

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

Mechanical Inspection

M824

Asset: **MILLENNIUM HS - MANHATTAN, 75 BROAD STREET, MANHATTAN, NY, 10004**

Inspection Id	Inspection Type	Time In	Last Edited
578	MECHANICAL	2023-10-31 08:29AM	2023-11-28 02:26PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Steam Condensate Return Pumping System (1 of 2) Years: 2021
Are there fuel tanks?	No
Total # of water main service entries to the asset	0
MERs/Fan Rooms Locations	Mezzanine - MER above Multipurpose Room, MER near Stair "Z"; 11th Floor - MER next to Room 1101, MER near Stair "Z"; 12th Floor - MER next to Room 1201, Cafeteria MER, MER near Room 1219; 13th Floor - MER near Stair "Z", MER next to Room 1307, MER near Room 1340
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Rooms 1126, 1127, 1132, 1208, 1332; Corridor near Room 1309 (painted, 16)
Are there any Emergency Stop Switches with Missing Hammers?	No components

Priority Condition

Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Photo Image
		No condition recorded					

Inspection

Question	Response
Mechanical	
AIR CONDITIONING	Inspected
Chilled Water System	Inspected
Absorption Chiller	Does not exist
Air Cooled Chiller	Does not exist
Air Cooled Condenser	Does not exist
Chilled Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Backflow Preventer	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Central Station Air Handler	Inspected
Instance	13th Floor - MER next to Room 1307
Instance Condition	3- Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	York
EquipmentId	AHU-13-1A, AHU13-1B
Capacity/Size Quantity	5
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2003
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	13th Floor - MER near Stair "Z"
Instance Condition	3- Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	York

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Mechanical Inspection

M824

Question	Response
AIR CONDITIONING	
Chilled Water System	
Central Station Air Handler	
EquipmentId	AHU-13-2A, AHU13-2B
Capacity/Size Quantity	5
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2003
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	12th Floor - Cafeteria MER
Instance Condition	3- Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	York
EquipmentId	AHU-12-2A, AHU12-2B
Capacity/Size Quantity	3
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2003
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	12th Floor - MER next to Room 1201
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	York
EquipmentId	AHU-12-1A
Capacity/Size Quantity	5
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2003
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	11th Floor - MER next to Room 1101
Instance Condition	3- Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	York
EquipmentId	AHU-11-1A, AHU11-1B
Capacity/Size Quantity	5
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2003
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	11th Floor - MER next to Stair "Z"
Instance Condition	3- Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	York
EquipmentId	AHU-11-2A, AHU11-2B
Capacity/Size Quantity	5
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2003

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

Mechanical Inspection

M824

Question	Response
AIR CONDITIONING	
Chilled Water System	
Central Station Air Handler	
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Mezzanine MER near Stair "Z"
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	York
EquipmentId	AHU-MZ-2B
Capacity/Size Quantity	8
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2003
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Mezzanine MER above Multipurpose Room
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	York
EquipmentId	AHU-MZ-1
Capacity/Size Quantity	8
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2003
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	12th Floor - MER next to Room 1201
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	York
EquipmentId	AHU-12-1B
Capacity/Size Quantity	3
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2003
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Fan Coil Unit	Does not exist
Packaged Air Cooled Chiller	Does not exist
Water Cooled Chiller	Does not exist
Condenser Water Distribution: Piping, Pumps and Auxiliaries	Does not exist
Cooling Coil in Ductwork	Does not exist
Cooling Tower	Does not exist
DX Split System	Does not exist
Dry Cooler	Does not exist
Packaged / Rooftop Unit	Does not exist
Packaged Terminal A/C	Does not exist
Refrigerant Leak Detection System	Does not exist
Refrigerant Piping	Does not exist
Return Fan	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Mechanical Inspection

M824

Question	Response
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Inspected
Instance	Throughout
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Installation Year	2003
Source of Installation Year	Documented
Deficiency	DEFECTIVE TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	Main Lobby, 12th Floor Girls Toilet Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	BEYOND USEFUL LIFE
Deficiency Location/Instance	Throughout
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Pneumatic System	Does not exist
Hybrid System	Does not exist
Electric System	Does not exist
COMPACTOR	Does not exist
CONVEYING	Inspected
Dumbwaiter	Does not exist
Elevator	Inspected
Condition	3- Fair
Are all the existing elevators operable?	Yes
Deficiency	No deficiencies recorded
Escalator	Does not exist
Non-auditorium Handicap Lift - Vertical	Does not exist
Non-auditorium Handicap Lift - Stair	Does not exist
Ash Hoist	Does not exist
Sidewalk Elevator	Does not exist
DOMESTIC WATER SYSTEM	Inspected
Domestic Cold Water System	Does not exist
Domestic Hot Water System	Inspected
Domestic Hot Water Remote Storage Tank	Does not exist
Domestic Water Heat Exchanger	Does not exist
Electric Domestic Water Heater	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Gas Fired Domestic Water Heater	Does not exist
Oil Fired Domestic Water Heater	Does not exist
Heat Pump Domestic Water Heater	Does not exist
Domestic Water Distribution Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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

Mechanical Inspection

M824

Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	Inspected
Interior Storm Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Sewage Ejector Pump	Does not exist
Sump Pump	Does not exist
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	Inspected
Dual Temperature Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Dual Temperature Terminal Fan Coil Unit	Inspected
Condition	3- Fair
Deficiency	DAMAGED GUARD/SHIELD
Deficiency Location/Instance	Corridor near Room 1323, 13th Fl Mens Toilet Room and Other Location
Deficiency Quantity	12
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE MOTOR
Deficiency Location/Instance	Room 1208, 13th Floor Girls Toilet Room,
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
FIXTURES	Inspected
Staff And Other	Inspected
Janitor Sink	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Urinal	Does not exist
Student	Inspected
Drinking Fountain	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Locker Room Shower	Does not exist
Sink And Fountain Combo Unit	Does not exist
Toilet	Inspected
Condition	3- Fair

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

Mechanical Inspection

M824

Question	Response
FIXTURES	
Student	
Toilet	
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	Does not exist
GAS SERVICE	Does not exist
HEATING	Inspected
Heating Coil In Ductwork	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hydronic Heating	Inspected
Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	2- Between Good and Fair
Deficiency	PIPING:DAMAGED/MISSING INSULATION
Deficiency Location/Instance	13th Floor - MER near Stair "Z"
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Backflow Preventer	Does not exist
Hot Water Heat Exchanger	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Radiator/Convactor/Fin Tube	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Heating	Inspected
F&T/Steam Drip Trap	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	Inspected
Condition	3- Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Mezzanine - MER above Multipurpose Room, MER near Stair "Z"
Deficiency Quantity	40
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Condensate Return Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE PUMP
Deficiency Location/Instance	Mezzanine - MER near Stair "Z"
Deficiency Quantity	1

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

Mechanical Inspection

M824

Question	Response
HEATING	
Steam Heating	
Steam Condensate Return Pumping System	
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Piping	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Trap	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam supplied by External Sources	
	Does not exist
Unit Heater/Cabinet Heater	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
HEATING PLANT	
	Does not exist
Enclosed IDF Room	
	Inspected
Instance on 1st Floor - Room within Multipurpose Room; 11th Floor - Closet across Room 1133	Inspected
Dedicated A/C Equipment	
Instance on 1st Floor - Room within Multipurpose Room; 11th Floor - Closet across Room 1133	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	1st Floor - Room within Multipurpose Room; 11th Floor - Closet across Room 1133
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
KITCHEN	
	Inspected
Instance on 12th Floor	Inspected
CO Detector	
Instance on 12th Floor	Not required
Gas System	
Instance on 12th Floor	Does not exist
Grease Trap	
Instance on 12th Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood	
Instance on 12th Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on 12th Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on 12th Floor	Inspected

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

Mechanical Inspection

M824

Question	Response
KITCHEN	
Hood Exhaust Fan	
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	
Instance on 12th Floor	Does not exist
Hot Water Temperature Booster	
Instance on 12th Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Kitchen Sink	
Instance on 12th Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
MDF Room	
Instance on 13th Floor near Room 1340	Inspected
Dedicated A/C Equipment	
Instance on 13th Floor near Room 1340	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	
	Does not exist
SCIENCE LAB	
Instance on Rooms 1125, 1127, 1332, 1334	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Rooms 1125, 1127, 1332, 1334	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
CO Detector	
Instance on Rooms 1125, 1127, 1332, 1334	Not required
Emergency Shower	
Instance on Rooms 1125, 1127, 1332, 1334	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Eye Wash	
Instance on Rooms 1125, 1127, 1332, 1334	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Rooms 1125, 1127, 1332, 1334	Does not exist
Hood Exhaust Fan	
Instance on Rooms 1125, 1127, 1332, 1334	Does not exist
Fixed Laboratory Hood	
Instance on Rooms 1125, 1127, 1332, 1334	Does not exist
Laboratory Sink	
Instance on Rooms 1125, 1127, 1332, 1334	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Rooms 1125, 1127, 1332, 1334	Does not exist
SCIENCE PREP ROOM	
Instance on Rooms 1126, 1333	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	

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

Mechanical Inspection

M824

Question	Response
SCIENCE PREP ROOM	
Acid Waste Neutralizing Tank	
Instance on Rooms 1126, 1333	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
CO Detector	
Instance on Rooms 1126, 1333	Not required
Emergency Shower	
Instance on Rooms 1126, 1333	Does not exist
Eye Wash	
Instance on Rooms 1126, 1333	Does not exist
Hood Exhaust Ductwork	
Instance on Rooms 1126, 1333	Does not exist
Hood Exhaust Fan	
Instance on Rooms 1126, 1333	Does not exist
Fixed Laboratory Hood	
Instance on Rooms 1126, 1333	Does not exist
Laboratory Sink	
Instance on Rooms 1126, 1333	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Rooms 1126, 1333	Does not exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	Inspected
Dry Sprinkler Alarm Valve Assembly	Does not exist
Wet Sprinkler Alarm Valve Assembly	Does not exist
Fire Booster Pump Assembly	Does not exist
Roof Tank	Does not exist
Siamese Connection	Does not exist
Sprinkler Head	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Rooms 1126, 1127, 1132, 1208, 1332; Corridor near Room 1309 (painted, 16)
Deficiency Quantity	16
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Sprinkler Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Standpipe System	Inspected
Hose Valve Assembly	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Water Gong	Does not exist
SWIMMING POOL	Does not exist
VENTILATION	Inspected
Is the building Mechanically ventilated?	Yes
Exhaust Fan	Inspected

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Mechanical Inspection

M824

Question	Response
VENTILATION	
Exhaust Fan	
Condition	3- Fair
Approximate Total # of Fans	1-25
Deficiency	No deficiencies recorded
Heating And Ventilating Unit	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Metal Ductwork	
	Inspected
Condition	3- Fair
Are there any uninsulated ductwork by design in Mechanical rooms?	No
Are there chain operated dampers?	No
Deficiency	No deficiencies recorded
Supply Fan	
	Does not exist
Unit Ventilator	
	Does not exist