

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

Mechanical Inspection

Q650

Asset: HS FOR CONST.TRADES,ENGG.,& ARCH-Q, 94-06 104TH STREET, New York, 11416

Inspection Id	Inspection Type	Time In	Last Edited
ME : Q650	Mechanical	2017-11-02 9:00 AM	2018-04-27 4:55 PM

Asset Data

Question	Answer
Are there fuel tanks?	Yes
Total # of above ground tanks	1
Total capacity of all above ground tanks in gal.	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	2
MERs/Fan Rooms Locations	None
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Emergency Stop Switches with Missing Hammers?	No
Are there any Painted/Obstructed Sprinkler Heads?	No
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: DX Split System for Camera Room 124B
	Years: 2014

Priority Condition

Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Status	PhotoImage
No condition recorded								

Inspection

Question	Response
Mechanical	
AIR CONDITIONING	Inspected
Chilled Water System	Does not Exist
Condenser Water Distribution: Piping, Pumps and Auxiliaries	Does not Exist
Cooling Coil in Ductwork	Does not Exist
Cooling Tower	Does not Exist
DX Split System	Inspected
Indoor Unit	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Outdoor Unit	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Dry Cooler	Does not Exist
Packaged / Rooftop Unit	Inspected
Instance	3rd Floor Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Gas
Instance Manufacturer	Governair
Equipment	AHU-4
Capacity/Size Quantity	40
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate

NYC Department of Education
Building Condition Assessment Survey 2017 - 2018

Mechanical Inspection

Q650

Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Installation Year	2006
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	4th Floor Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Gas
Instance Manufacturer	Governair
Equipment	AHU-8
Capacity/Size Quantity	50
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2006
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	4th Floor Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Gas
Instance Manufacturer	Governair
Equipment	AHU-7
Capacity/Size Quantity	67
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2006
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	4th Floor Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Gas
Instance Manufacturer	Governair
Equipment	AHU-6
Capacity/Size Quantity	29
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2006
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	4th Floor Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Gas

NYC Department of Education
Building Condition Assessment Survey 2017 - 2018

Mechanical Inspection

Q650

Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Instance Manufacturer	Governair
Equipment	AHU-3
Capacity/Size Quantity	26
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2006
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	4th Floor Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Gas
Instance Manufacturer	Governair
Equipment	AHU-2
Capacity/Size Quantity	38
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2006
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	4th Floor Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Gas
Instance Manufacturer	Governair
Equipment	AHU-10
Capacity/Size Quantity	85
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2006
Source of Installation	Documented
Deficiency	OVER 20 TONS: DEFECTIVE CONTROLS
Deficiency Location/Instance	4th Floor Roof
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	3rd Floor Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Gas

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

Mechanical Inspection

Q650

Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Instance Manufacturer	Governair
Equipment	AHU-5
Capacity/Size Quantity	12
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2006
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	2nd Floor Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Gas
Instance Manufacturer	Governair
Equipment	AHU-1
Capacity/Size Quantity	41
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2006
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	3rd Floor Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Gas
Instance Manufacturer	Governair
Equipment	AHU-9
Capacity/Size Quantity	59
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2006
Source of Installation	Documented
Deficiency	No deficiencies recorded
Packaged Terminal A/C	Does not Exist
Refrigerant Piping	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Return Fan	Does not Exist
CENTRAL ACID WASTE NEUTRALIZING TANK	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
CLIMATE CONTROL SYSTEM	
BMS	Inspected
Instance	Throughout
Instance Condition	4 - Between Fair and Poor
Instance Quantity	1

