

**NYC Department of Education
Building Condition Assessment Survey 2020-2021**

Mechanical Inspection

R062

School: THE KATHLEEN GRIMM SCHOOL FOR LEADERSHIP AND SUSTAINABILITY AT SANDY GROUND - STATEN ISLAND, 644 BLOOMINGDALE ROAD, STATEN ISLAND, NY, 10309

InspectionId	Inspection Type	Time In	Last Edited
2613	MECHANICAL	2021-02-05 09:17AM	2021-04-30 02:14PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	No System Upgraded
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	3
MERs/Fan Rooms Locations	MER 213
Are there any Painted/Obstructed Sprinkler Heads?	Rooms 143, 202, 210, 250, 252, 257, Corridors near Rooms 204, 226 (obstructed, 8)
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	Inspected
Absorption Chiller	Does not exist
Air Cooled Chiller	Does not exist
Air Cooled Condenser	Does not exist
Backflow Preventer	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Central Station Air Handler	Inspected
Instance	MER 213
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Annexair
EquipmentId	AHU-1
Capacity/Size Quantity	10120
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented
Installation Year	2015
Source of Installation Year	Documented
Deficiency	DEFECTIVE FAN
Deficiency Location/Instance	MER 213
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	MER 213
Instance Condition	1- Good
Instance Quantity	1

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Central Station Air Handler	
Instance Quantity Uom	EACH
Manufacturer	Annexair
EquipmentId	AHU-2
Capacity/Size Quantity	5160
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented
Installation Year	2015
Source of Installation Year	Documented
Deficiency	DEFECTIVE FAN
Deficiency Location/Instance	MER 213
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	MER 213
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Greenheck
EquipmentId	MAU-1
Capacity/Size Quantity	890
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented
Installation Year	2015
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	MER 213
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Pinnacle Air/Semico
EquipmentId	DOAS-1
Capacity/Size Quantity	24385
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented
Installation Year	2015
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Chilled Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Fan Coil Unit	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Packaged Air Cooled Chiller	Does not exist
Water Cooled Chiller	Inspected
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Water Cooled Chiller	
Manufacturer	MULTISTACK
EquipmentId	N/A
Capacity/Size Quantity	210
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2015
Source of Installation Year	Documented
Deficiency	151 - 350 TONS:DEFECTIVE COMPRESSOR
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	MULTISTACK
EquipmentId	N/A
Capacity/Size Quantity	90
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2015
Source of Installation Year	Documented
Deficiency	UP TO 150 TONS:DEFECTIVE EVAPORATOR
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Condenser Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	1- Good
Deficiency	PUMP:DEFECTIVE
Deficiency Location/Instance	Boiler Room / P-1
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
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	Does not exist

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Question	Response
AIR CONDITIONING	
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	Inspected
Instance	Throughout
Instance Condition	4- Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	0-20%
Installation Year	2015
Source of Installation Year	Documented
Deficiency	DEFECTIVE SYSTEM
Deficiency Location/Instance	Throughout
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Electric System	Does not exist
Hybrid System	Does not exist
Pneumatic System	Does not exist
COMPACTOR	Does not exist
CONVEYING	Inspected
Ash Hoist	Does not exist
Dumbwaiter	Does not exist
Elevator	Inspected
Condition	1- Good
Are all the existing elevators operable?	Yes
Deficiency	No deficiencies recorded
Escalator	Does not exist
Non-auditorium Handicap Lift - Stair	Does not exist
Non-auditorium Handicap Lift - Vertical	Inspected
Condition	1- Good
Are all the existing non-auditorium vertical handicap lifts operable?	Yes
Deficiency	No deficiencies recorded
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	Fire Pump/Sprinkler/Water Service Room 170B
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Canariis
EquipmentId	N/A
Capacity/Size Quantity	2

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Pressure Booster System	
Electric Pressure Booster System	
Capacity/Size UOM	Total # Pumps
Capacity/Size 2 Quantity	15
Capacity/Size 2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	2015
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Hydraulic/Pneumatic Booster System	Does not exist
Water Service	Inspected
Instance	Fire Pump/Sprinkler/Water Service Room 170B
Instance Condition	1- Good
Instance Quantity	3
Instance Quantity Uom	EACH
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	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Fired Domestic Water Heater	Does not exist
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 Ejector Pump	Does not exist
Sewage/Waste/Vent Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Sump Pump	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	Inspected
Dual Temperature Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Dual Temperature Terminal Fan Coil Unit	Does not exist
Enclosed IDF Room	
Instance on Room 211	Inspected
Dedicated A/C Equipment	
Instance on Room 211	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
FIXTURES	Inspected
Staff And Other	Inspected
Janitor Sink	Inspected

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Question	Response
FIXTURES	
Staff And Other	
Janitor Sink	
Condition	1- Good
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Urinal	Does not exist
Student	Inspected
Drinking Fountain	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Locker Room Shower	Does not exist
Sink And Fountain Combo Unit	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	1- Good
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	Boiler Room, Gas Meter Room
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2015
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Gas Distribution Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Gas Meter Room Vent	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Gas Pressure Booster	Does not exist
HEATING	Inspected
Heating Coil In Ductwork	Does not exist
Hydronic Heating	Inspected
Backflow Preventer	Does not exist

