

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

Mechanical Inspection

Q801

Asset: OSSS / DSF - QUEENS, 44-36 VERNON BLVD, New York, 11101

Inspection Id	Inspection Type	Time In	Last Edited
ME : Q801	Mechanical	2018-04-10 12:13 PM	2018-05-07 2:12 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.	15,275
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	2nd Floor MER, 4th Floor MERs near Rooms 400 and 407; 5th Floor MERs near Freight Elevators and South Side; 6th Floor MERs North Side and South Side; Penthouse MER
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Emergency Stop Switches with Missing Hammers?	Yes
Component Affected	Boiler Emergency Stop Switch
Location	Boiler Room Entrance
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Basement - Stair C, near Column 116. 1st Floor - Main Entrance Lobby, Exit 3, Lobby at Exit 3, Room 110. 2nd Floor - Steamshop, Room 212A. 3rd Floor - Women's Toilet Room near Room 302, Men's and Women's Toilet Rooms near Room 305, Room 304, 5th Floor - Lunch area, Corridor near Men's Toilet Room, DSF Office. 6th Floor - Warehouse area, Room 603A
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: DX Split System for 5th Floor Training Center (1 of 6); MDF Room - Dedicated A/C Equipment (Air Cooled Chillers)
	Years: 2016
	Systems: Electric Domestic Water Heaters; Enclosed IDF Room - Dedicated A/C Equipment (Window A/C Units, 7 of 12, DX Split System, 1 of 12)
	Years: 2015
	Systems: Heating And Ventilating Units (7 of 13); Non-auditorium Handicap Lifts - Vertical
	Years: 2014
	Systems: Packaged / Rooftop Units (1 of 11); Climate Control System - Pneumatic; Air Compressors, Refrigerated Air Dryers
	Years: 2013
	Systems: Sump Pumps (11 of 21)
	Years: 2012
	Systems: Steam Condensate Return Pumping System (1 of 2); Dry Sprinkler Alarm Valve Assembly
	Years: 2011
	Systems: Air Cooled Condensers
	Years: 2007

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

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Question	Response
AIR CONDITIONING	
Chilled Water System	Inspected
Absorption Chiller	Does not Exist
Air Cooled Chiller	Inspected
Instance	6th Floor MER South Side
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	McQuay
Equipment	Chiller-1
Capacity/Size Quantity	120
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	1983
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	6th Floor MER South Side
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	McQuay
Equipment	Chiller-2
Capacity/Size Quantity	120
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	1983
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	6th Floor MER South Side
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	McQuay
Equipment	Chiller-3
Capacity/Size Quantity	120
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	1983
Source of Installation	Documented
Deficiency	No deficiencies recorded
Air Cooled Condenser	Inspected
Instance	Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Bohn
Equipment	N/A
Capacity/Size Quantity	120
Capacity/Size UOM	Tons

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Air Cooled Condenser	
Source of Capacity/Size	Inspector Estimate
Installation Year	2007
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Chilled Water Distribution: Piping, Pumps and Auxiliaries	
	Inspected
Condition	3 - Fair
Deficiency	PIPING: DAMAGED/MISSING INSULATION
Deficiency Location/Instance	5th Floor MERs near Freight Elevators and South Side
Deficiency Quantity	40
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.
Backflow Preventer	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Central Station Air Handler	
	Inspected
Instance	1st Floor - Exit 4
Instance Condition	4 - Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	American Air Filter
Equipment	AVAC-1
Capacity/Size Quantity	9,000
Capacity/Size UOM	CFM
Source of Capacity/Size	Inspector Estimate
Installation Year	1983
Source of Installation	Inspector Estimate
Deficiency	DEFECTIVE UNIT
Deficiency Location/Instance	1st Floor - Exit 4
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	1st Floor - Warehouse Area near Column 105
Instance Condition	4 - Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	American Air Filter
Equipment	AVAC-2
Capacity/Size Quantity	9,000

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Central Station Air Handler	
Capacity/Size UOM	CFM
Source of Capacity/Size	Inspector Estimate
Installation Year	1983
Source of Installation	Inspector Estimate
Deficiency	DEFECTIVE UNIT
Deficiency Location/Instance	1st Floor - Warehouse Area near Column 105
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	1st Floor - Warehouse West Side
Instance Condition	4 - Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	American Air Filter
Equipment	AVAC-3
Capacity/Size Quantity	9,000
Capacity/Size UOM	CFM
Source of Capacity/Size	Inspector Estimate
Installation Year	1983
Source of Installation	Inspector Estimate
Deficiency	DEFECTIVE UNIT
Deficiency Location/Instance	1st Floor - Warehouse West Side
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	2nd Floor MER
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	McQuay
Equipment	AH 2-2
Capacity/Size Quantity	4,500
Capacity/Size UOM	CFM
Source of Capacity/Size	Inspector Estimate
Installation Year	1983
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
Instance	4th Floor MER near Room 400

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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	Trane
Equipment	AH 4-4
Capacity/Size Quantity	5
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2001
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Instance	4th Floor MER near Room 400
Instance Condition	3 - Fair
Instance Quantity	3
Instance Quantity Uom	EACH
Instance Manufacturer	McQuay
Equipment	AH 4-1, AH 4-2, AH 4-3
Capacity/Size Quantity	10
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	1983
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
Instance	5th Floor MER near Freight Elevators
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Dunham Bush
Equipment	AHU 5-2
Capacity/Size Quantity	10
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	1983
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
Instance	5th Floor MER South Side
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Dunham Bush
Equipment	AHU 5-1
Capacity/Size Quantity	18,000
Capacity/Size UOM	CFM
Source of Capacity/Size	Inspector Estimate
Installation Year	1983
Source of Installation	Inspector Estimate

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Central Station Air Handler	
Deficiency	No deficiencies recorded
Instance	6th Floor MER North Side
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	American Air Filter
Equipment	S-2
Capacity/Size Quantity	5
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	1946
Source of Installation	Documented
Deficiency	NOT IN USE
Deficiency Location/Instance	6th Floor MER North Side
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.
Instance	6th Floor MER South Side
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	McQuay
Equipment	HV-12
Capacity/Size Quantity	5,500
Capacity/Size UOM	CFM
Source of Capacity/Size	Inspector Estimate
Installation Year	1983
Source of Installation	Inspector Estimate
Deficiency	NOT IN USE
Deficiency Location/Instance	6th Floor MER South Side
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.
Fan Coil Unit	Does not Exist
Packaged Air Cooled Chiller	Does not Exist
Water Cooled Chiller	Inspected
Instance	6th Floor MER North Side
Instance Condition	3 - Fair

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Water Cooled Chiller	
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Dunham Bush
Equipment	N/A
Capacity/Size Quantity	30
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	1946
Source of Installation	Documented
Deficiency	UP TO 150 TONS: NOT IN USE
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.
Condenser Water Distribution: Piping, Pumps and Auxiliaries	Does not Exist
Cooling Coil in Ductwork	Does not Exist
Cooling Tower	Inspected
Instance	Penthouse MER
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Baltimore Air Coil (BAC)
Equipment	N/A
Capacity/Size Quantity	60
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1946
Source of Installation	Documented
Deficiency	UP TO 150 TONS: NOT IN USE
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.
DX Split System	Inspected
Indoor Unit	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Outdoor Unit	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded

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Question	Response
AIR CONDITIONING	
Dry Cooler	Does not Exist
Packaged / Rooftop Unit	Inspected
Instance	4th Floor MER near Room 400
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Steam
Instance Manufacturer	Carrier
Equipment	AC-1
Capacity/Size Quantity	15
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1976
Source of Installation	Inspector Estimate
Deficiency	UP TO 20 TONS: BEYOND USEFUL LIFE
Deficiency Location/Instance	4th Floor MER near Room 400
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.
Instance	4th Floor MER near Room 407
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Steam
Instance Manufacturer	Typhoon
Equipment	AHU 4-3
Capacity/Size Quantity	15
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1976
Source of Installation	Inspector Estimate
Deficiency	UP TO 20 TONS: BEYOND USEFUL LIFE
Deficiency Location/Instance	4th Floor MER near Room 400
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.
Instance	Roof
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH

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Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Source of Heating	Electric
Instance Manufacturer	Trane
Equipment	RTU-1
Capacity/Size Quantity	5
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2013
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Instance	Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Source of Heating	Gas
Instance Manufacturer	Trane
Equipment	RTU-5, RTU-8
Capacity/Size Quantity	15
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2006
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Instance	Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	5
Instance Quantity Uom	EACH
Source of Heating	Gas
Instance Manufacturer	Trane
Equipment	RTU-1, RTU-2, RTU-3, RTU-4, RTU-9
Capacity/Size Quantity	20
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2006
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Packaged Terminal A/C	Does not Exist
Refrigerant Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Return Fan	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not Exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Does not Exist
Pneumatic System	Inspected
Instance	1st Floor

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Question	Response
CLIMATE CONTROL SYSTEM	
Pneumatic System	
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies recorded
Instance	2nd, 3rd, 4th, 5th Floors
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	DEFECTIVE AIR COMPRESSOR
Deficiency Location/Instance	Basement - Compressor Room (1 of 2)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo	No photo recorded
Violations	No violations recorded.
Hybrid System	Does not Exist
Electric System	Does not Exist
COMPACTOR	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
CONVEYING	Inspected
Dumbwaiter	Does not Exist
Elevator	Inspected
Are all the existing elevators operable?	No
Condition	3 - Fair
Deficiency	No deficiencies recorded
Escalator	Does not Exist
Non-auditorium Handicap Lift - Vertical	Inspected
Are all the existing non-auditorium vertical handicap lifts operable?	Yes
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Non-auditorium Handicap Lift - Stair	Does not Exist
Ash Hoist	Does not Exist
Sidewalk Elevator	Does not Exist
DOMESTIC WATER SYSTEM	Inspected
Domestic Cold Water System	Inspected
Gravity System	Inspected
Supply Pump	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Roof Tank	Inspected
Condition	3 - Fair

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Gravity System	Inspected
Roof Tank	
Deficiency	No deficiencies recorded
Pressure Booster System	Does not Exist
Water Service	Inspected
Instance	Basement next to Main Electrical Room
Instance Condition	3 - Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Basement next to Main Electrical Room
Deficiency Quantity	2
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	
Inspected	
Condition	5 - Poor
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Boiler 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.
Domestic Water Heat Exchanger	
Inspected	
Condition	3 - Fair
Deficiency	No deficiencies recorded
Electric Domestic Water Heater	
Inspected	
Condition	1 - Good
Deficiency	No deficiencies recorded
Gas Fired Domestic Water Heater	
Inspected	
Instance	Boiler Room
Instance Condition	5 - Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Laars
Equipment	N/A
Capacity/Size Quantity	850
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	0
Capacity/Size2 UOM	Gallons

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Gas Fired Domestic Water Heater	
Source of Capacity/Size	Documented
Installation Year	2011
Source of Installation	Documented
Deficiency	DEFECTIVE UNIT
Deficiency Location/Instance	Boiler 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.
Oil Fired Domestic Water Heater	
	Does not Exist
Domestic Water Distribution Piping	
Condition	Inspected
Deficiency	3 - Fair
	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	
	Inspected
Interior Storm Piping	
Condition	Inspected
Deficiency	3 - Fair
	No deficiencies recorded
Sewage/Waste/Vent Piping	
Condition	Inspected
Deficiency	3 - Fair
	No deficiencies recorded
Sewage Ejector Pump	
	Does not Exist
Sump Pump	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	Basement - Storm Tank (float)
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.
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
	Does not Exist
FIXTURES	
	Inspected
Staff And Other	
	Inspected
Janitor Sink	
Condition	Inspected
Deficiency	3 - Fair
	No deficiencies recorded
Lavatory/Sink	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	6th Floor Men's Toilet Room
Deficiency Quantity	1

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Question	Response
FIXTURES	
Staff And Other	
Lavatory/Sink	
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.
Toilet	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Urinal	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Student	
	Does not Exist
GAS FIRED FURNACE	
	Does not Exist
GAS SERVICE	
	Inspected
Gas Distribution Piping	
Condition	Inspected
Deficiency	3 - Fair
Gas Meter Room Exhaust Fan	
	No deficiencies recorded
Gas Meter Room Vent	
	Does not Exist
Gas Pressure Booster	
	Does not Exist
CO/Gas Leak Detection	
	Does not Exist
HEATING	
	Inspected
Heating Coil In Ductwork	
Condition	Inspected
Deficiency	3 - Fair
Hydronic Heating	
	No deficiencies recorded
Radiator/Convactor/Fin Tube	
Condition	Does not Exist
Deficiency	Inspected
Steam Heating	
	Inspected
F&T/Steam Drip Trap	
Condition	Inspected
Deficiency	3 - Fair
Deficiency Location/Instance	DEFECTIVE/DETERIORATED
Deficiency Quantity	Basement, MERs
Quantity Uom	15
Potential Action	EACH
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
Deficiency Photo1	LEVEL 2
Violations	No photo recorded
	No violations recorded.
MER Steam and Condensate Piping	
Condition	Inspected
Deficiency	3 - Fair
Deficiency Location/Instance	DAMAGED/MISSING INSULATION
	5th Floor MERs near Freight Elevators and South Side

