

NYC Department of Education
Building Condition Assessment Survey 2017 - 2018

Mechanical Inspection

M506

Asset: EDWARD A. REYNOLDS WEST SIDE HS-M, 140 WEST 102 STREET, New York, 10025

Inspection Id	Inspection Type	Time In	Last Edited
ME : M506	Mechanical	2018-02-13 8:43 AM	2018-02-23 4:40 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.	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	2
MERs/Fan Rooms Locations	MER B14C
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	MER B14C, Science Demo Room 214
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: MDF Room - Dedicated A/C Equipment (DX Split System, 1 of 2)
	Years: 2015
	Systems: Gas Fired Domestic Water Heater; Hot Water Remote Storage Tank; MDF Room - Dedicated A/C Equipment (DX Split System, 1 of 2)
	Years: 2007

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	Inspected
Indoor Unit	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Outdoor Unit	Inspected
Condition	2 - Between Good and Fair
Deficiency	UP TO 5 TONS: DEFECTIVE
Deficiency Location/Instance	Exterior Wall on West Side
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded

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Question	Response
AIR CONDITIONING	
DX Split System	
Outdoor Unit	
Violations	No violations recorded.
Dry Cooler	Does not Exist
Packaged / Rooftop Unit	Inspected
Instance	3rd Floor Roof
Instance Condition	3 - Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Source of Heating	Gas
Instance Manufacturer	Trane
Equipment	RTU-1, RTU-3
Capacity/Size Quantity	40
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1999
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	3rd Floor Roof
Instance Condition	3 - Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Source of Heating	Gas
Instance Manufacturer	Trane
Equipment	RTU-2, RTU-4
Capacity/Size Quantity	28
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1999
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	2nd Floor Roof
Instance Condition	3 - Fair
Instance Quantity	6
Instance Quantity Uom	EACH
Source of Heating	Gas
Instance Manufacturer	Trane
Equipment	RTU-5, RTU-7, RTU-8, RTU-10, RTU-11, RTU-12
Capacity/Size Quantity	21
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1999
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	2nd Floor Roof
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH

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Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Source of Heating	Gas
Instance Manufacturer	Trane
Equipment	RTU-6
Capacity/Size Quantity	10
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1999
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	2nd Floor Roof
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Gas
Instance Manufacturer	Trane
Equipment	RTU-9
Capacity/Size Quantity	48
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1999
Source of Installation	Documented
Deficiency	No deficiencies recorded
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	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
CLIMATE CONTROL SYSTEM	
BMS	Inspected
Instance	Throughout
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	61-80%
Installation Year	1999
Source of Installation	Documented
Deficiency	DEFECTIVE LOCAL CONTROL PANEL
Deficiency Location/Instance	3rd Floor Roof / RTU-1, 2nd Floor Roof / RTU-6, RTU-7, RTU-8
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded

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Question	Response
CLIMATE CONTROL SYSTEM	
BMS	
Violations	No violations recorded.
Deficiency	BEYOND USEFUL LIFE
Deficiency Location/Instance	Throughout
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Pneumatic System	Does not Exist
Hybrid System	Does not Exist
Electric System	Does not Exist
COMPACTOR	Does not Exist
CONVEYING	Inspected
Dumbwaiter	Does not Exist
Elevator	Inspected
Are all the existing elevators operable?	Yes
Condition	3 - Fair
Deficiency	No deficiencies recorded
Escalator	Does not Exist
Non-auditorium Handicap Lift - Vertical	Does not Exist
Non-auditorium Handicap Lift - Stair	Does not Exist
Ash Hoist	Does not Exist
Sidewalk Elevator	Inspected
Are all the existing sidewalk elevators operable?	Yes
Condition	3 - Fair
Deficiency	No deficiencies recorded
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	Inspected
Gravity System	Does not Exist
Pressure Booster System	Does not Exist
Water Service	Inspected
Instance	Room B25H
Instance Condition	2 - Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	RPZ: DEFECTIVE
Deficiency Location/Instance	Room B25H
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.

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Question	Response
DOMESTIC WATER SYSTEM	
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	Inspected
Condition	2 - Between Good and Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Kitchen
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 Fired Domestic Water Heater	Inspected
Instance	MER B14C
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Laars
Equipment	N/A
Capacity/Size Quantity	500
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	0
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2007
Source of Installation	Documented
Deficiency	No deficiencies recorded
Oil Fired Domestic Water Heater	Does not Exist
Domestic Water Distribution Piping	Inspected
Condition	1 - Good
Deficiency	DEFECTIVE DOMESTIC HOT WATER CIRCULATING PUMP
Deficiency Location/Instance	MER B14C
Deficiency Quantity	2
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.
DRAIN/WASTE/VENT AND STORM SYSTEM	Inspected
Interior Storm Piping	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	Inspected

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Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	
Sewage/Waste/Vent Piping	Inspected
Condition	1 - Good
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	2 - Between Good and Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Room 107
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.
Lavatory/Sink	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE FLUSHOMETER VALVE
Deficiency Location/Instance	Toilet Rooms 207, 302
Deficiency Quantity	2
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.
Urinal	Does not Exist
Student	Inspected
Drinking Fountain	Inspected
Condition	3 - Fair
Deficiency	CLOGGED/LEAKING
Deficiency Location/Instance	Corridor by Room B20
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.
Lavatory/Sink	Inspected

