

**NYC Department of Education
Building Condition Assessment Survey 2018-2019**

Mechanical Inspection

R021

School: P.S. 21 - STATEN ISLAND, 168 HOOKER PLACE, STATEN ISLAND, NY, 10303

InspectionId	Inspection Type	Time In	Last Edited
2494	MECHANICAL	2019-02-15 12:28PM	2019-02-21 04:27PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: CO/Gas Leak Detection (1 of 2); Electric Domestic Water Heater in Building Addition Years: 2011 Systems: Packaged / Rooftop Units; DX Split System for Room in Room B2; MDF Room - Dedicated A/C Equipment (DX Split System) Years: 2015 Systems: Gas Fired Domestic Water Heater; Fixtures - Urinals Years: 2016 Systems: Electric Domestic Water Heater for Kitchen Years: 2019
Are there fuel tanks?	Yes
Total # of above ground tanks	1
Total capacity of all above ground tanks in gal.	1,700
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	N/A
Are there any Emergency Stop Switches with Missing Hammers?	No components

Priority Condition

Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Photo Image
		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
Dry Cooler	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
Packaged / Rooftop Unit	Inspected
Instance	Building Addition - Roof
Instance Condition	1- Good
Instance Quantity	9
Instance Quantity Uom	EACH
Manufacturer	York
EquipmentId	RTU-1, RTU-2, RTU-3, RTU-4, RTU-5, RTU-6, RTU-7, RTU-8, N/A
Capacity/Size Quantity	4
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate

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Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Installation Year	2015
Source of Installation Year	Custodial Staff
Source of Heating	Gas
Deficiency	No deficiencies recorded
Instance	Building Addition - Roof
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	York
EquipmentId	RTU-9
Capacity/Size Quantity	2
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2015
Source of Installation Year	Custodial Staff
Source of Heating	Gas
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	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Does not exist
Electric System	Does not exist
Hybrid System	Does not exist
Pneumatic System	Inspected
Instance	Original Building - Throughout
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies recorded
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	Basement - Boiler Room, Closet near Stair "A"
Instance Condition	3- Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	RPZ:DEFECTIVE
Deficiency Location/Instance	Basement - Closet near Stair "A"
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Water Service	
Violations	No violations recorded
Deficiency	RPZ:DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Basement - Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations 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	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Gas Fired Domestic Water Heater	Inspected
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	A.O. Smith
EquipmentId	N/A
Capacity/Size Quantity	199
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	100
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2016
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
Oil Fired Domestic Water Heater	Does not exist
Domestic Water Distribution Piping	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE DOMESTIC HOT WATER CIRCULATING 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
Violations	No violations recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	Inspected
Interior Storm Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sewage Ejector Pump	Does not exist
Sewage/Waste/Vent Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sump Pump	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded

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Question	Response
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	Does not exist
Enclosed IDF Room	Does not exist
FIXTURES	Inspected
Staff And Other	Inspected
Janitor Sink	Inspected
Condition	3- 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	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Corridor near Room A1
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Lavatory/Sink	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Locker Room Shower	Does not exist
Sink And Fountain Combo Unit	Does not exist
Toilet	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	Does not exist
GAS SERVICE	Inspected
CO/Gas Leak Detection	Inspected
Instance	Building Exterior - Gas Meter Room
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	1997
Source of Installation Year	Documented
Deficiency	BEYOND USEFUL LIFE
Deficiency Location/Instance	Building Exterior - Gas Meter Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded

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Question	Response
GAS SERVICE	
CO/Gas Leak Detection	
Instance	Basement - Boiler Room, Gas Meter Room
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2011
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
Gas Distribution Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Gas Meter Room Vent	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Pressure Booster	Does not exist
HEATING	
Heating Coil In Ductwork	Does not exist
Hydronic Heating	Does not exist
Radiator/Convactor/Fin Tube	Inspected
Condition	3- Fair
Deficiency	AUXILIARY (VALVE, VENT):DEFECTIVE
Deficiency Location/Instance	Exit next to Auditorium Stage, Exit 3
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Heating	Inspected
F&T/Steam Drip Trap	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Steam Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Trap	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam supplied by External Sources	Does not exist
Unit Heater/Cabinet Heater	Inspected
Condition	3- Fair

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Question	Response
HEATING	
Unit Heater/Cabinet Heater	
Deficiency	DEFECTIVE
Deficiency Location/Instance	Basement - Cafeteria, Stair "B"; Corridor near Room 104
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
HEATING PLANT	
Replacement Quantity	3,150
Replacement Uom	MBH NET
Instance on Basement	Inspected
Burner Type	Dual Fuel (Gas/Oil)
Heating Plant Oil Number	2
Boiler Auxiliaries	
Instance on Basement	Inspected
Boiler Auxiliary Piping	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Flue Exhaust	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Basement	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE RPZ
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Room Steam And Condensate Piping	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Safety Valve	

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Safety Valve	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler System	
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	2- Between Good and Fair
Instance Quantity	1,575
Instance Quantity Uom	MBH NET
Manufacturer	Weil-McLain
EquipmentId	7699-1
Capacity/Size Quantity	1575
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	2001
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	2- Between Good and Fair
Instance Quantity	1,575
Instance Quantity Uom	MBH NET
Manufacturer	Weil-McLain
EquipmentId	7699-2
Capacity/Size Quantity	1575
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	2001
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
Fuel System	
Instance on Basement	Inspected
Boiler Fresh Air Louver/Damper	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Fuel Oil Storage/Supply System	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
HEATING PLANT	
Fuel System	
Gas Trains And Vent At The Boiler	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
KITCHEN	
Instance on Basement	Inspected
CO Detector	
Instance on Basement	Not required
Gas System	
Instance on Basement	Does not exist
Grease Trap	
Instance on Basement	Does not exist
Hood	
Instance on Basement	Does not exist
Hood Exhaust Ductwork	
Instance on Basement	Does not exist
Hood Exhaust Fan	
Instance on Basement	Does not exist
Hood Fire Suppression System	
Instance on Basement	Does not exist
Hot Water Temperature Booster	
Instance on Basement	Does not exist
Kitchen Sink	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
MDF Room	
Instance on Original Building - Room 200A	Inspected
Dedicated A/C Equipment	
Instance on Original Building - Room 200A	Inspected
Instance 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
Fire Booster Pump Assembly	
	Does not exist
Roof Tank	
	Does not exist
Siamese Connection	
	Does not exist
Sprinkler Head	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sprinkler Piping	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Standpipe System	
	Does not exist
Water Gong	
	Does not exist
Wet Sprinkler Alarm Valve Assembly	
	Does not exist
SWIMMING POOL	
	Does not exist
VENTILATION	
	Inspected

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Question	Response
VENTILATION	
Exhaust Fan	Inspected
Condition	3- Fair
Approximate Total # of Fans	1-25
Deficiency	DEFECTIVE
Deficiency Location/Instance	Basement next to Girl's Toilet Room; Building Addition - Roof
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Heating And Ventilating Unit	Does not exist
Metal Ductwork	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Supply Fan	Does not exist
Unit Ventilator	Does not exist