

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

**Architectural Inspection**

**R105**

**Asset: 3K CENTER @ 365 BAY STREET - STATEN ISLAND, 365 BAY STREET, STATEN ISLAND, NY, 10301**

Inspection Id	Inspection Type	Time In	Last Edited
5107	ARCHITECTURAL - ASSOCIATE	2024-05-03 09:36AM	2024-05-03 11:18AM
5150	ARCHITECTURAL - SENIOR	2024-05-03 08:34AM	2024-05-30 10:45AM

**Asset Data**

Question	Answer
Was the Building Fully Accessible for Inspection?	No
Inspection Inaccessible Comment	Basement (not in lease)
Principal(s) Information	
Principal Name	Mary Gibbons
Principal Organization	Richmond 105
Meeting with Principal?	Yes
Principal Feedback	The Principal had no comments about the condition of the building at this time.
Custodian	Philip Laura
Was the Custodian Present?	Yes
Fireman	Aldo Caruso (cleaner)
Was the Fireman Present?	Yes
Building Square Footage	20,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	None
Comments on the Stories (Floors) plus Basements	3+Basement
Comments on the Year Built	2007
Student Population	0
Staff Population	15
Comments on the Number of Classrooms	8
Weather	Fair
Facade Photo	



Bay Street - Northeast View

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

**Architectural Inspection**

**R105**

Main Entrance Photo



Facade A - Bay Street

Roof Photo



Roof 1 - Northeast View

Do Stormwater Management/Green Infrastructure systems exist?

No

Type

No Storm Water Management Type Selected

Have any Systems/Major Building Components been upgraded?

Systems: Exterior Wall caulking and leak mitigation

Have there been any New Building Additions?

Years: 2023

Tandem

No New Construction

Leased Space?

No Tandem

Year Leased

Yes

Inspection Type

2022

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						

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

**Architectural Inspection**

**R105**

**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**

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**

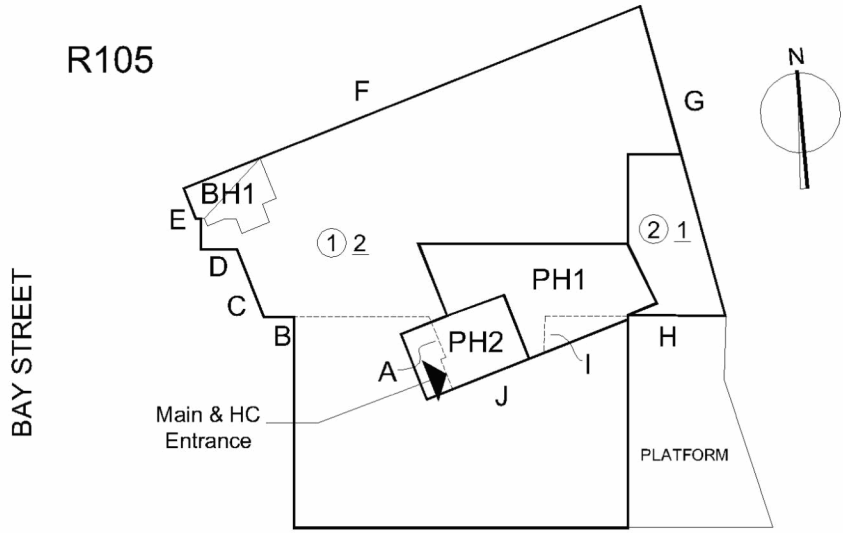
Art Rooms	No					
Auditorium	No					
Cafeteria	No					
Classrooms						
1st and 2nd Floors	Yes	Yes				
Computer Rooms	No					
Gymnasium	No					
Library	No					
Main Office						
Room 114	Yes	Yes				
Multi-purpose Room						
Room 210	Yes	Yes			No	Yes
Nurse's Office	No					
Pool	No					
Science Lab	No					
Toilet Rooms (boys)						
1st and 2nd Floors	Yes	Yes				
Toilet Rooms (girls)						
1st and 2nd Floors	Yes	Yes				
Toilet Rooms (staff)						
1st and 2nd Floors	Yes	Yes				

