

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

Mechanical Inspection

Q100

**Asset:** P.S. 100 - QUEENS, 111-11 118 STREET, New York, 11420

Inspection Id	Inspection Type	Time In	Last Edited
ME : Q100	Mechanical	2018-11-29 8:30 AM	2018-11-29 4:05 PM

Asset Data

Question	Answer
Are there fuel tanks?	Yes
Total # of above ground tanks	2
Total capacity of all above ground tanks in gal.	10,275
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	4
MERs/Fan Rooms Locations	MERs B33, B34, 430, Original Building - Basement MER, 4th Floor Stair A/B Fan Room
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?	Yes
Location(s)	MER B33
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: CO/Gas Leak Detection; Boiler #2 retubed
	Years: 2018
	Systems: Fixtures - Student: Urinals (45%); Gas Fired Domestic Water Heaters
	Years: 2017
	Systems: Fixtures - Student: Urinals (55%)
	Years: 2016
	Systems: DX Split Systems for Elevator Machine Rooms and Dry Food Storage Room B35; MDF Room - Dedicated A/C Equipment (DX Split System)
	Years: 2014
	Systems: Elevator (1 of 2); Exhaust Fans (60%)
	Years: 2013

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>	Inspected
<b>Absorption Chiller</b>	Does not Exist
<b>Air Cooled Chiller</b>	Inspected
Instance	MER 430
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	York
Equipment	CH-1
Capacity/Size Quantity	88
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented

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

Mechanical Inspection

Q100

Question	Response
<b>AIR CONDITIONING</b>	
<b>Chilled Water System</b>	
<b>Air Cooled Chiller</b>	
Installation Year	2002
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	MER 430
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	York
Equipment	CH-2
Capacity/Size Quantity	88
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2002
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>Air Cooled Condenser</b>	Inspected
Instance	Building Addition - Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	York
Equipment	C-1
Capacity/Size Quantity	88
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2002
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Building Addition - Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	York
Equipment	C-2
Capacity/Size Quantity	88
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2002
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>Chilled Water Distribution: Piping, Pumps and Auxiliaries</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Backflow Preventer</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded

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

Mechanical Inspection

Q100

Question	Response
<b>AIR CONDITIONING</b>	
<b>Chilled Water System</b>	
<b>Central Station Air Handler</b>	Inspected
Instance	MER B33
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	York
Equipment	AHU-1
Capacity/Size Quantity	23,000
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented
Installation Year	2002
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	MER B33
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	York
Equipment	AHU-3
Capacity/Size Quantity	2,759
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented
Installation Year	2002
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	MER B34
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	York
Equipment	AHU-2
Capacity/Size Quantity	2,813
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented
Installation Year	2002
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	MER B34
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	York
Equipment	AHU-4
Capacity/Size Quantity	5,000
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented
Installation Year	2002

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

Mechanical Inspection

Q100

Question	Response
<b>AIR CONDITIONING</b>	
<b>Chilled Water System</b>	
<b>Central Station Air Handler</b>	Inspected
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>Fan Coil Unit</b>	Does not Exist
<b>Packaged Air Cooled Chiller</b>	Does not Exist
<b>Water Cooled Chiller</b>	Does not Exist
<b>Condenser Water Distribution: Piping, Pumps and Auxiliaries</b>	Does not Exist
<b>Cooling Coil in Ductwork</b>	Does not Exist
<b>Cooling Tower</b>	Does not Exist
<b>DX Split System</b>	Inspected
<b>Indoor Unit</b>	
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Outdoor Unit</b>	
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Dry Cooler</b>	Does not Exist
<b>Packaged / Rooftop Unit</b>	Does not Exist
<b>Packaged Terminal A/C</b>	Does not Exist
<b>Refrigerant Piping</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Return Fan</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>CENTRAL ACID WASTE NEUTRALIZING TANK</b>	Does not Exist
<b>CLIMATE CONTROL SYSTEM</b>	Inspected
<b>BMS</b>	Does not Exist
<b>Pneumatic System</b>	
Instance	Original Building - Throughout
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	61-80%
Deficiency	DEFECTIVE TEMPERATURE CONTROL ZONE VALVE
Deficiency Location/Instance	Original Building - Basement MER / Auditorium Blower, Gymnasium Blower
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.
Deficiency	DEFECTIVE TERMINAL UNIT CONTROL VALVE
Deficiency Location/Instance	Room 218, 2nd Floor Corridor by Stair B, 4th Floor Corridor by Rooms 401, 420 and other locations

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

Mechanical Inspection

Q100

Question	Response
<b>CLIMATE CONTROL SYSTEM</b>	
<b>Pneumatic System</b>	
Deficiency Quantity	7
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	Rooms 216, 219, 299, 419 and other locations
Deficiency Quantity	7
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 AIR COMPRESSOR
Deficiency Location/Instance	Boiler Room (1 of 2)
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	Building Addition - Throughout
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	DEFECTIVE LOCAL CONTROL PANEL
Deficiency Location/Instance	MER B33 / GX-2 (air leaks)
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.
Deficiency	DEFECTIVE DAMPER ACTUATOR
Deficiency Location/Instance	MER B33 / RF-1
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded

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

Mechanical Inspection

Q100

Question	Response
<b>CLIMATE CONTROL SYSTEM</b>	
<b>Pneumatic System</b>	
Violations	No violations recorded.
Deficiency	DEFECTIVE TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	Custodian's Office Room B31, Cafeteria
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.
<b>Hybrid System</b>	Does not Exist
<b>Electric System</b>	Does not Exist
<b>COMPACTOR</b>	Inspected
Condition	3 - Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Original Building - Basement
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.
<b>CONVEYING</b>	Inspected
<b>Dumbwaiter</b>	Does not Exist
<b>Elevator</b>	Inspected
Are all the existing elevators operable?	Yes
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Escalator</b>	Does not Exist
<b>Non-auditorium Handicap Lift - Vertical</b>	Does not Exist
<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
<b>Domestic Cold Water System</b>	Inspected
<b>Gravity System</b>	Does not Exist
<b>Pressure Booster System</b>	Inspected
<b>Electric Pressure Booster System</b>	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Liquitrol
Equipment	N/A
Capacity/Size Quantity	3

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

Mechanical Inspection

Q100

Question	Response
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Cold Water System</b>	
<b>Pressure Booster System</b>	
<b>Electric Pressure Booster System</b>	
Capacity/Size UOM	Total # Pumps
Capacity/Size2 Quantity	20
Capacity/Size2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	2002
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>Hydraulic/Pneumatic Booster System</b>	Does not Exist
<b>Water Service</b>	Inspected
Instance	Original Building - Basement
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Original Building - Basement
Deficiency Quantity	1
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.
Instance	Original Building - Basement
Instance Condition	2 - Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Instance	Pump Room B45
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
<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	Boiler Room
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Lochinvar
Equipment	N/A
Capacity/Size Quantity	199
Capacity/Size UOM	MBH Input

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

Mechanical Inspection

Q100

Question	Response
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Hot Water System</b>	
<b>Gas Fired Domestic Water Heater</b>	
Capacity/Size2 Quantity	100
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2017
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	MER B34
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Lochinvar
Equipment	N/A
Capacity/Size Quantity	199
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	100
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2017
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>	
<b>Interior Storm Piping</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Boiler Room near PRV Station, Rooms 119, 334
Deficiency Quantity	30
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Sewage/Waste/Vent Piping</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sewage Ejector Pump</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Sump Pump</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)</b>	Does not Exist



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

Mechanical Inspection

Q100

<b>Question</b>	<b>Response</b>
<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
<b>Drinking Fountain</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Boy's Toilet Room 132
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.
<b>Locker Room Shower</b>	Does not Exist
<b>Sink And Fountain Combo Unit</b>	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Room 244
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.
<b>Toilet</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	CLOGGED/LEAKING
Deficiency Location/Instance	Boy's Toilet Room 132
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded

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

Mechanical Inspection

Q100

Question	Response
<b>FIXTURES</b>	
<b>Student</b>	
<b>Toilet</b>	
Violations	No violations recorded.
Deficiency	DEFECTIVE FLUSHOMETER VALVE
Deficiency Location/Instance	1st Floor Boy's Toilet Room by Multipurpose Room
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.
<b>Urinal</b>	
Condition	Inspected
Condition	1 - Good
Deficiency	DEFECTIVE FLUSHOMETER VALVE
Deficiency Location/Instance	1st Floor Boy's Toilet Room by Multipurpose Room
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.
Deficiency	CLOGGED/LEAKING
Deficiency Location/Instance	1st Floor Boy's Toilet Room by Multipurpose Room
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.
<b>GAS FIRED FURNACE</b>	Does not Exist
<b>GAS SERVICE</b>	Inspected
<b>Gas Distribution Piping</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Gas Meter Room Exhaust Fan</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Gas Meter Room Vent</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Gas Pressure Booster</b>	Does not Exist
<b>CO/Gas Leak Detection</b>	Inspected
Instance	Boiler Room, Gas Meter Room
Instance Condition	1 - Good
Instance Quantity	1

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

Mechanical Inspection

Q100

Question	Response
<b>GAS SERVICE</b>	
<b>CO/Gas Leak Detection</b>	
Instance Quantity Uom	EACH
Installation Year	2018
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Instance	MER B34
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2018
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
<b>HEATING</b>	Inspected
<b>Heating Coil In Ductwork</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hydronic Heating</b>	Does not Exist
<b>Radiator/Convactor/Fin Tube</b>	Inspected
Condition	3 - Fair
Deficiency	RADIATOR/CONVECTOR: MISSING GUARD/SHIELD
Deficiency Location/Instance	Rooms 206, 212
Deficiency Quantity	2
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.
Deficiency	RADIATOR/CONVECTOR: DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Crawlspace beneath Exit 3
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.
Deficiency	AUXILIARY (VALVE, VENT): DEFECTIVE
Deficiency Location/Instance	Main Entrance, 1st Floor Corridor by Room 114, Exits 4, 11, 12, Stair B Exit, Stairs A/B-1, C1, E1, D2, A/B-3, D3, A/B-4, D4, Rooms 301, 325, 401
Deficiency Quantity	20
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>Steam Heating</b>	Inspected

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

Mechanical Inspection

Q100

Question	Response
<b>HEATING</b>	
<b>Steam Heating</b>	
<b>F&amp;T/Steam Drip Trap</b>	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	MERs, Boiler Room, Basement Crawlspace
Deficiency Quantity	19
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.
<b>MER Steam and Condensate Piping</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Steam Condensate Return Piping</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Steam Condensate Return Pumping System</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Steam Piping</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE ISOLATION VALVE
Deficiency Location/Instance	Original Building - Fuel Tank Room
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.
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	3rd Floor - Girl's Toilet Room
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Terminal Unit Thermostatic Trap</b>	Inspected
Condition	5 - Poor
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Throughout
Deficiency Quantity	180
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3

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

Mechanical Inspection

Q100

Question	Response
<b>HEATING</b>	
<b>Steam Heating</b>	Inspected
<b>Terminal Unit Thermostatic Trap</b>	
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations 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
Deficiency Location/Instance	Exits 5, 9 (too noisy)
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.
<b>HEATING PLANT</b>	Inspected
Replacement Quantity	12,996
Replacement Uom	MBH Net
Instance on Original Building - Basement	Inspected
Burner Type	Dual Fuel (Gas/Oil)
Heating Plant Oil Number	2
<b>Boiler Auxiliaries</b>	Inspected
Instance on Original Building - Basement	Inspected
<b>Boiler Auxiliary Piping</b>	
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Emergency Stop Switch</b>	
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Feedwater System</b>	
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Feedwater Treatment(Automatic)</b>	
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Flue Exhaust</b>	
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Make-up Water Backflow Preventer</b>	
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded

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

Mechanical Inspection

Q100

Question	Response
<b>HEATING PLANT</b>	
<b>Boiler Auxiliaries</b>	
<b>Boiler Room Steam And Condensate Piping</b>	
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Safety Valve</b>	
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler System</b>	
Instance on Original Building - Basement	Inspected
<b>Coal-fired Boiler</b>	
Instance on Original Building - Basement	Does not Exist
<b>Hot Water Boiler</b>	
Instance on Original Building - Basement	Does not Exist
<b>Modular Boiler</b>	
Instance on Original Building - Basement	Does not Exist
<b>Steam Boiler</b>	
Instance on Original Building - Basement	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	6,498
Instance Quantity Uom	MBH Net
Instance Manufacturer	A. L. Eastmond & Sons Inc.
Equipment	8611-01
Capacity/Size Quantity	6,498
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1999
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	6,498
Instance Quantity Uom	MBH Net
Instance Manufacturer	A. L. Eastmond & Sons Inc.
Equipment	8611-02
Capacity/Size Quantity	6,498
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1999
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>Fuel System</b>	
Instance on Original Building - Basement	Inspected
<b>Boiler Fresh Air Louver/Damper</b>	
Instance on Original Building - Basement	Inspected
Condition	3 - Fair

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

Mechanical Inspection

Q100

Question	Response
<b>HEATING PLANT</b>	
<b>Fuel System</b>	
<b>Boiler Fresh Air Louver/Damper</b>	
Deficiency	No deficiencies recorded
<b>Burner/Burner Control Panel</b>	
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Fuel Oil Storage/Supply System</b>	
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	FUEL OIL LEVEL GAUGE: DEFECTIVE
Deficiency Location/Instance	Original Building - Fuel Tank Room
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.
<b>Gas Trains And Vent At The Boiler</b>	
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Enclosed IDF Room</b>	
Instance on Rooms 121, 143, 238, 315, 338	Inspected
<b>Dedicated A/C Equipment</b>	
Instance on Rooms 121, 143, 238, 315, 338	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Rooms 121, 143, 238, 315, 338
Deficiency Quantity	5
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.
<b>KITCHEN</b>	
Instance on 1st Floor	Inspected
<b>CO Detector</b>	
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Gas System</b>	
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Grease Trap</b>	
Instance on 1st Floor	Inspected

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

Mechanical Inspection

Q100

Question	Response
<b>KITCHEN</b>	
<b>Grease Trap</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood</b>	Inspected
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	Inspected
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Fan</b>	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Fire Suppression System</b>	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hot Water Temperature Booster</b>	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Kitchen Sink</b>	Inspected
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>MDF Room</b>	Inspected
Instance on Room B36	Inspected
<b>Dedicated A/C Equipment</b>	Inspected
Instance on Room B36	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>SCIENCE DEMO ROOM</b>	Does not Exist
<b>SCIENCE LAB</b>	Does not Exist
<b>SCIENCE PREP ROOM</b>	Does not Exist
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	Inspected
<b>Dry Sprinkler Alarm Valve Assembly</b>	Does not Exist
<b>Wet Sprinkler Alarm Valve Assembly</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Fire Booster Pump Assembly</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE FIRE BOOSTER PUMP
Deficiency Location/Instance	Pump Room B45
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3



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

Mechanical Inspection

Q100

Question	Response
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	
<b>Fire Booster Pump Assembly</b>	Inspected
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Roof Tank</b>	Does not Exist
<b>Siamese Connection</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sprinkler Head</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	MER B33
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Sprinkler Piping</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Standpipe System</b>	Inspected
<b>Hose Valve Assembly</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Piping</b>	Inspected
Condition	1 - Good
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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Heating And Ventilating Unit</b>	Does not Exist
<b>Metal Ductwork</b>	Inspected
Condition	3 - Fair
Deficiency	DAMAGED FLEXIBLE CONNECTION
Deficiency Location/Instance	Original Building - Basement MER / Auditorium Blower, Auditorium Exhaust, House Exhaust
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded

NYC Department of Education  
Building Condition Assessment Survey 2018 - 2019

Mechanical Inspection

Q100

Question	Response
<b>VENTILATION</b>	
<b>Metal Ductwork</b>	Inspected
Violations	No violations recorded.
<b>Supply Fan</b>	Inspected
Approximate Total # of Fans	1-5
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Unit Ventilator</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded