WALLS)	Does not Exist
STAIRS/RAMPS: EXTERIOR	Does not Exist
ARTWORK	Does not Exist