

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

Mechanical Inspection

**K259**

**Asset:** I.S. 259 - BROOKLYN, 7305 FT HAMILTON PKWY, New York, 11228

Inspection Id	Inspection Type	Time In	Last Edited
ME : K259	Mechanical	2023-12-04 8:46 AM	2024-02-26 5:14 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.	275
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	Fire Booster Pump Assembly Room C08, Original Building - Basement MER, Fan Room C22
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	Science Demo Rooms 325, 411
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: Building Addition - Penthouse Boiler Make up Water Backflow Preventer
	Years: 2023
	Systems: Heating Plant in Original Building; Sump Pumps
	Years: 2021
	Systems: CO/Gas Leak Detection in Original Building Boiler Room (1 of 2)
	Years: 2020
	Systems: Climate Control System - BMS (Original Building)
	Years: 2019
	Systems: Fixtures - Toilets (50%); F&T/Steam Drip Traps; Steam Condensate Return Pumping System; Terminal Unit Thermostatic Traps; Boiler Make-up Water Backflow Preventer (Building Addition); Kitchen - Hot Water Temperature Booster
	Years: 2018
	Systems: Enclosed IDF Room 206 - Dedicated A/C Equipment (Window A/C Unit)
	Years: 2017

**Priority Condition**

Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Status	PhotoImage
No condition recorded								

**Inspection**

Question	Response
<b>Mechanical</b>	
<b>AIR CONDITIONING</b>	Inspected
<b>Chilled Water System</b>	Inspected
<b>Absorption Chiller</b>	Does not Exist
<b>Air Cooled Chiller</b>	Does not Exist
<b>Air Cooled Condenser</b>	Does not Exist
<b>Chilled Water Distribution: Piping, Pumps and Auxiliaries</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Backflow Preventer</b>	Does not Exist

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Question	Response
<b>AIR CONDITIONING</b>	
<b>Chilled Water System</b>	
<b>Central Station Air Handler</b>	Inspected
Instance	Original Building - Basement MER
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	McQuay
Equipment	AHU-1
Capacity/Size Quantity	15
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Inspector Estimate
Installation Year	2011
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
<b>Fan Coil Unit</b>	Does not Exist
<b>Packaged Air Cooled Chiller</b>	Inspected
Instance	Building Addition - Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Refrigerant Type	R-410A
Instance Manufacturer	Airstack
Equipment	N/A
Capacity/Size Quantity	43
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2011
Source of Installation	Inspector Estimate
Deficiency	UP TO 100 TONS: DEFECTIVE COMPRESSOR
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	UP TO 100 TONS: DEFECTIVE CONTROLS
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Water Cooled Chiller</b>	Does not Exist
<b>Condenser Water Distribution: Piping, Pumps and Auxiliaries</b>	Does not Exist
<b>Cooling Coil in Ductwork</b>	Does not Exist
<b>Cooling Tower</b>	Does not Exist

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Question	Response
<b>AIR CONDITIONING</b>	
<b>DX Split System</b>	Inspected
<b>Indoor Unit</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Outdoor Unit</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Dry Cooler</b>	Does not Exist
<b>Packaged / Rooftop Unit</b>	Inspected
Instance	Building Addition - Roof
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Gas
Refrigerant Type	R-410A
Instance Manufacturer	Seasons4
Equipment	RTU-1
Capacity/Size Quantity	136
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2010
Source of Installation	Documented
Deficiency	OVER 20 TONS: DEFECTIVE CONTROLS
Deficiency Location/Instance	Building Addition - Roof
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	OVER 20 TONS: DEFECTIVE COMPRESSOR
Deficiency Location/Instance	Building Addition - Roof
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance	Building Addition - Roof
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Gas
Refrigerant Type	R-410A
Instance Manufacturer	Seasons4
Equipment	RTU-2
Capacity/Size Quantity	60

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Question	Response
<b>AIR CONDITIONING</b>	
<b>Packaged / Rooftop Unit</b>	
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2010
Source of Installation	Documented
Deficiency	OVER 20 TONS: DEFECTIVE CONTROLS
Deficiency Location/Instance	Building Addition - Roof
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	OVER 20 TONS: DEFECTIVE COMPRESSOR
Deficiency Location/Instance	Building Addition - Roof
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance	Building Addition - Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Gas
Refrigerant Type	R-410A
Instance Manufacturer	AAON
Equipment	RTU-3
Capacity/Size Quantity	16
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2010
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>Packaged Terminal A/C</b>	Does not Exist
<b>Refrigerant Leak Detection System</b>	Does not Exist
<b>Refrigerant Piping</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Return Fan</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>CENTRAL ACID WASTE NEUTRALIZING TANK</b>	Does not Exist
<b>CLIMATE CONTROL SYSTEM</b>	Inspected
<b>BMS</b>	Inspected

