

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

Mechanical Inspection

M281

School: P.S. 281 - MANHATTAN, 425 EAST 35 STREET, MANHATTAN, NY, 10016

InspectionId	Inspection Type	Time In	Last Edited
2569	MECHANICAL	2019-02-20 07:14AM	2019-02-25 06:16PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	No System Upgraded
Are there fuel tanks?	Yes
Total # of above ground tanks	1
Total capacity of all above ground tanks in gal.	275
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	3
MERs/Fan Rooms Locations	N/A
Are there any spaces with Missing or Defective CO Detectors?	Kitchen
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
Backflow Preventer	Does not exist
Central Station Air Handler	Inspected
Instance	Main Roof
Instance Condition	1- Good
Instance Quantity	3
Instance Quantity Uom	EACH
Manufacturer	Annexair
EquipmentId	AHU-1, AHU-2, AHU-3
Capacity/Size Quantity	15
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2013
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Main Roof
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Annexair
EquipmentId	AHU-4
Capacity/Size Quantity	5
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2013
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Main Roof

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Central Station Air Handler	
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Annexair
EquipmentId	AHU-5
Capacity/Size Quantity	8
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2013
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Main Roof
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Annexair
EquipmentId	AHU-6
Capacity/Size Quantity	10
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2013
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Chilled Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Fan Coil Unit	Does not exist
Packaged Air Cooled Chiller	Inspected
Instance	Main Roof
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Airstack
EquipmentId	N/A
Capacity/Size Quantity	200
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2013
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Main Roof
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Airstack
EquipmentId	N/A
Capacity/Size Quantity	150
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2013
Source of Installation Year	Documented
Deficiency	No deficiencies recorded

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Question	Response
AIR CONDITIONING	
Chilled Water System	
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
Dry Cooler	Does not exist
DX Split System	Inspected
Indoor Unit	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Outdoor Unit	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Packaged / Rooftop Unit	Does not exist
Packaged Terminal A/C	Does not exist
Refrigerant Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Return Fan	Does not exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Inspected
Instance	Throughout
Instance Condition	4- Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	0-20%
Installation Year	2013
Source of Installation Year	Documented
Deficiency	DEFECTIVE SYSTEM
Deficiency Location/Instance	Throughout
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Electric System	Does not exist
Hybrid System	Does not exist
Pneumatic System	Does not exist
COMPACTOR	Inspected
Condition	1- Good
Deficiency	NOT IN USE
Deficiency Location/Instance	Room 509
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
CONVEYING	Inspected
Ash Hoist	Does not exist
Dumbwaiter	Does not exist

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Question	Response
CONVEYING	
Elevator	Inspected
Condition	1- Good
Are all the existing elevators operable?	Yes
Deficiency	No deficiencies recorded
Escalator	Does not exist
Non-auditorium Handicap Lift - Stair	Does not exist
Non-auditorium Handicap Lift - Vertical	Inspected
Condition	4- Between Fair and Poor
Are all the existing non-auditorium vertical handicap lifts operable?	No
Deficiency	No deficiencies recorded
Sidewalk Elevator	Does not exist
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	Inspected
Gravity System	Does not exist
Pressure Booster System	Inspected
Electric Pressure Booster System	Inspected
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Federal Pump
EquipmentId	N/A
Capacity/Size Quantity	2
Capacity/Size UOM	Total # Pumps
Capacity/Size 2 Quantity	20
Capacity/Size 2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	2013
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Hydraulic/Pneumatic Booster System	Does not exist
Water Service	Inspected
Instance	Water/Gas Meter Room 100, Sprinkler/Water Service Room 114A
Instance Condition	1- Good
Instance Quantity	3
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Domestic Hot Water System	Inspected
Domestic Hot Water Remote Storage Tank	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Domestic Water Heat Exchanger	Does not exist
Electric Domestic Water Heater	Does not exist
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	645
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	0
Capacity/Size 2 UOM	Gallons

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DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Gas Fired Domestic Water Heater	
Source of Capacity/Size	Documented
Installation Year	2013
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Oil Fired Domestic Water Heater	
	Does not exist
Domestic Water Distribution Piping	
Condition	Inspected
Deficiency	1- Good
	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	
	Inspected
Interior Storm Piping	
Condition	Inspected
Deficiency	1- Good
	No deficiencies recorded
Sewage Ejector Pump	
	Does not exist
Sewage/Waste/Vent Piping	
Condition	Inspected
Deficiency	1- Good
	No deficiencies recorded
Sump Pump	
	Does not exist
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
	Does not exist
Enclosed IDF Room	
Instance on Rooms 219, 319, 519, 619	Inspected
Dedicated A/C Equipment	
Instance on Rooms 219, 319, 519, 619	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
FIXTURES	
	Inspected
Staff And Other	
	Inspected
Janitor Sink	
Condition	Inspected
Deficiency	1- Good
	No deficiencies recorded
Lavatory/Sink	
Condition	Inspected
Deficiency	1- Good
	No deficiencies recorded
Toilet	
Condition	Inspected
Deficiency	1- Good
	No deficiencies recorded
Urinal	
	Does not exist
Student	
	Inspected
Drinking Fountain	
Condition	Inspected
Deficiency	1- Good
	No deficiencies recorded
Lavatory/Sink	
Condition	Inspected
Deficiency	1- Good
	No deficiencies recorded
Locker Room Shower	
	Does not exist
Sink And Fountain Combo Unit	
Condition	Inspected
Deficiency	1- Good
	No deficiencies recorded
Toilet	
Condition	Inspected
Deficiency	1- Good
	No deficiencies recorded

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Question	Response
FIXTURES	
Student	
Urinal	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	
	Does not exist
GAS SERVICE	
	Inspected
CO/Gas Leak Detection	
	Inspected
Instance	Boiler Room, Gas Meter Room 100
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2013
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Gas Distribution Piping	
	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	
	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Gas Meter Room Vent	
	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Gas Pressure Booster	
	Does not exist
HEATING	
	Inspected
Heating Coil In Ductwork	
	Does not exist
Hydronic Heating	
	Inspected
 Backflow Preventer	
	Does not exist
 Hot Water Heat Exchanger	
	Does not exist
 Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries	
	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Radiator/Convactor/Fin Tube	
	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Steam Heating	
	Does not exist
Steam supplied by External Sources	
	Does not exist
Unit Heater/Cabinet Heater	
	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
HEATING PLANT	
Replacement Quantity	2,086
Replacement Uom	MBH NET
Instance on Penthouse	Inspected
Burner Type	Gas
Heating Plant Oil Number	N/A
Boiler Auxiliaries	
Instance on Penthouse	Inspected
Boiler Auxiliary Piping	
Instance on Penthouse	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Emergency Stop Switch	
Instance on Penthouse	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Penthouse	Does not exist
Boiler Feedwater Treatment(Automatic)	
Instance on Penthouse	Does not exist
Boiler Flue Exhaust	
Instance on Penthouse	Does not exist
Boiler Make-up Water Backflow Preventer	
Instance on Penthouse	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on Penthouse	Does not exist
Boiler Safety Valve	
Instance on Penthouse	Does not exist
Boiler System	
Instance on Penthouse	Inspected
Coal-fired Boiler	
Instance on Penthouse	Does not exist
Hot Water Boiler	
Instance on Penthouse	Does not exist
Modular Boiler	
Instance on Penthouse	Inspected
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	1,043
Instance Quantity Uom	MBH NET
Manufacturer	AERCO
EquipmentId	164455-01
Capacity/Size Quantity	1500
Capacity/Size UOM	MBH Input
Source of Capacity/Size	Documented
Installation Year	2013
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	1,043
Instance Quantity Uom	MBH NET
Manufacturer	AERCO
EquipmentId	164455-02
Capacity/Size Quantity	1500
Capacity/Size UOM	MBH Input
Source of Capacity/Size	Documented
Installation Year	2013
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Steam Boiler	
Instance on Penthouse	Does not exist

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Question	Response
HEATING PLANT	
Fuel System	
Instance on Penthouse	Inspected
Boiler Fresh Air Louver/Damper	
Instance on Penthouse	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Penthouse	Does not exist
Fuel Oil Storage/Supply System	
Instance on Penthouse	Does not exist
Gas Trains And Vent At The Boiler	
Instance on Penthouse	Does not exist
KITCHEN	
Instance on 1st Floor	Inspected
CO Detector	
Instance on 1st Floor	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Kitchen
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Gas System	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Grease Trap	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Hood Fire Suppression System	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Hot Water Temperature Booster	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded

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Question	Response
KITCHEN	
Kitchen Sink	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
MDF Room	
Instance on Room 710	Inspected
Dedicated A/C Equipment	
Instance on Room 710	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Does not exist
SCIENCE LAB	
Instance on Room 627	Inspected
Alternative Use	Yes
Instance on Room 320	Inspected
Alternative Use	Yes
Acid Waste Neutralizing Tank	
Instance on Room 627	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Instance on Room 320	Does not exist
CO Detector	
Instance on Room 627	Not required
Instance on Room 320	Not required
Emergency Shower	
Instance on Room 627	Does not exist
Instance on Room 320	Does not exist
Eye Wash	
Instance on Room 627	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Instance on Room 320	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Fixed Laboratory Hood	
Instance on Room 627	Does not exist
Instance on Room 320	Does not exist
Hood Exhaust Ductwork	
Instance on Room 627	Does not exist
Instance on Room 320	Does not exist
Hood Exhaust Fan	
Instance on Room 627	Does not exist
Instance on Room 320	Does not exist
Laboratory Sink	
Instance on Room 627	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Instance on Room 320	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 627	Does not exist

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Question	Response
SCIENCE LAB	
Make-up Air Unit	
Instance on Room 320	Does not exist
SCIENCE PREP ROOM	
Instance on Room 625	Inspected
Alternative Use	Yes
Acid Waste Neutralizing Tank	
Instance on Room 625	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
CO Detector	
Instance on Room 625	Not required
Emergency Shower	
Instance on Room 625	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Eye Wash	
Instance on Room 625	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Fixed Laboratory Hood	
Instance on Room 625	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Room 625	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on Room 625	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Laboratory Sink	
Instance on Room 625	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 625	Does not exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
	Inspected
Dry Sprinkler Alarm Valve Assembly	
	Does not exist
Fire Booster Pump Assembly	
Condition	Inspected
	1- Good
Deficiency	No deficiencies recorded
Roof Tank	
	Does not exist
Siamese Connection	
Condition	Inspected
	1- Good
Deficiency	No deficiencies recorded
Sprinkler Head	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Sprinkler Piping	
	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded

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Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Standpipe System	Inspected
Hose Valve Assembly	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Water Gong	Does not exist
Wet Sprinkler Alarm Valve Assembly	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
SWIMMING POOL	Does not exist
VENTILATION	Inspected
Exhaust Fan	Inspected
Condition	1- Good
Approximate Total # of Fans	1-25
Deficiency	No deficiencies recorded
Heating And Ventilating Unit	Does not exist
Metal Ductwork	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Supply Fan	Does not exist
Unit Ventilator	Does not exist