

**NYC Department of Education
Building Condition Assessment Survey 2017 - 2018**

Architectural Inspection

M807

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

Inspection Id	Inspection Type	Time In	Last Edited
SA : M807	Architectural - Senior	2018-01-09 11:38 AM	2018-02-28 4:12 PM
AA : M807	Architectural - Associate	2018-01-09 1:07 PM	2018-02-14 12:46 PM

Asset Data

Question	Answer
Was the building fully accessible for inspection	Yes
Principal(s) Information	
Principal Name	Daphne Perrini
Organization	Harvey Milk School - Manhattan
Did you meet with this Principal?	No
Did this Principal provide feedback?	Yes
Summary of Principal's Feedback	The Principal had no comments about the physical condition of the Asset at this time.
Custodian	Sarai Montes
Fireman	Was not present
Building Square Footage	13,000
Comments on the Area	Square footage confined to building's 3rd Floor only
Comments on the Stories (Floors) plus Basements	12+B
Comments on the Number of Classrooms	8
Comments on the Year Built	1907
Student Population	75
Staff Population	20
Weather	Fair
Facade Photo	



Corner of Broadway and Astor Place - Southeast View

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Main Entrance Photo



Astor Place

Roof Photo

Nil

Have any Systems/Major Building Components been upgraded?

Yes

Systems: Limited Window replacement (all Windows replaced between both 2012/2016 upgrades)

Year: 2016

Systems: Limited Window replacement

Year: 2012

Have there been any New Building Additions?

No

Tandem Schools?

No

Leased Space?

Yes

Year Leased

2003

Inspection

Partial 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							

Structural Engineer Required

Structural Condition Type	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	PhotoImage
No condition recorded						

Accessibility

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 exist 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
FUNCTIONAL ACCESSIBILITY				
Exterior Routes				
Exterior Entrances & Exits		Yes		

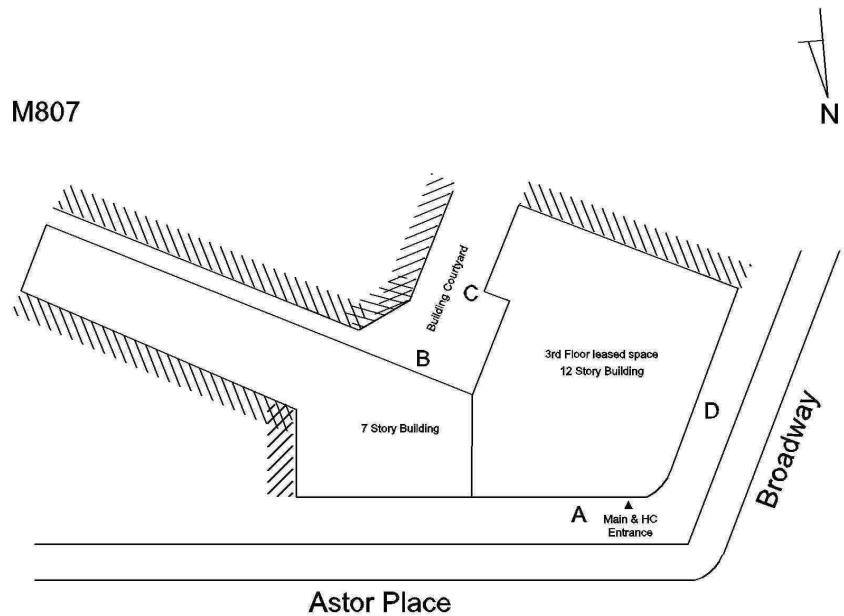
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Physical Breakdown Structure	Exists	Complies	Required	Deficiency
Exterior Routes				
Exterior H/C Lifts	No		No	
Exterior Ramps and Railings	No		No	
Interior Routes				
Corridor and Lobby H/C Lifts	No		No	
Interior Corridor Doors and Hardware	Yes	Yes		
Interior Corridors and Lobbies		Yes		
Interior Elevators	Yes	Yes		
Interior Lobby Doors and Hardware		Yes		
Interior Ramps	Yes	Yes		
Rooms & Spaces				
Art Rooms	Room 305		Yes	
Auditorium		No		
Cafeteria	3rd Floor		Yes	
Classrooms	3rd Floor		Yes	
Computer Rooms		No		
Gymnasium		No		
Library		No		
Main Office	3rd Floor		Yes	
Multi-purpose Room		No		
Nurse's Room		No		
Pool		No		
Science Lab		No		
Toilet Rooms (Boys)	3rd Floor - Unisex		Yes	
Toilet Rooms (Girls)	3rd Floor - Unisex		Yes	
Toilet Rooms (Staff)	3rd Floor - Unisex		Yes	

