

NYC Department of Education
Building Condition Assessment Survey 2017 - 2018

Mechanical Inspection

Q146

Asset: P.S. 146 - QUEENS, 98-01 159 AVENUE, New York, 11414

Inspection Id	Inspection Type	Time In	Last Edited
ME : Q146	Mechanical	2018-01-16 8:32 AM	2018-01-24 10:59 AM

Asset Data

Question	Answer
Are there fuel tanks?	Yes
Total # of above ground tanks	1
Total capacity of all above ground tanks in gal.	7000
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	Basement MER; Boiler Room Fan Room; MER B9
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)	Room 306
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: Boiler Feedwater System; Boiler Feedwater Treatment(Automatic); Sump Pumps (7 of 9); Steam Condensate Return Pumping System (1 of 4); Gas Meter Room Exhaust Fan
	Years: 2016
	Systems: MDF Room - Dedicated A/C Equipment (DX Split System); Steam Condensate Return Pumping Systems (2 of 4)
	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
Yes	Defective Boiler Safety Auxiliary	Boiler #2 Safety Valves Leaking	HEATING PLANT Boiler Auxiliaries Boiler Safety Valve	Boiler Room (2 of 4)	Alexander Brener	Custodian	Sent to DSF	

Inspection

Question	Response
Mechanical	
AIR CONDITIONING	Inspected
Chilled Water System	Inspected
Absorption Chiller	Does not Exist
Air Cooled Chiller	Inspected
Instance	Boiler Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	York
Equipment	CH-1
Capacity/Size Quantity	125
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2004

NYC Department of Education
Building Condition Assessment Survey 2017 - 2018

Mechanical Inspection

Q146

Question	Response
AIR CONDITIONING	
Chilled Water System	
Air Cooled Chiller	
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	York
Equipment	CH-2
Capacity/Size Quantity	125
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2004
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Air Cooled Condenser	
	Inspected
Instance	Original Building - Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	York
Equipment	C-1
Capacity/Size Quantity	125
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2004
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Instance	Original Building - Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	York
Equipment	C-2
Capacity/Size Quantity	125
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2004
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Chilled Water Distribution: Piping, Pumps and Auxiliaries	
	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Backflow Preventer	
	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Central Station Air Handler	
	Inspected
Instance	Basement MER

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

Mechanical Inspection

Q146

Question	Response
AIR CONDITIONING	
Chilled Water System	
Central Station Air Handler	
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	York
Equipment	AHU-1
Capacity/Size Quantity	10
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2004
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Fan Coil Unit	Does not Exist
Packaged Air Cooled Chiller	Does not Exist
Water Cooled Chiller	Does not Exist
Condenser Water Distribution: Piping, Pumps and Auxiliaries	Does not Exist
Cooling Coil in Ductwork	Does not Exist
Cooling Tower	Does not Exist
DX Split System	Does not Exist
Dry Cooler	Does not Exist
Packaged / Rooftop Unit	Does not Exist
Packaged Terminal A/C	Does not Exist
Refrigerant Piping	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Return Fan	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not Exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Inspected
Instance	Throughout
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Installation Year	2004
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Pneumatic System	Does not Exist
Hybrid System	Does not Exist
Electric System	Does not Exist
COMPACTOR	Does not Exist
CONVEYING	Does not Exist
DOMESTIC WATER SYSTEM	Inspected
Domestic Cold Water System	Inspected

NYC Department of Education
Building Condition Assessment Survey 2017 - 2018

Mechanical Inspection

Q146

Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Gravity System	Does not Exist
Pressure Booster System	Does not Exist
Water Service	Inspected
Instance	Basement MER
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Basement MER
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	Room B2
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Room B2
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.
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	3 - Fair
Deficiency	DEFECTIVE ISOLATION VALVE
Deficiency Location/Instance	Basement MER
Deficiency Quantity	1
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 2017 - 2018

Mechanical Inspection

Q146

Question	Response
DOMESTIC WATER SYSTEM	Inspected
Domestic Water Distribution Piping	Inspected
Violations	No violations recorded.
DRAIN/WASTE/VENT AND STORM SYSTEM	Inspected
Interior Storm Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sewage Ejector Pump	Does not Exist
Sump Pump	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	Inspected
Dual Temperature Distribution: Piping, Pumps and	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Dual Temperature Terminal Fan Coil Unit	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
FIXTURES	Inspected
Staff And Other	Inspected
Janitor Sink	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Women's Toilet Room 251
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.
Toilet	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Urinal	Does not Exist
Student	Inspected
Drinking Fountain	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Locker Room Shower	Does not Exist

NYC Department of Education
Building Condition Assessment Survey 2017 - 2018

Mechanical Inspection

Q146

Question	Response
FIXTURES	
Student	
Sink And Fountain Combo Unit	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	3 - Fair
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Boy's Toilet Room 257
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.
GAS FIRED FURNACE	Does not Exist
GAS SERVICE	Inspected
Gas Distribution Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Gas Meter Room Vent	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Gas Pressure Booster	Inspected
Instance	Gas Meter Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Eclipse
Equipment	N/A
Capacity/Size Quantity	15,300
Capacity/Size UOM	SCFH
Source of Capacity/Size	Documented
Installation Year	1997
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
CO/Gas Leak Detection	Inspected
Instance	Gas Meter Room, Boiler Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	1997
Source of Installation	Custodial Staff

NYC Department of Education
Building Condition Assessment Survey 2017 - 2018

Mechanical Inspection

Q146

Question	Response
GAS SERVICE	
CO/Gas Leak Detection	
Deficiency	BEYOND USEFUL LIFE
Deficiency Location/Instance	Gas Meter Room, 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.
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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Backflow Preventer	
	Does not Exist
Hot Water Heat Exchanger	
	Inspected
Condition	2 - Between Good and Fair
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	3 - Fair
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	
	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Piping	
	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	
	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Steam Piping	
	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Trap	
	Does not Exist
Steam supplied by External Sources	
	Does not Exist
Unit Heater/Cabinet Heater	
	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
HEATING PLANT	
	Inspected
Replacement Quantity	9,096
Replacement Uom	MBH Net

NYC Department of Education
Building Condition Assessment Survey 2017 - 2018

Mechanical Inspection

Q146

Question	Response
HEATING PLANT	
Instance on Basement	Inspected
Burner Type	Dual Fuel (Gas/Oil)
Heating Plant Oil Number	2
Boiler Auxiliaries	Inspected
Instance on Basement	Inspected
Boiler Auxiliary Piping	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler 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.
Boiler Flue Exhaust	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Safety Valve	
Instance on Basement	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room (2 of 4)
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5

NYC Department of Education
Building Condition Assessment Survey 2017 - 2018

Mechanical Inspection

Q146

Question	Response
HEATING PLANT	
Boiler Auxiliaries	Inspected
Boiler Safety Valve	
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Boiler System	Inspected
Instance on Basement	Inspected
Coal-fired Boiler	
Instance on Basement	Does not Exist
Hot Water Boiler	
Instance on Basement	Does not Exist
Modular Boiler	
Instance on Basement	Does not Exist
Steam Boiler	
Instance on Basement	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	4,548
Instance Quantity Uom	MBH Net
Instance Manufacturer	A. L. Eastmond & Sons Inc.
Equipment	9660-01
Capacity/Size Quantity	4,548
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1997
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	4,548
Instance Quantity Uom	MBH Net
Instance Manufacturer	A. L. Eastmond & Sons Inc.
Equipment	9660-02
Capacity/Size Quantity	4,548
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1997
Source of Installation	Documented
Deficiency	LEAKY/PLUGGED TUBES
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.
Fuel System	Inspected
Instance on Basement	Inspected

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

Mechanical Inspection

Q146

Question	Response
HEATING PLANT	
Fuel System	
Boiler Fresh Air Louver/Damper	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Fuel Oil Storage/Supply System	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Gas Trains And Vent At The Boiler	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Enclosed IDF Room	
Instance on Room B5	Inspected
Dedicated A/C Equipment	
Instance on Room B5	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Room B5
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.
KITCHEN	
Instance on Basement	Inspected
CO Detector	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Gas System	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Grease Trap	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded

NYC Department of Education
Building Condition Assessment Survey 2017 - 2018

Mechanical Inspection

Q146

Question	Response
KITCHEN	
Hood Exhaust Ductwork	Inspected
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	Inspected
Instance on Basement	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE MOTOR
Deficiency Location/Instance	Kitchen
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo	No photo recorded
Violations	No violations recorded.
Hood Fire Suppression System	Does not Exist
Instance on Basement	Does not Exist
Hot Water Temperature Booster	Does not Exist
Instance on Basement	Does not Exist
Kitchen Sink	Inspected
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
MDF Room	Inspected
Instance on Room 256	Inspected
Dedicated A/C Equipment	Inspected
Instance on Room 256	Inspected
Condition	1 - Good
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	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Fire Booster Pump Assembly	Does not Exist
Roof Tank	Does not Exist
Siamese Connection	Does not Exist
Sprinkler Head	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Room 306
Deficiency Quantity	12
Quantity Uom	EACH
Potential Action	REPLACE

NYC Department of Education
Building Condition Assessment Survey 2017 - 2018

Mechanical Inspection

Q146

Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Sprinkler Head	
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Sprinkler Piping	
Condition	Inspected
Deficiency	3 - Fair
Deficiency	No deficiencies recorded
Standpipe System	
Condition	Does not Exist
Water Gong	
Condition	Does not Exist
SWIMMING POOL	
Condition	Does not Exist
VENTILATION	
Exhaust Fan	
Condition	Inspected
Approximate Total # of Fans	1-25
Condition	3 - Fair
Deficiency	DEFECTIVE MOTOR
Deficiency Location/Instance	Cafeteria Roof
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.
Heating And Ventilating Unit	
Condition	Inspected
Condition	3 - Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	MER B9
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.
Metal Ductwork	
Condition	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Supply Fan	
Condition	Does not Exist
Unit Ventilator	
Condition	Does not Exist