

**NYC Department of Education**  
**Building Condition Assessment Survey 2023 - 2024**

Mechanical Inspection

**K073**

**Asset:** P.S. 73 - BROOKLYN, 251 MACDOUGAL STREET, New York, 11233

Inspection Id	Inspection Type	Time In	Last Edited
ME : K073	Mechanical	2024-02-12 8:23 AM	2024-03-28 6:35 PM

**Asset Data**

Question	Answer
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	3
MERs/Fan Rooms Locations	Boiler Room MER, MERs B100, B106, Penthouse Fan Room, Attic Roof Tank Room
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?	Yes
Location(s)	MER B106
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: Drinking Fountains (33%); Boiler Safety Valves on Boiler #2 (2 of 4)
	Years: 2023
	Systems: Terminal Unit Thermostatic Traps (90%)
	Years: 2021
	Systems: Electric Domestic Water Heater (1 of 2); Fixtures - Staff And Other: Lavatory/Sinks (60%), Toilets 70%); Drinking Fountains (45%)
	Years: 2020
	Systems: Climate Control System - Electric System (Heat Timer)
	Years: 2019
	Systems: Fixtures - Student: Lavatory/Sinks (65%), Toilets (75%), Urinals (75%)
	Years: 2017
	Systems: MDF Room - Dedicated A/C Equipment (Window A/C)
	Years: 2015

**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 Boiler Safety Auxiliary	Defective Water Column Assembly on Boiler #1	HEATING PLANT   Boiler System   Steam Boiler	Boiler Room	Amanda Ellison	Fireman	Resolved	
Yes	Defective Boiler Safety Auxiliary	Defective Water Column Assembly on Boiler #2	HEATING PLANT   Boiler System   Steam Boiler	Boiler Room	Amanda Ellison	Fireman	Resolved	
Yes	Defective Boiler Safety Auxiliary	Boiler Safety Valves Leaking	HEATING PLANT   Boiler Auxiliaries   Boiler Safety Valve	Boiler Room / Boiler #1 (2 of 4)	Amanda Ellison	Fireman	Sent to DSF	
Yes	Defective Sprinkler/Stand pipe System	Painted Sprinkler Heads	SPRINKLERS, STANDPIPE, FIRE SYSTEM   Sprinkler Head	Kitchen, Rooms B101, 110, 118	Amanda Ellison	Fireman	Sent to DSF	

**NYC Department of Education**  
**Building Condition Assessment Survey 2023 - 2024**

Mechanical Inspection

**K073**

Yes	Defective Emergency Stop Switch	Broken Glass (1 of 2)	HEATING PLANT   Boiler Auxiliaries   Boiler Emergency Stop Switch	Boiler Room	Amanda Ellison	Fireman	Sent to DSF
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Inspection

Question	Response
<b>Mechanical</b>	
<b>AIR CONDITIONING</b>	Does not Exist
<b>CENTRAL ACID WASTE NEUTRALIZING TANK</b>	Does not Exist
<b>CLIMATE CONTROL SYSTEM</b>	Inspected
<b>BMS</b>	Does not Exist
<b>Pneumatic System</b>	Inspected
Instance	Auditorium, Cafeteria, Throughout 2nd Building Addition (Force Air)
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	61-80%
Deficiency	DEFECTIVE TERMINAL UNIT CONTROLLER
Deficiency Location/Instance	Boiler Room MER / Auditorium Blower
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.
Deficiency	DEFECTIVE TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	Gymnasium
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.
Deficiency	DEFECTIVE DAMPER ACTUATOR
Deficiency Location/Instance	Boiler Room MER / Auditorium Exhaust
Deficiency Quantity	2
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.
<b>Hybrid System</b>	Does not Exist
<b>Electric System</b>	Inspected
Instance	Throughout (Heat Timer)
Instance Condition	2 - Between Good and Fair

