

NYC Department of Education
Building Condition Assessment Survey 2017 - 2018

Mechanical Inspection

K560

Asset: PRE-K CENTER @ 550 59TH STREET - BROOKLYN, 550 59 STREET, New York, 11220

| Inspection Id | Inspection Type | Time In | Last Edited |
|---------------|-----------------|---------------------|--------------------|
| ME : K560 | Mechanical | 2018-03-28 12:35 PM | 2018-04-02 4:05 PM |

Asset Data

| Question | Answer |
|--|--------|
| Are there fuel tanks? | Yes |
| Total # of above ground tanks | 1 |
| Total capacity of all above ground tanks in gal. | 3000 |
| Total # of below ground tanks | 0 |
| Total capacity of all below ground tanks in gal. | 0 |
| Total # of water main service entries to the asset | 1 |
| MERs/Fan Rooms Locations | None |
| Are there any spaces with Missing or Defective CO Detectors? | No |
| Are there any Emergency Stop Switches with Missing Hammers? | No |
| Are there any Painted/Obstructed Sprinkler Heads? | No |
| Have any Systems/Major Building Components been upgraded? | No |

Priority Condition

| Priority Condition Exist Last Year? | Priority Category | Condition Description | Component Affected | Location Description | Person(s) Notified | Person(s) Title | Status | PhotoImage |
|-------------------------------------|-------------------|-----------------------|--------------------|----------------------|--------------------|-----------------|--------|------------|
| No condition recorded | | | | | | | | |

Inspection

| Question | Response |
|--|-----------------------------------|
| Mechanical | |
| AIR CONDITIONING | Inspected |
| Chilled Water System | 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 | Inspected |
| Instance | Roof |
| Instance Condition | 1 - Good |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Source of Heating | Steam |
| Instance Manufacturer | Daikin |
| Equipment | RTU-1 |
| Capacity/Size Quantity | 5 |
| Capacity/Size UOM | Tons |
| Source of Capacity/Size | Inspector Estimate |
| Installation Year | 2016 |
| Source of Installation | Documented |
| Deficiency | UP TO 20 TONS: DEFECTIVE CONTROLS |
| Deficiency Location/Instance | Roof |
| Deficiency Quantity | 1 |
| Quantity Uom | EACH |
| Potential Action | REPAIR |
| Urgency of Action | PRIORITY 3 |

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| Question | Response |
|---|--|
| AIR CONDITIONING | |
| Packaged / Rooftop Unit | |
| Purpose of Action | LEVEL 2 |
| Deficiency Photo1 | No photo recorded |
| Violations | No violations recorded. |
| Packaged Terminal A/C | Does not Exist |
| Refrigerant Piping | Does not Exist |
| Return Fan | Does not Exist |
| CENTRAL ACID WASTE NEUTRALIZING TANK | Does not Exist |
| CLIMATE CONTROL SYSTEM | Does not Exist |
| COMPACTOR | Does not Exist |
| CONVEYING | Does not Exist |
| DOMESTIC WATER SYSTEM | |
| Domestic Cold Water System | Inspected |
| Gravity System | |
| Pressure Booster System | Does not Exist |
| Water Service | |
| Instance | 60th St Food Storage |
| Instance Condition | 3 - Fair |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Deficiency | WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE |
| Deficiency Location/Instance | 60th St Food Storage |
| Deficiency Quantity | 1 |
| Quantity Uom | EACH |
| Potential Action | INSTALL |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Deficiency Photo1 | No photo recorded |
| Violations | No violations recorded. |
| Deficiency | WATER MAIN: DEFECTIVE ISOLATION VALVE |
| Deficiency Location/Instance | 60th St Food Storage |
| Deficiency Quantity | 1 |
| Quantity Uom | EACH |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Deficiency Photo1 | No photo recorded |
| Violations | No violations recorded. |
| 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 | 1 - Good |
| Deficiency | No deficiencies recorded |
| Gas Fired Domestic Water Heater | Does not Exist |
| Oil Fired Domestic Water Heater | Does not Exist |
| Domestic Water Distribution Piping | Inspected |

