

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

Mechanical Inspection

X087

School: P.S. 87 - BRONX, 1935 BUSSING AVENUE, BRONX, NY, 10466

InspectionId	Inspection Type	Time In	Last Edited
1363	MECHANICAL	2019-01-09 01:44PM	2019-01-20 03:02PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Water Service Years: 2008 Systems: Drinking Fountains (~50%) Years: 2013 Systems: F&T/Steam Drip Traps; Terminal Unit Thermostatic Traps; MDF Room - Dedicated A/C Equipment (DX Split System); Boilers re-tubed Years: 2017 Systems: Electric Domestic Water Heater Years: 2018 Systems: Fixtures - Student: Lavatory/Sinks, Toilets, Urinals Years: 2016
Are there fuel tanks?	Yes
Total # of above ground tanks	1
Total capacity of all above ground tanks in gal.	5,000
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	2
MERs/Fan Rooms Locations	Boiler Room Mechanical Area, MER above Gymnasium
Are there any Painted/Obstructed Sprinkler Heads?	Room B5 (painted, 4)
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	Does not exist
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
Instance	Throughout
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	DEFECTIVE AIR COMPRESSOR
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
COMPACTOR	Does not exist

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Question	Response
CONVEYING	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	Boiler Room, Crawlspace by Edson Avenue
Instance Condition	1- Good
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Boiler Room, Crawlspace by Edson Avenue
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations 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	1- Good
Deficiency	No deficiencies recorded
Gas Fired Domestic Water Heater	Inspected
Instance	Boiler Room
Instance Condition	5- Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Reco
EquipmentId	N/A
Capacity/Size Quantity	600
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	400
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2000
Source of Installation Year	Documented
Deficiency	DEFECTIVE UNIT
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
Oil Fired Domestic Water Heater	Does not exist
Domestic Water Distribution Piping	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Corridor near Room B7B, Room B7B, Boiler Room
Deficiency Quantity	60
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Water Distribution Piping	
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE ISOLATION VALVE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	
Interior Storm Piping	
Condition	3- Fair
Deficiency	No deficiencies recorded
Sewage Ejector Pump	
Does not exist	
Sewage/Waste/Vent Piping	
Condition	3- Fair
Deficiency	SEWAGE/WASTE PIPING:DEFECTIVE/LEAKS
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Sump Pump	
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
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
Does not exist	
Enclosed IDF Room	
Does not exist	
FIXTURES	
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	DEFECTIVE FLUSHOMETER VALVE
Deficiency Location/Instance	Toilet Room 131
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3

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Question	Response
FIXTURES	
Staff And Other	
Toilet	
Purpose of Action	LEVEL 2
Violations	No violations recorded
Urinal	
Condition	Inspected
Deficiency	No deficiencies recorded
Student	
Drinking Fountain	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	
Condition	Inspected
Deficiency	1- Good
Deficiency	No deficiencies recorded
Locker Room Shower	
Condition	Does not exist
Sink And Fountain Combo Unit	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Toilet	
Condition	Inspected
Deficiency	1- Good
Deficiency	No deficiencies recorded
Urinal	
Condition	Inspected
Deficiency	1- Good
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	
Condition	Does not exist
GAS SERVICE	
Condition	Inspected
CO/Gas Leak Detection	
Instance	Inspected
Instance Condition	Basement - Boiler Room, Gas Meter Room
Instance Quantity	3- Fair
Instance Quantity Uom	1
Installation Year	EACH
Source of Installation Year	2000
Deficiency	Custodial Staff
Deficiency Location/Instance	BEYOND USEFUL LIFE
Deficiency Quantity	Basement - Boiler Room, Gas Meter Room
Quantity Uom	1
Potential Action	EACH
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 1
Violations	LEVEL 2
Violations	No violations recorded
Gas Distribution Piping	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	
Condition	Inspected
Deficiency	4- Between Fair and Poor
Deficiency Location/Instance	DEFECTIVE
Deficiency Quantity	Gas Meter Room
Quantity Uom	1
Potential Action	EACH
Urgency of Action	MAINTENANCE
Purpose of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
GAS SERVICE	
Gas Meter Room Exhaust Fan	
Violations	No violations recorded
Gas Meter Room Vent	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Pressure Booster	Inspected
Instance	Basement - Gas Meter Room
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Eclipse
EquipmentId	N/A
Capacity/Size Quantity	15300
Capacity/Size UOM	SCFH
Source of Capacity/Size	Documented
Installation Year	2000
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
HEATING	Inspected
Heating Coil In Ductwork	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room Mechanical Area @ Playroom Cafeteria Blower, MER above Gymnasium @ Gym Blower
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Hydronic Heating	Does not exist
Radiator/Convactor/Fin Tube	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Heating	Inspected
F&T/Steam Drip Trap	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	Inspected
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE TANK
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