**NYC Department of Education**  
**Building Condition Assessment Survey 2023 - 2024**

Mechanical Inspection

**K073**

<b>Question</b>	<b>Response</b>
<b>CLIMATE CONTROL SYSTEM</b>	
<b>Electric System</b>	
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies recorded
<b>COMPACTOR</b>	Does not Exist
<b>CONVEYING</b>	Does not Exist
<b>DOMESTIC WATER SYSTEM</b>	Inspected
<b>Domestic Cold Water System</b>	Inspected
<b>Gravity System</b>	Inspected
<b>Supply Pump</b>	Does not Exist
<b>Roof Tank</b>	Inspected
Condition	3 - Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Attic Roof Tank Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Pressure Booster System</b>	Inspected
<b>Electric Pressure Booster System</b>	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Canariis
Equipment	N/A
Capacity/Size Quantity	2
Capacity/Size UOM	Total # Pumps
Capacity/Size2 Quantity	10
Capacity/Size2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	1997
Source of Installation	Documented
Deficiency	RUSTY/LEAKY VALVES AND PIPE FITTINGS
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.
<b>Hydraulic/Pneumatic Booster System</b>	Does not Exist
<b>Water Service</b>	Inspected

**NYC Department of Education**  
**Building Condition Assessment Survey 2023 - 2024**

Mechanical Inspection

K073

Question	Response
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Cold Water System</b>	
<b>Water Service</b>	
Instance	Boiler Room
Instance Condition	4 - Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	WATER MAIN: DEFECTIVE 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
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance	MER B100
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	MER B100
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	RPZ: DEFECTIVE
Deficiency Location/Instance	MER B100
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.
Instance	MER B106
Instance Condition	3 - Fair

**NYC Department of Education**  
**Building Condition Assessment Survey 2023 - 2024**

Mechanical Inspection

**K073**

<b>Question</b>	<b>Response</b>
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Cold Water System</b>	
<b>Water Service</b>	
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: DEFECTIVE VALVE
Deficiency Location/Instance	MER B106
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	MER B106
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	RPZ: DEFECTIVE
Deficiency Location/Instance	MER B106
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.
<b>Domestic Hot Water System</b>	Inspected
<b>Domestic Hot Water Remote Storage Tank</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Domestic Water Heat Exchanger</b>	Does not Exist
<b>Electric Domestic Water Heater</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Heat Pump Domestic Water Heater</b>	Does not Exist
<b>Gas Fired Domestic Water Heater</b>	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Lochinvar
Equipment	N/A
Capacity/Size Quantity	200

**NYC Department of Education**  
**Building Condition Assessment Survey 2023 - 2024**

Mechanical Inspection

**K073**

<b>Question</b>	<b>Response</b>
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Hot Water System</b>	
<b>Gas Fired Domestic Water Heater</b>	
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	0
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2011
Source of Installation	Inspector Estimate
Deficiency	NOT IN USE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Oil Fired Domestic Water Heater</b>	
	Does not Exist
<b>Domestic Water Distribution Piping</b>	
	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE VALVE
Deficiency Location/Instance	Boiler Room downstream from Water Service
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Boiler Room, Mens Toilet Room in Stair H between 2nd and 3rd Floor
Deficiency Quantity	50
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	
	Inspected
<b>Interior Storm Piping</b>	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Sewage/Waste/Vent Piping</b>	
	Inspected
Condition	3 - Fair
Deficiency	SEWAGE/WASTE PIPING: CLOGGED
Deficiency Location/Instance	Room 104 (water backs up during heavy rain fall)
Deficiency Quantity	20
Quantity Uom	L.F.