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

*Architectural Inspection*

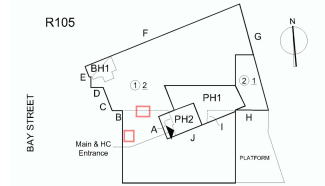
**R105**

*Building Template*



**Inspection**

Question	Response
<b>Architectural</b>	
<b>EXTERIOR</b>	Inspected
<b>AREAWAY</b>	Does not exist
<b>AWNINGS AND CANOPIES</b>	Does not exist
<b>CHIMNEY</b>	Does not exist
<b>COPING</b>	Does not exist
<b>CORNICE</b>	Does not exist
<b>DOORS</b>	Inspected
<b>DOORS AND FRAMES</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>DOOR HARDWARE</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>LINTELS</b>	Does not exist
<b>TRANSOM/SIDE LIGHT</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>EXTERIOR WALLS</b>	Inspected
Material Type(s)	Concrete, Masonry
Replacement Quantity	11,000
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	3- Fair
Instance Quantity	11,000
Instance Quantity Uom	S.F.
Deficiency	STUCCO CEMENT SURFACE:CRACKS, SPALLING
Roof Plan Reference	



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

*Architectural Inspection*

**R105**

Question	Response
<b>EXTERIOR</b>	
<b>EXTERIOR WALLS</b>	
Elevation	
Elevation Reference	Facade A
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Left of Main Entrance
Violations	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>	Does not exist
<b>LOUVER</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>PARAPETS</b>	Inspected
Material Type(s)	Masonry, Concrete
Replacement Quantity	2,000
Replacement Uom	C.F.
Instance on All Facades	Inspected
Instance Condition	1- Good
Instance Quantity	2,000
Instance Quantity Uom	CF
Deficiency	No deficiencies recorded
<b>PLAZA DECK</b>	Does not exist
<b>ROOF</b>	Inspected
<b>ROOFING</b>	Inspected
<b>ROOF HATCH/SMOKE HATCH</b>	Does not exist
<b>LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS</b>	Inspected
Condition	1- Good
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	13,000
Replacement Uom	S.F.
Instance on Modified Bitumen:All Roofs	Inspected

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

*Architectural Inspection*

**R105**

Question	Response
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**EXTERIOR**

**ROOF**

**ROOFING**

**ROOFING**

Instance Roof Photo



Roof 1

Instance Condition

3- Fair

Instance Quantity

13,000

Instance Quantity Uom

S.F.

Does the roof have major mechanical equipment sitting on Dunnage Steel less than 18" above the Roofing?

Yes

Does this Roof Instance have a Sustainable Roof System?

Yes

Sustainable Roof System Type

White Roof

Sustainable Roof System Location (Roof Number)

All Roofs

Do solar panels exist on these roofs?

No

Is/Are the roof(s) suitable for Solar Panel installation?

Yes

Installation Year

2007

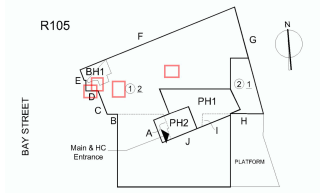
Source of Installation Year

Inspector Estimate

Deficiency

MODIFIED BITUMEN:ROOFING:MAJOR ACTIVE ROOF LEAKS IN INSTRUCTIONAL SPACE

Deficiency Location/Instance



Deficiency Quantity

100

Quantity Uom

S.F.

Potential Action

REPLACE ROOFING WITHOUT MAJOR EQUIPMENT REMOVAL

Urgency of Action

PRIORITY 5

Purpose of Action

LEVEL 2

Deficiency Photo 1



Room 210 shown, also Rooms 209, 218 and Stair A/2

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

**ROOFING DRAINS**

Inspected

Condition

3- Fair

Deficiency

DETERIORATED

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

*Architectural Inspection*

**R105**

Question	Response
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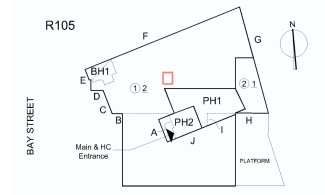
**EXTERIOR**

**ROOF**

**ROOFING**

**ROOFING DRAINS**

Deficiency Location/Instance



Deficiency Quantity

1

Quantity Uom

EACH

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo 1



Deficiency Photo 2

Roof 1

Violations

No photo recorded

No violations recorded

**SPECIALTIES**

**BULKHEAD/PENTHOUSE**

Condition

Inspected

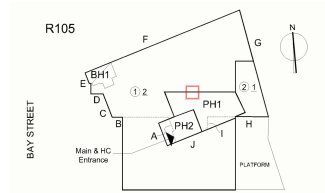
Deficiency

Inspected

Deficiency Location/Instance

3- Fair

BULKHEAD/PENTHOUSE DOORS: DETERIORATED DOOR



Deficiency Quantity

1

Quantity Uom

EACH

Potential Action

REPLACE DOOR

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Deficiency Photo 2

Penthouse PH1

Violations

No photo recorded

No violations recorded

**CUPOLA/ SPIRES/ TOWERS**

Does not exist

**DORMER**

Does not exist

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

*Architectural Inspection*

**R105**

Question	Response
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**EXTERIOR**

**ROOF**

**SPECIALTIES**

**DUNNAGE STEEL**

Inspected

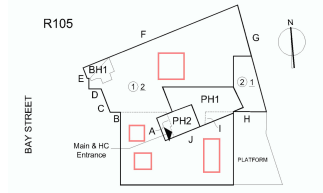
Condition

3- Fair

Deficiency

HEIGHT LESS THAN 18"

Deficiency Location/Instance



Deficiency Quantity

300

Quantity Uom

L.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Deficiency Photo 2

Roof 1

Violations

No photo recorded

No violations recorded

**SKYLIGHT/ROOF VENT**

Does not exist

**ROOF/GRAVITY TANK**

Does not exist

**STAIRS/RAMPS: EXTERIOR**

Does not exist

**WINDOWS**

Inspected

Replacement Quantity

1,300

Replacement Uom

S.F.

**EXTERIOR GUARDS**

Does not exist

**LINTELS**

Does not exist

**WINDOWS**

Inspected

Material Type(s)

Aluminum

Instance on Aluminum - Other:All Facades

Inspected

Instance Condition

3- Fair

Instance Quantity

1,300

Instance Quantity Uom

S.F.

Installation Year

2007

Source of Installation Year

Inspector Estimate

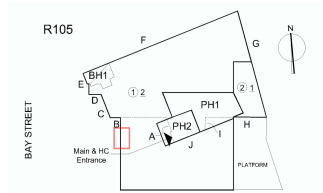
Are these windows insulated?

Yes

Deficiency

ALUMINUM - OTHER:BROKEN PANE

Roof Plan Reference





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

*Architectural Inspection*

**R105**

Question	Response
<b>EXTERIOR</b>	
<b>WINDOWS</b>	
<b>WINDOWS</b>	
Elevation	
Elevation Reference	Facade B
Deficiency Quantity	5
Quantity Uom	S.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 203
Violations	No photo recorded No violations recorded
<b>INTERIOR</b>	Inspected
<b>POOLS</b>	Does not exist
<b>STRUCTURAL</b>	Inspected
<b>COLUMNS/BEAMS/BEARING WALLS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>FLOOR STRUCTURE</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>FOUNDATION WALLS</b>	Not required
<b>ROOF STRUCTURE</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<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	2- Between Good and Fair

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

*Architectural Inspection*


**R105**

Question	Response
<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Walls</b>	
Deficiency	GYPSUM BOARD:DETERIORATED - ACTIVE LEAK
Deficiency Location/Instance	Room 209
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 209 No photo recorded
Violations	No violations recorded
Deficiency	GYPSUM BOARD:DETERIORATED
Deficiency Location/Instance	Corridor near Room 207
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	Corridor near Room 207 No photo recorded
Violations	No violations 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 1st Floor	Inspected
<b>Ceiling</b>	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded

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

*Architectural Inspection*

**R105**

Question	Response
<b>INTERIOR</b>	
<b>KITCHEN</b>	
<b>Floor Finish</b>	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Walls</b>	
Instance on 1st Floor	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>	
Instance on Room 210	Inspected
<b>Ceiling</b>	
Instance on Room 210	Inspected
Instance Condition	1- Good
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING - ACTIVE LEAK
Deficiency Location/Instance	Center
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Center
Violations	No photo recorded No violations recorded
<b>Door(s)</b>	
Instance on Room 210	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Fixed Equipment</b>	
Instance on Room 210	Does not exist
<b>Floor Finish</b>	
Instance on Room 210	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Sliding-folding Partition</b>	
Instance on Room 210	Does not exist
<b>Stage</b>	
Instance on Room 210	Does not exist
<b>Walls</b>	
Instance on Room 210	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Window Curtains/Shades/Blinds</b>	

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

*Architectural Inspection*



**R105**

Question	Response
<b>INTERIOR</b>	
<b>MULTI-PURPOSE ROOM</b>	
<b>Window Curtains/Shades/Blinds</b>	
Instance on Room 210	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	2- Between Good and Fair
Deficiency	GYPSUM BOARD:DAMAGED/DETERIORATED - ACTIVE LEAK
Deficiency Location/Instance	Stair A/2
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Stair A/2
Violations	No photo recorded No violations recorded
<b>Door(s)</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Partition</b>	Does not exist
<b>Railings</b>	Inspected
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	2- Between Good and Fair
Deficiency	GYPSUM BOARD:DETERIORATED
Deficiency Location/Instance	Stair A/1 Exit Vestibule
Deficiency Quantity	15
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*

**R105**

Question	Response
<b>INTERIOR</b>	
<b>STAIRS/RAMPS: INTERIOR</b>	
<b>Walls</b>	
Deficiency Photo 1	
Deficiency Photo 2	Stair A/1 Exit Vestibule
Violations	No photo recorded No violations recorded
<b>TOILET ROOMS - STAFF</b>	
<b>Ceiling</b>	Inspected
Condition	3- Fair
Deficiency	GYPSUM BOARD:DAMAGED/DETERIORATED - ACTIVE LEAK
Deficiency Location/Instance	Room 218
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 218
Violations	No photo recorded No violations 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>	
<b>Ceiling</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	Inspected
Condition	1- Good

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

*Architectural Inspection*

**R105**

Question	Response
<b>INTERIOR</b>	
<b>TOILET ROOMS - STUDENTS</b>	
<b>Floor Finish</b>	
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>	Inspected
<b>Catch Basins/Manhole - Surrounded by Asphalt</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Culverts - Asphalt Covering</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>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>IRRIGATION SYSTEM</b>	Does not exist
<b>PAVING</b>	Inspected
<b>Student Non-Use</b>	Inspected
Gravel Exists?	No
<b>Asphalt</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Concrete</b>	Does not exist
<b>Pavers</b>	Does not exist
<b>Student Use</b>	Does not exist
<b>Site Sidewalks &amp; Walkways</b>	Inspected
<b>Asphalt</b>	Does not exist
<b>Concrete</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Pavers</b>	Does not exist
<b>DOT Sidewalk</b>	Inspected
<b>Asphalt</b>	Does not exist
<b>Concrete</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Pavers</b>	Does not exist
<b>PLAYGROUNDS</b>	Inspected
Instance on Front of Building	Inspected
<b>Benches</b>	
Instance on Front of Building	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Fence</b>	
Instance on Front of Building	Inspected

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

*Architectural Inspection*

**R105**

Question	Response
<b>SITE</b>	
<b>PLAYGROUNDS</b>	
<b>Fence</b>	
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Pavement</b>	
Instance on Front of Building	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Play Equipment</b>	
Instance on Front of Building	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Safety Surfacing</b>	
Instance on Front of Building	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Unpaved Area</b>	
Instance on Front of Building	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*

**R105**

Does the SCA expect asset to have artwork?

No