Building Template

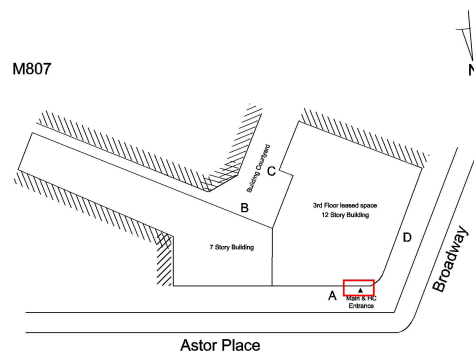


Inspection

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Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Not Required
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
Roof Plan reference	
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
DOOR HARDWARE	Inspected
Condition	2 - Between Good and 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	STUCCO CEMENT SURFACE: CRACKS, SPALLING

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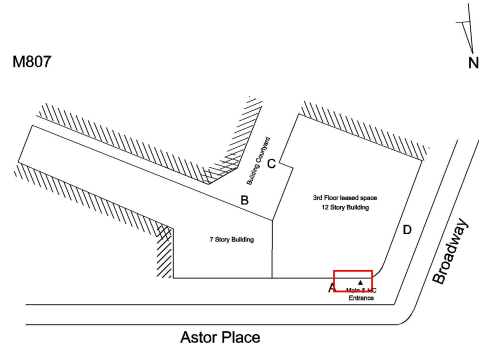
Question

Response

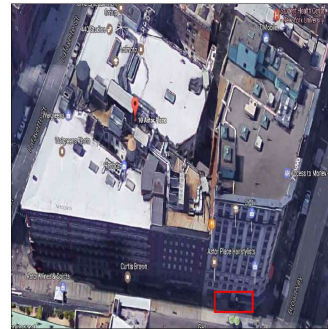
EXTERIOR

EXTERIOR WALLS

Roof Plan reference



Elevation



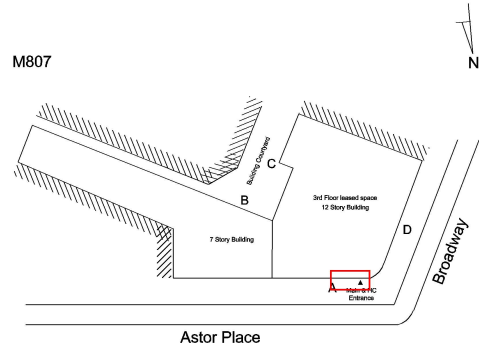
Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo
Violations

20
S.F.
REPLACE
PRIORITY 3
LEVEL 2
No photo recorded
No violations recorded.

Deficiency

STONE: CHIPPED/SPALLED/BROKEN PIECES

Roof Plan reference



Elevation



Deficiency Quantity
Quantity Uom

20
S.F.

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Question	Response
EXTERIOR	
EXTERIOR WALLS	
Potential Action	REPAIR
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	Does not Exist
PARAPETS	Not Required
PLAZA DECK	Does not Exist
ROOF	Inspected
Roofing	Inspected
Replacement Uom	S.F.
ROOF HATCH/SMOKE HATCH	Not Required
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Not Required
ROOF BARRIER	Does not Exist
ROOF CAGE	Does not Exist
ROOF FENCE	Does not Exist
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
Instance Condition	1 - Good
Instance Quantity	1,300
Instance Quantity Uom	S.F.
Installation Year	2016
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
INTERIOR	Inspected

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Question	Response
INTERIOR	
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
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on 3rd Floor	Inspected
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
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
Condition	2 - Between Good and Fair
Deficiency	GYPSON BOARD: DETERIORATED
Deficiency Location/Instance	Columns at Center
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
INTERIOR	
CAFETERIA	
Walls	
Deficiency Photo1	
Violations	Columns at Center No violations 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
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	3 - Fair
Deficiency	VINYL TILES: DETERIORATED SUBSTRATE
Deficiency Location/Instance	Room 335, Corridor near Rooms 326, 335, 345, Near Main Entrance
Deficiency Quantity	225
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Near Main Entrance No violations recorded.
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Specialties	Inspected
Classroom Locker(s)	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	Inspected
Specialties	
Fixed Seating	Does not Exist
GYMNASIUM	Does not Exist
INTERIOR DOOR HARDWARE	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
INTERIOR GUARDS	Does not Exist
KITCHEN	Inspected
Instance on 3rd Floor	Inspected
Ceiling	
Instance on 3rd Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on 3rd Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Instance on 3rd Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Walls	
Instance on 3rd Floor	Inspected
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

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Question	Response
INTERIOR	
STAIRS/RAMPS: INTERIOR	Inspected
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
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	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
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

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Question	Response
SITE	
PAVING	
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