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|--|--------------------------|
| DOMESTIC WATER SYSTEM | Inspected |
| Domestic Water Distribution Piping | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| DRAIN/WASTE/VENT AND STORM SYSTEM | Inspected |
| Interior Storm Piping | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Sewage/Waste/Vent Piping | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Sewage Ejector Pump | Does not Exist |
| Sump Pump | Does not Exist |
| DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER) | Does not Exist |
| FIXTURES | Inspected |
| Staff And Other | Inspected |
| Janitor Sink | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| Lavatory/Sink | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| Toilet | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| Urinal | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| Student | Inspected |
| Drinking Fountain | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| Lavatory/Sink | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| Locker Room Shower | Does not Exist |
| Sink And Fountain Combo Unit | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| Toilet | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| Urinal | Does not Exist |
| GAS FIRED FURNACE | Does not Exist |
| GAS SERVICE | Does not Exist |
| HEATING | Inspected |
| Heating Coil In Ductwork | Does not Exist |
| Hydronic Heating | Does not Exist |
| Radiator/Convactor/Fin Tube | Inspected |

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|--|--------------------------|
| HEATING | |
| 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 | Does not Exist |
| Steam Condensate Return Piping | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Steam Condensate Return Pumping System | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies 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 | Does not Exist |
| HEATING PLANT | |
| Replacement Quantity | 3,478 |
| Replacement Uom | MBH Net |
| Instance on Basement | Inspected |
| Burner Type | Oil |
| Heating Plant Oil Number | 2 |
| Boiler Auxiliaries | Inspected |
| Instance on Basement | Inspected |
| Boiler Auxiliary Piping | |
| Instance on Basement | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Boiler Emergency Stop Switch | |
| Instance on Basement | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Boiler Feedwater System | |
| Instance on Basement | Does not Exist |
| Boiler Feedwater Treatment(Automatic) | |
| Instance on Basement | Does not Exist |
| Boiler Flue Exhaust | |
| Instance on Basement | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Boiler Make-up Water Backflow Preventer | |
| Instance on Basement | Does not Exist |
| Boiler Room Steam And Condensate Piping | |

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|--|--------------------------|
| HEATING PLANT | |
| Boiler Auxiliaries | |
| Boiler Room Steam And Condensate Piping | |
| Instance on Basement | Inspected |
| Condition | 3 - Fair |
| Deficiency | DEFECTIVE HEADER VALVE |
| Deficiency Location/Instance | Boiler Room |
| Deficiency Quantity | 1 |
| Quantity Uom | EACH |
| Potential Action | MAINTENANCE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Deficiency Photo1 | No photo recorded |
| Violations | No violations recorded. |
| Boiler Safety Valve | |
| Instance on Basement | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Boiler System | |
| Instance on Basement | Inspected |
| Coal-fired Boiler | |
| Instance on Basement | Does not Exist |
| Hot Water Boiler | |
| Instance on Basement | Does not Exist |
| Modular Boiler | |
| Instance on Basement | Does not Exist |
| Steam Boiler | |
| Instance on Basement | Inspected |
| Instance | Boiler Room |
| Instance Condition | 3 - Fair |
| Instance Quantity | 1,739 |
| Instance Quantity Uom | MBH Net |
| Instance Manufacturer | Rockmills Boiler |
| Equipment | 1082140-01 |
| Capacity/Size Quantity | 20 |
| Capacity/Size UOM | Burner GPH |
| Source of Capacity/Size | Documented |
| Installation Year | 1985 |
| Source of Installation | Documented |
| Deficiency | No deficiencies recorded |
| Instance | Boiler Room |
| Instance Condition | 3 - Fair |
| Instance Quantity | 1,739 |
| Instance Quantity Uom | MBH Net |
| Instance Manufacturer | Rockmills Boiler |
| Equipment | 1082140-02 |
| Capacity/Size Quantity | 20 |
| Capacity/Size UOM | Burner GPH |
| Source of Capacity/Size | Documented |

