

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

Mechanical Inspection

R886

School: P.S. 80 AX(PETR COMPL-BLDG C)-S.I., 715 OCEAN TERRACE, STATEN ISLAND, NY, 10301

InspectionId	Inspection Type	Time In	Last Edited
2914	MECHANICAL	2019-03-07 10:03PM	2019-05-17 04:34PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Sump Pump Years: 2012
Are there fuel tanks?	No
Total # of water main service entries to the asset	0
MERs/Fan Rooms Locations	Basement MER, Projection Room MER, Penthouse MER
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	Does not exist
Central Station Air Handler	Inspected
Instance	Basement MER
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Aladdin
EquipmentId	S-21
Capacity/Size Quantity	5
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	1966
Source of Installation Year	Documented
Deficiency	BEYOND USEFUL LIFE
Deficiency Location/Instance	Basement MER
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Projection Room MER
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Aladdin
EquipmentId	S-17
Capacity/Size Quantity	8000
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented
Installation Year	1966

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Central Station Air Handler	
Source of Installation Year	Documented
Deficiency	BEYOND USEFUL LIFE
Deficiency Location/Instance	Projection Room MER
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Penthouse MER
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Aladdin
EquipmentId	S-15
Capacity/Size Quantity	20000
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented
Installation Year	1966
Source of Installation Year	Documented
Deficiency	DEFECTIVE FAN
Deficiency Location/Instance	Penthouse MER
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	BEYOND USEFUL LIFE
Deficiency Location/Instance	Penthouse MER
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Chilled Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	3- Fair
Deficiency	PIPING:DAMAGED/MISSING INSULATION
Deficiency Location/Instance	MERs
Deficiency Quantity	60
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Fan Coil Unit	Does not exist
Packaged Air Cooled Chiller	Does not exist
Water Cooled Chiller	Does not exist
Condenser Water Distribution: Piping, Pumps and Auxiliaries	Does not exist
Cooling Coil in Ductwork	Does not exist
Cooling Tower	Does not exist
Dry Cooler	Does not exist

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Question	Response
AIR CONDITIONING	
DX Split System	Does not exist
Packaged / Rooftop Unit	Inspected
Instance	Roof
Instance Condition	4- Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	N/A
Capacity/Size Quantity	3
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1990
Source of Installation Year	Inspector Estimate
Source of Heating	N/A
Deficiency	UP TO 20 TONS:DEFECTIVE UNIT
Deficiency Location/Instance	Roof
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	RTU-1
Capacity/Size Quantity	3
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2006
Source of Installation Year	Custodial Staff
Source of Heating	N/A
Deficiency	No deficiencies recorded
Packaged Terminal A/C	Inspected
Condition	5- Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Rooms C-133, C-134, C-136 and other locations
Deficiency Quantity	12
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Refrigerant Piping	Does not exist
Return Fan	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Does not exist
Electric System	Does not exist
Hybrid System	Does not exist
Pneumatic System	Inspected

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Question	Response
CLIMATE CONTROL SYSTEM	
Pneumatic System	
Instance	Throughout
Instance Condition	4- Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	0-20%
Deficiency	DEFECTIVE TERMINAL UNIT CONTROLLER
Deficiency Location/Instance	MERs @ Central Station Air Handlers, HV Unit S-18
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 DAMPER ACTUATOR
Deficiency Location/Instance	MERs @ Central Station Air Handlers, HV Unit S-18
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 C11, C115 and other locations
Deficiency Quantity	13
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
COMPACTOR	Does not exist
CONVEYING	Does not exist
DOMESTIC WATER SYSTEM	Inspected
Domestic Cold Water System	Does not exist
Domestic Hot Water System	Does not exist
Domestic Water Distribution Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	Inspected
Interior Storm Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sewage Ejector Pump	Does not exist
Sewage/Waste/Vent Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sump Pump	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	Does not exist
Enclosed IDF Room	
Instance on Room C-113	Inspected
Dedicated A/C Equipment	

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Question	Response
Enclosed IDF Room	
Dedicated A/C Equipment	
Instance on Room C-113	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Room C-113
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
FIXTURES	Inspected
Staff And Other	Inspected
Janitor Sink	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Student	Inspected
Drinking Fountain	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Under construction
Locker Room Shower	Does not exist
Sink And Fountain Combo Unit	Does not exist
Toilet	Under construction
Urinal	Under construction
GAS FIRED FURNACE	Does not exist
GAS SERVICE	Does not exist
HEATING	Inspected
Heating Coil In Ductwork	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Hydronic Heating	Inspected
Backflow Preventer	Does not exist
Hot Water Heat Exchanger	Does not exist
Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	3- Fair
Deficiency	PIPING:DAMAGED/MISSING INSULATION
Deficiency Location/Instance	MERs
Deficiency Quantity	80
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded

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Question	Response
HEATING	
Radiator/Convactor/Fin Tube	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Heating	Does not exist
Steam supplied by External Sources	Does not exist
Unit Heater/Cabinet Heater	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
HEATING PLANT	Does not exist
KITCHEN	Does not exist
MDF Room	
Instance on Room within Room C-127A	Inspected
Dedicated A/C Equipment	
Instance on Room within Room C-127A	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Does not exist
SCIENCE LAB	Does not exist
SCIENCE PREP ROOM	Does not exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	Inspected
Dry Sprinkler Alarm Valve Assembly	Does not exist
Fire Booster Pump Assembly	Does not exist
Roof Tank	Does not exist
Siamese Connection	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sprinkler Head	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sprinkler Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Standpipe System	Does not exist
Water Gong	Does not exist
Wet Sprinkler Alarm Valve Assembly	Does not exist
SWIMMING POOL	Does not exist
VENTILATION	Inspected
Exhaust Fan	Inspected
Condition	3- Fair
Approximate Total # of Fans	1-25
Deficiency	DEFECTIVE MOTOR
Deficiency Location/Instance	Roof / EF#1
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Heating And Ventilating Unit	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE MOTOR
Deficiency Location/Instance	Penthouse MER / S-18

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VENTILATION	
Heating And Ventilating Unit	
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Metal Ductwork	
Condition	Inspected
Condition	3- Fair
Deficiency	DAMAGED FLEXIBLE CONNECTION
Deficiency Location/Instance	Basement MER @ S-18; Projection Room MER @ S-17
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Supply Fan	
Condition	Does not exist
Unit Ventilator	
Condition	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE FRESH AIR INTAKE
Deficiency Location/Instance	Rooms C109, C111
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded