

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

Mechanical Inspection

Q137

**Asset:** M.S. 137 - QUEENS, 109-15 98TH STREET, New York, 11417

Inspection Id	Inspection Type	Time In	Last Edited
ME : Q137	Mechanical	2017-11-20 8:45 AM	2018-01-01 7:56 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.	10,300
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	MERs C001, C003, C013, 320, 417, 427
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	Science Labs 207, 309, 311, 313, 409, 411, 413, Science Prep Rooms 209A, 309A, 409A, Generator Room
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: DX Split System for Room 235
	Years: 2015
	Systems: MDF Room - Dedicated A/C Equipment (DX Split System)
	Years: 2012

Priority Condition

Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Status	PhotoImage
No	Defective Boiler Safety Auxiliary	Leaking Boiler Safety Valves	HEATING PLANT   Boiler Auxiliaries   Boiler Safety Valve	Boiler Room (6 of 6)	Harold Kane	Fireman	Sent to DSF	
No	Defective Fire/Smoke Damper	Defective Fire/Smoke Damper	VENTILATION   Metal Ductwork	MER 427 / AHU-9, AHU-10	Harold Kane	Fireman	Sent to DSF	
Yes	Defective Fire/Smoke Damper	Defective Fire/Smoke Damper	VENTILATION   Metal Ductwork	MER 320 / RF-8, MER 427 / AHU-11	Harold Kane	Fireman	Sent to DSF	

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>	Does not Exist
<b>Air Cooled Condenser</b>	Does not Exist
<b>Chilled Water Distribution: Piping, Pumps and Auxiliaries</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	PIPING: DEFECTIVE/LEAKS
Deficiency Location/Instance	MER C001 and MER C003 / P-4
Deficiency Quantity	30
Quantity Uom	L.F.
Potential Action	REPLACE

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

Mechanical Inspection

Q137

Question	Response
<b>AIR CONDITIONING</b>	
<b>Chilled Water System</b>	
<b>Chilled Water Distribution: Piping, Pumps and Auxiliaries</b>	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Backflow Preventer</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Central Station Air Handler</b>	Inspected
Instance	MER 320
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	AHU-8
Capacity/Size Quantity	20
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2002
Source of Installation	Documented
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	MER 320
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance	MER 417
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	AHU-14
Capacity/Size Quantity	10
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2002
Source of Installation	Documented
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	MER 417
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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

Mechanical Inspection

Q137

Question	Response
<b>AIR CONDITIONING</b>	
<b>Chilled Water System</b>	
<b>Central Station Air Handler</b>	
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance	MER 417
Instance Condition	2 - Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	AHU-12, AHU-13
Capacity/Size Quantity	25
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2002
Source of Installation	Documented
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	MER 417
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance	MER 427
Instance Condition	2 - Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	AHU-9, AHU-11
Capacity/Size Quantity	30
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2002
Source of Installation	Documented
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	MER 427
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance	MER 427
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH

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

Mechanical Inspection

Q137

Question	Response
<b>AIR CONDITIONING</b>	
<b>Chilled Water System</b>	
<b>Central Station Air Handler</b>	
Instance Manufacturer	Trane
Equipment	AHU-10
Capacity/Size Quantity	10
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2002
Source of Installation	Documented
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	MER 427
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance	MER C001
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	AHU-4
Capacity/Size Quantity	15
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2002
Source of Installation	Documented
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	MER C001
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance	MER C001
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	AHU-5
Capacity/Size Quantity	8
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2002

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

Mechanical Inspection

Q137

Question	Response
<b>AIR CONDITIONING</b>	
<b>Chilled Water System</b>	
<b>Central Station Air Handler</b>	
Source of Installation	Documented
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	MER C001
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance	MER C001
Instance Condition	2 - Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	AHU-6, AHU-7
Capacity/Size Quantity	30
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2002
Source of Installation	Documented
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	MER C001
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance	MER C013
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	AHU-3
Capacity/Size Quantity	20
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2002
Source of Installation	Documented
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	MER C013
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR

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

Mechanical Inspection

Q137

Question	Response
<b>AIR CONDITIONING</b>	
<b>Chilled Water System</b>	
<b>Central Station Air Handler</b>	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance	MER C013
Instance Condition	2 - Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	AHU-1, AHU-2
Capacity/Size Quantity	25
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2002
Source of Installation	Documented
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	MER C013
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance	MER C013
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	AHU-15
Capacity/Size Quantity	10
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2002
Source of Installation	Documented
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	MER C013
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Fan Coil Unit</b>	Does not Exist
<b>Packaged Air Cooled Chiller</b>	Does not Exist