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Question	Response
<b>CLIMATE CONTROL SYSTEM</b>	
<b>BMS</b>	
Instance	Building Addition - Throughout, Auditorium
Instance Condition	4 - Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	0-20%
Installation Year	2010
Source of Installation	Documented
Deficiency	DEFECTIVE SYSTEM
Deficiency Location/Instance	Building Addition - Throughout, Auditorium
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo	No photo recorded
Violations	No violations recorded.
Instance	Original Building Throughout except Auditorium
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	0-20%
Installation Year	2019
Source of Installation	Documented
Deficiency	DEFECTIVE SYSTEM
Deficiency Location/Instance	Original Building - Throughout except Auditorium
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo	No photo recorded
Violations	No violations recorded.
<b>Pneumatic System</b>	Does not Exist
<b>Hybrid System</b>	Does not Exist
<b>Electric System</b>	Does not Exist
<b>COMPACTOR</b>	Does not Exist
<b>CONVEYING</b>	Inspected
<b>Dumbwaiter</b>	Does not Exist
<b>Elevator</b>	Inspected
Are all the existing elevators operable?	Yes
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Escalator</b>	Does not Exist
<b>Non-auditorium Handicap Lift - Vertical</b>	Does not Exist
<b>Non-auditorium Handicap Lift - Stair</b>	Does not Exist
<b>Ash Hoist</b>	Does not Exist

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<b>Question</b>	<b>Response</b>
<b>CONVEYING</b>	Inspected
<b>Sidewalk Elevator</b>	Does not Exist
<b>DOMESTIC WATER SYSTEM</b>	Inspected
<b>Domestic Cold Water System</b>	Inspected
<b>Gravity System</b>	Does not Exist
<b>Pressure Booster System</b>	Inspected
<b>Electric Pressure Booster System</b>	Inspected
Instance	Fire Booster Pump Assembly Room C08
Instance Condition	2 - Between Good and 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	15
Capacity/Size2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	2010
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
Instance	Fire Booster Pump Assembly Room C08
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Instance	Original Building - Boiler Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies 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	3 - Fair
Deficiency	No deficiencies recorded
<b>Heat Pump Domestic Water Heater</b>	Does not Exist

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Question	Response
<b>DOMESTIC WATER SYSTEM</b>	Inspected
<b>Domestic Hot Water System</b>	
<b>Heat Pump Domestic Water Heater</b>	Does not Exist
<b>Gas Fired Domestic Water Heater</b>	Inspected
Instance	Original Building - Boiler Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Lochinvar
Equipment	Water Heater
Capacity/Size Quantity	500
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	0
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2010
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>Oil Fired Domestic Water Heater</b>	Does not Exist
<b>Domestic Water Distribution Piping</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Fire Booster Pump Assembly Room C08 / defective flexible connector
Deficiency Quantity	20
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>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	Inspected
<b>Interior Storm Piping</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sewage/Waste/Vent Piping</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	SEWAGE/WASTE PIPING: DEFECTIVE/LEAKS
Deficiency Location/Instance	Original Building Boiler Room / Areaway drain (cracked)
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>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sump Pump</b>	Inspected

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<b>Question</b>	<b>Response</b>
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	Inspected
<b>Sump Pump</b>	
Condition	1 - Good
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	2 - Between Good and 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	1 - Good
Deficiency	No deficiencies recorded
<b>Urinal</b>	Does not Exist
<b>Student</b>	Inspected
<b>Drinking Fountain</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Locker Room Shower</b>	Does not Exist
<b>Sink And Fountain Combo Unit</b>	Does not Exist
<b>Toilet</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Urinal</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Boys Toilet Room 418
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>GAS FIRED FURNACE</b>	Does not Exist
<b>GAS SERVICE</b>	Inspected
<b>Gas Distribution Piping</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Gas Meter Room Exhaust Fan</b>	Does not Exist
<b>Gas Meter Room Vent</b>	Does not Exist
<b>Gas Pressure Booster</b>	Does not Exist
<b>CO/Gas Leak Detection</b>	Inspected



