

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

Mechanical Inspection

X205

School: P.S. 205A (ECF) - BRONX, 2475 SOUTHERN BLVD, BRONX, NY, 10458

InspectionId	Inspection Type	Time In	Last Edited
5040	MECHANICAL	2019-05-23 09:16AM	2019-06-01 10:27AM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: DX Split System - Outdoor Unit; Kitchen - Hood Exhaust Fan; Exhaust Fans Years: 2008 Systems: DX Split System - Indoor Unit; Return Fan Years: 2009 Systems: Boiler Safety Valves (3 of 6); Packaged Terminal A/C units (12 of 18); F&T/Steam Drip Traps; Kitchen - Grease Trap; Boiler Fresh Air Louver/Dampers Years: 2011 Systems: Boiler #2 refractory Years: 2014 Systems: Climate Control System - Terminal Unit Control Valves Years: 2016 Systems: MDF - Dedicated A/C Equipment (DX Split System) Years: 2018
Are there fuel tanks?	Yes
Total # of above ground tanks	2
Total capacity of all above ground tanks in gal.	15,000
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	MERs B9, 219A
Are there any Painted/Obstructed Sprinkler Heads?	Rooms B4, B5, B7, B12 (painted, 10)
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
Yes	Defective Boiler Safety Auxiliary	(3)	Boiler Safety Valve	Boiler Room @ Boilers #1, #2	Vinny Zadrima	Fireman	No Photo Taken

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
Dry Cooler	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
Packaged / Rooftop Unit	Does not exist
Packaged Terminal A/C	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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

Mechanical Inspection

X205

Question	Response
AIR CONDITIONING	
Refrigerant Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Return Fan	Inspected
Condition	2- Between Good and 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	
Instance	Throughout
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	DEFECTIVE TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	Room 126F
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
COMPACTOR	
	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Room B24
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
CONVEYING	
	Inspected
Ash Hoist	
	Does not exist
Dumbwaiter	
	Does not exist
Elevator	
Condition	3- Fair
Are all the existing elevators operable?	Yes
Deficiency	No deficiencies recorded
Escalator	
	Does not exist
Non-auditorium Handicap Lift - Stair	
	Does not exist
Non-auditorium Handicap Lift - Vertical	
	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	
Instance	Elevator Machine Room B21
Instance Condition	3- Fair

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

Mechanical Inspection

X205

Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Water Service	
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Elevator Machine Room B21
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	
Inspected	
Condition	3- Fair
Deficiency	No deficiencies recorded
Electric Domestic Water Heater	
Does not exist	
Gas Fired Domestic Water Heater	
Does not exist	
Oil Fired Domestic Water Heater	
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	3- Fair
Deficiency	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
Does not exist	
Enclosed IDF Room	
Does not exist	
FIXTURES	
Inspected	
Staff And Other	
Inspected	
Janitor Sink	
Inspected	
Condition	3- Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	
Inspected	
Condition	3- Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Room 127
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded

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

Mechanical Inspection

X205

Question	Response
FIXTURES	
Staff And Other	
Toilet	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Student	
Drinking Fountain	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Corridor near 117 Complex
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Lavatory/Sink	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Toilet Room 203G
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Locker Room Shower	Does not exist
Sink And Fountain Combo Unit	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE FLUSHOMETER VALVE
Deficiency Location/Instance	Toilet Room 217H
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Urinal	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	
	Does not exist
GAS SERVICE	
	Does not exist
HEATING	
Heating Coil In Ductwork	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded

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

Mechanical Inspection

X205

Question	Response
HEATING	
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	2- Between Good and Fair
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	MER B9, Boiler Room (2 of 3)
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPAIR
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	3- Fair
Deficiency	No deficiencies recorded
Steam supplied by External Sources	Does not exist
Unit Heater/Cabinet Heater	Does not exist
HEATING PLANT	
Replacement Quantity	5,852
Replacement Uom	MBH NET
Instance on 1st Floor	Inspected
Burner Type	Oil
Heating Plant Oil Number	4
Boiler Auxiliaries	
Instance on 1st Floor	Inspected
Boiler Auxiliary Piping	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	

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

Mechanical Inspection

X205

Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Feedwater Treatment(Automatic)	
Instance on 1st Floor	Does not exist
Boiler Flue Exhaust	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on 1st Floor	Does not exist
Boiler Room Steam And Condensate Piping	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Safety Valve	
Instance on 1st Floor	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room @ Boilers #1, #2 (3 of 6)
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Boiler System	
Instance on 1st Floor	Inspected
Coal-fired Boiler	
Instance on 1st Floor	Does not exist
Hot Water Boiler	
Instance on 1st Floor	Does not exist
Modular Boiler	
Instance on 1st Floor	Does not exist
Steam Boiler	
Instance on 1st Floor	Inspected
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	2,926
Instance Quantity Uom	MBH NET
Manufacturer	Federal Boiler Company
EquipmentId	60442-1
Capacity/Size Quantity	2926
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1976
Source of Installation Year	Documented
Deficiency	BEYOND USEFUL LIFE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Boiler Room

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

Mechanical Inspection

X205

Question	Response
HEATING PLANT	
Boiler System	
Steam Boiler	
Instance Condition	3- Fair
Instance Quantity	2,926
Instance Quantity Uom	MBH NET
Manufacturer	Federal Boiler Company
EquipmentId	60442-2
Capacity/Size Quantity	2926
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1976
Source of Installation Year	Documented
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	BEYOND USEFUL LIFE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Fuel System	
Instance on 1st Floor	Inspected
Boiler Fresh Air Louver/Damper	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	OIL BURNER: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
Fuel Oil Storage/Supply System	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Gas Trains And Vent At The Boiler	
Instance on 1st Floor	Does not exist
KITCHEN	
Instance on 1st Floor	Inspected
CO Detector	
Instance on 1st Floor	Not required

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

Mechanical Inspection

X205

Question	Response
KITCHEN	
Gas System	
Instance on 1st Floor	Does not exist
Grease Trap	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	
Instance on 1st Floor	Does not exist
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 Room 217B	Inspected
Dedicated A/C Equipment	
Instance on Room 217B	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	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
Sprinkler Head	
Condition	Inspected
Deficiency	3- Fair
Deficiency Location/Instance	DEFECTIVE/DETERIORATED
Deficiency Quantity	Rooms B4, B5, B7, B12 (painted, 10)
Quantity Uom	10
Potential Action	EACH
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 5
Violations	LEVEL 6
	No violations recorded

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

Mechanical Inspection

X205

Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Sprinkler Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Standpipe System	Inspected
Hose Valve Assembly	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Water Gong	Does not exist
Wet Sprinkler Alarm Valve Assembly	Does not exist
SWIMMING POOL	Does not exist
VENTILATION	Inspected
Exhaust Fan	Inspected
Condition	2- Between Good and Fair
Approximate Total # of Fans	1-25
Deficiency	DEFECTIVE
Deficiency Location/Instance	MER 219A / E-78 (belt); 2nd Floor Roof / E-83 (bearing)
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Heating And Ventilating Unit	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Metal Ductwork	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Supply Fan	Does not exist
Unit Ventilator	Does not exist