

**NYC Department of Education
Building Condition Assessment Survey 2018-2019**

Mechanical Inspection

M194

School: **P.S. 194 - MANHATTAN, 244 WEST 144 STREET, MANHATTAN, NY, 10030**

InspectionId	Inspection Type	Time In	Last Edited
1623	MECHANICAL	2019-01-17 11:06AM	2019-02-20 06:11PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Heating Plant; Climate Control System; Gas Fired Domestic Water Heater; Domestic Water Remote Storage Tank; Sump Pumps; Steam Condensate Return Pumping Systems; MER Steam and Condensate Piping (~50%); F&T/Steam Drip Traps; Terminal Unit Thermostatic Traps; Gas Service Years: 2011
Are there fuel tanks?	No
Total # of water main service entries to the asset	2
MERs/Fan Rooms Locations	Boiler Room Mechanical Area, Basement MER, Penthouse MER
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	Does not exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Does not exist
Electric System	Does not exist
Hybrid System	Does not exist
Pneumatic System	Inspected
Instance	Boiler Room
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies recorded
COMPACTOR	Does not exist
CONVEYING	Does not exist
DOMESTIC WATER SYSTEM	Inspected
Domestic Cold Water System	Inspected
Gravity System	Inspected
Roof Tank	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Supply Pump	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Pressure Booster System	Does not exist
Water Service	Inspected
Instance	Basement - Storage Room, Boiler Room
Instance Condition	3- Fair
Instance Quantity	2

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Water Service	
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Basement - Storage Room, Boiler Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Domestic Hot Water System	
Inspected	
Domestic Hot Water Remote Storage Tank	
Inspected	
Condition	1- Good
Deficiency	NOT IN USE
Deficiency Location/Instance	Boiler Room Mechanical Area (1 of 2)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Domestic Water Heat Exchanger	
Inspected	
Condition	5- Poor
Deficiency	DETERIORATED
Deficiency Location/Instance	Basement MER
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Electric Domestic Water Heater	
Inspected	
Condition	2- Between Good and Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Boiler Room Mechanical Area
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Gas Fired Domestic Water Heater	
Inspected	
Instance	Boiler Room
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Lochinvar
EquipmentId	N/A
Capacity/Size Quantity	200
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	0
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented

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DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Gas Fired Domestic Water Heater	
Installation Year	2011
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
Oil Fired Domestic Water Heater	
	Does not exist
Domestic Water Distribution Piping	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	
	Inspected
Interior Storm Piping	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
Sewage Ejector Pump	
	Does not exist
Sewage/Waste/Vent Piping	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
Sump Pump	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency Location/Instance	DEFECTIVE CONTROLS
Deficiency Quantity	Boiler Room Mechanical Area
Quantity Uom	1
Potential Action	EACH
Urgency of Action	MAINTENANCE
Purpose of Action	PRIORITY 3
Violations	LEVEL 2
	No violations recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
	Does not exist
Enclosed IDF Room	
	Does not exist
FIXTURES	
	Inspected
Staff And Other	
	Inspected
Janitor Sink	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
Lavatory/Sink	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
Toilet	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
Urinal	
	Does not exist
Student	
	Inspected
Drinking Fountain	
Condition	Inspected
Deficiency	3- Fair
	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Corridor near Rooms 122, 322
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded

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Question	Response
FIXTURES	
Student	
Lavatory/Sink	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Locker Room Shower	
Instance on 3rd Floor - Within the Gymnasium	Inaccessible
Instance Quantity	1
Instance Quantity Uom	EACH
Sink And Fountain Combo Unit	Does not exist
Toilet	
Condition	3- Fair
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Girl's Toilet Room 236
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Urinal	
Condition	3- Fair
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Boy's Toilet Room 330
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
GAS FIRED FURNACE	Does not exist
GAS SERVICE	
CO/Gas Leak Detection	
Instance	Basement - Boiler Room, Gas Meter Room
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2011
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
Gas Distribution Piping	
Condition	1- Good
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	
Condition	1- Good
Deficiency	No deficiencies recorded
Gas Meter Room Vent	
Condition	1- Good
Deficiency	No deficiencies recorded
Gas Pressure Booster	
Instance	Basement - Gas Meter Room
Instance Condition	2- Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH

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Question	Response
GAS SERVICE	
Gas Pressure Booster	
Manufacturer	Spencer
EquipmentId	N/A
Capacity/Size Quantity	2
Capacity/Size UOM	HP
Source of Capacity/Size	Documented
Installation Year	2011
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
HEATING	
Heating Coil In Ductwork	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Hydronic Heating	
Does not exist	
Radiator/Convactor/Fin Tube	
Condition	Inspected
Deficiency	3- Fair
Deficiency	RADIATOR/CONVECTOR:DEFECTIVE
Deficiency Location/Instance	Corridor next to Room 123
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	AUXILIARY (VALVE,VENT):DEFECTIVE
Deficiency Location/Instance	Stairs "F/3", "F/4" and other locations
Deficiency Quantity	10
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Heating	
Inspected	
F&T/Steam Drip Trap	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Basement MER @ Auditorium SF
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Condensate Return Piping	
Condition	Inspected
Deficiency	3- Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Boiler Room Mechanical Area near Water Service, Exit 8 Vestibule
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3

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Question	Response
HEATING	
Steam Heating	
Steam Condensate Return Piping	
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Condensate Return Pumping System	
Inspected	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE PUMP
Deficiency Location/Instance	Boiler Room, Basement MER
Deficiency Quantity	5
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Piping	
Inspected	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Trap	
Inspected	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Steam supplied by External Sources	
Does not exist	Does not exist
Unit Heater/Cabinet Heater	
Inspected	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
HEATING PLANT	
Replacement Quantity	10,322
Replacement Uom	MBH NET
Instance on Basement	Inspected
Burner Type	Gas
Heating Plant Oil Number	N/A
Boiler Auxiliaries	
Instance on Basement	Inspected
Boiler Auxiliary Piping	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	DEFECTIVE BOILER AUTOMATIC FEEDWATER VALVE
Deficiency Location/Instance	Boiler Room @ Boiler #2
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Emergency Stop Switch	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	FEEDWATER PUMP:DEFECTIVE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	2
Quantity Uom	EACH

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HEATING PLANT	
Boiler Auxiliaries	
Boiler Feedwater System	
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Feedwater Treatment(Automatic)	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Flue Exhaust	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	BOILER DAMPER IN BREECHING:DEFECTIVE
Deficiency Location/Instance	Boiler Room @ Boiler #1
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Make-up Water Backflow Preventer	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	DEFECTIVE ISOLATION 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
Violations	No violations recorded
Boiler Safety Valve	
Instance on Basement	Inspected
Instance Condition	2- Between Good and 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	1- Good
Instance Quantity	5,161

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Question	Response
HEATING PLANT	
Boiler System	
Steam Boiler	
Instance Quantity Uom	MBH NET
Manufacturer	Burnham
EquipmentId	3382-01
Capacity/Size Quantity	6648
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2011
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	5,161
Instance Quantity Uom	MBH NET
Manufacturer	Burnham
EquipmentId	3382-02
Capacity/Size Quantity	6648
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2011
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
Fuel System	
Instance on Basement	Inspected
Boiler Fresh Air Louver/Damper	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fuel Oil Storage/Supply System	
Instance on Basement	Does not exist
Gas Trains And Vent At The Boiler	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
KITCHEN	
Instance on Basement	Inspected
CO Detector	
Instance on Basement	Not required
Gas System	
Instance on Basement	Does not exist
Grease Trap	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood	
Instance on Basement	Does not exist
Hood Exhaust Ductwork	
Instance on Basement	Does not exist

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Question	Response
KITCHEN	
Hood Exhaust Fan	
Instance on Basement	Does not exist
Hood Fire Suppression System	
Instance on Basement	Does not exist
Hot Water Temperature Booster	
Instance on Basement	Does not exist
Kitchen Sink	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
MDF Room	
Instance on Room 418	Inspected
Dedicated A/C Equipment	
Instance on Room 418	Inspected
Instance Condition	3- Fair
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	Inspected
Dry 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	No deficiencies recorded
Sprinkler Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Standpipe System	Does not exist
Water Gong	Does not exist
Wet Sprinkler Alarm Valve Assembly	Does not exist
SWIMMING POOL	Does not exist
VENTILATION	Inspected
Exhaust Fan	Inspected
Condition	3- Fair
Approximate Total # of Fans	1-25
Deficiency	DEFECTIVE MOTOR
Deficiency Location/Instance	Penthouse MER / Toilet EF
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room Mechanical Area / Play Yard EF
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
VENTILATION	
Exhaust Fan	
Violations	No violations recorded
Heating And Ventilating Unit	
	Does not exist
Metal Ductwork	
Condition	3- Fair
Deficiency	DAMAGED FLEXIBLE CONNECTION
Deficiency Location/Instance	Basement MER @ Kitchen EF, Lunch Room EF, Auditorium SF; Penthouse MER @ Gym SF, Gym EF
Deficiency Quantity	6
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Supply Fan	
Condition	3- Fair
Approximate Total # of Fans	1-5
Deficiency	No deficiencies recorded
Unit Ventilator	
Condition	3- Fair
Deficiency	No deficiencies recorded