

**NYC Department of Education  
Building Condition Assessment Survey 2017 - 2018**

Mechanical Inspection

M873

**Asset: MANHATTAN VILLAGE ACADEMY - M, 43 WEST 22ND STREET, New York, 10010**

Inspection Id	Inspection Type	Time In	Last Edited
ME : M873	Mechanical	2018-03-12 10:58 AM	2018-05-07 2:10 PM

Asset Data

Question	Answer
Are there fuel tanks?	No
Total # of water main service entries to the asset	0
MERs/Fan Rooms Locations	MERs 235, 384
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	Science Lab 229B
Are there any Emergency Stop Switches with Missing Hammers?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Rooms 215, 362, 383, 3rd Floor Music Room, 2nd and 3rd Floor Hallways, Library
Have any Systems/Major Building Components been upgraded?	Yes Systems: MDF Room - Dedicated A/C Equipment (DX Split System); Standpipe System - Hose Valve Assembly Years: 2017 Systems: Kitchen - Grease Trap Years: 2016

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
<b>Mechanical</b>	
<b>AIR CONDITIONING</b>	Inspected
<b>Chilled Water System</b>	Does not Exist
<b>Condenser Water Distribution: Piping, Pumps and Auxiliaries</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Cooling Coil in Ductwork</b>	Does not Exist
<b>Cooling Tower</b>	Does not Exist
<b>DX Split System</b>	Does not Exist
<b>Dry Cooler</b>	Does not Exist
<b>Packaged / Rooftop Unit</b>	Inspected
Instance	MER 235
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	N/A
Instance Manufacturer	Trane
Equipment	AC-2-1
Capacity/Size Quantity	25
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	1995
Source of Installation	Documented
Deficiency	No deficiencies recorded

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Question	Response
<b>AIR CONDITIONING</b>	
<b>Packaged / Rooftop Unit</b>	
Instance	MER 235
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	N/A
Instance Manufacturer	Trane
Equipment	AC-2-2
Capacity/Size Quantity	51
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	1995
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	MER 384
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	N/A
Instance Manufacturer	Trane
Equipment	AC-3-1
Capacity/Size Quantity	51
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	1995
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	MER 384
Instance Condition	4 - Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	N/A
Instance Manufacturer	Trane
Equipment	AC-3-2
Capacity/Size Quantity	25
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	1995
Source of Installation	Documented
Deficiency	OVER 20 TONS: DEFECTIVE COIL - CONDENSER
Deficiency Location/Instance	MER 384
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.

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Question	Response
<b>AIR CONDITIONING</b>	
<b>Packaged Terminal A/C</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Refrigerant Piping</b>	Does not Exist
<b>Return Fan</b>	Does not Exist
<b>CENTRAL ACID WASTE NEUTRALIZING TANK</b>	Does not Exist
<b>CLIMATE CONTROL SYSTEM</b>	
<b>BMS</b>	Does not Exist
<b>Pneumatic System</b>	Does not Exist
<b>Hybrid System</b>	Does not Exist
<b>Electric System</b>	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%
Deficiency	DEFECTIVE VAV BOX
Deficiency Location/Instance	Various locations
Deficiency Quantity	19
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.
Deficiency	DEFECTIVE TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	Throughout
Deficiency Quantity	34
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.
<b>COMPACTOR</b>	Does not Exist
<b>CONVEYING</b>	
<b>Dumbwaiter</b>	Does not Exist
<b>Elevator</b>	Does not Exist
<b>Escalator</b>	Does not Exist
<b>Non-auditorium Handicap Lift - Vertical</b>	Inspected
Are all the existing non-auditorium vertical handicap lifts operable?	No
Condition	4 - Between Fair and Poor
Deficiency	No deficiencies recorded
<b>Non-auditorium Handicap Lift - Stair</b>	Does not Exist
<b>Ash Hoist</b>	Does not Exist
<b>Sidewalk Elevator</b>	Does not Exist
<b>DOMESTIC WATER SYSTEM</b>	Inspected

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<b>Question</b>	<b>Response</b>
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Cold Water System</b>	Does not Exist
<b>Domestic Hot Water System</b>	Inspected
<b>Domestic Hot Water Remote Storage Tank</b>	Does not Exist
<b>Domestic Water Heat Exchanger</b>	Does not Exist
<b>Electric Domestic Water Heater</b>	Does not Exist
<b>Gas Fired Domestic Water Heater</b>	Inspected
Instance	Closet next to Room 215
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	A.O. Smith
Equipment	N/A
Capacity/Size Quantity	76
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	74
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2003
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>Oil Fired Domestic Water Heater</b>	Does not Exist
<b>Domestic Water Distribution Piping</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	Inspected
<b>Interior Storm Piping</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sewage/Waste/Vent Piping</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sewage Ejector Pump</b>	Does not Exist
<b>Sump Pump</b>	Does not Exist
<b>DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)</b>	Does not Exist
<b>FIXTURES</b>	Inspected
<b>Staff And Other</b>	Inspected
<b>Janitor Sink</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Urinal</b>	Does not Exist
<b>Student</b>	Inspected