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HEATING	
Hydronic Heating	
Hot Water Heat Exchanger	Does not exist
Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
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	1- Good
Deficiency	No deficiencies recorded
HEATING PLANT	
Replacement Quantity	198
Replacement Uom	MBH NET
Instance on 1st Floor	Inspected
Burner Type	Gas
Heating Plant Oil Number	N/A
Boiler Auxiliaries	
Instance on 1st Floor	Inspected
Boiler Auxiliary Piping	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on 1st Floor	Does not exist
Boiler Feedwater Treatment(Automatic)	
Instance on 1st Floor	Does not exist
Boiler Flue Exhaust	
Instance on 1st Floor	Does not exist
Boiler Make-up Water Backflow Preventer	
Instance on 1st Floor	Does not exist
Boiler Room Steam And Condensate Piping	
Instance on 1st Floor	Does not exist
Boiler Safety Valve	
Instance on 1st Floor	Does not exist
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	Inspected
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	198
Instance Quantity Uom	MBH NET
Manufacturer	Lochinvar
EquipmentId	N/A

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Question	Response
HEATING PLANT	
Boiler System	
Modular Boiler	
Capacity/Size Quantity	285
Capacity/Size UOM	MBH Input
Source of Capacity/Size	Documented
Installation Year	2015
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	198
Instance Quantity Uom	MBH NET
Manufacturer	Lochinvar
EquipmentId	N/A
Capacity/Size Quantity	285
Capacity/Size UOM	MBH Input
Source of Capacity/Size	Documented
Installation Year	2015
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Steam Boiler	
Instance on 1st Floor	Does not exist
Fuel System	
Instance on 1st Floor	Does not exist
KITCHEN	
Instance on 1st Floor	Inspected
CO Detector	
Instance on 1st Floor	Not required
Gas System	
Instance on 1st Floor	Does not exist
Grease Trap	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Hood Fire Suppression System	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hot Water Temperature Booster	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair

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Question	Response
KITCHEN	
Hot Water Temperature Booster	
Deficiency	No deficiencies recorded
Kitchen Sink	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
MDF Room	
Instance on Room 270	Inspected
Dedicated A/C Equipment	
Instance on Room 270	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	
	Does not exist
SCIENCE LAB	
Instance on Room 205	Inspected
Alternative Use	Yes
Acid Waste Neutralizing Tank	
Instance on Room 205	Does not exist
CO Detector	
Instance on Room 205	Not required
Emergency Shower	
Instance on Room 205	Does not exist
Eye Wash	
Instance on Room 205	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Fixed Laboratory Hood	
Instance on Room 205	Does not exist
Hood Exhaust Ductwork	
Instance on Room 205	Does not exist
Hood Exhaust Fan	
Instance on Room 205	Does not exist
Laboratory Sink	
Instance on Room 205	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 205	Does not exist
SCIENCE PREP ROOM	
Instance on Room 207	Inspected
Alternative Use	Yes
Acid Waste Neutralizing Tank	
Instance on Room 207	Does not exist
CO Detector	
Instance on Room 207	Not required
Emergency Shower	
Instance on Room 207	Does not exist
Eye Wash	
Instance on Room 207	Does not exist
Fixed Laboratory Hood	
Instance on Room 207	Does not exist
Hood Exhaust Ductwork	

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Question	Response
SCIENCE PREP ROOM	
Hood Exhaust Ductwork	
Instance on Room 207	Does not exist
Hood Exhaust Fan	
Instance on Room 207	Does not exist
Laboratory Sink	
Instance on Room 207	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 207	Does not exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
	Inspected
Dry Sprinkler Alarm Valve Assembly	Does not exist
Fire Booster Pump Assembly	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Roof Tank	Does not exist
Siamese Connection	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Sprinkler Head	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Rooms 143, 202, 210, 250, 252, 257, Corridors near Rooms 204, 226 (obstructed, 8)
Deficiency Quantity	8
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Sprinkler Piping	Inspected
Condition	1- Good
Deficiency	DEFECTIVE ISOLATION VALVE
Deficiency Location/Instance	Fire Pump/Sprinkler/Water Service Room 170B
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Standpipe System	Inspected
Hose Valve Assembly	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Water Gong	Does not exist
Wet Sprinkler Alarm Valve Assembly	Inspected
Condition	1- Good
Deficiency	NOT IN USE
Deficiency Location/Instance	Fire Pump/Sprinkler/Water Service Room 170B
Deficiency Quantity	1
Quantity Uom	EACH

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Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Wet Sprinkler Alarm Valve Assembly	
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
SWIMMING POOL	
	Does not exist
VENTILATION	
	Inspected
Exhaust Fan	
	Inspected
Condition	1- Good
Approximate Total # of Fans	1-25
Deficiency	DEFECTIVE
Deficiency Location/Instance	MER 213 / CX-1 (bearing)
Deficiency Quantity	1
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	1- Good
Deficiency	No deficiencies recorded
Supply Fan	
	Does not exist
Unit Ventilator	
	Does not exist