

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

**Mechanical Inspection**

**R066**

School: **FOREST AVENUE COMMUNITY EDUCATIONAL COMPLEX - STAT, 1625 FOREST AVENUE, STATEN ISLAND, NY, 10302**

| InspectionId | Inspection Type | Time In            | Last Edited        |
|--------------|-----------------|--------------------|--------------------|
| 3472         | MECHANICAL      | 2019-04-01 11:22AM | 2019-04-23 11:31AM |

**Asset Data**

| Question   | Answer             |
|--|--------------------|
| Have any Systems/Major Building Components been upgraded?    | No System Upgraded |
| Are there fuel tanks?  | No                 |
| Total # of water main service entries to the asset           | 2                  |
| MERs/Fan Rooms Locations                                     | N/A                |
| Are there any spaces with Missing or Defective CO Detectors? | Kitchen            |
| 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                       |
|--|--------------------------------|
| <b>Mechanical</b>  |                                |
| <b>AIR CONDITIONING</b>  | Inspected                      |
| <b>Chilled Water System</b>  | Does not exist                 |
| <b>Condenser Water Distribution: Piping, Pumps and Auxiliaries</b> | Does not exist                 |
| <b>Cooling Coil in Ductwork</b>                                    | Does not exist                 |
| <b>Cooling Tower</b>   | Does not exist                 |
| <b>Dry Cooler</b>  | Does not exist                 |
| <b>DX Split System</b>   | Inspected                      |
| <b>Indoor Unit</b>   | Inspected                      |
| Condition  | 1- Good                        |
| Deficiency   | No deficiencies recorded       |
| <b>Outdoor Unit</b>  | Inspected                      |
| Condition  | 1- Good                        |
| Deficiency   | No deficiencies recorded       |
| <b>Packaged / Rooftop Unit</b>                                     | Inspected                      |
| Instance   | Roof                           |
| Instance Condition   | 2- Between Good and Fair       |
| Instance Quantity  | 1                              |
| Instance Quantity Uom  | EACH                           |
| Manufacturer   | Trane                          |
| EquipmentId  | RTU-2                          |
| Capacity/Size Quantity   | 40                             |
| Capacity/Size UOM  | Tons                           |
| Source of Capacity/Size  | Inspector Estimate             |
| Installation Year  | 2015                           |
| Source of Installation Year  | Documented                     |
| Source of Heating  | Gas                            |
| Deficiency   | OVER 20 TONS:REFRIGERANT LEAKS |
| Deficiency Location/Instance                                       | Roof / RTU-2                   |
| Deficiency Quantity  | 1                              |
| Quantity Uom   | EACH                           |
| Potential Action   | MAINTENANCE                    |
| Urgency of Action  | PRIORITY 3                     |
| Purpose of Action  | LEVEL 2                        |
| Violations   | No violations recorded         |
| Instance   | Roof                           |
| Instance Condition   | 2- Between Good and Fair       |

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| Question                                    | Response                       |
|---|--------------------------------|
| <b>AIR CONDITIONING</b>                     |                                |
| <b>Packaged / Rooftop Unit</b>              |                                |
| Instance Quantity                           | 1                              |
| Instance Quantity Uom                       | EACH                           |
| Manufacturer                                | Trane                          |
| EquipmentId                                 | RTU-3                          |
| Capacity/Size Quantity                      | 60                             |
| Capacity/Size UOM                           | Tons                           |
| Source of Capacity/Size                     | Inspector Estimate             |
| Installation Year                           | 2015                           |
| Source of Installation Year                 | Documented                     |
| Source of Heating                           | Gas                            |
| Deficiency                                  | OVER 20 TONS:REFRIGERANT LEAKS |
| Deficiency Location/Instance                | Roof                           |
| Deficiency Quantity                         | 1                              |
| Quantity Uom                                | EACH                           |
| Potential Action                            | MAINTENANCE                    |
| Urgency of Action                           | PRIORITY 3                     |
| Purpose of Action                           | LEVEL 2                        |
| Violations                                  | No violations recorded         |
| Instance                                    | Roof                           |
| Instance Condition                          | 1- Good                        |
| Instance Quantity                           | 1                              |
| Instance Quantity Uom                       | EACH                           |
| Manufacturer                                | Annex Air                      |
| EquipmentId                                 | RTU-4                          |
| Capacity/Size Quantity                      | 12                             |
| Capacity/Size UOM                           | Tons                           |
| Source of Capacity/Size                     | Inspector Estimate             |
| Installation Year                           | 2015                           |
| Source of Installation Year                 | Documented                     |
| Source of Heating                           | Gas                            |
| Deficiency                                  | No deficiencies recorded       |
| Instance                                    | Roof                           |
| Instance Condition                          | 1- Good                        |
| Instance Quantity                           | 1                              |
| Instance Quantity Uom                       | EACH                           |
| Manufacturer                                | Trane                          |
| EquipmentId                                 | RTU-1                          |
| Capacity/Size Quantity                      | 40                             |
| Capacity/Size UOM                           | Tons                           |
| Source of Capacity/Size                     | Inspector Estimate             |
| Installation Year                           | 2015                           |
| Source of Installation Year                 | Documented                     |
| Source of Heating                           | Gas                            |
| Deficiency                                  | No deficiencies recorded       |
| <b>Packaged Terminal A/C</b>                | Does not exist                 |
| <b>Refrigerant Piping</b>                   | Inspected                      |
| Condition                                   | 1- Good                        |
| Deficiency                                  | No deficiencies recorded       |
| <b>Return Fan</b>                           | Does not exist                 |
| <b>CENTRAL ACID WASTE NEUTRALIZING TANK</b> | Does not exist                 |
| <b>CLIMATE CONTROL SYSTEM</b>               | Inspected                      |
| <b>BMS</b>                                  | Inspected                      |
| Instance                                    | Throughout                     |
| Instance Condition                          | 1- Good                        |

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| Question                                       | Response                        |
|--|---------------------------------|
| <b>CLIMATE CONTROL SYSTEM</b>                  |                                 |
| <b>BMS</b>                                     |                                 |
| Instance Quantity                              | 1                               |
| Instance Quantity Uom                          | EACH                            |
| Building Area Covered by Operational System    | 81-100%                         |
| Installation Year                              | 2015                            |
| Source of Installation Year                    | Documented                      |
| Deficiency                                     | No deficiencies recorded        |
| <b>Electric System</b>                         | Does not exist                  |
| <b>Hybrid System</b>                           | Does not exist                  |
| <b>Pneumatic System</b>                        | Does not exist                  |
| <b>COMPACTOR</b>                               | Does not exist                  |
| <b>CONVEYING</b>                               | Inspected                       |
| <b>Ash Hoist</b>                               | Does not exist                  |
| <b>Dumbwaiter</b>                              | Does not exist                  |
| <b>Elevator</b>                                | Inspected                       |
| Condition                                      | 1- Good                         |
| Are all the existing elevators operable?       | Yes                             |
| Deficiency                                     | No deficiencies recorded        |
| <b>Escalator</b>                               | Does not exist                  |
| <b>Non-auditorium Handicap Lift - Stair</b>    | Does not exist                  |
| <b>Non-auditorium Handicap Lift - Vertical</b> | Does not exist                  |
| <b>Sidewalk Elevator</b>                       | Does not exist                  |
| <b>DOMESTIC WATER SYSTEM</b>                   | Inspected                       |
| <b>Domestic Cold Water System</b>              | Inspected                       |
| <b>Gravity System</b>                          | Does not exist                  |
| <b>Pressure Booster System</b>                 | Does not exist                  |
| <b>Water Service</b>                           | Inspected                       |
| Instance                                       | Basement - Water Meter Room 008 |
| Instance Condition                             | 1- Good                         |
| Instance Quantity                              | 2                               |
| Instance Quantity Uom                          | EACH                            |
| Deficiency                                     | No deficiencies recorded        |
| <b>Domestic Hot Water System</b>               | Inspected                       |
| <b>Domestic Hot Water Remote Storage Tank</b>  | Inspected                       |
| Condition                                      | 1- Good                         |
| Deficiency                                     | No deficiencies recorded        |
| <b>Domestic Water Heat Exchanger</b>           | Does not exist                  |
| <b>Electric Domestic Water Heater</b>          | Does not exist                  |
| <b>Gas Fired Domestic Water Heater</b>         | Inspected                       |
| Instance                                       | Boiler Room                     |
| Instance Condition                             | 1- Good                         |
| Instance Quantity                              | 1                               |
| Instance Quantity Uom                          | EACH                            |
| Manufacturer                                   | Lochinvar                       |
| EquipmentId                                    | N/A                             |
| Capacity/Size Quantity                         | 200                             |
| Capacity/Size UOM                              | MBH Input                       |
| Capacity/Size 2 Quantity                       | 0                               |
| Capacity/Size 2 UOM                            | Gallons                         |
| Source of Capacity/Size                        | Documented                      |
| Installation Year                              | 2015                            |
| Source of Installation Year                    | Documented                      |
| Deficiency                                     | No deficiencies recorded        |