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|--|---------------------------|
| HEATING PLANT | |
| Boiler System | Inspected |
| Steam Boiler | |
| Installation Year | 1986 |
| Source of Installation | Documented |
| Deficiency | No deficiencies recorded |
| Fuel System | Inspected |
| Instance on Basement | Inspected |
| Boiler Fresh Air Louver/Damper | |
| Instance on Basement | Does not Exist |
| Burner/Burner Control Panel | |
| Instance on Basement | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Fuel Oil Storage/Supply System | |
| Instance on Basement | Inspected |
| Condition | 3 - Fair |
| Deficiency | FUEL OIL TANK: NOT IN USE |
| Deficiency Location/Instance | Boiler Room |
| Deficiency Quantity | 1 |
| Quantity Uom | EACH |
| Potential Action | NO ACTION |
| Urgency of Action | PRIORITY 1 |
| Purpose of Action | LEVEL 1 |
| Deficiency Photo1 | No photo recorded |
| Violations | No violations recorded. |
| Gas Trains And Vent At The Boiler | |
| Instance on Basement | Does not Exist |
| Enclosed IDF Room | Does not Exist |
| KITCHEN | |
| Instance on 2nd Floor | Inspected |
| Instance on 3rd Floor | Inspected |
| CO Detector | Not Required |
| Instance on 3rd Floor | Not Required |
| Instance on 2nd Floor | Not Required |
| Gas System | Does not Exist |
| Instance on 3rd Floor | Does not Exist |
| Instance on 2nd Floor | Does not Exist |
| Grease Trap | Inspected |
| Instance on 3rd Floor | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| Instance on 2nd Floor | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| Hood | Does not Exist |
| Instance on 3rd Floor | Does not Exist |
| Instance on 2nd Floor | Does not Exist |
| Hood Exhaust Ductwork | Does not Exist |

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|---|--------------------------|
| KITCHEN | |
| Hood Exhaust Ductwork | Does not Exist |
| Instance on 3rd Floor | Does not Exist |
| Instance on 2nd Floor | Does not Exist |
| Hood Exhaust Fan | Does not Exist |
| Instance on 3rd Floor | Does not Exist |
| Instance on 2nd Floor | Does not Exist |
| Hood Fire Suppression System | Does not Exist |
| Instance on 3rd Floor | Does not Exist |
| Instance on 2nd Floor | Does not Exist |
| Hot Water Temperature Booster | Does not Exist |
| Instance on 3rd Floor | Does not Exist |
| Instance on 2nd Floor | Does not Exist |
| Kitchen Sink | Inspected |
| Instance on 3rd Floor | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| Instance on 2nd Floor | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| MDF Room | Inspected |
| Instance on Room 103B | Inspected |
| Dedicated A/C Equipment | Inspected |
| Instance on Room 103B | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| SCIENCE DEMO ROOM | Does not Exist |
| SCIENCE LAB | Does not Exist |
| SCIENCE PREP ROOM | Does not Exist |
| SPRINKLERS, STANDPIPE, FIRE SYSTEM | Does not Exist |
| SWIMMING POOL | Does not Exist |
| VENTILATION | Inspected |
| Exhaust Fan | Inspected |
| Approximate Total # of Fans | 1-25 |
| Condition | 1 - Good |
| Deficiency | DEFECTIVE |
| Deficiency Location/Instance | Roof |
| Deficiency Quantity | 1 |
| Quantity Uom | EACH |
| Potential Action | MAINTENANCE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Deficiency Photo1 | No photo recorded |
| Violations | No violations recorded. |
| Heating And Ventilating Unit | Does not Exist |
| Metal Ductwork | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| Supply Fan | Does not Exist |

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|--------------------|----------------|
| VENTILATION | |
| Unit Ventilator | Does not Exist |