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

Mechanical Inspection

Q137

Question	Response
<b>AIR CONDITIONING</b>	
<b>Chilled Water System</b>	
<b>Water Cooled Chiller</b>	Inspected
Instance	MER C003
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	Chiller #1
Capacity/Size Quantity	350
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2002
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	MER C003
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	Chiller #2
Capacity/Size Quantity	350
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2002
Source of Installation	Documented
Deficiency	No deficiencies recorded
<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>	Inspected
Instance	Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Baltimore Air Coil (BAC)
Equipment	CT-1
Capacity/Size Quantity	350
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2002
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Baltimore Air Coil (BAC)

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

Mechanical Inspection

Q137

Question	Response
<b>AIR CONDITIONING</b>	
<b>Cooling Tower</b>	
Equipment	CT-2
Capacity/Size Quantity	350
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2002
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>DX Split System</b>	Inspected
<b>Indoor Unit</b>	
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Outdoor Unit</b>	
Condition	3 - Fair
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>	
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Return Fan</b>	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>CENTRAL ACID WASTE NEUTRALIZING TANK</b>	
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE PH MONITORING SYSTEM
Deficiency Location/Instance	Room 112
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>CLIMATE CONTROL SYSTEM</b>	
<b>BMS</b>	
<b>Pneumatic System</b>	
Instance	Throughout
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	21-40%
Deficiency	DEFECTIVE DAMPER ACTUATOR
Deficiency Location/Instance	MER C001 / AHU-6, MER C013 / AHU-2
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE



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

Mechanical Inspection

Q137

Question	Response
<b>CLIMATE CONTROL SYSTEM</b>	
<b>Pneumatic System</b>	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	DEFECTIVE TERMINAL UNIT CONTROLLER
Deficiency Location/Instance	MER C001 / AHU-6
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 TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	Various locations including Rooms 231, 241, 410, Cafeteria
Deficiency Quantity	60
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>	Does not Exist
<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	Room C017
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Canariis

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

Mechanical Inspection

Q137

Question	Response
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Cold Water System</b>	
<b>Pressure Booster System</b>	
<b>Electric Pressure Booster System</b>	
Equipment	N/A
Capacity/Size Quantity	3
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	Room C017
Instance Condition	2 - Between Good and Fair
Instance Quantity	2
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	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	PVI
Equipment	N/A
Capacity/Size Quantity	800
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	600
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2002
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	1 - Good
Deficiency	No deficiencies recorded
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	Inspected
<b>Interior Storm Piping</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Sewage/Waste/Vent Piping</b>	Inspected
Condition	1 - Good

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

Mechanical Inspection

Q137

Question	Response
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	
<b>Sewage/Waste/Vent Piping</b>	Inspected
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
<b>FIXTURES</b>	Inspected
<b>Staff And Other</b>	Inspected
<b>Janitor Sink</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Urinal</b>	Does not Exist
<b>Student</b>	Inspected
<b>Drinking Fountain</b>	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Corridor adjacent to Room 201
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>Lavatory/Sink</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Cafeteria Girl's Toilet 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>Locker Room Shower</b>	Does not Exist
<b>Sink And Fountain Combo Unit</b>	Does not Exist
<b>Toilet</b>	Inspected
Condition	2 - Between Good and Fair

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

Mechanical Inspection

Q137

Question	Response
<b>FIXTURES</b>	
<b>Student</b>	
<b>Toilet</b>	Inspected
Deficiency	No deficiencies recorded
<b>Urinal</b>	Inspected
Condition	2 - Between Good and 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	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 and Gas Meter Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2002
Source of Installation	Documented
Deficiency	BEYOND USEFUL LIFE
Deficiency Location/Instance	Boiler Room and Gas Meter 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.
<b>HEATING</b>	Inspected
<b>Heating Coil In Ductwork</b>	Does not Exist
<b>Hydronic Heating</b>	Does not Exist
<b>Radiator/Convactor/Fin Tube</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	FIN TUBE: DEFECTIVE
Deficiency Location/Instance	Roof Bulkheads
Deficiency Quantity	50
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.