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Question	Response
HEATING	
Steam Heating	
MER Steam and Condensate Piping	
Deficiency Quantity	40
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.
Steam Condensate Return Piping	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	
	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE PUMP
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.
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Boiler Room (1 of 2)
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.
Steam Piping	
	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Basement - Various locations
Deficiency Quantity	50
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.
Terminal Unit Thermostatic Trap	
	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Various locations
Deficiency Quantity	50

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Question	Response
HEATING	
Steam Heating	
Terminal Unit Thermostatic Trap	
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.
Steam supplied by External Sources	
	Does not Exist
Unit Heater/Cabinet Heater	
	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	1sr Floor - Exit 4, In Front of Room 116
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/DETERIORATED
Deficiency Location/Instance	Basement near Recycling area, 1st Floor near Compactors
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 PLANT	
	Inspected
Replacement Quantity	27,020
Replacement Uom	MBH Net
Instance on Basement	Inspected
Burner Type	Oil
Heating Plant Oil Number	4
Boiler Auxiliaries	
	Inspected
Instance on Basement	Inspected
Boiler Auxiliary Piping	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE BOILER AUTOMATIC FEEDWATER VALVE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Auxiliary Piping	
Violations	No violations recorded.
Boiler Emergency Stop Switch	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	MISSING HAMMER
Deficiency Location/Instance	Boiler Room (1 of 2)
Deficiency Quantity	1
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.
Boiler Feedwater System	
Instance on Basement	Inspected
Condition	5 - Poor
Deficiency	FEEDWATER PUMP: DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Boiler Room
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.
Deficiency	FEEDWATER TANK: DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Boiler Room (2 of 2)
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.
Boiler Feedwater Treatment(Automatic)	
Instance on Basement	Does not Exist
Boiler Flue Exhaust	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Basement	Does not Exist
Boiler Room Steam And Condensate Piping	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	Inspected
Boiler Safety Valve	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies 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	5 - Poor
Instance Quantity	6,755
Instance Quantity Uom	MBH Net
Instance Manufacturer	Pacific Steel Boiler Corporation
Equipment	26880-01
Capacity/Size Quantity	75
Capacity/Size UOM	Burner GPH
Source of Capacity/Size	Documented
Installation Year	1946
Source of Installation	Documented
Deficiency	DEFECTIVE UNIT
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.
Instance	Boiler Room
Instance Condition	5 - Poor
Instance Quantity	6,755
Instance Quantity Uom	MBH Net
Instance Manufacturer	Pacific Steel Boiler Corporation
Equipment	26880-2
Capacity/Size Quantity	75
Capacity/Size UOM	Burner GPH
Source of Capacity/Size	Documented
Installation Year	1946
Source of Installation	Documented
Deficiency	DEFECTIVE UNIT
Deficiency Quantity	1
Quantity Uom	EACH

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Question	Response
HEATING PLANT	
Boiler System	Inspected
Steam Boiler	
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance	Boiler Room
Instance Condition	5 - Poor
Instance Quantity	6,755
Instance Quantity Uom	MBH Net
Instance Manufacturer	Pacific Steel Boiler Corporation
Equipment	26880-03
Capacity/Size Quantity	75
Capacity/Size UOM	Burner GPH
Source of Capacity/Size	Documented
Installation Year	1946
Source of Installation	Documented
Deficiency	DEFECTIVE UNIT
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.
Instance	Boiler Room
Instance Condition	5 - Poor
Instance Quantity	6,755
Instance Quantity Uom	MBH Net
Instance Manufacturer	Brownwell Double Pass Boiler
Equipment	26880-04
Capacity/Size Quantity	75
Capacity/Size UOM	Burner GPH
Source of Capacity/Size	Documented
Installation Year	1946
Source of Installation	Documented
Deficiency	DEFECTIVE UNIT
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.
Fuel System	Inspected
Instance on Basement	Inspected
Boiler Fresh Air Louver/Damper	

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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	5 - Poor
Deficiency	BURNER CONTROL PANEL: DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Boiler Room
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.
Deficiency	OIL BURNER: DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Boiler Room
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 Oil Storage/Supply System	
Instance on Basement	Inspected
Condition	5 - Poor
Deficiency	FUEL OIL LEVEL GAUGE: 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.
Deficiency	FUEL OIL TRANSFER PUMP: DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	3
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	FUEL OIL TANK: DEFECTIVE/DETERIORATED

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Question	Response
HEATING PLANT	
Fuel System	
Fuel Oil Storage/Supply System	
Deficiency Location/Instance	Basement - Underground
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.
Gas Trains And Vent At The Boiler	
Instance on Basement	Does not Exist
Enclosed IDF Room	
Instance on 1st Floor - IDF1. 3rd Floor - IDF1, IDF2. 4th Floor - IDF1, IDF2. 5th Floor - IDF1, IDF2. 6th Floor - IDF2	Inspected
Instance on 4th Floor - IDF3. 5th Floor - IDF4	Inspected
Instance on 5th Floor - IDF3. 6th Floor - IDF1	Inspected
Dedicated A/C Equipment	
Instance on 5th Floor - IDF3. 6th Floor - IDF1	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on 4th Floor - IDF3. 5th Floor - IDF4	Inspected
Condition	
Condition	4 - Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	4th Floor - IDF3. 5th Floor - IDF4
Deficiency Quantity	2
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 on 1st Floor - IDF1. 3rd Floor - IDF1, IDF2. 4th Floor - IDF1, IDF2. 5th Floor - IDF1, IDF2. 6th Floor - IDF2	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
KITCHEN	
Does not Exist	
MDF Room	
Inspected	
Instance on 6th Floor inside IT Data Center	Inspected
Dedicated A/C Equipment	
Inspected	
Instance on 6th Floor inside IT Data Center	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	
Inspected	
Condition	1 - Good

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Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Dry Sprinkler Alarm Valve Assembly	Inspected
Deficiency	No deficiencies recorded
Wet Sprinkler Alarm Valve Assembly	Inspected
Condition	3 - Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Basement - Ammonia Room
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.
Fire Booster Pump Assembly	Does not Exist
Roof Tank	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Siamese Connection	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sprinkler Head	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Basement - Stair C, near Column 116. 1st Floor - Main Entrance Lobby, Exit 3, Lobby at Exit 3, Room 110. 2nd Floor - Steamshop, Room 212A. 3rd Floor - Women's Toilet Room near Room 302, Men's and Women's Toilet Rooms near Room 305, Room 304, 5th Floor - Lunch area, Corridor near Men's Toilet Room, DSF Office. 6th Floor - Warehouse area, Room 603A
Deficiency Quantity	100
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.
Sprinkler Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Standpipe System	Inspected
Hose Valve Assembly	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Water Gong	Does not Exist
SWIMMING POOL	Does not Exist
VENTILATION	Inspected
Exhaust Fan	Inspected

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Question	Response
VENTILATION	
Exhaust Fan	
Approximate Total # of Fans	26-50
Condition	3 - Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	6th Floor MER North Side, Penthouse MER
Deficiency Quantity	2
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.
Heating And Ventilating Unit	
Condition	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	2nd Floor - Metal Workshop, HVAC Shop, 3rd Floor - Main Lobby, Furniture Shop (4 of 13)
Deficiency Quantity	4
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.
Deficiency	NOT IN USE
Deficiency Location/Instance	6th Floor MER North Side (1 of 14)
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	DEFECTIVE REGISTER/DIFFUSER
Deficiency Location/Instance	Room 208, in front of Room 212C
Deficiency Quantity	10
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 FLEXIBLE CONNECTION
Deficiency Location/Instance	5th Floor MER near Freight Elevators / AHU 5-2, Roof at Exhaust Fans
Deficiency Quantity	6
Quantity Uom	EACH

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Question	Response
VENTILATION	
Metal Ductwork	
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Supply Fan	Does not Exist
Unit Ventilator	Does not Exist