

NYC Department of Education
Building Condition Assessment Survey 2017 - 2018

Mechanical Inspection

R829

Asset: ARTHUR D. PHILLIPS SCHOOL - S.I., 98 GRANT STREET, New York, 10301

Inspection Id	Inspection Type	Time In	Last Edited
ME : R829	Mechanical	2018-01-03 8:48 AM	2018-01-16 3:01 PM

Asset Data

Question	Answer
Are there fuel tanks?	No
Total # of water main service entries to the asset	2
MERs/Fan Rooms Locations	None
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Emergency Stop Switches with Missing Hammers?	No
Are there any Painted/Obstructed Sprinkler Heads?	No
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: Gas Fired Domestic Water Heater; Domestic Hot Water Remote Storage Tank
	Years: 2017
	Systems: Packaged / Rooftop Unit for Gymnasium
	Years: 2015
	Systems: All Mechanical Systems/Components in Original Building
	Years: 2008

Priority Condition

Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Status	PhotoImage
Yes	Defective CO/Gas Leak Detection	CO/Gas Leak Detection Sensors and Panels are not operational	GAS SERVICE CO/Gas Leak Detection	Penthouse	Gil Quintos	Fireman	Sent to DSF	

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
DX Split System	Inspected
Indoor Unit	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Outdoor Unit	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Dry Cooler	Does not Exist
Packaged / Rooftop Unit	Inspected
Instance	Building Addition - Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Gas
Instance Manufacturer	AAON

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Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Equipment	RTU-1
Capacity/Size Quantity	40
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2008
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Building Addition - Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Gas
Instance Manufacturer	AAON
Equipment	RTU-2
Capacity/Size Quantity	10
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2008
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Building Addition - Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Source of Heating	Gas
Instance Manufacturer	AAON
Equipment	RTU-3, RTU-4
Capacity/Size Quantity	70
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2008
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Building Addition - Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Gas
Instance Manufacturer	AAON
Equipment	RTU-5
Capacity/Size Quantity	15
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2008
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Building Addition - Roof

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Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Electric
Instance Manufacturer	Trane
Equipment	ERU-6
Capacity/Size Quantity	12
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2015
Source of Installation	Custodial Staff
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	Inspected
Instance	Throughout except Gymnasium and Stairways
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Installation Year	2008
Source of Installation	Documented
Deficiency	DEFECTIVE TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	Rooms 208, 304, 310
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Pneumatic System	Does not Exist
Hybrid System	Does not Exist
Electric System	Inspected
Instance	Stairways, Cafeteria, Hallways (electric convectors)
Instance Condition	2 - Between Good and 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	Inspected

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Question	Response
CONVEYING	
Dumbwaiter	Does not Exist
Elevator	Inspected
Are all the existing elevators operable?	No
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Escalator	Does not Exist
Non-auditorium Handicap Lift - Vertical	Does not Exist
Non-auditorium Handicap Lift - Stair	Does not Exist
Ash Hoist	Does not Exist
Sidewalk Elevator	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	Room B03
Instance Condition	1 - Good
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Domestic Hot Water System	Inspected
Domestic Hot Water Remote Storage Tank	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Domestic Water Heat Exchanger	Does not Exist
Electric Domestic Water Heater	Does not Exist
Gas Fired Domestic Water Heater	Inspected
Instance	Penthouse
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	A.O. Smith
Equipment	N/A
Capacity/Size Quantity	400
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	0
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2017
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Oil Fired Domestic Water Heater	Does not Exist
Domestic Water Distribution Piping	Inspected
Condition	1 - Good
Deficiency	DEFECTIVE DOMESTIC HOT WATER CIRCULATING PUMP
Deficiency Location/Instance	Penthouse
Deficiency Quantity	1
Quantity Uom	EACH

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Water Distribution Piping	
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
DRAIN/WASTE/VENT AND STORM SYSTEM	
Interior Storm Piping	
Condition	Inspected
Deficiency	1 - Good
Sewage/Waste/Vent Piping	
Condition	Inspected
Deficiency	1 - Good
Sewage Ejector Pump	
Condition	Does not Exist
Sump Pump	
Condition	Inspected
Deficiency	2 - Between Good and Fair
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
Condition	Does not Exist
FIXTURES	
Staff And Other	
Janitor Sink	
Condition	Inspected
Deficiency	1 - Good
Lavatory/Sink	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Toilet	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Urinal	
Condition	Does not Exist
Student	
Drinking Fountain	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Lavatory/Sink	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Locker Room Shower	
Condition	Does not Exist
Sink And Fountain Combo Unit	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Toilet	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Urinal	
Condition	Does not Exist
GAS FIRED FURNACE	
Condition	Does not Exist
GAS SERVICE	
Gas Distribution Piping	
Condition	Inspected

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Question	Response
GAS SERVICE	
Gas Distribution Piping	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Does not Exist
Gas Meter Room Vent	Does not Exist
Gas Pressure Booster	Inspected
Instance	Building Addition - Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Eclipse
Equipment	N/A
Capacity/Size Quantity	5,300
Capacity/Size UOM	SCFH
Source of Capacity/Size	Documented
Installation Year	2008
Source of Installation	Documented
Deficiency	No deficiencies recorded
CO/Gas Leak Detection	Inspected
Instance	Penthouse
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2008
Source of Installation	Documented
Deficiency	DEFECTIVE SYSTEM
Deficiency Location/Instance	Penthouse
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
HEATING	Inspected
Heating Coil In Ductwork	Does not Exist
Hydronic Heating	Does not Exist
Radiator/Convactor/Fin Tube	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Steam Heating	Does not Exist
Steam supplied by External Sources	Does not Exist
Unit Heater/Cabinet Heater	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
HEATING PLANT	Does not Exist
Enclosed IDF Room	Inspected
Instance on Rooms B11E, 114, 214	Inspected

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Question	Response
Enclosed IDF Room	
Dedicated A/C Equipment	Inspected
Instance on Rooms B11E, 114, 214	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Rooms B11E, 114, 214
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
KITCHEN	Inspected
Instance on Basement	Inspected
CO Detector	Inspected
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Gas System	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Grease Trap	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hot Water Temperature Booster	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Kitchen Sink	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair

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Question	Response
KITCHEN	Inspected
Kitchen Sink	Inspected
Deficiency	No deficiencies recorded
MDF Room	Inspected
Instance on Room 314	Inspected
Dedicated A/C Equipment	Inspected
Instance on Room 314	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room 314
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
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
Wet Sprinkler Alarm Valve Assembly	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Fire Booster Pump Assembly	Does not Exist
Roof Tank	Does not Exist
Siamese Connection	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Sprinkler Head	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Sprinkler Piping	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Standpipe System	Does not Exist
Water Gong	Does not Exist
SWIMMING POOL	Does not Exist
VENTILATION	Inspected
Exhaust Fan	Inspected
Approximate Total # of Fans	1-25
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Heating And Ventilating Unit	Does not Exist
Metal Ductwork	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Supply Fan	Does not Exist

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Question	Response
VENTILATION	
Unit Ventilator	Does not Exist