

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

Architectural Inspection

R074

Asset: 3K CENTER @ 10 ELM STREET - STATEN ISLAND, 10 ELM STREET, STATEN ISLAND, NY, 10310

Inspection Id	Inspection Type	Time In	Last Edited
3892	ARCHITECTURAL - ASSOCIATE	2024-03-11 01:37PM	2024-03-12 02:46PM
3927	ARCHITECTURAL - SENIOR	2024-03-12 07:43AM	2024-04-20 02:24PM

Asset Data

Question	Answer
Was the Building Fully Accessible for Inspection?	Yes
Principal(s) Information	
Principal Name	Christin Hoffman
Principal Organization	PS-74 (SPED)
Meeting with Principal?	No
Principal Feedback	No Feedback from Principal
Custodian	Thomas Kalantzis
Was the Custodian Present?	No
Fireman	Gary Delutri (Handyman)
Was the Fireman Present?	Yes
Building Square Footage	25,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	None
Comments on the Stories (Floors) plus Basements	3+C
Comments on the Year Built	1910
Student Population	43
Staff Population	36
Comments on the Number of Classrooms	10
Weather	Fair
Facade Photo	



Elm Street - Northwest View

Main Entrance Photo



Facade A - Elm Street

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Roof Photo



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

Elm Street - North View

No

No Storm Water Management Type Selected

Systems: Electrical Panel Room Foundation Wall Repair

Years: 2023

Systems: Complete building renovation of Leased Asset.

Years: 2021

Systems: Complete building renovation of Leased Asset.

Years: 2021

No New Construction

No Tandem

Yes

2020

Full 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						

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
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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

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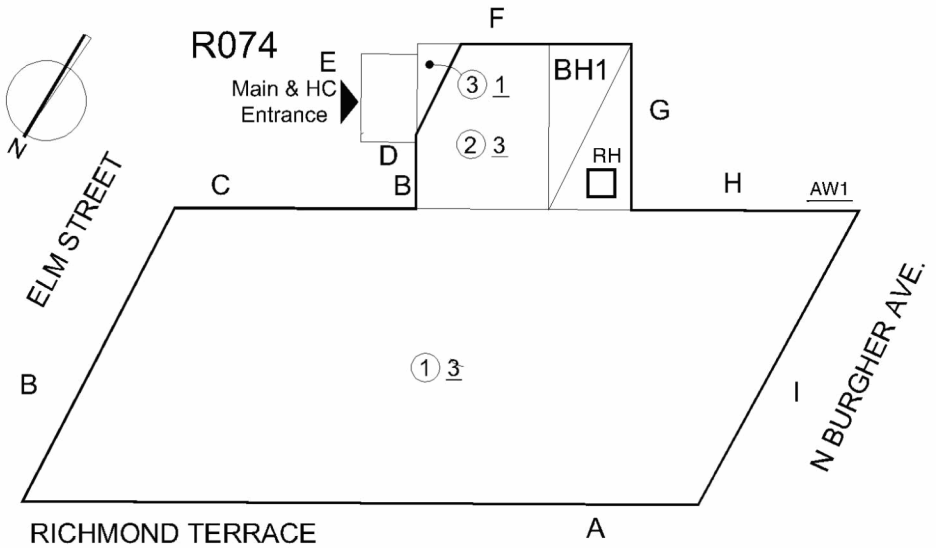
Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
Corridor and Lobby H/C Lifts	No		No			
Interior Corridor Doors And Hardware	No		No			
Interior Corridors & Lobbies		Yes				
Interior Elevators	Yes	Yes				
Interior Lobby Doors And Hardware		Yes				
Interior Ramps	No					
Rooms & Spaces						
Art Rooms	No					
Auditorium	No					
Cafeteria	No					
Classrooms						
1st - 3rd Floor	Yes	Yes				
Computer Rooms	No					
Gymnasium	No					
Library	No					
Main Office						
Room 107	Yes	Yes				
Multi-purpose Room						
Room 304	Yes	Yes			No	Yes
Nurse's Office						
Room 208	Yes	Yes				
Pool	No					
Science Lab	No					
Toilet Rooms (boys)						
1st - 3rd Floors (Unisex inside Classrooms)	Yes	Yes				
Toilet Rooms (girls)						
1st - 3rd Floors (Unisex inside Classrooms)	Yes	Yes				
Toilet Rooms (staff)						
1st - 3rd Floors (Unisex)	Yes	Yes				

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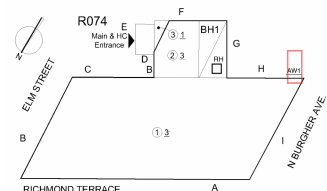

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Building Template



Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Inspected
Instance on AW1	Inspected
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	AREAWAY WALLS:DETERIORATED JOINTS
Deficiency Location/Instance	
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
AWNINGS AND CANOPIES	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded