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

Mechanical Inspection

Q137

<b>Question</b>	<b>Response</b>
<b>HEATING</b>	
<b>Steam Heating</b>	Inspected
<b>F&amp;T/Steam Drip Trap</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>MER Steam and Condensate Piping</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	MER 417 / AHU-14, MER 427 / AHU-10
Deficiency Quantity	20
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>Steam Condensate Return Piping</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	MER C013
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>Steam Condensate Return Pumping System</b>	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE PUMP
Deficiency Location/Instance	MER C001 and MER C013
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.
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	MER C001 and Boiler Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Steam Piping</b>	Inspected
Condition	2 - Between Good and Fair

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

Mechanical Inspection

Q137

Question	Response
<b>HEATING</b>	
<b>Steam Heating</b>	
<b>Steam Piping</b>	
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Bulkhead C
Deficiency Quantity	20
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	160
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>Steam supplied by External Sources</b>	
	Does not Exist
<b>Unit Heater/Cabinet Heater</b>	
	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>HEATING PLANT</b>	
	Inspected
Replacement Quantity	13,758
Replacement Uom	MBH Net
Instance on Basement	Inspected
Burner Type	Dual Fuel (Gas/Oil)
Heating Plant Oil Number	2
<b>Boiler Auxiliaries</b>	
	Inspected
Instance on Basement	Inspected
<b>Boiler Auxiliary Piping</b>	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler Emergency Stop Switch</b>	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler Feedwater System</b>	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	FEEDWATER TANK: DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	30
Quantity Uom	S.F.

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

Mechanical Inspection

Q137

Question	Response
<b>HEATING PLANT</b>	
<b>Boiler Auxiliaries</b>	
<b>Boiler Feedwater System</b>	
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo	No photo recorded
Violations	No violations recorded.
<b>Boiler Feedwater Treatment(Automatic)</b>	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler Flue Exhaust</b>	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler Make-up Water Backflow Preventer</b>	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler Room Steam And Condensate Piping</b>	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler Safety Valve</b>	
Instance on Basement	Inspected
Condition	5 - Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room (6 of 6)
Deficiency Quantity	6
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>Boiler System</b>	
Instance on Basement	Inspected
<b>Coal-fired Boiler</b>	
Instance on Basement	Does not Exist
<b>Hot Water Boiler</b>	
Instance on Basement	Does not Exist
<b>Modular Boiler</b>	
Instance on Basement	Does not Exist
<b>Steam Boiler</b>	
Instance on Basement	Inspected
Instance	Boiler Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	6,879
Instance Quantity Uom	MBH Net

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

Mechanical Inspection

Q137

Question	Response
<b>HEATING PLANT</b>	
<b>Boiler System</b>	
<b>Steam Boiler</b>	
Instance Manufacturer	Kewanee Boiler Corporation
Equipment	111931-01
Capacity/Size Quantity	8,860
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2002
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	6,879
Instance Quantity Uom	MBH Net
Instance Manufacturer	Kewanee Boiler Corporation
Equipment	111931-02
Capacity/Size Quantity	8,860
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2002
Source of Installation	Documented
Deficiency	LEAKY/PLUGGED TUBES
Deficiency Quantity	5
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>Fuel System</b>	Inspected
Instance on Basement	Inspected
<b>Boiler Fresh Air Louver/Damper</b>	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Burner/Burner Control Panel</b>	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Fuel Oil Storage/Supply System</b>	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Gas Trains And Vent At The Boiler</b>	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Enclosed IDF Room</b>	
Instance on Rooms 103, 131, 303, 339, 403, 441	Inspected



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

Mechanical Inspection

Q137

Question	Response
<b>Enclosed IDF Room</b>	
<b>Dedicated A/C Equipment</b>	Inspected
Instance on Rooms 103, 131, 303, 339, 403, 441	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Rooms 103, 131, 303, 339, 403, 441
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.
<b>KITCHEN</b>	Inspected
Instance on 1st Floor	Inspected
<b>CO Detector</b>	Inspected
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Gas System</b>	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Grease Trap</b>	Inspected
Instance on 1st Floor	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

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

Mechanical Inspection

Q137

<b>Question</b>	<b>Response</b>
<b>KITCHEN</b>	Inspected
<b>Kitchen Sink</b>	Inspected
Deficiency	No deficiencies recorded
<b>MDF Room</b>	Inspected
Instance on Room 215	Inspected
<b>Dedicated A/C Equipment</b>	Inspected
Instance on Room 215	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>SCIENCE DEMO ROOM</b>	Does not Exist
<b>SCIENCE LAB</b>	Inspected
Instance on Room 209	Inspected
Alternative use	No
Instance on Rooms 207, 309, 311, 409, 411	Inspected
Alternative use	No
Instance on Rooms 313, 413	Inspected
Alternative use	No
<b>Acid Waste Neutralizing Tank</b>	Does not Exist
Instance on Rooms 313, 413	Does not Exist
Instance on Rooms 207, 309, 311, 409, 411	Does not Exist
Instance on Room 209	Does not Exist
<b>CO Detector</b>	Inspected
Instance on Rooms 313, 413	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Science Labs 313, 413
Deficiency Quantity	2
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.
Instance on Rooms 207, 309, 311, 409, 411	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Science Labs 207, 309, 311, 409, 411
Deficiency Quantity	5
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.
Instance on Room 209	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Emergency Shower</b>	Inspected
Instance on Rooms 313, 413	Inspected

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

Mechanical Inspection

Q137

Question	Response
<b>SCIENCE LAB</b>	
<b>Emergency Shower</b>	
Condition	3 - Fair
Deficiency	DEFECTIVE SHOWER
Deficiency Location/Instance	Science Lab 313 (missing pull chain)
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 Rooms 207, 309, 311, 409, 411	Does not Exist
Instance on Room 209	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE SHOWER
Deficiency Location/Instance	Science Lab 209 (missing pull chain)
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>Eye Wash</b>	Inspected
Instance on Rooms 313, 413	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Rooms 207, 309, 311, 409, 411	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 209	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	Inspected
Instance on Rooms 313, 413	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Rooms 207, 309, 311, 409, 411	Does not Exist
Instance on Room 209	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Fan</b>	Inspected
Instance on Rooms 313, 413	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Rooms 207, 309, 311, 409, 411	Does not Exist
Instance on Room 209	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded

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

Mechanical Inspection

Q137

<b>Question</b>	<b>Response</b>
<b>SCIENCE LAB</b>	
<b>Fixed Laboratory Hood</b>	Inspected
Instance on Rooms 313, 413	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Rooms 207, 309, 311, 409, 411	Does not Exist
Instance on Room 209	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Laboratory Sink</b>	Inspected
Instance on Rooms 313, 413	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Rooms 207, 309, 311, 409, 411	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Science Lab 311
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 209	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	Does not Exist
Instance on Rooms 313, 413	Does not Exist
Instance on Rooms 207, 309, 311, 409, 411	Does not Exist
Instance on Room 209	Does not Exist
<b>SCIENCE PREP ROOM</b>	Inspected
Instance on Rooms 209A, 309A, 409A	Inspected
Alternative use	No
<b>Acid Waste Neutralizing Tank</b>	Does not Exist
Instance on Rooms 209A, 309A, 409A	Does not Exist
<b>CO Detector</b>	Inspected
Instance on Rooms 209A, 309A, 409A	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Science Prep Rooms 209A, 309A, 409A
Deficiency Quantity	3
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>	Inspected

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

Mechanical Inspection

Q137

Question	Response
<b>SCIENCE PREP ROOM</b>	
<b>Emergency Shower</b>	Inspected
Instance on Rooms 209A, 309A, 409A	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Eye Wash</b>	Inspected
Instance on Rooms 209A, 309A, 409A	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Science Prep Room 209A
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>Hood Exhaust Ductwork</b>	Inspected
Instance on Rooms 209A, 309A, 409A	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Fan</b>	Inspected
Instance on Rooms 209A, 309A, 409A	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Fixed Laboratory Hood</b>	Inspected
Instance on Rooms 209A, 309A, 409A	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Laboratory Sink</b>	Inspected
Instance on Rooms 209A, 309A, 409A	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	Does not Exist
Instance on Rooms 209A, 309A, 409A	Does not Exist
<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>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies 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	No deficiencies recorded
<b>Sprinkler Piping</b>	Inspected
Condition	1 - Good

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

Mechanical Inspection

Q137

Question	Response
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	
<b>Sprinkler Piping</b>	Inspected
Deficiency	No deficiencies recorded
<b>Standpipe System</b>	Inspected
<b>Hose Valve Assembly</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE FIRE HOSE CABINET
Deficiency Location/Instance	3rd Floor Stairwell
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations 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	3 - Fair
Deficiency	DEFECTIVE MOTOR
Deficiency Location/Instance	Roof
Deficiency Quantity	4
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>Heating And Ventilating Unit</b>	Does not Exist
<b>Metal Ductwork</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE FIRE/SMOKE DAMPER
Deficiency Location/Instance	MER 427 / AHU-9, AHU-10
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	DEFECTIVE FIRE/SMOKE DAMPER
Deficiency Location/Instance	MER 320 / RF-8, MER 427 / AHU-11
Deficiency Quantity	2
Quantity Uom	EACH

NYC Department of Education  
Building Condition Assessment Survey 2017 - 2018

Mechanical Inspection

Q137

Question	Response
<b>VENTILATION</b>	
<b>Metal Ductwork</b>	
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Supply Fan</b>	Does not Exist
<b>Unit Ventilator</b>	Does not Exist