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Question	Response
HEATING	
Steam Heating	
Steam Condensate Return Pumping System	
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
Steam Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Trap	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Steam supplied by External Sources	Does not exist
Unit Heater/Cabinet Heater	Does not exist
HEATING PLANT	
Replacement Quantity	6,496
Replacement Uom	MBH NET
Instance on Original Building - Basement	Inspected
Burner Type	Dual Fuel (Gas/Oil)
Heating Plant Oil Number	2
Boiler Auxiliaries	
Instance on Original Building - Basement	Inspected
Boiler Auxiliary Piping	
Instance on Original Building - Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Original Building - Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Original Building - Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	
Instance on Original Building - Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Flue Exhaust	
Instance on Original Building - Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Original Building - Basement	Inspected
Instance Condition	5- Poor
Deficiency	DEFECTIVE RPZ
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Make-up Water Backflow Preventer	
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Room Steam And Condensate Piping	
Instance on Original Building - Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Safety Valve	
Instance on Original Building - Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler System	
Instance on Original Building - Basement	Inspected
Coal-fired Boiler	
Instance on Original Building - Basement	Does not exist
Hot Water Boiler	
Instance on Original Building - Basement	Does not exist
Modular Boiler	
Instance on Original Building - Basement	Does not exist
Steam Boiler	
Instance on Original Building - Basement	Inspected
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	3,248
Instance Quantity Uom	MBH NET
Manufacturer	A. L. Eastmond & Sons Inc.
EquipmentId	6684-1
Capacity/Size Quantity	3248
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	2000
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	3,248
Instance Quantity Uom	MBH NET
Manufacturer	A. L. Eastmond & Sons Inc.
EquipmentId	6684-2
Capacity/Size Quantity	3248
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	2000
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Fuel System	
Instance on Original Building - Basement	Inspected
Boiler Fresh Air Louver/Damper	
Instance on Original Building - Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded

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Question	Response
HEATING PLANT	
Fuel System	
Burner/Burner Control Panel	
Instance on Original Building - Basement	Inspected
Instance Condition	3- Fair
Deficiency	BURNER CONTROL PANEL:DEFECTIVE
Deficiency Location/Instance	Boiler Room @ Boiler #1 (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
Fuel Oil Storage/Supply System	
Instance on Original Building - Basement	Inspected
Instance Condition	3- Fair
Deficiency	FUEL OIL PIPING:DEFECTIVE/LEAKS
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
Gas Trains And Vent At The Boiler	
Instance on Original Building - Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
KITCHEN	
Instance on 1st Floor	Inspected
CO Detector	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Gas System	
Instance on 1st Floor	Does not exist
Grease Trap	
Instance on 1st Floor	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE/CLOGGED
Deficiency Location/Instance	Kitchen
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Hood	
Instance on 1st Floor	Does not exist
Hood Exhaust Ductwork	
Instance on 1st Floor	Does not exist
Hood Exhaust Fan	
Instance on 1st Floor	Does not exist
Hood Fire Suppression System	
Instance on 1st Floor	Does not exist

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Question	Response
KITCHEN	
Hot Water Temperature Booster	
Instance on 1st Floor	Does not exist
Kitchen Sink	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
MDF Room	
Instance on Original Building - Room 217A	Inspected
Dedicated A/C Equipment	
Instance on Original Building - Room 217A	Inspected
Instance Condition	1- Good
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	
	Does not exist
Sprinkler Head	
Condition	Inspected
Deficiency	3- Fair
Deficiency Location/Instance	DEFECTIVE/DETERIORATED
Deficiency Quantity	Room B5 (painted, 4)
Quantity Uom	4
Potential Action	EACH
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 5
Violations	LEVEL 6
	No violations recorded
Sprinkler Piping	
Condition	Inspected
Deficiency	3- Fair
Deficiency Location/Instance	DEFECTIVE/LEAKS
Deficiency Quantity	Boiler Room near Water Main
Quantity Uom	10
Potential Action	L.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
Violations	LEVEL 2
	No violations 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	
Condition	Inspected
Approximate Total # of Fans	3- Fair
Deficiency	1-25
	No deficiencies recorded
Heating And Ventilating Unit	
	Does not exist
Metal Ductwork	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded

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Question	Response
VENTILATION	
Supply Fan	Inspected
Condition	3- Fair
Approximate Total # of Fans	1-5
Deficiency	No deficiencies recorded
Unit Ventilator	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded