

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

**Mechanical Inspection**

**R075**


School: **I.S. 75 - STATEN ISLAND, 455 HUGUENOT AVENUE, STATEN ISLAND, NY, 10312**

InspectionId	Inspection Type	Time In	Last Edited
3037	MECHANICAL	2019-03-14 08:47AM	2019-04-08 02:18PM

**Asset Data**

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Elevator Years: 2008 Systems: Sewage Ejector Pumps Years: 2011 Systems: Water Service; Electric Pressure System Years: 2014 Systems: MDF Room - Dedicated A/C Equipment (DX Split System) Years: 2015 Systems: F&T/Steam Drip Traps; Terminal Unit Thermostatic Traps (~50%); Fixtures - Toilets, Urinals; Kitchen - Hood Fire Suppression System Years: 2016 Systems: Boiler Emergency Stop Switches Years: 2017 Systems: Climate Control System - Electric System Years: 2018
Are there fuel tanks?	Yes
Total # of above ground tanks	2
Total capacity of all above ground tanks in gal.	20,000
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	MERs C17, 126, North PH MER, South PH MER
Are there any spaces with Missing or Defective CO Detectors?	Boiler Room, Science Labs 201, 251
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	Other	Gas leak	Other (PBS Related)	School Yard - Gas Meter Room	Raymond Mazurek	Handyman	No Photo Taken
No	Defective Boiler Safety Auxiliary	Boilers #1,#2, #3: Water Column Assembly: Piping leaks. Boilers #3: Secondary Low Water Cut-off is leaking	Steam Boiler	Boiler Room @ Boilers #1,#2, #3	Raymond Mazurek	Handyman	

**Inspection**

Question	Response
<b>Mechanical</b>	
<b>AIR CONDITIONING</b>	Inspected
<b>Chilled Water System</b>	Inspected
<b>Absorption Chiller</b>	Does not exist
<b>Air Cooled Chiller</b>	Under construction
<b>Air Cooled Condenser</b>	Under construction
<b>Backflow Preventer</b>	Does not exist
<b>Central Station Air Handler</b>	Inspected
Instance	North PH MER
Instance Condition	3- Fair

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<b>Question</b>	<b>Response</b>
<b>AIR CONDITIONING</b>	
<b>Chilled Water System</b>	
<b>Central Station Air Handler</b>	
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	York
EquipmentId	EC-6
Capacity/Size Quantity	8
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	1985
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	North PH MER
Instance Condition	3- Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	York
EquipmentId	EC-7, EC-10
Capacity/Size Quantity	10
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Inspector Estimate
Installation Year	1985
Source of Installation Year	Documented
Deficiency	DEFECTIVE FAN
Deficiency Location/Instance	North PH MER / EC-10 (bearing)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	North PH MER
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	York
EquipmentId	EC-8
Capacity/Size Quantity	10
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	1985
Source of Installation Year	Documented
Deficiency	DEFECTIVE FAN
Deficiency Location/Instance	North PH MER (bearing )
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	North PH MER
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	York

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Question	Response
<b>AIR CONDITIONING</b>	
<b>Chilled Water System</b>	
<b>Central Station Air Handler</b>	
EquipmentId	EC-9
Capacity/Size Quantity	5
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Inspector Estimate
Installation Year	1985
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
<b>Chilled Water Distribution: Piping, Pumps and Auxiliaries</b>	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Fan Coil Unit</b>	
	Does not exist
<b>Packaged Air Cooled Chiller</b>	
	Does not exist
<b>Water Cooled Chiller</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>	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Outdoor Unit</b>	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Packaged / Rooftop Unit</b>	
	Does not exist
<b>Packaged Terminal A/C</b>	
	Does not exist
<b>Refrigerant Piping</b>	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Return Fan</b>	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>CENTRAL ACID WASTE NEUTRALIZING TANK</b>	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>CLIMATE CONTROL SYSTEM</b>	
	Inspected
<b>BMS</b>	
	Does not exist
<b>Electric System</b>	
Instance	Throughout (Heat Timer/Energy Management)
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies recorded
<b>Hybrid System</b>	
	Does not exist
<b>Pneumatic System</b>	
Instance	Throughout
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	61-80%

