

NYC Department of Education
Building Condition Assessment Survey 2017 - 2018

Mechanical Inspection

Q865

Asset: P.S. 55 MINISCHOOL - QUEENS, 131-10 97TH AVENUE, New York, 11419

Inspection Id	Inspection Type	Time In	Last Edited
ME : Q865	Mechanical	2018-03-26 9:59 AM	2018-04-03 10:54 AM

Asset Data

Question	Answer
Are there fuel tanks?	No
Total # of water main service entries to the asset	1
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: MDF Room - Dedicated A/C Equipment (DX Split System)
	Years: 2017
	Systems: Climate Control System - Temperature Control Thermostats, Air Compressor
	Years: 2012
	Systems: Climate Control System - Refrigerated Air Dryer (1 of 2)
	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	Defective Boiler Safety Auxiliary	Tri Cocks Plugged at Boiler #1	HEATING PLANT Boiler System Steam Boiler	Boiler Room	Kelvin Marinez	Custodian	Sent to DSF	
No	Defective Boiler Safety Auxiliary	Tri Cocks Plugged at Boiler #2	HEATING PLANT Boiler System Steam Boiler	Boiler Room	Kelvin Marinez	Custodian	Sent to DSF	
Yes	Defective Emergency Stop Switch	Missing Boiler Emergency Stop Switch	HEATING PLANT Boiler Auxiliaries Boiler Emergency Stop Switch	Boiler Room (Missing)	Kelvin Marinez	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	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Dunham Bush
Equipment	1
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

Q865

Question	Response
AIR CONDITIONING	
Chilled Water System	
Air Cooled Chiller	
Installation Year	1993
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Dunham Bush
Equipment	2
Capacity/Size Quantity	40
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1993
Source of Installation	Documented
Deficiency	No deficiencies recorded
Air Cooled Condenser	Inspected
Instance	Roof
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Dunham Bush
Equipment	1
Capacity/Size Quantity	40
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1993
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Roof
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Dunham Bush
Equipment	2
Capacity/Size Quantity	40
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1993
Source of Installation	Documented
Deficiency	No deficiencies recorded
Chilled Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Backflow Preventer	Does not Exist
Central Station Air Handler	Inaccessible
Fan Coil Unit	Does not Exist

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

Mechanical Inspection

Q865

Question	Response
AIR CONDITIONING	
Chilled Water System	Inspected
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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Return Fan	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room 133
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.
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not Exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Does not Exist
Pneumatic System	Inspected
Instance	Throughout
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies recorded
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
Gravity System	Does not Exist
Pressure Booster System	Does not Exist
Water Service	Inspected
Instance	Boiler Room
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

Q865

Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	Inspected
Water Service	Inspected
Deficiency	No deficiencies recorded
Domestic Hot Water System	Inspected
Domestic Hot Water Remote Storage Tank	Does not Exist
Domestic Water Heat Exchanger	Does not Exist
Electric Domestic Water Heater	Does not Exist
Gas Fired Domestic Water Heater	Inspected
Instance	Boiler Room
Instance Condition	4 - Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	PVI
Equipment	N/A
Capacity/Size Quantity	199
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	125
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	1993
Source of Installation	Documented
Deficiency	TANK RUSTY/LEAKS
Deficiency Location/Instance	Boiler Room
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.
Deficiency	BEYOND USEFUL LIFE
Deficiency Location/Instance	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.
Oil Fired Domestic Water Heater	Does not Exist
Domestic Water Distribution Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	Inspected
Interior Storm Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	Inspected

NYC Department of Education
Building Condition Assessment Survey 2017 - 2018

Mechanical Inspection

Q865

Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	
Sewage/Waste/Vent Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Sewage Ejector Pump	Does not Exist
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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	3 - Fair
Deficiency	No deficiencies 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
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	CLOGGED/LEAKING
Deficiency Location/Instance	Boy's Toilet Room 141
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.
GAS FIRED FURNACE	Does not Exist
GAS SERVICE	Inspected
Gas Distribution Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded

NYC Department of Education
Building Condition Assessment Survey 2017 - 2018

Mechanical Inspection

Q865

Question	Response
GAS SERVICE	
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	Does not Exist
HEATING	
Heating Coil In Ductwork	Does not Exist
Hydronic Heating	Inspected
Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	2 - Between Good and Fair
Deficiency	PIPING: DEFECTIVE/LEAKS
Deficiency Location/Instance	Room 138
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.
Deficiency	PUMP: 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.
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	2 - Between Good and Fair
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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Steam Piping	Inspected

NYC Department of Education
Building Condition Assessment Survey 2017 - 2018

Mechanical Inspection

Q865

Question	Response
HEATING	
Steam Heating	Inspected
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	
Replacement Quantity	1,750
Replacement Uom	MBH Net
Instance on 1st Floor	Inspected
Burner Type	Gas
Heating Plant Oil Number	N/A
Boiler Auxiliaries	Inspected
Instance on 1st Floor	Inspected
Boiler Auxiliary Piping	
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on 1st Floor	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room (Missing)
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 1st Floor	Inspected
Condition	4 - Between Fair and Poor
Deficiency	FEEDWATER TANK: DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	50
Quantity Uom	S.F.
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 TANK AUXILIARIES(AUTO FEEDWATER VALVE, LOW LEVEL CUT OFF,ETC)
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1

NYC Department of Education
Building Condition Assessment Survey 2017 - 2018

Mechanical Inspection

Q865

Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Feedwater System	
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	FEEDWATER TANK: DEFECTIVE
Deficiency Location/Instance	Boiler Room (Rusty)
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.
Boiler Feedwater Treatment(Automatic)	
Instance on 1st Floor	Does not Exist
Boiler Flue Exhaust	
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on 1st Floor	Does not Exist
Boiler Room Steam And Condensate Piping	
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Safety Valve	
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler System	
Instance on 1st Floor	Inspected
Coal-fired Boiler	
Instance on 1st Floor	Does not Exist
Hot Water Boiler	
Instance on 1st Floor	Does not Exist
Modular Boiler	
Instance on 1st Floor	Does not Exist
Steam Boiler	
Instance on 1st Floor	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	875
Instance Quantity Uom	MBH Net
Instance Manufacturer	H. B. Smith Co., Inc.

NYC Department of Education
Building Condition Assessment Survey 2017 - 2018

Mechanical Inspection

Q865

Question	Response
HEATING PLANT	
Boiler System	
Steam Boiler	
Equipment	5225-3
Capacity/Size Quantity	875
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1993
Source of Installation	Documented
Deficiency	DEFECTIVE SAFETY AUXILIARY: LOW-WATER CUT-OFF, WATER COLUMN ASSEMBLY
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.
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	875
Instance Quantity Uom	MBH Net
Instance Manufacturer	H. B. Smith Co., Inc.
Equipment	5225-4
Capacity/Size Quantity	875
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1993
Source of Installation	Documented
Deficiency	DEFECTIVE SAFETY AUXILIARY: LOW-WATER CUT-OFF, WATER COLUMN ASSEMBLY
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.
Fuel System	Inspected
Instance on 1st Floor	Inspected
Boiler Fresh Air Louver/Damper	
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Fuel Oil Storage/Supply System	
Instance on 1st Floor	Does not Exist

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

Mechanical Inspection

Q865

Question	Response
HEATING PLANT	
Fuel System	
Gas Trains And Vent At The Boiler	
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Enclosed IDF Room	Does not Exist
KITCHEN	Does not Exist
MDF Room	Inspected
Instance on Room 132B	Inspected
Dedicated A/C Equipment	Inspected
Instance on Room 132B	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	Does not Exist
SWIMMING POOL	Does not Exist
VENTILATION	Inspected
Exhaust Fan	Inspected
Approximate Total # of Fans	1-25
Condition	3 - Fair
Deficiency	No deficiencies recorded
Heating And Ventilating Unit	Does not Exist
Metal Ductwork	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Supply Fan	Does not Exist
Unit Ventilator	Does not Exist