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Question	Response
<b>GAS SERVICE</b>	
<b>CO/Gas Leak Detection</b>	
Instance	Building Addition - Penthouse Boiler Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2010
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Original Building - Basement Boiler Room
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2020
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
<b>HEATING</b>	Inspected
<b>Heating Coil In Ductwork</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hydronic Heating</b>	Inspected
<b>Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Backflow Preventer</b>	Does not Exist
<b>Hot Water Heat Exchanger</b>	Does not Exist
<b>Radiator/Convactor/Fin Tube</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Steam Heating</b>	Inspected
<b>F&amp;T/Steam Drip Trap</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>MER Steam and Condensate Piping</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Steam Condensate Return Piping</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Steam Condensate Return Pumping System</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Steam Piping</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Terminal Unit Thermostatic Trap</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Steam supplied by External Sources</b>	Does not Exist
<b>Unit Heater/Cabinet Heater</b>	Inspected

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Question	Response
<b>HEATING</b>	Inspected
<b>Unit Heater/Cabinet Heater</b>	
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>HEATING PLANT</b>	Inspected
Replacement Quantity	1,002
Replacement Uom	MBH Net
Instance on Building Addition - Penthouse	Inspected
Burner Type	Gas
Heating Plant Oil Number	N/A
Is there a water meter on the boiler make-up water piping?	No
Burner Exists?	Yes
Burner Manufacturer	Weishaupt
Burner Model Number	WM-G 10/1-A, ZM
Instance on Original Building - Basement	Inspected
Burner Type	Gas
Heating Plant Oil Number	N/A
Is there a water meter on the boiler make-up water piping?	Yes
Observed Operational?	Yes
Burner Exists?	Yes
Burner Manufacturer	Power Flame Burner
Burner Model Number	CM9A-G-30
<b>Boiler Auxiliaries</b>	Inspected
Instance on Original Building - Basement	Inspected
Instance on Building Addition - Penthouse	Inspected
<b>Boiler Auxiliary Piping</b>	
Instance on Original Building - Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on Building Addition - Penthouse	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler Emergency Stop Switch</b>	
Instance on Original Building - Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on Building Addition - Penthouse	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler Feedwater System</b>	
Instance on Original Building - Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on Building Addition - Penthouse	Does not Exist
<b>Boiler Feedwater Treatment(Automatic)</b>	
Instance on Original Building - Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on Building Addition - Penthouse	Does not Exist
<b>Boiler Flue Exhaust</b>	
Instance on Original Building - Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on Building Addition - Penthouse	Inspected

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Question	Response
<b>HEATING PLANT</b>	Inspected
<b>Boiler Auxiliaries</b>	
<b>Boiler Flue Exhaust</b>	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler Make-up Water Backflow Preventer</b>	
Instance on Original Building - Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on Building Addition - Penthouse	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE RPZ
Deficiency Location/Instance	Boiler Room (leaking)
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 Original Building - Basement	Inspected
Condition	1 - Good
Deficiency	DEFECTIVE HEADER VALVE
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.
Instance on Building Addition - Penthouse	Does not Exist
<b>Boiler Safety Valve</b>	
Instance on Original Building - Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on Building Addition - Penthouse	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler System</b>	Inspected
Instance on Original Building - Basement	Inspected
Instance on Building Addition - Penthouse	Inspected
<b>Coal-fired Boiler</b>	
Instance on Original Building - Basement	Does not Exist
Instance on Building Addition - Penthouse	Does not Exist
<b>Hot Water Boiler</b>	
Instance on Building Addition - Penthouse	Inspected
Instance	Boiler Room
Instance Condition	2 - Between Good and Fair

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Question	Response
<b>HEATING PLANT</b>	
<b>Boiler System</b>	
<b>Hot Water Boiler</b>	
Instance Quantity	501
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	Viessmann
Equipment	7073-04
Capacity/Size Quantity	576
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2010
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	501
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	Viessmann
Equipment	7073-05
Capacity/Size Quantity	576
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2010
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>Modular Boiler</b>	
Instance on Original Building - Basement	Does not Exist
Instance on Building Addition - Penthouse	Does not Exist
<b>Steam Boiler</b>	
Instance on Original Building - Basement	Inspected
Instance	Boiler Room
Instance Condition	1 - Good
Instance Quantity	7,797
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	A. L. Eastmond & Sons Inc.
Equipment	89430-1
Capacity/Size Quantity	10,043
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2021
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	1 - Good
Instance Quantity	7,797
Instance Quantity Uom	MBH Net

