

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

Architectural Inspection

M807

Asset: HARVEY MILK SCHOOL - MANHATTAN, 2-10 ASTOR PLACE, MANHATTAN, NY, 10003

| Inspection Id | Inspection Type | Time In | Last Edited |
|---------------|---------------------------|--------------------|--------------------|
| 898 | ARCHITECTURAL - SENIOR | 2023-11-10 09:00AM | 2023-12-12 01:37PM |
| 903 | ARCHITECTURAL - ASSOCIATE | 2023-11-10 11:46AM | 2023-11-10 02:06PM |

Asset Data

| Question | Answer |
|--|---|
| Was the Building Fully Accessible for Inspection? | Yes |
| Principal(s) Information | |
| Principal Name | Daphne Perrini |
| Principal Organization | Harvey Milk School Manhattan |
| Meeting with Principal? | Yes |
| Principal Feedback | The Principal had no comments about the condition of the building at this time. |
| Custodian | Landlord Lease |
| Was the Custodian Present? | No |
| Fireman | Sarai Montes (Asst. Director of Facility and Safety) |
| Was the Fireman Present? | Yes |
| Building Square Footage | 13,000 |
| Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces) | None |
| Comments on the Stories (Floors) plus Basements | 12+B |
| Comments on the Year Built | 1910 |
| Student Population | 97 |
| Staff Population | 25 |
| Comments on the Number of Classrooms | 8 |
| Weather | Fair |
| Facade Photo | |



Corner of Astor Place and Broadway

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Main Entrance Photo



Facade A - Astor Place

Roof Photo

Not taken

Do Stormwater Management/Green Infrastructure systems exist?

No

Type

No Storm Water Management Type Selected

Have any Systems/Major Building Components been upgraded?

Systems: Replaced Main Entrance Glazing with Security Glass

Years: 2023

Systems: Passengers Elevator upgrade

Years: 2019

Systems: Limited Window replacement (at 2 Astor Place and 740 Broadway building) - all remaining Windows have been replaced; Freight elevator upgrade

Years: 2017

Systems: Limited Windows replacement

Years: 2012

Have there been any New Building Additions?

No New Construction

Tandem

No Tandem

Leased Space?

Yes

Year Leased

2003

Inspection Type

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 | | | | | |

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

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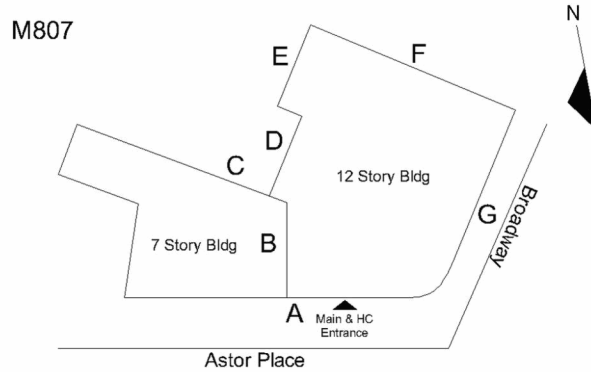
| Physical Breakdown Structure | Exists | Complies | Required | Deficiency | Assistive Listening System | Fire Alarm Strobe |
|---------------------------------------|--------|----------|----------|--|----------------------------|-------------------|
| Exterior Entrances & Exits | | Yes | | | | |
| Exterior 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 | Yes | Yes | | | | |
| Rooms & Spaces | | | | | | |
| Art Rooms | | | | | | |
| Room 335 | Yes | Yes | | | | |
| Auditorium | No | | | | | |
| Cafeteria | | | | | | |
| 3rd Floor | Yes | Yes | | | No | Yes |
| Classrooms | | | | | | |
| 3rd Floor | Yes | Yes | | | | |
| Computer Rooms | No | | | | | |
| Gymnasium | No | | | | | |
| Library | No | | | | | |
| Main Office | | | | | | |
| 3rd Floor | Yes | Yes | | | | |
| Multi-purpose Room | No | | | | | |
| Nurse's Office | No | | | | | |
| Pool | No | | | | | |
| Science Lab | No | | | | | |
| Toilet Rooms (boys) | | | | | | |
| 3rd Floor | Yes | No | | | | |
| | | | | TURNING RADIUS ACCESSORY ARRANGEMENT | | |
| Toilet Rooms (girls) | | | | | | |
| 3rd Floor | Yes | No | | | | |
| | | | | TURNING RADIUS ACCESSORY ARRANGEMENT | | |
| Toilet Rooms (staff) | | | | | | |
| 3rd Floor | Yes | Yes | | | | |

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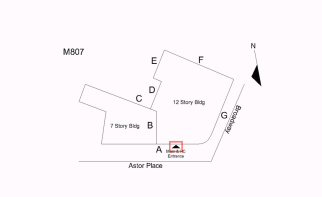

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Building Template



Inspection

| Question | Response |
|------------------------------|--|
| Architectural | |
| EXTERIOR | Inspected |
| AREAWAY | Does not exist |
| AWNINGS AND CANOPIES | Does not exist |
| CHIMNEY | Not required |
| COPING | Not required |
| CORNICE | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| DOORS | Inspected |
| DOORS AND FRAMES | Inspected |
| Condition | 3- Fair |
| Deficiency | METAL:DETERIORATED DOOR AND FRAME - MAJOR DETERIORATION |
| Deficiency Location/Instance |  |
| Deficiency Quantity | 2 |
| Quantity Uom | EACH |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 4 |
| Purpose of Action | LEVEL 2 |
| Deficiency Photo 1 |  |

Main Entrance

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| Question | Response |
|--|--------------------------|
| EXTERIOR | |
| DOORS | |
| DOORS AND FRAMES | |
| Deficiency Photo 2 | No photo recorded |
| 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 | 3,000 |
| Replacement Uom | S.F. |
| Instance on All Facades | Inspected |
| Instance Condition | 2- Between Good and Fair |
| Instance Quantity | 3,000 |
| Instance Quantity Uom | S.F. |
| Deficiency | No deficiencies recorded |
| EXTERIOR SOFFITS | Does not exist |
| LOADING DOCK | Does not exist |
| LOUVER | Does not exist |
| PARAPETS | Not required |
| PLAZA DECK | Does not exist |
| ROOF | Inspected |
| ROOFING | Inspected |
| ROOF HATCH/SMOKE HATCH | Not required |
| LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS | Not required |
| ROOF BARRIER/FENCE | Not required |
| ROOF CAGE | Not required |
| ROOFING | Not required |
| ROOFING DRAINS | Not required |
| SPECIALTIES | Inspected |
| BULKHEAD/PENTHOUSE | Not required |
| CUPOLA/ SPIRES/ TOWERS | Does not exist |
| DORMER | Does not exist |
| DUNNAGE STEEL | Not required |
| SKYLIGHT/ROOF VENT | Not required |
| ROOF/GRAVITY TANK | Not required |
| STAIRS/RAMPS: EXTERIOR | Does not exist |
| WINDOWS | Inspected |
| Replacement Quantity | 1,300 |
| 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:All Facades | Inspected |

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| Question | Response |
|--|--------------------------|
| EXTERIOR | |
| WINDOWS | |
| WINDOWS | |
| Instance Condition | 1- Good |
| Instance Quantity | 1,300 |
| Instance Quantity Uom | S.F. |
| Installation Year | 2016 |
| 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 | Not required |
| ROOF STRUCTURE | Not required |
| VAULTS-BUNKERS | Does not exist |
| AUDITORIUM | Does not exist |
| CAFETERIA | Inspected |
| Instance on 3rd Floor | Inspected |
| Ceiling | |
| Instance on 3rd Floor | Inspected |
| Instance Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Door(s) | |
| Instance on 3rd Floor | Inspected |
| Instance Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Fixed Equipment | |
| Instance on 3rd Floor | Does not exist |
| Floor Finish | |
| Instance on 3rd Floor | Inspected |
| Instance Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Sliding-folding Partition | |
| Instance on 3rd Floor | Does not exist |
| Stage | |
| Instance on 3rd Floor | Does not exist |
| Walls | |
| Instance on 3rd Floor | Inspected |
| Instance Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Window Curtains/Shades/Blinds | |
| Instance on 3rd Floor | Does not exist |
| CLASSROOMS/CORRIDORS/ADMIN SPACES | Inspected |
| Ceiling | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Door(s) | Inspected |

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| Question | Response |
|--|---|
| INTERIOR | |
| CLASSROOMS/CORRIDORS/ADMIN SPACES | |
| Door(s) | |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Floor Finish | |
| Condition | Inspected |
| Condition | 4- Between Fair and Poor |
| Deficiency | VINYL TILES:DETERIORATED SUBSTRATE |
| Deficiency Location/Instance | Corridor near Rooms 301, 345, 346, Corridor near Elevator, near Cafeteria, and others |
| Deficiency Quantity | 500 |
| Quantity Uom | S.F. |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Deficiency Photo 1 |  |
| | Corridor near Elevator |
| Deficiency Photo 2 | No photo recorded |
| Violations | No violations recorded |
| Walls | |
| Condition | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | GYPSUM BOARD:DETERIORATED |
| Deficiency Location/Instance | Corridor near Rooms 313, 323 |
| Deficiency Quantity | 10 |
| Quantity Uom | S.F. |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Deficiency Photo 1 |  |
| | Corridor near Room 323 |
| Deficiency Photo 2 | No photo recorded |
| Violations | No violations recorded |
| Specialties | |
| Classroom Locker(s) | |
| Condition | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Fixed Seating | |
| Condition | Does not exist |
| GYMNASIUM | |
| Condition | Does not exist |
| INTERIOR DOOR HARDWARE | |
| Condition | Inspected |
| Condition | 3- Fair |
| Deficiency | No deficiencies recorded |

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| Question | Response |
|-------------------------------|--------------------------|
| INTERIOR | |
| INTERIOR GUARDS | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| KITCHEN | Inspected |
| Instance on 3rd Floor | Inspected |
| Ceiling | |
| Instance on 3rd Floor | Inspected |
| Instance Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Door(s) | |
| Instance on 3rd Floor | Inspected |
| Instance Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Floor Finish | |
| Instance on 3rd Floor | Inspected |
| Instance Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Walls | |
| Instance on 3rd Floor | Inspected |
| Instance Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| LIBRARY | Does not exist |
| LOCKER ROOM | Does not exist |
| MULTI-PURPOSE ROOM | 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 | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Door(s) | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Partition | Does not exist |
| Railings | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Stairs and Landings | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Walls | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| TOILET ROOMS - STAFF | Inspected |
| Ceiling | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Door(s) | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |

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| Question | Response |
|---|--------------------------|
| INTERIOR | |
| TOILET ROOMS - STAFF | |
| Floor Finish | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Stalls | Does not exist |
| Walls | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| TOILET ROOMS - STUDENTS | Inspected |
| Ceiling | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Door(s) | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Floor Finish | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Stalls | Does not exist |
| Walls | Inspected |
| Condition | 2- Between Good and Fair |
| 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 | Does not exist |
| DRAINAGE SYSTEM FOR CONCRETE | Does not exist |
| DRAINAGE SYSTEM FOR SOIL | Does not exist |
| DRINKING FOUNTAINS | Does not exist |
| FENCES | Does not exist |
| IRRIGATION SYSTEM | Does not exist |
| PAVING | Inspected |
| Student Non-Use | Does not exist |
| Student Use | Does not exist |
| Site Sidewalks & Walkways | Does not exist |
| DOT Sidewalk | Inspected |
| Asphalt | Does not exist |
| Concrete | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Pavers | Does not exist |
| PLAYGROUNDS | Does not exist |
| 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