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| <b>Question</b>  | <b>Response</b>                               |
|--|---|
| <b>DOMESTIC WATER SYSTEM</b>                           |   |
| <b>Domestic Hot Water System</b>                       |   |
| <b>Oil Fired Domestic Water Heater</b>                 | Does not exist                                |
| <b>Domestic Water Distribution Piping</b>              | Inspected                                     |
| Condition  | 1- Good                                       |
| 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                        |
| <b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>               |   |
| <b>Interior Storm Piping</b>                           | Inspected                                     |
| Condition  | 1- Good                                       |
| Deficiency   | No deficiencies recorded                      |
| <b>Sewage Ejector Pump</b>                             | Inspected                                     |
| Condition  | 1- Good                                       |
| Deficiency   | No deficiencies recorded                      |
| <b>Sewage/Waste/Vent Piping</b>                        | Inspected                                     |
| Condition  | 1- Good                                       |
| Deficiency   | No deficiencies recorded                      |
| <b>Sump Pump</b>                                       | Inspected                                     |
| Condition  | 1- Good                                       |
| Deficiency   | No deficiencies recorded                      |
| <b>DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)</b> |   |
| <b>Enclosed IDF Room</b>                               | Does not exist                                |
| <b>FIXTURES</b>  |   |
| <b>Staff And Other</b>                                 | Inspected                                     |
| <b>Janitor Sink</b>                                    | Inspected                                     |
| Condition  | 1- Good                                       |
| Deficiency   | No deficiencies recorded                      |
| <b>Lavatory/Sink</b>                                   | Inspected                                     |
| Condition  | 1- Good                                       |
| Deficiency   | No deficiencies recorded                      |
| <b>Toilet</b>  | Inspected                                     |
| Condition  | 1- Good                                       |
| Deficiency   | No deficiencies recorded                      |
| <b>Urinal</b>  | Does not exist                                |
| <b>Student</b>   |   |
| <b>Drinking Fountain</b>                               | Inspected                                     |
| Condition  | 1- Good                                       |
| Deficiency   | No deficiencies recorded                      |
| <b>Lavatory/Sink</b>                                   | Inspected                                     |
| Condition  | 1- Good                                       |
| Deficiency   | No deficiencies recorded                      |
| <b>Locker Room Shower</b>                              | Does not exist                                |
| <b>Sink And Fountain Combo Unit</b>                    | Inspected                                     |
| Condition  | 1- Good                                       |
| Deficiency   | No deficiencies recorded                      |
| <b>Toilet</b>  | Inspected                                     |
| Condition  | 1- Good                                       |

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| <b>Question</b>   | <b>Response</b>          |
|---|--------------------------|
| <b>FIXTURES</b>   |                          |
| <b>Student</b>  |                          |
| <b>Toilet</b>   |                          |
| Deficiency  | No deficiencies recorded |
| <b>Urinal</b>   | Inspected                |
| Condition   | 1- Good                  |
| Deficiency  | No deficiencies recorded |
| <b>GAS FIRED FURNACE</b>  | Does not exist           |
| <b>GAS SERVICE</b>  | Inspected                |
| <b>CO/Gas Leak Detection</b>  | Inspected                |
| Instance  | Boiler Room              |
| Instance Condition  | 1- Good                  |
| Instance Quantity   | 1                        |
| Instance Quantity Uom   | EACH                     |
| Installation Year   | 2015                     |
| Source of Installation Year   | Documented               |
| Deficiency  | No deficiencies recorded |
| <b>Gas Distribution Piping</b>  | Inspected                |
| Condition   | 1- Good                  |
| Deficiency  | No deficiencies recorded |
| <b>Gas Meter Room Exhaust Fan</b>                                     | Does not exist           |
| <b>Gas Meter Room Vent</b>  | Does not exist           |
| <b>Gas Pressure Booster</b>   | Does not exist           |
| <b>HEATING</b>  | Inspected                |
| <b>Heating Coil In Ductwork</b>                                       | Does not exist           |
| <b>Hydronic Heating</b>   | Inspected                |
| <b>Backflow Preventer</b>   | Does not exist           |
| <b>Hot Water Heat Exchanger</b>                                       | Does not exist           |
| <b>Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries</b> | Inspected                |
| Condition   | 1- Good                  |
| Deficiency  | No deficiencies recorded |
| <b>Radiator/Convactor/Fin Tube</b>                                    | Inspected                |
| Condition   | 1- Good                  |
| Deficiency  | No deficiencies recorded |
| <b>Steam Heating</b>  | Does not exist           |
| <b>Steam supplied by External Sources</b>                             | Does not exist           |
| <b>Unit Heater/Cabinet Heater</b>                                     | Inspected                |
| Condition   | 1- Good                  |
| Deficiency  | No deficiencies recorded |
| <b>HEATING PLANT</b>  |                          |
| Replacement Quantity  | 2,086                    |
| Replacement Uom   | MBH NET                  |
| Instance on Basement  | Inspected                |
| Burner Type   | Gas                      |
| Heating Plant Oil Number  | N/A                      |
| <b>Boiler Auxiliaries</b>   |                          |
| Instance on Basement  | Inspected                |
| <b>Boiler Auxiliary Piping</b>  |                          |
| Instance on Basement  | Inspected                |
| Instance Condition  | 1- Good                  |
| Deficiency  | No deficiencies recorded |
| <b>Boiler Emergency Stop Switch</b>                                   |                          |
| Instance on Basement  | Inspected                |

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| Question                                       | Response                 |
|--|--------------------------|
| <b>HEATING PLANT</b>                           |                          |
| <b>Boiler Auxiliaries</b>                      |                          |
| <b>Boiler Emergency Stop Switch</b>            |                          |
| Instance Condition                             | 1- Good                  |
| Deficiency                                     | No deficiencies recorded |
| <b>Boiler Feedwater System</b>                 |                          |
| Instance on Basement                           | Does not exist           |
| <b>Boiler Feedwater Treatment(Automatic)</b>   |                          |
| Instance on Basement                           | Does not exist           |
| <b>Boiler Flue Exhaust</b>                     |                          |
| Instance on Basement                           | Inspected                |
| Instance Condition                             | 1- Good                  |
| Deficiency                                     | No deficiencies recorded |
| <b>Boiler Make-up Water Backflow Preventer</b> |                          |
| Instance on Basement                           | Inspected                |
| Instance Condition                             | 1- Good                  |
| Deficiency                                     | No deficiencies recorded |
| <b>Boiler Room Steam And Condensate Piping</b> |                          |
| Instance on Basement                           | Does not exist           |
| <b>Boiler Safety Valve</b>                     |                          |
| Instance on Basement                           | Does not exist           |
| <b>Boiler System</b>                           |                          |
| Instance on Basement                           | Inspected                |
| <b>Coal-fired Boiler</b>                       |                          |
| Instance on Basement                           | Does not exist           |
| <b>Hot Water Boiler</b>                        |                          |
| Instance on Basement                           | Does not exist           |
| <b>Modular Boiler</b>                          |                          |
| Instance on Basement                           | Inspected                |
| Instance                                       | Boiler Room              |
| Instance Condition                             | 1- Good                  |
| Instance Quantity                              | 1,043                    |
| Instance Quantity Uom                          | MBH NET                  |
| Manufacturer                                   | Lochinvar                |
| EquipmentId                                    | 166879-01                |
| Capacity/Size Quantity                         | 1500                     |
| 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                              | 1,043                    |
| Instance Quantity Uom                          | MBH NET                  |
| Manufacturer                                   | Lochinvar                |
| EquipmentId                                    | 166879-02                |
| Capacity/Size Quantity                         | 1500                     |
| Capacity/Size UOM                              | MBH Input                |
| Source of Capacity/Size                        | Documented               |
| Installation Year                              | 2015                     |
| Source of Installation Year                    | Documented               |
| Deficiency                                     | No deficiencies recorded |
| <b>Steam Boiler</b>                            |                          |
| Instance on Basement                           | Does not exist           |

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|--|--------------------------|
| <b>HEATING PLANT</b>                     |                          |
| <b>Boiler System</b>                     |                          |
| <b>Steam Boiler</b>                      |                          |
| <b>Fuel System</b>                       |                          |
| Instance on Basement                     | Inspected                |
| <b>Boiler Fresh Air Louver/Damper</b>    |                          |
| Instance on Basement                     | Inspected                |
| Instance Condition                       | 1- Good                  |
| Deficiency                               | No deficiencies recorded |
| <b>Burner/Burner Control Panel</b>       |                          |
| Instance on Basement                     | Does not exist           |
| <b>Fuel Oil Storage/Supply System</b>    |                          |
| Instance on Basement                     | Does not exist           |
| <b>Gas Trains And Vent At The Boiler</b> |                          |
| Instance on Basement                     | Does not exist           |
| <b>KITCHEN</b>                           |                          |
| Instance on 2nd Floor                    | Inspected                |
| <b>CO Detector</b>                       |                          |
| Instance on 2nd Floor                    | Inspected                |
| Instance Condition                       | 4- Between Fair and Poor |
| Deficiency                               | DEFECTIVE/MISSING        |
| Deficiency Location/Instance             | Kitchen                  |
| Deficiency Quantity                      | 1                        |
| Quantity Uom                             | EACH                     |
| Potential Action                         | MAINTENANCE              |
| Urgency of Action                        | PRIORITY 5               |
| Purpose of Action                        | LEVEL 6                  |
| Violations                               | No violations recorded   |
| <b>Gas System</b>                        |                          |
| Instance on 2nd Floor                    | Inspected                |
| Instance Condition                       | 1- Good                  |
| Deficiency                               | No deficiencies recorded |
| <b>Grease Trap</b>                       |                          |
| Instance on 2nd Floor                    | Inspected                |
| Instance Condition                       | 1- Good                  |
| Deficiency                               | No deficiencies recorded |
| <b>Hood</b>                              |                          |
| Instance on 2nd Floor                    | Inspected                |
| Instance Condition                       | 1- Good                  |
| Deficiency                               | No deficiencies recorded |
| <b>Hood Exhaust Ductwork</b>             |                          |
| Instance on 2nd Floor                    | Inspected                |
| Instance Condition                       | 1- Good                  |
| Deficiency                               | No deficiencies recorded |
| <b>Hood Exhaust Fan</b>                  |                          |
| Instance on 2nd Floor                    | Inspected                |
| Instance Condition                       | 1- Good                  |
| Deficiency                               | No deficiencies recorded |
| <b>Hood Fire Suppression System</b>      |                          |
| Instance on 2nd Floor                    | Inspected                |
| Instance Condition                       | 1- Good                  |
| Deficiency                               | No deficiencies recorded |
| <b>Hot Water Temperature Booster</b>     |                          |
| Instance on 2nd Floor                    | Inspected                |

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| Question                                  | Response                 |
|---|--------------------------|
| <b>KITCHEN</b>                            |                          |
| <b>Hot Water Temperature Booster</b>      |                          |
| Instance Condition                        | 1- Good                  |
| Deficiency                                | No deficiencies recorded |
| <b>Kitchen Sink</b>                       |                          |
| Instance on 2nd Floor                     | Inspected                |
| Instance Condition                        | 1- Good                  |
| Deficiency                                | No deficiencies recorded |
| <b>MDF Room</b>                           |                          |
| Instance on Room 108                      | Inspected                |
| <b>Dedicated A/C Equipment</b>            |                          |
| Instance on Room 108                      | Inspected                |
| Instance Condition                        | 1- Good                  |
| Deficiency                                | No deficiencies recorded |
| <b>SCIENCE DEMO ROOM</b>                  | Does not exist           |
| <b>SCIENCE LAB</b>                        | Does not exist           |
| <b>SCIENCE PREP ROOM</b>                  | Does not exist           |
| <b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b> | Inspected                |
| <b>Dry Sprinkler Alarm Valve Assembly</b> | Does not exist           |
| <b>Fire Booster Pump Assembly</b>         | Does not exist           |
| <b>Roof Tank</b>                          | Does not exist           |
| <b>Siamese Connection</b>                 | Inspected                |
| Condition                                 | 1- Good                  |
| Deficiency                                | No deficiencies recorded |
| <b>Sprinkler Head</b>                     | Inspected                |
| Condition                                 | 1- Good                  |
| Deficiency                                | No deficiencies recorded |
| <b>Sprinkler Piping</b>                   | Inspected                |
| Condition                                 | 1- Good                  |
| Deficiency                                | No deficiencies recorded |
| <b>Standpipe System</b>                   | Inspected                |
| <b>Hose Valve Assembly</b>                | Inspected                |
| Condition                                 | 1- Good                  |
| Deficiency                                | No deficiencies recorded |
| <b>Piping</b>                             | Inspected                |
| Condition                                 | 1- Good                  |
| Deficiency                                | No deficiencies recorded |
| <b>Water Gong</b>                         | Does not exist           |
| <b>Wet Sprinkler Alarm Valve Assembly</b> | Inspected                |
| Condition                                 | 1- Good                  |
| Deficiency                                | NOT IN USE               |
| Deficiency Location/Instance              | Water Meter Room 008     |
| Deficiency Quantity                       | 1                        |
| Quantity Uom                              | EACH                     |
| Potential Action                          | NO ACTION                |
| Urgency of Action                         | PRIORITY 1               |
| Purpose of Action                         | LEVEL 1                  |
| Violations                                | No violations recorded   |
| <b>SWIMMING POOL</b>                      | Does not exist           |
| <b>VENTILATION</b>                        | Inspected                |
| <b>Exhaust Fan</b>                        | Inspected                |
| Condition                                 | 1- Good                  |
| Approximate Total # of Fans               | 1-25                     |



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|-------------------------------------|---|
| <b>VENTILATION</b>                  |   |
| <b>Exhaust Fan</b>                  |   |
| Deficiency                          | DEFECTIVE                                     |
| Deficiency Location/Instance        | Boiler Room / EF-2 (belt); Roof / EF-3 (belt) |
| Deficiency Quantity                 | 2   |
| Quantity Uom                        | EACH  |
| Potential Action                    | MAINTENANCE                                   |
| Urgency of Action                   | PRIORITY 3                                    |
| Purpose of Action                   | LEVEL 2                                       |
| Violations                          | No violations recorded                        |
| <b>Heating And Ventilating Unit</b> | Does not exist                                |
| <b>Metal Ductwork</b>               | Inspected                                     |
| Condition                           | 1- Good                                       |
| Deficiency                          | No deficiencies recorded                      |
| <b>Supply Fan</b>                   | Does not exist                                |
| <b>Unit Ventilator</b>              | Does not exist                                |