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Question	Response
EXTERIOR	
CHIMNEY	Inspected
Material Type(s)	Masonry
Condition	1- Good
Deficiency	No deficiencies recorded
COPING	Inspected
Condition	1- Good
Deficiency	No deficiencies 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	14,000
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	14,000
Instance Quantity Uom	S.F.
Deficiency	No deficiencies 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)	Masonry
Replacement Quantity	1,000
Replacement Uom	C.F.
Instance on All Facades	Inspected
Instance Condition	1- Good
Instance Quantity	1,000
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

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Question	Response
EXTERIOR	
ROOF	
ROOFING	
ROOF BARRIER/FENCE	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
ROOF CAGE	Does not exist
ROOFING	Inspected
Replacement Quantity	6,400
Replacement Uom	S.F.
Instance on Single Ply, Fully Adhered Roof:All Roofs	Inspected
Instance Roof Photo	
	Roof 1
Instance Condition	1- Good
Instance Quantity	6,400
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?	No
Do solar panels exist on these roofs?	No
Is/Are the roof(s) suitable for Solar Panel installation?	No
Installation Year	2021
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
ROOFING DRAINS	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
SPECIALTIES	Inspected
BULKHEAD/PENTHOUSE	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
CUPOLA/ SPIRES/ TOWERS	Does not exist
DORMER	Does not exist
DUNNAGE STEEL	Does not exist
SKYLIGHT/ROOF VENT	Does not exist
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	No deficiencies recorded
WINDOWS	Inspected
Replacement Quantity	1,300

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Question	Response
EXTERIOR	
WINDOWS	
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	1- Good
Instance Quantity	1,300
Instance Quantity Uom	S.F.
Installation Year	2021
Source of Installation Year	Custodial Staff
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	2- Between Good and Fair
Deficiency	No deficiencies recorded
FOUNDATION WALLS	Inspected
Material Type(s)	Masonry
Condition	3- Fair
Deficiency	BRICK:CRACKED/SPALLED
Deficiency Location/Instance	Basement
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	RESTITCH
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	Boiler Room
Violations	No photo recorded
	No violations recorded
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

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Question	Response
INTERIOR	
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	Corridor near Room 304
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	No photo recorded
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	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
KITCHEN	Inspected
Instance on Cellar	Inspected
Ceiling	
Instance on Cellar	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Door(s)	
Instance on Cellar	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Floor Finish	
Instance on Cellar	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Walls	

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Question	Response
INTERIOR	
KITCHEN	
Walls	
Instance on Cellar	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 304	Inspected
Ceiling	
Instance on Room 304	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Door(s)	
Instance on Room 304	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Fixed Equipment	
Instance on Room 304	Does not exist
Floor Finish	
Instance on Room 304	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Sliding-folding Partition	
Instance on Room 304	Does not exist
Stage	
Instance on Room 304	Does not exist
Walls	
Instance on Room 304	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Window Curtains/Shades/Blinds	
Instance on Room 304	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	1- Good
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	2- Between Good and Fair
Deficiency	CONCRETE:CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	Main Entrance Lobby , Stair A/2

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INTERIOR	
STAIRS/RAMPS: INTERIOR	
Stairs and Landings	
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Stair A/2
Violations	No photo recorded No violations 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
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

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Question	Response
SITE	
CONTAINERIZATION	Does not exist
DRAINAGE SYSTEM FOR ASPHALT	Does not exist
DRAINAGE SYSTEM FOR CONCRETE	Inspected
Catch Basins/Manhole - Surrounded by Concrete	Inspected
Condition	5- Poor
Deficiency	BLOCKED
Deficiency Location/Instance	Near playground
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Culverts - Concrete Covering	Does not exist
DRAINAGE SYSTEM FOR SOIL	Does not exist
DRINKING FOUNTAINS	Does not exist
FENCES	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
IRRIGATION SYSTEM	Does not exist
PAVING	Inspected
Student Non-Use	Inspected
Gravel Exists?	No
Asphalt	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Concrete	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Pavers	Does not exist
Student Use	Does not exist
Site Sidewalks & Walkways	Inspected
Asphalt	Does not exist
Concrete	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Pavers	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
DOT Sidewalk	Inspected
Asphalt	Does not exist
Concrete	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Pavers	Does not exist
PLAYGROUNDS	Inspected
Instance on South of Building	Inspected
Benches	
Instance on South of Building	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Fence	
Instance on South of Building	Inspected

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Question	Response
SITE	
PLAYGROUNDS	
Fence	
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Pavement	
Instance on South of Building	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Play Equipment	
Instance on South of Building	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Safety Surfacing	
Instance on South of Building	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Unpaved Area	
Instance on South of Building	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
PLAYING SURFACE	Does not exist
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