

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K150

Asset: P.S. 150 - BROOKLYN, 364 SACKMAN STREET, New York, 11212

Inspection Id	Inspection Type	Time In	Last Edited
ME : K150	Mechanical	2023-11-08 8:31 AM	2023-11-14 1:24 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.	7,500
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	Basement MER
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: Sump Pumps
	Years: 2019
	Systems: MDF Room - Dedicated A/C Equipment (DX Split System, 1 of 2)
	Years: 2018
	Systems: F&T/Steam Drip Traps; Terminal Unit Thermostatic Traps
	Years: 2017
	Systems: Fixtures - Students: Lavatory/Sinks (50%), Toilets (50%), Urinals (50%); Fixtures - Staff and Others: Urinals; Domestic Hot Water Remote Storage Tanks; Gas Fired Domestic Water Heater
	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 CO/Gas Leak Detection	Control Panel indicate Fault	GAS SERVICE CO/Gas Leak Detection	Boiler Room, Gas Meter Room	Thamashwar Veerasawmy	Custodian	Sent to DSF	

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
Pneumatic System	Inspected
Instance	Throughout except Auditorium, Basement Gymnasium and 5th Floor
Instance Condition	5 - Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	0-20%
Deficiency	DEFECTIVE TERMINAL UNIT CONTROL VALVE
Deficiency Location/Instance	Throughout
Deficiency Quantity	40
Quantity Uom	EACH

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Question	Response
CLIMATE CONTROL SYSTEM	
Pneumatic System	
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	PNEUMATIC TUBING:DEFECTIVE/LEAKS AIR
Deficiency Location/Instance	Throughout
Deficiency Quantity	1,500
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 TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	Throughout
Deficiency Quantity	60
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.
Hybrid System	Does not Exist
Electric System	Inspected
Instance	Auditorium, Basement Gymnasium
Instance Condition	3 - 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
Dumbwaiter	Inspected
Are all the existing dumbwaiters operable?	No
Condition	4 - Between Fair and Poor
Deficiency	No deficiencies recorded
Elevator	Does not Exist
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

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Pressure Booster System	Does not Exist
Water Service	Inspected
Instance	Basement adjacent to Paint Storage Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Basement adjacent to Paint Storage 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.
Instance	Basement MER
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Basement MER
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.
Instance	Pipe Chase behind Gymnasium
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Pipe Chase behind Gymnasium
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.
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	Inspected

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Electric Domestic Water Heater	
Condition	3 - Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	2
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.
Heat Pump Domestic Water Heater	
	Does not Exist
Gas Fired Domestic Water Heater	
	Inspected
Instance	Boiler Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Lochinvar
Equipment	N/A
Capacity/Size Quantity	650
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	0
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2015
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
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/Waste/Vent Piping	
	Inspected
Condition	3 - Fair
Deficiency	SEWAGE/WASTE PIPING: DEFECTIVE/LEAKS
Deficiency Location/Instance	Basement
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.
Sewage Ejector Pump	
	Does not Exist

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Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	Inspected
Sump Pump	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	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	No deficiencies recorded
Toilet	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Student	Inspected
Drinking Fountain	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Locker Room Shower	Does not Exist
Sink And Fountain Combo Unit	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	2 - Between Good and Fair
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	2nd Floor Girls Toilet 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.
Urinal	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	Does not Exist
GAS SERVICE	Inspected
Gas Distribution Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded

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GAS SERVICE	
Gas Meter Room Exhaust Fan	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Gas Meter Room Vent	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Gas Pressure Booster	Does not Exist
CO/Gas Leak Detection	Inspected
Instance	Boiler Room, Gas Meter Room
Instance Condition	4 - Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	1999
Source of Installation	Documented
Deficiency	DEFECTIVE SYSTEM
Deficiency Location/Instance	Boiler Room, Gas Meter Room / Control Panel indicate Fault
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	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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE PUMP
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded

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Question	Response
HEATING	
Steam Heating	
Steam Condensate Return Pumping System	Inspected
Violations	No violations recorded.
Steam Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Trap	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Steam supplied by External Sources	Does not Exist
Unit Heater/Cabinet Heater	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	5th Floor Gymnasium/noisy
Deficiency Quantity	4
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.
HEATING PLANT	
Replacement Quantity	8,598
Replacement Uom	MBH Net
Instance on 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?	Yes
Observed Operational?	No
Burner Exists?	Yes
Burner Manufacturer	Gordon Piatt
Burner Model Number	FL12-1-CO-50
Boiler Auxiliaries	Inspected
Instance on Basement	Inspected
Boiler Auxiliary Piping	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Boiler Room / Boiler Feedwater Piping
Deficiency Quantity	60
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.
Boiler Emergency Stop Switch	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded

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HEATING PLANT	
Boiler Auxiliaries	
Boiler Feedwater System	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Flue Exhaust	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Safety Valve	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler System	Inspected
Instance on Basement	Inspected
Coal-fired Boiler	
Instance on Basement	Does not Exist
Hot Water Boiler	
Instance on Basement	Does not Exist
Modular Boiler	
Instance on Basement	Does not Exist
Steam Boiler	
Instance on Basement	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	4,299
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	Yes
Instance Manufacturer	A. L. Eastmond & Sons Inc.
Equipment	9657-01
Capacity/Size Quantity	4,299
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1999
Source of Installation	Documented
Deficiency	DAMAGED CASING
Deficiency Quantity	5

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HEATING PLANT	
Boiler System	
Steam Boiler	
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	4,299
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	Yes
Instance Manufacturer	A. L. Eastmond & Sons Inc.
Equipment	9657-02
Capacity/Size Quantity	4,299
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1999
Source of Installation	Documented
Deficiency	DEFECTIVE AUXILIARY (GAUGES, GASKETS ETC.)
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	LEAKY/PLUGGED TUBES
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.
Deficiency	DAMAGED CASING
Deficiency Quantity	5
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Fuel System	Inspected
Instance on Basement	Inspected
Boiler Fresh Air Louver/Damper	

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HEATING PLANT	
Fuel System	
Boiler Fresh Air Louver/Damper	
Do Boiler Combustion Air Louvers exist?	Yes
Type	Automatic
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	BURNER CONTROL PANEL: DEFECTIVE OPACITY SENSOR
Deficiency Location/Instance	Boiler Room/Boiler # 2
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.
Fuel Oil Storage/Supply System	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Gas Trains And Vent At The Boiler	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Enclosed IDF Room	
	Does not Exist
KITCHEN	
	Inspected
Instance on 1st Floor	Inspected
CO Detector	
	Not Required
Instance on 1st Floor	Not Required
Gas System	
	Does not Exist
Instance on 1st Floor	Does not Exist
Grease Trap	
	Inspected
Instance on 1st Floor	Inspected
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
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Hood	
	Does not Exist
Instance on 1st Floor	Does not Exist
Hood Exhaust Ductwork	
	Does not Exist

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Question	Response
KITCHEN	
Hood Exhaust Ductwork	Does not Exist
Instance on 1st Floor	Does not Exist
Hood Exhaust Fan	Does not Exist
Instance on 1st Floor	Does not Exist
Hood Fire Suppression System	Does not Exist
Instance on 1st Floor	Does not Exist
Hot Water Temperature Booster	Does not Exist
Instance on 1st Floor	Does not Exist
Kitchen Sink	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	MISSING AIR GAP
Deficiency Location/Instance	Kitchen
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.
MDF Room	Inspected
Instance on Room 308A	Inspected
Dedicated A/C Equipment	Inspected
Instance on Room 308A	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Does not Exist
SCIENCE LAB	Inspected
Instance on Room 416	Inspected
Alternative use	Yes
Acid Waste Neutralizing Tank	Inspected
Instance on Room 416	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
CO Detector	Not Required
Instance on Room 416	Not Required
Emergency Shower	Does not Exist
Instance on Room 416	Does not Exist
Eye Wash	Inspected
Instance on Room 416	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Does not Exist
Instance on Room 416	Does not Exist
Hood Exhaust Fan	Does not Exist
Instance on Room 416	Does not Exist
Fixed Laboratory Hood	Does not Exist
Instance on Room 416	Does not Exist

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Question	Response
SCIENCE LAB	
Laboratory Sink	Inspected
Instance on Room 416	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	Does not Exist
Instance on Room 416	Does not Exist
SCIENCE PREP ROOM	Does not Exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Dry Sprinkler Alarm Valve Assembly	Does not Exist
Wet 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	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
SWIMMING POOL	Does not Exist
VENTILATION	
Is the building mechanically ventilated?	Yes
Exhaust Fan	Inspected
Approximate Total # of Fans	1-25
Condition	3 - Fair
Deficiency	No deficiencies recorded
Heating And Ventilating Unit	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Metal Ductwork	Inspected
Are there any uninsulated ductwork by design in Mechanical Rooms?	No
Are there chain operated dampers?	No
Condition	3 - Fair
Deficiency	No deficiencies recorded
Supply Fan	Inspected
Approximate Total # of Fans	1-5
Condition	3 - Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Basement MER
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.

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VENTILATION	
Unit Ventilator	Does not Exist