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Question	Response
<b>CLIMATE CONTROL SYSTEM</b>	
<b>Pneumatic System</b>	
Deficiency	DEFECTIVE TERMINAL UNIT CONTROLLER
Deficiency Location/Instance	MER 126 @ HV-12; North PH MER @ EC-6, EC-8
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE DAMPER ACTUATOR
Deficiency Location/Instance	MER 126 @ EF-12A; North PH MER @ EC-6, EC-10
Deficiency Quantity	5
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE LOCAL CONTROL PANEL
Deficiency Location/Instance	MER 126
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE TEMPERATURE CONTROL ZONE VALVE
Deficiency Location/Instance	South PH MER @ HV-1
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	Rooms 131, 301, 323, Library and other locations
Deficiency Quantity	20
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>COMPACTOR</b>	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Room C15
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>CONVEYING</b>	Inspected
<b>Ash Hoist</b>	Does not exist
<b>Dumbwaiter</b>	Does not exist
<b>Elevator</b>	Inspected

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Question	Response
<b>CONVEYING</b>	
<b>Elevator</b>	
Condition	2- Between Good and Fair
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>	
<b>Domestic Cold Water System</b>	Inspected
<b>Gravity System</b>	Does not exist
<b>Pressure Booster System</b>	Inspected
<b>Electric Pressure Booster System</b>	Inspected
Instance	MER C17
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Federal Pump
EquipmentId	N/A
Capacity/Size Quantity	2
Capacity/Size UOM	Total # Pumps
Capacity/Size 2 Quantity	15
Capacity/Size 2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	2014
Source of Installation Year	Custodial Staff
Deficiency	DEFECTIVE PUMP
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Hydraulic/Pneumatic Booster System</b>	Does not exist
<b>Water Service</b>	Inspected
Instance	Basement - Sprinkler/Water Meter Room C18, Crawlspace
Instance Condition	1- Good
Instance Quantity	3
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
<b>Domestic Hot Water System</b>	
<b>Domestic Hot Water Remote Storage Tank</b>	Does not exist
<b>Domestic Water Heat Exchanger</b>	Inspected
Condition	4- Between Fair and Poor
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
Violations	No violations recorded
Deficiency	DEFECTIVE AUXILIARIES(RELIEF VALVE, GAUGE, TEMPERATURE REGULATOR, ETC)

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Question	Response
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Hot Water System</b>	
<b>Domestic Water Heat Exchanger</b>	
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>Electric Domestic Water Heater</b>	Does not exist
<b>Gas Fired Domestic Water Heater</b>	Does not exist
<b>Oil Fired Domestic Water Heater</b>	Does not exist
<b>Domestic Water Distribution Piping</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	
<b>Interior Storm Piping</b>	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Room 136
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Sewage Ejector Pump</b>	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	School Yard - Sewage Basin
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Sewage/Waste/Vent Piping</b>	Inspected
Condition	3- Fair
Deficiency	SEWAGE/WASTE PIPING:DEFECTIVE/LEAKS
Deficiency Location/Instance	Room 301
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Sump Pump</b>	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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<b>Question</b>	<b>Response</b>
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	
<b>Sump Pump</b>	
Violations	No violations recorded
<b>DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)</b>	
	Does not exist
<b>Enclosed IDF Room</b>	
Instance on Room 212	Inspected
<b>Dedicated A/C Equipment</b>	
Instance on Room 212	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>FIXTURES</b>	
	Inspected
<b>Staff And Other</b>	
	Inspected
<b>Janitor Sink</b>	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	
Condition	1- Good
Deficiency	CLOGGED/LEAKING
Deficiency Location/Instance	Toilet Room 112
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Urinal</b>	
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Student</b>	
	Inspected
<b>Drinking Fountain</b>	
Condition	3- Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Boys Locker Room, Cafeteria, Corridors near Rooms 111B, 452
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Lavatory/Sink</b>	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Locker Room Shower</b>	
Instance on 1st Floor - Boys	Inaccessible
Instance Quantity	1
Instance Quantity Uom	EACH
Instance on 1st Floor - Girls	Inaccessible
Instance Quantity	1
Instance Quantity Uom	EACH
<b>Sink And Fountain Combo Unit</b>	
	Inspected