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<b>HEATING PLANT</b>	
<b>Boiler System</b>	
<b>Steam Boiler</b>	
Cast Iron Boiler?	No
Instance Manufacturer	A. L. Eastmond & Sons Inc.
Equipment	89440-2
Capacity/Size Quantity	10,043
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2021
Source of Installation	Custodial Staff
Deficiency	LEAKY/PLUGGED TUBES
Deficiency Quantity	8
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo	No photo recorded
Violations	No violations recorded.
<b>Fuel System</b>	Inspected
Instance on Original Building - Basement	Inspected
Instance on Building Addition - Penthouse	Inspected
<b>Boiler Fresh Air Louver/Damper</b>	
Do Boiler Combustion Air Louvers exist?	Yes
Type	Automatic
Instance on Original Building - Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on Building Addition - Penthouse	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Burner/Burner Control Panel</b>	
Instance on Original Building - Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on Building Addition - Penthouse	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Fuel Oil Storage/Supply System</b>	
Instance on Original Building - Basement	Does not Exist
Instance on Building Addition - Penthouse	Does not Exist
<b>Gas Trains And Vent At The Boiler</b>	
Instance on Original Building - Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on Building Addition - Penthouse	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Enclosed IDF Room</b>	
Instance on Building Addition Rooms 331A, 433B	Inspected

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Question	Response
<b>Enclosed IDF Room</b>	
Instance on Original Building Room 206	Inspected
Instance on Original Building Room 214	Inspected
<b>Dedicated A/C Equipment</b>	Inspected
Instance on Original Building Room 214	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Room 214
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 on Original Building Room 206	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Building Addition Rooms 331A, 433B	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>KITCHEN</b>	Inspected
Instance on Basement	Inspected
<b>CO Detector</b>	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Gas System</b>	Inspected
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Grease Trap</b>	Inspected
Instance on Basement	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/CLOGGED
Deficiency Location/Instance	Kitchen /Rusty
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>Hood</b>	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair

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Question	Response
<b>KITCHEN</b>	
<b>Hood Exhaust Ductwork</b>	Inspected
Deficiency	No deficiencies recorded
<b>Hood Exhaust Fan</b>	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood Fire Suppression System</b>	Inspected
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hot Water Temperature Booster</b>	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Kitchen Sink</b>	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>MDF Room</b>	Inspected
Instance on Building Addition Room 231	Inspected
<b>Dedicated A/C Equipment</b>	Inspected
Instance on Building Addition Room 231	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>SCIENCE DEMO ROOM</b>	Inspected
Instance on Room 321	Inspected
Alternative use	Yes
Instance on Room 325, 411	Inspected
Alternative use	No
Instance on Room 419	Inspected
Alternative use	Yes
Instance on Room 421	Inspected
Alternative use	No
<b>Acid Waste Neutralizing Tank</b>	Inspected
Instance on Room 421	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 419	Does not Exist
Instance on Room 325, 411	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 321	Does not Exist
<b>CO Detector</b>	Inspected
Instance on Room 421	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 419	Not Required
Instance on Room 325, 411	Inspected
Condition	4 - Between Fair and Poor

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Question	Response
<b>SCIENCE DEMO ROOM</b>	
<b>CO Detector</b>	
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Rooms 325, 411
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance on Room 321	Not Required
<b>Emergency Shower</b>	Does not Exist
Instance on Room 421	Does not Exist
Instance on Room 419	Does not Exist
Instance on Room 325, 411	Does not Exist
Instance on Room 321	Does not Exist
<b>Eye Wash</b>	Does not Exist
Instance on Room 421	Does not Exist
Instance on Room 419	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 325, 411	Does not Exist
Instance on Room 321	Does not Exist
<b>Hood Exhaust Ductwork</b>	Does not Exist
Instance on Room 421	Does not Exist
Instance on Room 419	Does not Exist
Instance on Room 325, 411	Does not Exist
Instance on Room 321	Does not Exist
<b>Hood Exhaust Fan</b>	Does not Exist
Instance on Room 421	Does not Exist
Instance on Room 419	Does not Exist
Instance on Room 325, 411	Does not Exist
Instance on Room 321	Does not Exist
<b>Fixed Laboratory Hood</b>	Does not Exist
Instance on Room 421	Does not Exist
Instance on Room 419	Does not Exist
Instance on Room 325, 411	Does not Exist
Instance on Room 321	Does not Exist
<b>Laboratory Sink</b>	Inspected
Instance on Room 421	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 419	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 325, 411	Inspected
Condition	3 - Fair