**NYC Department of Education**  
**Building Condition Assessment Survey 2023 - 2024**

Mechanical Inspection

K073

Question	Response
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	
<b>Sewage/Waste/Vent Piping</b>	
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	SEWAGE/WASTE PIPING: DEFECTIVE/LEAKS
Deficiency Location/Instance	Basement Girls Toilet Room
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Sewage Ejector Pump</b>	Does not Exist
<b>Sump Pump</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)</b>	
	Does not Exist
<b>FIXTURES</b>	
	Inspected
<b>Staff And Other</b>	Inspected
<b>Janitor Sink</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE FLUSHOMETER VALVE
Deficiency Location/Instance	Mens Toilet Room in Stair H between 2nd and 3rd Floor
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.
<b>Urinal</b>	Does not Exist
<b>Student</b>	Inspected
<b>Drinking Fountain</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)

**NYC Department of Education**  
**Building Condition Assessment Survey 2023 - 2024**

Mechanical Inspection

**K073**

<b>Question</b>	<b>Response</b>
<b>FIXTURES</b>	
<b>Student</b>	
<b>Lavatory/Sink</b>	
Deficiency Location/Instance	2nd Floor Boys Toilet Room
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.
<b>Locker Room Shower</b>	
	Does not Exist
<b>Sink And Fountain Combo Unit</b>	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	
	Inspected
Condition	1 - Good
Deficiency	DEFECTIVE FLUSHOMETER VALVE
Deficiency Location/Instance	1st Floor Girls Toilet Room
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.
<b>Urinal</b>	
	Inspected
Condition	1 - Good
Deficiency	CLOGGED/LEAKING
Deficiency Location/Instance	2nd Floor Boys Toilet Room
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.
<b>GAS FIRED FURNACE</b>	
	Does not Exist
<b>GAS SERVICE</b>	
	Inspected
<b>Gas Distribution Piping</b>	
	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Gas Meter Room Exhaust Fan</b>	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Gas Meter Room Vent</b>	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Gas Pressure Booster</b>	
	Inspected



**NYC Department of Education**  
**Building Condition Assessment Survey 2023 - 2024**

Mechanical Inspection

**K073**

<b>Question</b>	<b>Response</b>
<b>GAS SERVICE</b>	
<b>Gas Pressure Booster</b>	
Instance	Gas Meter Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Eclipse
Equipment	N/A
Capacity/Size Quantity	12,000
Capacity/Size UOM	SCFH
Source of Capacity/Size	Inspector Estimate
Installation Year	1997
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>CO/Gas Leak Detection</b>	
Inspected	
Instance	Boiler Room, Gas Meter Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	1997
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>HEATING</b>	
Inspected	
<b>Heating Coil In Ductwork</b>	
Inspected	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hydronic Heating</b>	
Does not Exist	
<b>Radiator/Convactor/Fin Tube</b>	
Inspected	
Condition	3 - Fair
Deficiency	RADIATOR/CONVECTOR: DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Stair B/1
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	AUXILIARY (VALVE,VENT): DEFECTIVE
Deficiency Location/Instance	Boiler Room Entrance, Kitchen, Cafeteria, Main Entrance Lobby, Library, Rooms 102, 107, 110, 118, 119, 201B, 203, 219, 304, 312, Toilet Rooms, Stairs F/ Basement, I/1, I/2, I/3, Corridors near Rooms 200, 212, 213, 217A, 307
Deficiency Quantity	36
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.

**NYC Department of Education**  
**Building Condition Assessment Survey 2023 - 2024**

Mechanical Inspection

**K073**

<b>Question</b>	<b>Response</b>
<b>HEATING</b>	
<b>Radiator/Convactor/Fin Tube</b>	
Deficiency	RADIATOR/CONVECTOR: MISSING GUARD/SHIELD
Deficiency Location/Instance	Rooms 111, 107, 207, 315, Library, Gymnasium Office, Toilet Rooms
Deficiency Quantity	13
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Steam Heating</b>	
	Inspected
<b>F&amp;T/Steam Drip Trap</b>	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>MER Steam and Condensate Piping</b>	
	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Boiler Room MER, House Blower, Auditorium Blower, MER B100 / HV-4, MER B106 / HV-3
Deficiency Quantity	160
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Steam Condensate Return Piping</b>	
	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Basement outside Gas Meter Room, Boiler Room, MER B100, Kitchen, Cafeteria, Basement Boys Toilet Room
Deficiency Quantity	230
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Steam Condensate Return Pumping System</b>	
	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE PUMP
Deficiency Location/Instance	Boiler Room (defective bearings)
Deficiency Quantity	2
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.

**NYC Department of Education**  
**Building Condition Assessment Survey 2023 - 2024**

Mechanical Inspection

**K073**

<b>Question</b>	<b>Response</b>
<b>HEATING</b>	
<b>Steam Heating</b>	
<b>Steam Piping</b>	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Basement outside Gas Meter Room, Boiler Room, MER B100, Kitchen, Cafeteria, Basement Boys Toilet Room
Deficiency Quantity	340
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	DEFECTIVE VALVE
Deficiency Location/Instance	Principal Office Toilet Room 308A
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Terminal Unit Thermostatic Trap</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies 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	7,796
Replacement Uom	MBH Net
Instance on Sub-Basement	Inspected
Burner Type	Dual Fuel (Gas/Oil)
Heating Plant Oil Number	2
Is there a water meter on the boiler make-up water piping?	No
Burner Exists?	Yes
Burner Manufacturer	Industrial Combustion
Burner Model Number	DLG-63P
<b>Boiler Auxiliaries</b>	Inspected
Instance on Sub-Basement	Inspected
<b>Boiler Auxiliary Piping</b>	
Instance on Sub-Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Emergency Stop Switch</b>	
Instance on Sub-Basement	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH

**NYC Department of Education**  
**Building Condition Assessment Survey 2023 - 2024**

Mechanical Inspection

K073

Question	Response
<b>HEATING PLANT</b>	
<b>Boiler Auxiliaries</b>	
<b>Boiler Emergency Stop Switch</b>	
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Boiler Feedwater System</b>	
Instance on Sub-Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Feedwater Treatment(Automatic)</b>	
Instance on Sub-Basement	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room (2 defective pumps)
Deficiency Quantity	2
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.
<b>Boiler Flue Exhaust</b>	
Instance on Sub-Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Make-up Water Backflow Preventer</b>	
Instance on Sub-Basement	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE RPZ
Deficiency Location/Instance	Boiler Room
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.
<b>Boiler Room Steam And Condensate Piping</b>	
Instance on Sub-Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Safety Valve</b>	
Instance on Sub-Basement	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room / Boiler #1 (2 of 4)
Deficiency Quantity	2

**NYC Department of Education**  
**Building Condition Assessment Survey 2023 - 2024**

Mechanical Inspection

**K073**

<b>Question</b>	<b>Response</b>
<b>HEATING PLANT</b>	
<b>Boiler Auxiliaries</b>	
<b>Boiler Safety Valve</b>	
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo	No photo recorded
Violations	No violations recorded.
<b>Boiler System</b>	
	Inspected
Instance on Sub-Basement	Inspected
<b>Coal-fired Boiler</b>	
Instance on Sub-Basement	Does not Exist
<b>Hot Water Boiler</b>	
Instance on Sub-Basement	Does not Exist
<b>Modular Boiler</b>	
Instance on Sub-Basement	Does not Exist
<b>Steam Boiler</b>	
Instance on Sub-Basement	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	3,898
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	A. L. Eastmond & Sons Inc.
Equipment	96352-01
Capacity/Size Quantity	3,898
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1997
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	3,898
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	A. L. Eastmond & Sons Inc.
Equipment	96352-02
Capacity/Size Quantity	3,898
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1997
Source of Installation	Documented
Deficiency	DEFECTIVE AUXILIARY (GAUGES, GASKETS ETC.)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3

**NYC Department of Education**  
**Building Condition Assessment Survey 2023 - 2024**

Mechanical Inspection

K073

Question	Response
<b>HEATING PLANT</b>	
<b>Boiler System</b>	Inspected
<b>Steam Boiler</b>	
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Fuel System</b>	Inspected
Instance on Sub-Basement	Inspected
<b>Boiler Fresh Air Louver/Damper</b>	
Do Boiler Combustion Air Louvers exist?	Yes
Type	Automatic
Instance on Sub-Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Burner/Burner Control Panel</b>	
Instance on Sub-Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Fuel Oil Storage/Supply System</b>	
Instance on Sub-Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Gas Trains And Vent At The Boiler</b>	
Instance on Sub-Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Enclosed IDF Room</b>	Inspected
Instance on Room in Stair H/3	Inspected
<b>Dedicated A/C Equipment</b>	Inspected
Instance on Room in Stair H/3	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room in Stair H/3 (Window A/C Unit)
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.
<b>KITCHEN</b>	Inspected
Instance on Basement	Inspected
<b>CO Detector</b>	Not Required
Instance on Basement	Not Required
<b>Gas System</b>	Does not Exist
Instance on Basement	Does not Exist
<b>Grease Trap</b>	Does not Exist
Instance on Basement	Does not Exist
<b>Hood</b>	Does not Exist
Instance on Basement	Does not Exist

**NYC Department of Education**  
**Building Condition Assessment Survey 2023 - 2024**

Mechanical Inspection

**K073**

<b>Question</b>	<b>Response</b>
<b>KITCHEN</b>	
<b>Hood Exhaust Ductwork</b>	Does not Exist
Instance on Basement	Does not Exist
<b>Hood Exhaust Fan</b>	Does not Exist
Instance on Basement	Does not Exist
<b>Hood Fire Suppression System</b>	Does not Exist
Instance on Basement	Does not Exist
<b>Hot Water Temperature Booster</b>	Does not Exist
Instance on Basement	Does not Exist
<b>Kitchen Sink</b>	Inspected
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	MISSING AIR GAP
Deficiency Location/Instance	Kitchen
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.
<b>MDF Room</b>	Inspected
Instance on Room in Stair G/3	Inspected
<b>Dedicated A/C Equipment</b>	Inspected
Instance on Room in Stair G/3	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room in Stair G/3
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.
<b>SCIENCE DEMO ROOM</b>	Inspected
Instance on Room 304	Inspected
Alternative use	Yes
Instance on Room 318	Inspected
Alternative use	No
<b>Acid Waste Neutralizing Tank</b>	Does not Exist
Instance on Room 318	Does not Exist
Instance on Room 304	Does not Exist
<b>CO Detector</b>	Not Required
Instance on Room 318	Not Required
Instance on Room 304	Not Required
<b>Emergency Shower</b>	Does not Exist
Instance on Room 318	Does not Exist
Instance on Room 304	Does not Exist

**NYC Department of Education**  
**Building Condition Assessment Survey 2023 - 2024**

Mechanical Inspection

K073

Question	Response
<b>SCIENCE DEMO ROOM</b>	
<b>Eye Wash</b>	Does not Exist
Instance on Room 318	Does not Exist
Instance on Room 304	Does not Exist
<b>Hood Exhaust Ductwork</b>	Does not Exist
Instance on Room 318	Does not Exist
Instance on Room 304	Does not Exist
<b>Hood Exhaust Fan</b>	Does not Exist
Instance on Room 318	Does not Exist
Instance on Room 304	Does not Exist
<b>Fixed Laboratory Hood</b>	Does not Exist
Instance on Room 318	Does not Exist
Instance on Room 304	Does not Exist
<b>Laboratory Sink</b>	Inspected
Instance on Room 318	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 304	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	Does not Exist
Instance on Room 318	Does not Exist
Instance on Room 304	Does not Exist
<b>SCIENCE LAB</b>	Inspected
Instance on Room 319	Inspected
Alternative use	No
<b>Acid Waste Neutralizing Tank</b>	Inspected
Instance on Room 319	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>CO Detector</b>	Not Required
Instance on Room 319	Not Required
<b>Emergency Shower</b>	Does not Exist
Instance on Room 319	Does not Exist
<b>Eye Wash</b>	Inspected
Instance on Room 319	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	Does not Exist
Instance on Room 319	Does not Exist
<b>Hood Exhaust Fan</b>	Does not Exist
Instance on Room 319	Does not Exist
<b>Fixed Laboratory Hood</b>	Does not Exist
Instance on Room 319	Does not Exist
<b>Laboratory Sink</b>	Inspected
Instance on Room 319	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	Does not Exist



**NYC Department of Education**  
**Building Condition Assessment Survey 2023 - 2024**

Mechanical Inspection

K073

Question	Response
<b>SCIENCE LAB</b>	Inspected
<b>Make-up Air Unit</b>	Does not Exist
Instance on Room 319	Does not Exist
<b>SCIENCE PREP ROOM</b>	Inspected
Instance on Room 319A	Inspected
Alternative use	No
<b>Acid Waste Neutralizing Tank</b>	Inspected
Instance on Room 319A	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>CO Detector</b>	Not Required
Instance on Room 319A	Not Required
<b>Emergency Shower</b>	Does not Exist
Instance on Room 319A	Does not Exist
<b>Eye Wash</b>	Does not Exist
Instance on Room 319A	Does not Exist
<b>Hood Exhaust Ductwork</b>	Does not Exist
Instance on Room 319A	Does not Exist
<b>Hood Exhaust Fan</b>	Does not Exist
Instance on Room 319A	Does not Exist
<b>Fixed Laboratory Hood</b>	Does not Exist
Instance on Room 319A	Does not Exist
<b>Laboratory Sink</b>	Inspected
Instance on Room 319A	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	Does not Exist
Instance on Room 319A	Does not Exist
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	Inspected
<b>Dry Sprinkler Alarm Valve Assembly</b>	Does not Exist
<b>Wet 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>	Does not Exist
<b>Sprinkler Head</b>	Inspected
Condition	5 - Poor
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	MER B106
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Kitchen, Rooms B101, 110, 118
Deficiency Quantity	36
Quantity Uom	EACH

**NYC Department of Education**  
**Building Condition Assessment Survey 2023 - 2024**

Mechanical Inspection

**K073**

<b>Question</b>	<b>Response</b>
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	
<b>Sprinkler Head</b>	
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Sprinkler Piping</b>	
Condition	Inspected
Deficiency	3 - Fair
Deficiency	No deficiencies recorded
<b>Standpipe System</b>	
Condition	Does not Exist
<b>Water Gong</b>	
Condition	Does not Exist
<b>SWIMMING POOL</b>	
Condition	Does not Exist
<b>VENTILATION</b>	
Is the building mechanically ventilated?	Inspected
Is the building mechanically ventilated?	Partial
<b>Exhaust Fan</b>	
Condition	Inspected
Approximate Total # of Fans	1-25
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Heating And Ventilating Unit</b>	
Condition	Does not Exist
<b>Metal Ductwork</b>	
Condition	Inspected
Are there any uninsulated ductwork by design in Mechanical Rooms?	Yes
Are there chain operated dampers?	Yes
Condition	3 - Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Boiler Room MER / Auditorium Exhaust
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	DEFECTIVE REGISTER/DIFFUSER
Deficiency Location/Instance	Auditorium
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.
Deficiency	DAMAGED FLEXIBLE CONNECTION
Deficiency Location/Instance	Penthouse Fan Room / House Exhaust
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

**NYC Department of Education**  
**Building Condition Assessment Survey 2023 - 2024**

Mechanical Inspection

**K073**

<b>Question</b>	<b>Response</b>
<b>VENTILATION</b>	
<b>Metal Ductwork</b>	Inspected
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Supply Fan</b>	Inspected
Approximate Total # of Fans	1-5
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Unit Ventilator</b>	Does not Exist