

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

Mechanical Inspection

M971

School: THE SPRUCE STREET EDUCATIONAL CAMPUS - MANHATTAN, 12 SPRUCE STREET, MANHATTAN, NY, 10038

InspectionId	Inspection Type	Time In	Last Edited
291	MECHANICAL	2018-11-21 07:39AM	2018-12-16 01:34PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	No System Upgraded
Are there fuel tanks?	No
Total # of water main service entries to the asset	0
MERs/Fan Rooms Locations	MERs M45, 240, 340, 440
Are there any spaces with Missing or Defective CO Detectors?	Science Lab 409, Science Prep Room
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	Defective Fire/Smoke Damper	(1)	Metal Ductwork	4th Floor Supply Ductwork	Luis Orellana	Custodian	No Photo Taken

Inspection

Question	Response
Mechanical	
AIR CONDITIONING	Inspected
Chilled Water System	Does not exist
Condenser Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Cooling Coil in Ductwork	Does not exist
Cooling Tower	Does not exist
Dry Cooler	Does not exist
DX Split System	Does not exist
Packaged / Rooftop Unit	Inspected
Instance	MER 340
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	United CoolAir
EquipmentId	AC-1
Capacity/Size Quantity	42
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2011
Source of Installation Year	Documented
Source of Heating	Steam
Deficiency	No deficiencies recorded
Instance	MER M45
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	United CoolAir
EquipmentId	AC-2
Capacity/Size Quantity	30
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2011
Source of Installation Year	Documented
Source of Heating	Steam

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Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Deficiency	No deficiencies recorded
Instance	MER 240
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	United CoolAir
EquipmentId	AC-3
Capacity/Size Quantity	24
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2011
Source of Installation Year	Documented
Source of Heating	Steam
Deficiency	No deficiencies recorded
Instance	MER M45
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	United CoolAir
EquipmentId	AC-4
Capacity/Size Quantity	42
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2011
Source of Installation Year	Documented
Source of Heating	Steam
Deficiency	No deficiencies recorded
Instance	MER 240
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	United CoolAir
EquipmentId	AC-6
Capacity/Size Quantity	72
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2011
Source of Installation Year	Documented
Source of Heating	Steam
Deficiency	No deficiencies recorded
Instance	MER 340
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	United CoolAir
EquipmentId	AC-7
Capacity/Size Quantity	56
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2011
Source of Installation Year	Documented
Source of Heating	Steam
Deficiency	No deficiencies recorded
Instance	MER 440

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Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	United CoolAir
EquipmentId	AC-8
Capacity/Size Quantity	80
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2011
Source of Installation Year	Documented
Source of Heating	Steam
Deficiency	No deficiencies recorded
Packaged Terminal A/C	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Kitchen - Dry Storage Room (1 of 2)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Refrigerant Piping	Does not exist
Return Fan	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
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	2011
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
Deficiency	DEFECTIVE VAV BOX
Deficiency Location/Instance	Rooms 405, 447
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Electric System	Does not exist

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Question	Response
CLIMATE CONTROL SYSTEM	
Hybrid System	Does not exist
Pneumatic System	Does not exist
COMPACTOR	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
CONVEYING	Inspected
Ash Hoist	Does not exist
Dumbwaiter	Does not exist
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	Does not exist
Sidewalk Elevator	Does not exist
DOMESTIC WATER SYSTEM	Inspected
Domestic Cold Water System	Does not exist
Domestic Hot Water System	Inspected
Domestic Hot Water Remote Storage Tank	Does not exist
Domestic Water Heat Exchanger	Inspected
Condition	1- Good
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	1- Good
Deficiency	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	Inspected
Interior Storm Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Sewage Ejector Pump	Does not exist
Sewage/Waste/Vent Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Sump Pump	Does not exist
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	Does not exist
Enclosed IDF Room	
Instance on Rooms 330, 430	Inspected
Dedicated A/C Equipment	
Instance on Rooms 330, 430	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
FIXTURES	Inspected
Staff And Other	Inspected
Janitor Sink	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	2- Between Good and Fair

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Question	Response
FIXTURES	
Staff And Other	
Lavatory/Sink	
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
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	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
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	Inspected
CO/Gas Leak Detection	Does not exist
Gas Distribution Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Does not exist
Gas Meter Room Vent	Does not exist
Gas Pressure Booster	Does not exist
HEATING	Inspected
Heating Coil In Ductwork	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
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	Inspected
F&T/Steam Drip Trap	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	Inspected
Condition	1- Good

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Question	Response
HEATING	
Steam Heating	
MER Steam and Condensate Piping	
Deficiency	No deficiencies recorded
Steam Condensate Return Piping	
Condition	Inspected
Deficiency	1- Good
Steam Condensate Return Pumping System	
Condition	Inspected
Deficiency	1- Good
Steam Piping	
Condition	Inspected
Deficiency	1- Good
Terminal Unit Thermostatic Trap	
Condition	Does not exist
Steam supplied by External Sources	
Condition	Does not exist
Unit Heater/Cabinet Heater	
Condition	Inspected
Deficiency	1- Good
HEATING PLANT	
Condition	No deficiencies recorded
KITCHEN	
Instance on 1st Floor	Does not exist
CO Detector	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas System	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
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	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hot Water Temperature Booster	
Instance on 1st Floor	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE

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Question	Response
KITCHEN	
Hot Water Temperature Booster	
Deficiency Location/Instance	Kitchen
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Kitchen Sink	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
MDF Room	
Instance on Room 230	Inspected
Dedicated A/C Equipment	
Instance on Room 230	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	
Does not exist	
SCIENCE LAB	
Instance on Room 409	Inspected
Alternative Use	No
Instance on Room 405	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room 409	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 405	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CO Detector	
Instance on Room 409	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Room 409
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Instance on Room 405	Not required
Emergency Shower	
Instance on Room 409	Does not exist
Instance on Room 405	Does not exist
Eye Wash	
Instance on Room 409	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 405	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
SCIENCE LAB	
Fixed Laboratory Hood	
Instance on Room 409	Does not exist
Instance on Room 405	Does not exist
Hood Exhaust Ductwork	
Instance on Room 409	Does not exist
Instance on Room 405	Does not exist
Hood Exhaust Fan	
Instance on Room 409	Does not exist
Instance on Room 405	Does not exist
Laboratory Sink	
Instance on Room 409	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 405	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 409	Does not exist
Instance on Room 405	Does not exist
SCIENCE PREP ROOM	
Instance on Room 407	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room 407	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CO Detector	
Instance on Room 407	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Room 407
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Emergency Shower	
Instance on Room 407	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Eye Wash	
Instance on Room 407	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fixed Laboratory Hood	
Instance on Room 407	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Room 407	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
SCIENCE PREP ROOM	
Hood Exhaust Fan	
Instance on Room 407	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Laboratory Sink	
Instance on Room 407	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 407	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	Inspected
Condition	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
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	Does not exist
SWIMMING POOL	
	Does not exist
VENTILATION	
	Inspected
Exhaust Fan	
Condition	1- Good
Approximate Total # of Fans	1-25
Deficiency	No deficiencies recorded
Heating And Ventilating Unit	
	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Metal Ductwork	
	Inspected
Condition	1- Good
Deficiency	DEFECTIVE REGISTER/DIFFUSER
Deficiency Location/Instance	Gymnasium, Science Lab 405
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 FIRE/SMOKE DAMPER
Deficiency Location/Instance	4th Floor

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Question	Response
VENTILATION	
Metal Ductwork	
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Supply Fan	Does not exist
Unit Ventilator	Does not exist