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Question	Response
<b>FIXTURES</b>	
<b>Student</b>	
<b>Sink And Fountain Combo Unit</b>	
Condition	3- Fair
Deficiency	CLOGGED/LEAKING
Deficiency Location/Instance	Corridor near Room 452
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Toilet</b>	Inspected
Condition	1- Good
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>	Does not exist
<b>Gas Distribution Piping</b>	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	School Yard - Gas Meter Room
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations 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>	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	MER 126 @ HV-12 (reheat coils)
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Hydronic Heating</b>	Does not exist
<b>Radiator/Convactor/Fin Tube</b>	Inspected
Condition	3- Fair
Deficiency	RADIATOR/CONVECTOR:DEFECTIVE
Deficiency Location/Instance	Room 311
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2



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<b>Question</b>	<b>Response</b>
<b>HEATING</b>	
<b>Radiator/Convactor/Fin Tube</b>	
Violations	No violations recorded
<b>Steam Heating</b>	Inspected
<b>F&amp;T/Steam Drip Trap</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>MER Steam and Condensate Piping</b>	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE ISOLATION VALVE
Deficiency Location/Instance	South PH MER @ HV-1, HV-2, HV-3; North PH MER @ EC-10
Deficiency Quantity	5
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	South PH MER @ HV-1
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Steam Condensate Return Piping</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Steam Condensate Return Pumping System</b>	Inspected
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE MOTOR
Deficiency Location/Instance	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
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
Violations	No violations recorded
<b>Steam Piping</b>	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE ISOLATION VALVE
Deficiency Location/Instance	Rooms C1, C4
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
<b>HEATING</b>	
<b>Steam Heating</b>	
<b>Steam Piping</b>	
Violations	No violations recorded
<b>Terminal Unit Thermostatic Trap</b>	
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Various locations
Deficiency Quantity	10
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Steam supplied by External Sources</b>	Does not exist
<b>Unit Heater/Cabinet Heater</b>	Does not exist
<b>HEATING PLANT</b>	
Replacement Quantity	15,483
Replacement Uom	MBH NET
Instance on Basement	Inspected
Burner Type	Oil
Heating Plant Oil Number	4
<b>Boiler Auxiliaries</b>	
Instance on Basement	Inspected
<b>Boiler Auxiliary Piping</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Boiler Emergency Stop Switch</b>	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Boiler Feedwater System</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Boiler Feedwater Treatment(Automatic)</b>	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler Flue Exhaust</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	BOILER DAMPER IN BREECHING:DEFECTIVE
Deficiency Location/Instance	Boiler Room @ Boilers #1, #3
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Boiler Make-up Water Backflow Preventer</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair

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<b>Question</b>	<b>Response</b>
<b>HEATING PLANT</b>	
<b>Boiler Auxiliaries</b>	
<b>Boiler Make-up Water Backflow Preventer</b>	
Deficiency	No deficiencies recorded
<b>Boiler Room Steam And Condensate Piping</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	DEFECTIVE ISOLATION VALVE
Deficiency Location/Instance	Boiler Room @ Boilers #1, #3
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Boiler Safety Valve</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<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	Does not exist
<b>Steam Boiler</b>	
Instance on Basement	Inspected
Instance	Boiler Room
Instance Condition	4- Between Fair and Poor
Instance Quantity	5,161
Instance Quantity Uom	MBH NET
Manufacturer	A. L. Eastmond & Sons Inc.
EquipmentId	93613-01
Capacity/Size Quantity	5161
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1985
Source of Installation Year	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
Violations	No violations recorded
Deficiency	LEAKY/PLUGGED TUBES
Deficiency Quantity	6
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded

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Question	Response
<b>HEATING PLANT</b>	
<b>Boiler System</b>	
<b>Steam Boiler</b>	
Deficiency	DAMAGED REFRACTORY
Deficiency Quantity	80
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Boiler Room
Instance Condition	4- Between Fair and Poor
Instance Quantity	5,161
Instance Quantity Uom	MBH NET
Manufacturer	A. L. Eastmond & Sons Inc.
EquipmentId	93613-02
Capacity/Size Quantity	5161
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1985
Source of Installation Year	Documented
Deficiency	DAMAGED REFRACTORY
Deficiency Quantity	80
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
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
Violations	No violations recorded
Deficiency	LEAKY/PLUGGED TUBES
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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<b>Question</b>	<b>Response</b>
<b>HEATING PLANT</b>	
<b>Boiler System</b>	
<b>Steam Boiler</b>	
Violations	No violations recorded
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Boiler Room
Instance Condition	4- Between Fair and Poor
Instance Quantity	5,161
Instance Quantity Uom	MBH NET
Manufacturer	A. L. Eastmond & Sons Inc.
EquipmentId	93613-03
Capacity/Size Quantity	5161
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1985
Source of Installation Year	Documented
Deficiency	DAMAGED REFRACTORY
Deficiency Quantity	80
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
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
Violations	No violations recorded
<b>Fuel System</b>	
Instance on Basement	Inspected
<b>Boiler Fresh Air Louver/Damper</b>	
Instance on Basement	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE ACTUATOR
Deficiency Location/Instance	Boiler Room for Boilers #1, #2
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE DAMPER
Deficiency Location/Instance	Boiler Room for Boiler #3
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3

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<b>Question</b>	<b>Response</b>
<b>HEATING PLANT</b>	
<b>Fuel System</b>	
<b>Boiler Fresh Air Louver/Damper</b>	
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Burner/Burner Control Panel</b>	
Instance on Basement	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	OIL BURNER:DEFECTIVE
Deficiency Location/Instance	Boiler Room @ Boilers #1, #3
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	BURNER CONTROL PANEL:DEFECTIVE
Deficiency Location/Instance	Boiler Room @ Boiler #2 (smoke opacity sensor)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Fuel Oil Storage/Supply System</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	FUEL OIL LEVEL GAUGE:DEFECTIVE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Gas Trains And Vent At The Boiler</b>	
Instance on Basement	Does not exist
<b>KITCHEN</b>	
Instance on 1st Floor	Inspected
<b>CO Detector</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Gas System</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Grease Trap</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded

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Question	Response
<b>KITCHEN</b>	
<b>Hood Exhaust Ductwork</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Fan</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood Fire Suppression System</b>	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Hot Water Temperature Booster</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Kitchen Sink</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>MDF Room</b>	
Instance on Room 240	Inspected
<b>Dedicated A/C Equipment</b>	
Instance on Room 240	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>SCIENCE DEMO ROOM</b>	
	Does not exist
<b>SCIENCE LAB</b>	
Instance on Rooms 201, 251	Inspected
Alternative Use	No
Instance on Rooms 301, 351, 401, 451	Inspected
Alternative Use	No
<b>Acid Waste Neutralizing Tank</b>	
Instance on Rooms 201, 251	Does not exist
Instance on Rooms 301, 351, 401, 451	Does not exist
<b>CO Detector</b>	
Instance on Rooms 201, 251	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Rooms 201, 251
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Instance on Rooms 301, 351, 401, 451	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Emergency Shower</b>	
Instance on Rooms 201, 251	Does not exist
Instance on Rooms 301, 351, 401, 451	Does not exist

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<b>Question</b>	<b>Response</b>
<b>SCIENCE LAB</b>	
<b>Eye Wash</b>	
Instance on Rooms 201, 251	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Rooms 201, 251
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance on Rooms 301, 351, 401, 451	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Rooms 301, 351, 401, 451
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Fixed Laboratory Hood</b>	
Instance on Rooms 201, 251	Does not exist
Instance on Rooms 301, 351, 401, 451	Does not exist
<b>Hood Exhaust Ductwork</b>	
Instance on Rooms 201, 251	Does not exist
Instance on Rooms 301, 351, 401, 451	Does not exist
<b>Hood Exhaust Fan</b>	
Instance on Rooms 201, 251	Does not exist
Instance on Rooms 301, 351, 401, 451	Does not exist
<b>Laboratory Sink</b>	
Instance on Rooms 201, 251	Inspected
Instance Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Rooms 201, 251
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Rooms 201, 251
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance on Rooms 301, 351, 401, 451	Inspected
Instance Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Rooms 351, 451
Deficiency Quantity	3



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<b>Question</b>	<b>Response</b>
<b>SCIENCE LAB</b>	
<b>Laboratory Sink</b>	
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Rooms 301, 351, 401, 451
Deficiency Quantity	8
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Make-up Air Unit</b>	
Instance on Rooms 201, 251	Does not exist
Instance on Rooms 301, 351, 401, 451	Does not exist
<b>SCIENCE PREP ROOM</b>	
Instance on Room 323	Inspected
Alternative Use	No
<b>Acid Waste Neutralizing Tank</b>	
Instance on Room 323	Does not exist
<b>CO Detector</b>	
Instance on Room 323	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Emergency Shower</b>	
Instance on Room 323	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Eye Wash</b>	
Instance on Room 323	Does not exist
<b>Fixed Laboratory Hood</b>	
Instance on Room 323	Does not exist
<b>Hood Exhaust Ductwork</b>	
Instance on Room 323	Does not exist
<b>Hood Exhaust Fan</b>	
Instance on Room 323	Does not exist
<b>Laboratory Sink</b>	
Instance on Room 323	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	
Instance on Room 323	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	3- Fair
Deficiency	No deficiencies recorded
<b>Sprinkler Head</b>	Inspected

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Question	Response
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	
<b>Sprinkler Head</b>	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Sprinkler Piping</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
<b>Standpipe System</b>	
Condition	Inspected
<b>Hose Valve Assembly</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
<b>Piping</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
<b>Water Gong</b>	
Condition	Does not exist
<b>Wet Sprinkler Alarm Valve Assembly</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
<b>SWIMMING POOL</b>	
Condition	Does not exist
<b>VENTILATION</b>	
Condition	Inspected
<b>Exhaust Fan</b>	
Condition	Inspected
Approximate Total # of Fans	3- Fair
Approximate Total # of Fans	26-50
Deficiency	DEFECTIVE
Deficiency Location/Instance	MER 126 / EF-11A (bearing); Roof / EF-14A (bearing), EF-15B (bearing)
Deficiency Quantity	3
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>	
Condition	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE MOTOR
Deficiency Location/Instance	South PH MER / HV-1, HV-3
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	South PH MER / HV-1
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE HEATING COIL
Deficiency Location/Instance	MER 126 / HV-11; South PH MER / HV-3
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE

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Question	Response
<b>VENTILATION</b>	
<b>Heating And Ventilating Unit</b>	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Metal Ductwork</b>	
Condition	Inspected
Deficiency	DAMAGED FLEXIBLE CONNECTION
Deficiency Location/Instance	MER 126, North PH MER, South PH MER
Deficiency Quantity	20
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Supply Fan</b>	Does not exist
<b>Unit Ventilator</b>	Does not exist