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Question	Response
FIXTURES	
Student	
Lavatory/Sink	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Locker Room Shower	Inspected
Instance on Basement - Girls	Inspected
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Alternative use	No
Deficiency	No deficiencies recorded
Instance on Basement - Boys	Inspected
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Alternative use	No
Deficiency	No deficiencies recorded
Sink And Fountain Combo Unit	Does not Exist
Toilet	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE FLUSHOMETER VALVE
Deficiency Location/Instance	Toilet Room 109, Girl's Toilet Room 311
Deficiency Quantity	3
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.
Urinal	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	Does not Exist
GAS SERVICE	Inspected
Gas Distribution Piping	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Does not Exist
Gas Meter Room Vent	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Gas Pressure Booster	Does not Exist
CO/Gas Leak Detection	Inspected
Instance	Basement - Gas Meter Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	1999

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Question	Response
GAS SERVICE	
CO/Gas Leak Detection	
Source of Installation	Documented
Deficiency	BEYOND USEFUL LIFE
Deficiency Location/Instance	Throughout
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Deficiency Photo	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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Steam Heating	Does not Exist
Steam supplied by External Sources	Does not Exist
Unit Heater/Cabinet Heater	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
HEATING PLANT	
	Does not Exist
Enclosed IDF Room	Does not Exist
KITCHEN	
	Inspected
Instance on Basement	Inspected
CO Detector	Inspected
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Gas System	Inspected
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Grease Trap	Inspected
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	Inspected
Instance on Basement	Inspected
Condition	3 - Fair

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Question	Response
KITCHEN	
Hood Exhaust Fan	Inspected
Deficiency	No deficiencies recorded
Hood Fire Suppression System	Inspected
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hot Water Temperature Booster	Inspected
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Kitchen Sink	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
MDF Room	Inspected
Instance on Room 120A	Inspected
Dedicated A/C Equipment	Inspected
Instance on Room 120A	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Inspected
Instance on Room 214	Inspected
Alternative use	No
Instance on Rooms 216, 218	Inspected
Alternative use	No
Acid Waste Neutralizing Tank	Does not Exist
Instance on Rooms 216, 218	Does not Exist
Instance on Room 214	Does not Exist
CO Detector	Inspected
Instance on Rooms 216, 218	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 214	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Room 214
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Emergency Shower	Does not Exist
Instance on Rooms 216, 218	Does not Exist
Instance on Room 214	Does not Exist
Eye Wash	Inspected
Instance on Rooms 216, 218	Inspected
Condition	3 - Fair

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Question	Response
SCIENCE DEMO ROOM	
Eye Wash	
Deficiency	No deficiencies recorded
Instance on Room 214	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room 214
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.
Hood Exhaust Ductwork	
Instance on Rooms 216, 218	Does not Exist
Instance on Room 214	Does not Exist
Hood Exhaust Fan	
Instance on Rooms 216, 218	Does not Exist
Instance on Room 214	Does not Exist
Fixed Laboratory Hood	
Instance on Rooms 216, 218	Does not Exist
Instance on Room 214	Does not Exist
Laboratory Sink	
Instance on Rooms 216, 218	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 214	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Room 214
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.
Make-up Air Unit	
Instance on Rooms 216, 218	Does not Exist
Instance on Room 214	Does not Exist
SCIENCE LAB	
Instance on Room 202	Inspected
Alternative use	Yes
Instance on Room 210	Inspected
Alternative use	No
Acid Waste Neutralizing Tank	
Instance on Room 210	Does not Exist
Instance on Room 202	Does not Exist

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Question	Response
SCIENCE LAB	
CO Detector	Inspected
Instance on Room 210	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 202	Not Required
Emergency Shower	Inspected
Instance on Room 210	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 202	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Eye Wash	Inspected
Instance on Room 210	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 202	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Inspected
Instance on Room 210	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 202	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	Inspected
Instance on Room 210	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 202	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Fixed Laboratory Hood	Inspected
Instance on Room 210	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 202	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Laboratory Sink	Inspected
Instance on Room 210	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Room 210
Deficiency Quantity	11
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
SCIENCE LAB	
Laboratory Sink	
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room 210
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.
Instance on Room 202	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	Does not Exist
Instance on Room 210	Does not Exist
Instance on Room 202	Does not Exist
SCIENCE PREP ROOM	Inspected
Instance on Room 206	Inspected
Alternative use	No
Acid Waste Neutralizing Tank	Does not Exist
Instance on Room 206	Does not Exist
CO Detector	Inspected
Instance on Room 206	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Emergency Shower	Inspected
Instance on Room 206	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Eye Wash	Inspected
Instance on Room 206	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Inspected
Instance on Room 206	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	Inspected
Instance on Room 206	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Fixed Laboratory Hood	Inspected
Instance on Room 206	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Laboratory Sink	Inspected
Instance on Room 206	Inspected

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Question	Response
SCIENCE PREP ROOM	
Laboratory Sink	
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Room 206
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.
Make-up Air Unit	
Instance on Room 206	Does not Exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
	Inspected
Dry Sprinkler Alarm Valve Assembly	Does not Exist
Wet Sprinkler Alarm Valve Assembly	Does not Exist
Fire Booster Pump Assembly	Does not Exist
Roof Tank	Does not Exist
Siamese Connection	Inspected
Condition	2 - Between Good and Fair
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
Standpipe System	Inspected
Hose Valve Assembly	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Piping	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Water Gong	Does not Exist
SWIMMING POOL	
	Does not Exist
VENTILATION	
Exhaust Fan	Inspected
Approximate Total # of Fans	1-25
Condition	3 - Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	3rd Floor Roof / EX7, EX10, TX1, TX4
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded

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Question	Response
VENTILATION	
Exhaust Fan	Inspected
Violations	No violations recorded.
Heating And Ventilating Unit	Does not Exist
Metal Ductwork	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Supply Fan	Does not Exist
Unit Ventilator	Does not Exist