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

Mechanical Inspection

Q650

Question	Response
CLIMATE CONTROL SYSTEM	
BMS	
Instance Quantity Uom	EACH
Building Area Covered by Operational System	0-20%
Installation Year	2006
Source of Installation	Documented
Deficiency	DEFECTIVE SYSTEM
Deficiency Location/Instance	1st Floor Custodian's Office
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.
Pneumatic System	Does not Exist
Hybrid System	Does not Exist
Electric System	Does not Exist
COMPACTOR	Does not Exist
CONVEYING	Inspected
Dumbwaiter	Does not Exist
Elevator	Inspected
Are all the existing elevators operable?	Yes
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Escalator	Does not Exist
Non-auditorium Handicap Lift - Vertical	Does not Exist
Non-auditorium Handicap Lift - Stair	Inspected
Are all the existing non-auditorium handicap stair lifts operable?	Yes
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Ash Hoist	Does not Exist
Sidewalk Elevator	Does not Exist
DOMESTIC WATER SYSTEM	Inspected
Domestic Cold Water System	Inspected
Gravity System	Does not Exist
Pressure Booster System	Inspected
Electric Pressure Booster System	Inspected
Instance	Room B24B
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	SyncroFlo
Equipment	N/A
Capacity/Size Quantity	2
Capacity/Size UOM	Total # Pumps
Capacity/Size2 Quantity	20
Capacity/Size2 UOM	Total Pumps HP

NYC Department of Education
Building Condition Assessment Survey 2017 - 2018

Mechanical Inspection

Q650

Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Pressure Booster System	
Electric Pressure Booster System	Inspected
Source of Capacity/Size	Documented
Installation Year	2006
Source of Installation	Documented
Deficiency	No deficiencies recorded
Hydraulic/Pneumatic Booster System	Does not Exist
Water Service	Inspected
Instance	Rooms B4, B24B
Instance Condition	1 - Good
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Domestic Hot Water System	Inspected
Domestic Hot Water Remote Storage Tank	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Domestic Water Heat Exchanger	Does not Exist
Electric Domestic Water Heater	Does not Exist
Gas Fired Domestic Water Heater	Inspected
Instance	Room 433
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	RayPak
Equipment	N/A
Capacity/Size Quantity	726
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	0
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2006
Source of Installation	Documented
Deficiency	No deficiencies recorded
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/Waste/Vent Piping	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Sewage Ejector Pump	Inspected
Condition	2 - Between Good and Fair

NYC Department of Education
Building Condition Assessment Survey 2017 - 2018

Mechanical Inspection

Q650

Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	Inspected
Sewage Ejector Pump	Inspected
Deficiency	No deficiencies recorded
Sump Pump	Does not Exist
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	Does not Exist
FIXTURES	Inspected
Staff And Other	Inspected
Janitor Sink	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	2 - Between Good and Fair
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	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Basement Hallway, Girl's Locker Room
Deficiency Quantity	5
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.
Lavatory/Sink	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Locker Room Shower	Inspected
Instance on Basement - Boys	Inaccessible
Instance Quantity	1
Instance Quantity Uom	EACH
Instance on Basement- Girls	Inaccessible
Instance Quantity	1
Instance Quantity Uom	EACH
Instance on Basement- Visitors	Inspected
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Alternative use	No
Deficiency	No deficiencies recorded
Sink And Fountain Combo Unit	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded

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

Mechanical Inspection

Q650

Question	Response
FIXTURES	Inspected
Student	
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
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
CO/Gas Leak Detection	Inspected
Instance	Science Labs, Kitchen, Room 433
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2006
Source of Installation	Documented
Deficiency	No deficiencies recorded
HEATING	Inspected
Heating Coil In Ductwork	Does not Exist
Hydronic Heating	Does not Exist
Radiator/Convactor/Fin Tube	Does not Exist
Steam Heating	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	Does not Exist
Enclosed IDF Room	Inspected
Instance on Rooms B21, 124A, 221, 321, 421	Inspected
Dedicated A/C Equipment	Inspected
Instance on Rooms B21, 124A, 221, 321, 421	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Rooms B21, 124A, 221, 321, 421
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.
KITCHEN	Inspected

NYC Department of Education
Building Condition Assessment Survey 2017 - 2018

Mechanical Inspection

Q650

Question	Response
KITCHEN	
Instance on Basement	Inspected
CO Detector	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Gas System	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Grease Trap	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hot Water Temperature Booster	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Kitchen Sink	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
MDF Room	Inspected
Instance on Room 133	Inspected
Dedicated A/C Equipment	Inspected
Instance on Room 133	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Inspected
Instance on Rooms 310, 316, 332, 336	Inspected
Alternative use	No
Acid Waste Neutralizing Tank	Does not Exist
Instance on Rooms 310, 316, 332, 336	Does not Exist
CO Detector	Inspected

NYC Department of Education
Building Condition Assessment Survey 2017 - 2018

Mechanical Inspection

Q650

Question	Response
SCIENCE DEMO ROOM	
CO Detector	Inspected
Instance on Rooms 310, 316, 332, 336	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Emergency Shower	Does not Exist
Instance on Rooms 310, 316, 332, 336	Does not Exist
Eye Wash	Inspected
Instance on Rooms 310, 316, 332, 336	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Does not Exist
Instance on Rooms 310, 316, 332, 336	Does not Exist
Hood Exhaust Fan	Does not Exist
Instance on Rooms 310, 316, 332, 336	Does not Exist
Fixed Laboratory Hood	Does not Exist
Instance on Rooms 310, 316, 332, 336	Does not Exist
Laboratory Sink	Inspected
Instance on Rooms 310, 316, 332, 336	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	Does not Exist
Instance on Rooms 310, 316, 332, 336	Does not Exist
SCIENCE LAB	Inspected
Instance on Rooms 320, 328	Inspected
Alternative use	No
Acid Waste Neutralizing Tank	Does not Exist
Instance on Rooms 320, 328	Does not Exist
CO Detector	Inspected
Instance on Rooms 320, 328	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Emergency Shower	Inspected
Instance on Rooms 320, 328	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Eye Wash	Inspected
Instance on Rooms 320, 328	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Inspected
Instance on Rooms 320, 328	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	Inspected
Instance on Rooms 320, 328	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Fixed Laboratory Hood	Inspected
Instance on Rooms 320, 328	Inspected

NYC Department of Education
Building Condition Assessment Survey 2017 - 2018

Mechanical Inspection

Q650

Question	Response
SCIENCE LAB	
Fixed Laboratory Hood	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Laboratory Sink	Inspected
Instance on Rooms 320, 328	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	Does not Exist
Instance on Rooms 320, 328	Does not Exist
SCIENCE PREP ROOM	Inspected
Instance on Room 324	Inspected
Alternative use	No
Acid Waste Neutralizing Tank	Does not Exist
Instance on Room 324	Does not Exist
CO Detector	Inspected
Instance on Room 324	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Emergency Shower	Inspected
Instance on Room 324	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Eye Wash	Inspected
Instance on Room 324	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Inspected
Instance on Room 324	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	Inspected
Instance on Room 324	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Fixed Laboratory Hood	Inspected
Instance on Room 324	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Laboratory Sink	Inspected
Instance on Room 324	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	Does not Exist
Instance on Room 324	Does not Exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	Inspected
Dry Sprinkler Alarm Valve Assembly	Does not Exist
Wet Sprinkler Alarm Valve Assembly	Does not Exist
Fire Booster Pump Assembly	Inspected
Condition	2 - Between Good and Fair

NYC Department of Education
Building Condition Assessment Survey 2017 - 2018

Mechanical Inspection

Q650

Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Fire Booster Pump Assembly	Inspected
Deficiency	No deficiencies recorded
Roof Tank	Does not Exist
Siamese Connection	Inspected
Condition	2 - Between Good and Fair
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	Does not Exist
Water Gong	Does not Exist
SWIMMING POOL	Does not Exist
VENTILATION	Inspected
Exhaust Fan	Inspected
Approximate Total # of Fans	1-25
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Heating And Ventilating Unit	Does not Exist
Metal Ductwork	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Supply Fan	Inspected
Approximate Total # of Fans	1-5
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Unit Ventilator	Does not Exist