

NYC Department of Education
Building Condition Assessment Survey 2018 - 2019

Mechanical Inspection

K932

Asset: HIGH SCHOOL SUSPENSION CENTER - K, 619 BELMONT AVENUE, New York, 11207

Inspection Id	Inspection Type	Time In	Last Edited
ME : K932	Mechanical	2018-10-15 12:49 PM	2018-10-29 2:48 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.	3,000
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	MER adjacent to Stairway A
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	Boiler Room
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?	Yes
	Systems: Oil Fired Domestic Water Heater
	Years: 2017
	Systems: Climate Control System: Refrigerated Air Dryers, Temperature Control Thermostats, Terminal Unit Control Valves
	Years: 2016
	Systems: MDF Room - Dedicated A/C Equipment (DX Split System)
	Years: 2015
	Systems: Fixtures - Student: Urinals (3 of 5)
	Years: 2012
	Systems: Climate Control System: Air Compressor, PRV Station; Sump Pumps
	Years: 2010
	Systems: CO/Gas Leak Detection
	Years: 2009

Priority Condition

Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Status	PhotoImage
Yes	Defective CO/Gas Leak Detection	Defective Control Panels	GAS SERVICE CO/Gas Leak Detection	Custodian's Office and Boiler Room	Darren Allen	Fireman	Sent to DSF	

Inspection

Question	Response
Mechanical	
AIR CONDITIONING	Does not Exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not Exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Does not Exist
Pneumatic System	Inspected
Instance	Throughout
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH

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Question	Response
CLIMATE CONTROL SYSTEM	
Pneumatic System	
Building Area Covered by Operational System	81-100%
Deficiency	DEFECTIVE TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	Multipurpose 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.
Hybrid System	Does not Exist
Electric System	Does not Exist
COMPACTOR	Does not Exist
CONVEYING	Does not Exist
DOMESTIC WATER SYSTEM	Inspected
Domestic Cold Water System	Inspected
Gravity System	Does not Exist
Pressure Booster System	Does not Exist
Water Service	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Boiler Room
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.
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	Does not Exist
Gas Fired Domestic Water Heater	Does not Exist
Oil Fired Domestic Water Heater	Inspected
Instance	Boiler Room
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	A.O. Smith
Equipment	N/A
Capacity/Size Quantity	199
Capacity/Size UOM	MBH Input

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Oil Fired Domestic Water Heater	
Capacity/Size2 Quantity	86
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2017
Source of Installation	Documented
Deficiency	No deficiencies recorded
Domestic Water Distribution Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	
Interior Storm Piping	Does not Exist
Sewage/Waste/Vent Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sewage Ejector Pump	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sump Pump	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
Does not Exist	
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
Deficiency	No deficiencies recorded
Urinal	Inspected

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Question	Response
FIXTURES	Inspected
Student	
Urinal	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	Does not Exist
GAS SERVICE	Inspected
Gas Distribution Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Does not Exist
Gas Meter Room Vent	Does not Exist
Gas Pressure Booster	Does not Exist
CO/Gas Leak Detection	Inspected
Instance	Boiler Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2009
Source of Installation	Inspector Estimate
Deficiency	DEFECTIVE CONTROL PANEL
Deficiency Location/Instance	Custodian's Office and Boiler Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo 1	No photo recorded
Violations	No violations recorded.
HEATING	Inspected
Heating Coil In Ductwork	Does not Exist
Hydronic Heating	Does not Exist
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	No deficiencies recorded
Steam Condensate Return Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	Does not Exist
Steam Piping	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE/LEAKS

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Question	Response
HEATING	
Steam Heating	
Steam Piping	
Deficiency Location/Instance	Room 303
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations 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	
	Inspected
Replacement Quantity	2,439
Replacement Uom	MBH Net
Instance on Sub-Basement	Inspected
Burner Type	Oil
Heating Plant Oil Number	2
Boiler Auxiliaries	
	Inspected
Instance on Sub-Basement	Inspected
Boiler Auxiliary Piping	
Instance on Sub-Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Sub-Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Sub-Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	
Instance on Sub-Basement	Does not Exist
Boiler Flue Exhaust	
Instance on Sub-Basement	Inspected
Condition	3 - Fair
Deficiency	DRAFT FAN: DEFECTIVE
Deficiency Location/Instance	Roof
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Make-up Water Backflow Preventer	
Instance on Sub-Basement	Does not Exist
Boiler Room Steam And Condensate Piping	
Instance on Sub-Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Safety Valve	
Instance on Sub-Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler System	
Instance on Sub-Basement	Inspected
Coal-fired Boiler	
Instance on Sub-Basement	Does not Exist
Hot Water Boiler	
Instance on Sub-Basement	Does not Exist
Modular Boiler	
Instance on Sub-Basement	Does not Exist
Steam Boiler	
Instance on Sub-Basement	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	813
Instance Quantity Uom	MBH Net
Instance Manufacturer	Weil-McLain
Equipment	55427-01
Capacity/Size Quantity	813
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1988
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	813
Instance Quantity Uom	MBH Net
Instance Manufacturer	Weil-McLain
Equipment	55427-02
Capacity/Size Quantity	813
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1988
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	813

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Question	Response
HEATING PLANT	
Boiler System	
Steam Boiler	
Instance Quantity Uom	MBH Net
Instance Manufacturer	Weil-McLain
Equipment	55427-03
Capacity/Size Quantity	813
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1988
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
Fuel System	Inspected
Instance on Sub-Basement	Inspected
Boiler Fresh Air Louver/Damper	
Instance on Sub-Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Sub-Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Fuel Oil Storage/Supply System	
Instance on Sub-Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Gas Trains And Vent At The Boiler	
Instance on Sub-Basement	Does not Exist
Enclosed IDF Room	Does not Exist
KITCHEN	Does not Exist
MDF Room	Inspected
Instance on Room 204A	Inspected
Dedicated A/C Equipment	Inspected
Instance on Room 204A	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	3 - Fair
Deficiency	No deficiencies recorded
Heating And Ventilating Unit	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded

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VENTILATION	
Metal Ductwork	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Supply Fan	Does not Exist
Unit Ventilator	Does not Exist