

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

Mechanical Inspection

M932

Asset: SPECIAL MUSIC SCHOOL - MANHATTAN, 129 W. 67TH STREET, New York, 10023

Inspection Id	Inspection Type	Time In	Last Edited
ME : M932	Mechanical	2018-01-08 8:35 AM	2018-01-08 3:04 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.	7,500
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	2nd, 3rd, 4th and 5th Floor MERs, 2nd Floor MER by Play Area
Are there any spaces with Missing or Defective CO Detectors?	No
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: Boiler Make-up Water Backflow Preventer
	Years: 2010
	Systems: Cooling Tower (1 of 2)
	Years: 2009
	Systems: Fixtures - Student (50%)
	Years: 2008
	Systems: Climate Control System - Electric; Unit Heaters/Cabinet Heaters; Non-auditorium Handicap Lift - Vertical; Boiler Fresh Air Louver/Damper; Packaged / Rooftop Unit (1 of 5)
	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	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Cooling Coil in Ductwork	Does not Exist
Cooling Tower	Inspected
Instance	5th Floor Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Evapco
Equipment	N/A
Capacity/Size Quantity	100
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2001

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Question	Response
AIR CONDITIONING	
Cooling Tower	
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Instance	2nd Floor Roof
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Evapco
Equipment	N/A
Capacity/Size Quantity	58
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2009
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
DX Split System	Does not Exist
Dry Cooler	Does not Exist
Packaged / Rooftop Unit	Inspected
Instance	2nd Floor MER by Play Area
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Hydronic
Instance Manufacturer	Trane
Equipment	AC-02
Capacity/Size Quantity	10
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1973
Source of Installation	Documented
Deficiency	UP TO 20 TONS: BEYOND USEFUL LIFE
Deficiency Location/Instance	2nd Floor MER by Play Area
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.
Instance	2nd Floor MER
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Hydronic
Instance Manufacturer	Trane
Equipment	AC-03
Capacity/Size Quantity	35
Capacity/Size UOM	Tons

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Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Source of Capacity/Size	Inspector Estimate
Installation Year	2007
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Instance	3rd Floor MER
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Hydronic
Instance Manufacturer	Trane
Equipment	AC-04
Capacity/Size Quantity	25
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1973
Source of Installation	Documented
Deficiency	OVER 20 TONS: BEYOND USEFUL LIFE
Deficiency Location/Instance	3rd Floor MER
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.
Instance	5th Floor MER
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Hydronic
Instance Manufacturer	Trane
Equipment	AC-05
Capacity/Size Quantity	20
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1973
Source of Installation	Documented
Deficiency	UP TO 20 TONS: BEYOND USEFUL LIFE
Deficiency Location/Instance	2nd Floor MER by Play Area
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.
Instance	6th Floor Roof

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Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Electric
Instance Manufacturer	Carrier
Equipment	N/A
Capacity/Size Quantity	15
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2001
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Packaged Terminal A/C	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Refrigerant Piping	Does not Exist
Return Fan	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not Exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Does not Exist
Pneumatic System	Inspected
Instance	2nd Floor - Various Locations, 3rd, 4th and 5th Floor - Throughout
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies recorded
Hybrid System	Does not Exist
Electric System	Inspected
Instance	Basement and 1st Floor - Throughout, 2nd Floor - Various Locations
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	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	Inspected
Are all the existing non-auditorium vertical handicap lifts operable?	Yes

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Question	Response
CONVEYING	
Non-auditorium Handicap Lift - Vertical	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Non-auditorium Handicap Lift - Stair	Does not Exist
Ash Hoist	Does not Exist
Sidewalk Elevator	Does not Exist
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	Inspected
Gravity System	Inspected
Supply Pump	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Roof Tank	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Pressure Booster System	Does not Exist
Water Service	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	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	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Electric Domestic Water Heater	Does not Exist
Gas Fired Domestic Water Heater	Does not Exist
Oil Fired Domestic Water Heater	Does not Exist
Domestic Water Distribution Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	
Interior Storm Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	
Sewage Ejector Pump	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sump Pump	Inspected
Condition	3 - 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	Does not Exist
Toilet	Does not Exist
Urinal	Does not Exist
Student	Inspected
Drinking Fountain	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Locker Room Shower	Does not Exist
Sink And Fountain Combo Unit	Does not Exist
Toilet	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	Does not Exist
GAS SERVICE	Does not Exist
HEATING	Inspected
Heating Coil In Ductwork	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hydronic Heating	Inspected
Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Backflow Preventer	Does not Exist
Hot Water Heat Exchanger	Does not Exist
Radiator/Convactor/Fin Tube	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Steam Heating	Does not Exist
Steam supplied by External Sources	Does not Exist

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Question	Response
HEATING	Inspected
Unit Heater/Cabinet Heater	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
HEATING PLANT	Inspected
Replacement Quantity	1,844
Replacement Uom	MBH Net
Instance on Cellar	Inspected
Burner Type	Oil
Heating Plant Oil Number	2
Boiler Auxiliaries	Inspected
Instance on Cellar	Inspected
Boiler Auxiliary Piping	
Instance on Cellar	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Cellar	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Cellar	Does not Exist
Boiler Feedwater Treatment(Automatic)	
Instance on Cellar	Does not Exist
Boiler Flue Exhaust	
Instance on Cellar	Does not Exist
Boiler Make-up Water Backflow Preventer	
Instance on Cellar	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on Cellar	Does not Exist
Boiler Safety Valve	
Instance on Cellar	Does not Exist
Boiler System	Inspected
Instance on Cellar	Inspected
Coal-fired Boiler	
Instance on Cellar	Does not Exist
Hot Water Boiler	
Instance on Cellar	Does not Exist
Modular Boiler	
Instance on Cellar	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	1,844
Instance Quantity Uom	MBH Net
Instance Manufacturer	HydroTherm
Equipment	170730-01
Capacity/Size Quantity	1,844
Capacity/Size UOM	MBH Net

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Question	Response
HEATING PLANT	Inspected
Boiler System	
Modular Boiler	
Source of Capacity/Size	Documented
Installation Year	1973
Source of Installation	Documented
Deficiency	BEYOND USEFUL LIFE
Deficiency Location/Instance	Boiler Room
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.
Steam Boiler	
Instance on Cellar	Does not Exist
Fuel System	Inspected
Instance on Cellar	Inspected
Boiler Fresh Air Louver/Damper	
Instance on Cellar	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Cellar	Does not Exist
Fuel Oil Storage/Supply System	
Instance on Cellar	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Gas Trains And Vent At The Boiler	
Instance on Cellar	Does not Exist
Enclosed IDF Room	Inspected
Instance on Closet inside Boiler Room, 2nd, 3rd, 4th, 5th and 6th Floor Electrical Closets	Inspected
Dedicated A/C Equipment	Inspected
Instance on Closet inside Boiler Room, 2nd, 3rd, 4th, 5th and 6th Floor Electrical Closets	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Closet inside Boiler Room, 2nd, 3rd, 4th, 5th and 6th Floor Electrical Closets
Deficiency Quantity	6
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.
KITCHEN	Does not Exist
MDF Room	Inspected

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Question	Response
MDF Room	
Instance on Room C06	Inspected
Dedicated A/C Equipment	Inspected
Instance on Room C06	Inspected
Condition	2 - Between Good and 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
Wet Sprinkler Alarm Valve Assembly	Does not Exist
Fire Booster Pump Assembly	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Roof Tank	Does not Exist
Siamese Connection	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sprinkler Head	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sprinkler Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Standpipe System	Inspected
Hose Valve Assembly	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Water Gong	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	Does not Exist
Metal Ductwork	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Supply Fan	Does not Exist
Unit Ventilator	Does not Exist