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Question	Response
<b>FIXTURES</b>	
<b>Student</b>	
<b>Drinking Fountain</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Locker Room Shower</b>	Does not Exist
<b>Sink And Fountain Combo Unit</b>	Does not Exist
<b>Toilet</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Urinal</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>GAS FIRED FURNACE</b>	Does not Exist
<b>GAS SERVICE</b>	Inspected
<b>Gas Distribution Piping</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Gas Meter Room Exhaust Fan</b>	Does not Exist
<b>Gas Meter Room Vent</b>	Does not Exist
<b>Gas Pressure Booster</b>	Does not Exist
<b>CO/Gas Leak Detection</b>	Does not Exist
<b>HEATING</b>	Inspected
<b>Heating Coil In Ductwork</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	MER 384 (electric coils)
Deficiency Quantity	4
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.
<b>Hydronic Heating</b>	Does not Exist
<b>Radiator/Convactor/Fin Tube</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Steam Heating</b>	Inspected
<b>F&amp;T/Steam Drip Trap</b>	Does not Exist
<b>MER Steam and Condensate Piping</b>	Does not Exist
<b>Steam Condensate Return Piping</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Steam Condensate Return Pumping System</b>	Does not Exist
<b>Steam Piping</b>	Inspected

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<b>HEATING</b>	
<b>Steam Heating</b>	
<b>Steam Piping</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Terminal Unit Thermostatic Trap</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Steam supplied by External Sources</b>	Does not Exist
<b>Unit Heater/Cabinet Heater</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	Closet next to Room 215
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo	No photo recorded
Violations	No violations recorded.
<b>HEATING PLANT</b>	Does not Exist
<b>Enclosed IDF Room</b>	Does not Exist
<b>KITCHEN</b>	
Instance on 2nd Floor	Inspected
<b>CO Detector</b>	Not Required
Instance on 2nd Floor	Not Required
<b>Gas System</b>	Does not Exist
Instance on 2nd Floor	Does not Exist
<b>Grease Trap</b>	Inspected
Instance on 2nd Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Hood</b>	Inspected
Instance on 2nd Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	Inspected
Instance on 2nd Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Fan</b>	Inspected
Instance on 2nd Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Fire Suppression System</b>	Inspected
Instance on 2nd Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hot Water Temperature Booster</b>	Inspected
Instance on 2nd Floor	Inspected

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<b>KITCHEN</b>	
<b>Hot Water Temperature Booster</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Kitchen Sink</b>	Inspected
Instance on 2nd Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>MDF Room</b>	Inspected
Instance on Room 359	Inspected
<b>Dedicated A/C Equipment</b>	Inspected
Instance on Room 359	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>SCIENCE DEMO ROOM</b>	Does not Exist
<b>SCIENCE LAB</b>	Inspected
Instance on Room 229B	Inspected
Alternative use	No
Instance on Room 362	Inspected
Alternative use	No
Instance on Rooms 221B, 370	Inspected
Alternative use	No
<b>Acid Waste Neutralizing Tank</b>	Does not Exist
Instance on Rooms 221B, 370	Does not Exist
Instance on Room 362	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 229B	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>CO Detector</b>	Inspected
Instance on Rooms 221B, 370	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 362	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 229B	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Room 229B
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.
<b>Emergency Shower</b>	Does not Exist
Instance on Rooms 221B, 370	Does not Exist

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<b>Question</b>	<b>Response</b>
<b>SCIENCE LAB</b>	
<b>Emergency Shower</b>	Does not Exist
Instance on Room 362	Does not Exist
Instance on Room 229B	Does not Exist
<b>Eye Wash</b>	Inspected
Instance on Rooms 221B, 370	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 362	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 229B	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	Does not Exist
Instance on Rooms 221B, 370	Does not Exist
Instance on Room 362	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 229B	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Fan</b>	Does not Exist
Instance on Rooms 221B, 370	Does not Exist
Instance on Room 362	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 229B	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Fixed Laboratory Hood</b>	Does not Exist
Instance on Rooms 221B, 370	Does not Exist
Instance on Room 362	Does not Exist
Instance on Room 229B	Does not Exist
<b>Laboratory Sink</b>	Inspected
Instance on Rooms 221B, 370	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 362	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 229B	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	Does not Exist
Instance on Rooms 221B, 370	Does not Exist
Instance on Room 362	Does not Exist
Instance on Room 229B	Does not Exist
<b>SCIENCE PREP ROOM</b>	Does not Exist
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	Inspected



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<b>Question</b>	<b>Response</b>
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	
<b>Dry Sprinkler Alarm Valve Assembly</b>	Does not Exist
<b>Wet Sprinkler Alarm Valve Assembly</b>	Does not Exist
<b>Fire Booster Pump Assembly</b>	Does not Exist
<b>Roof Tank</b>	Does not Exist
<b>Siamese Connection</b>	Does not Exist
<b>Sprinkler Head</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Rooms 215, 362, 383, 3rd Floor Music Room, 2nd and 3rd Floor Hallways, Library
Deficiency Quantity	22
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo	No photo recorded
Violations	No violations recorded.
<b>Sprinkler Piping</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Standpipe System</b>	Inspected
<b>Hose Valve Assembly</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Piping</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Water Gong</b>	Does not Exist
<b>SWIMMING POOL</b>	Does not Exist
<b>VENTILATION</b>	Inspected
<b>Exhaust Fan</b>	Inspected
Approximate Total # of Fans	1-25
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Heating And Ventilating Unit</b>	Does not Exist
<b>Metal Ductwork</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Supply Fan</b>	Does not Exist
<b>Unit Ventilator</b>	Does not Exist