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Question	Response
<b>SCIENCE DEMO ROOM</b>	
<b>Laboratory Sink</b>	Inspected
Deficiency	No deficiencies recorded
Instance on Room 321	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	Does not Exist
Instance on Room 421	Does not Exist
Instance on Room 419	Does not Exist
Instance on Room 325, 411	Does not Exist
Instance on Room 321	Does not Exist
<b>SCIENCE LAB</b>	
	Inspected
Instance on Rooms 434, 438	Inspected
Alternative use	No
<b>Acid Waste Neutralizing Tank</b>	Inspected
Instance on Rooms 434, 438	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>CO Detector</b>	Inspected
Instance on Rooms 434, 438	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Emergency Shower</b>	Does not Exist
Instance on Rooms 434, 438	Does not Exist
<b>Eye Wash</b>	Inspected
Instance on Rooms 434, 438	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	Does not Exist
Instance on Rooms 434, 438	Does not Exist
<b>Hood Exhaust Fan</b>	Does not Exist
Instance on Rooms 434, 438	Does not Exist
<b>Fixed Laboratory Hood</b>	Does not Exist
Instance on Rooms 434, 438	Does not Exist
<b>Laboratory Sink</b>	Inspected
Instance on Rooms 434, 438	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	Does not Exist
Instance on Rooms 434, 438	Does not Exist
<b>SCIENCE PREP ROOM</b>	
	Inspected
Instance on Room 415	Inspected
Alternative use	Yes
Instance on Room 436	Inspected
Alternative use	No
<b>Acid Waste Neutralizing Tank</b>	Inspected
Instance on Room 436	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 415	Inspected

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Question	Response
<b>SCIENCE PREP ROOM</b>	
<b>Acid Waste Neutralizing Tank</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>CO Detector</b>	Inspected
Instance on Room 436	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 415	Not Required
<b>Emergency Shower</b>	Inspected
Instance on Room 436	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 415	Does not Exist
<b>Eye Wash</b>	Inspected
Instance on Room 436	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 415	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	Inspected
Instance on Room 436	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 415	Does not Exist
<b>Hood Exhaust Fan</b>	Inspected
Instance on Room 436	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 415	Does not Exist
<b>Fixed Laboratory Hood</b>	Inspected
Instance on Room 436	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 415	Does not Exist
<b>Laboratory Sink</b>	Inspected
Instance on Room 436	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 415	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	Does not Exist
Instance on Room 436	Does not Exist
Instance on Room 415	Does not Exist
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	
<b>Dry Sprinkler Alarm Valve Assembly</b>	Does not Exist
<b>Wet Sprinkler Alarm Valve Assembly</b>	Inspected
Condition	2 - Between Good and Fair

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Question	Response
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	
<b>Wet Sprinkler Alarm Valve Assembly</b>	Inspected
Deficiency	No deficiencies recorded
<b>Fire Booster Pump Assembly</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Roof Tank</b>	Does not Exist
<b>Siamese Connection</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sprinkler Head</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Sprinkler Piping</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Fire Booster Pump Assembly Room C08/corroded piping at Jockey pump discharge
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>Standpipe System</b>	Does not Exist
<b>Water Gong</b>	Does not Exist
<b>SWIMMING POOL</b>	Does not Exist
<b>VENTILATION</b>	Inspected
Is the building mechanically ventilated?	Yes
<b>Exhaust Fan</b>	Inspected
Approximate Total # of Fans	1-25
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Heating And Ventilating Unit</b>	Does not Exist
<b>Metal Ductwork</b>	Inspected
Are there any uninsulated ductwork by design in Mechanical Rooms?	Yes
Are there chain operated dampers?	Yes
Condition	2 - Between Good and Fair
Deficiency	DAMAGED FLEXIBLE CONNECTION
Deficiency Location/Instance	Original Building - Basement MER / Toilet Exhaust
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>Supply Fan</b>	Inspected
Approximate Total # of Fans	1-5

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Question	Response
<b>VENTILATION</b>	
<b>Supply Fan</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Unit Ventilator</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded