

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K261

Asset: P.S. 261 - BROOKLYN, 314 PACIFIC STREET, New York, 11201

Inspection Id	Inspection Type	Time In	Last Edited
ME : K261	Mechanical	2024-02-08 8:34 AM	2024-02-20 3:15 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.	10,000
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	Basement - Auditorium A/C Room MER, MER B14, Chiller Room MER, Boiler Room Crawlspace 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?	Yes
Location(s)	Basement Paint Storage Room
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: Enclosed IDF Room - Dedicated A/C Equipment (DX Split System)
	Years: 2020
	Systems: Electric Domestic Water Heater; Terminal Unit Thermostatic Traps
	Years: 2019
	Systems: Kitchen - Hot Water Temperature Booster
	Years: 2017
	Systems: Kitchen - Grease Trap
	Years: 2015
	Systems: Electric Pressure Booster System; Water Service; MDF Room - Dedicated A/C Equipment (DX Split System)
	Years: 2014

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 Kitchen Hood Fire Suppression System	Defective Hood Fire Suppression System	KITCHEN Hood Fire Suppression System	Kitchen	Reinaldo Hernandez	Handyman	Sent to DSF	
Yes	Defective Boiler Safety Auxiliary	Leaking Boiler Safety Valves	HEATING PLANT Boiler Auxiliaries Boiler Safety Valve	Boiler Room / Boilers #1, #2	Reinaldo Hernandez	Handyman	Sent to DSF	

Inspection

Question	Response
Mechanical	
AIR CONDITIONING	Inspected
Chilled Water System	Inspected
Absorption Chiller	Does not Exist
Air Cooled Chiller	Does not Exist
Air Cooled Condenser	Does not Exist
Chilled Water Distribution: Piping, Pumps and Auxiliaries	Does not Exist
Backflow Preventer	Does not Exist

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K261

Question	Response
AIR CONDITIONING	
Chilled Water System	
Central Station Air Handler	Does not Exist
Fan Coil Unit	Does not Exist
Packaged Air Cooled Chiller	Inspected
Instance	Basement Chiller Room MER
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Refrigerant Type	N/A
Instance Manufacturer	N/A
Equipment	N/A
Capacity/Size Quantity	8
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1957
Source of Installation	Inspector Estimate
Deficiency	UP TO 100 TONS: NOT IN USE
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.
Water Cooled Chiller	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
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
Dry Cooler	Does not Exist
Packaged / Rooftop Unit	Does not Exist
Packaged Terminal A/C	Does not Exist
Refrigerant Leak Detection System	Does not Exist
Refrigerant Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Return Fan	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not Exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Does not Exist

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K261

Question	Response
CLIMATE CONTROL SYSTEM	
Pneumatic System	Inspected
Instance	Throughout
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	61-80%
Deficiency	DEFECTIVE TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	Various locations
Deficiency Quantity	10
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	Does not Exist
COMPACTOR	Does not Exist
CONVEYING	Does not Exist
DOMESTIC WATER SYSTEM	Inspected
Domestic Cold Water System	Inspected
Gravity System	Does not Exist
Pressure Booster System	Inspected
Electric Pressure Booster System	Inspected
Instance	Basement Sprinkler Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Liquitrol
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	2014
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
Hydraulic/Pneumatic Booster System	Does not Exist
Water Service	Inspected
Instance	Basement Sprinkler Room
Instance Condition	1 - Good
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Instance	Basement Water Meter Room
Instance Condition	1 - Good

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K261

Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	Inspected
Water Service	Inspected
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies 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	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Heat Pump Domestic Water Heater	Does not Exist
Gas Fired Domestic Water Heater	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	RayPak
Equipment	N/A
Capacity/Size Quantity	264
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	0
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2007
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 Crawlspace
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.

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K261

Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	
Sewage Ejector Pump	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sump Pump	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE CONTROLS
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.
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	Does not Exist
FIXTURES	
Staff And Other	Inspected
Janitor Sink	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Student	Inspected
Drinking Fountain	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Locker Room Shower	Inspected
Instance on Basement - Boys	Inaccessible
Instance on Basement - Girls	Inaccessible
Sink And Fountain Combo Unit	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	3 - Fair
Deficiency	CLOGGED/LEAKING
Deficiency Location/Instance	Girls Toilet Room 202
Deficiency Quantity	1
Quantity Uom	EACH

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K261

Question	Response
FIXTURES	
Student	
Toilet	
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Urinal	
Condition	Inspected
Deficiency	3 - Fair
Deficiency Location/Instance	CRACKED/PHYSICAL DAMAGE
Deficiency Quantity	Boys Toilet Rooms 230, 430
Quantity Uom	2
Potential Action	EACH
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
Deficiency Photo1	LEVEL 2
Violations	No photo recorded
	No violations recorded.
GAS FIRED FURNACE	
	Does not Exist
GAS SERVICE	
	Inspected
Gas Distribution Piping	
Condition	Inspected
Deficiency	3 - Fair
	No deficiencies recorded
Gas Meter Room Exhaust Fan	
	Does not Exist
Gas Meter Room Vent	
Condition	Inspected
Deficiency	3 - Fair
	No deficiencies recorded
Gas Pressure Booster	
	Does not Exist
CO/Gas Leak Detection	
	Does not Exist
HEATING	
	Inspected
Heating Coil In Ductwork	
Condition	Inspected
Deficiency	3 - Fair
	No deficiencies recorded
Hydronic Heating	
	Does not Exist
Radiator/Convactor/Fin Tube	
Condition	Inspected
Deficiency	3 - Fair
	No deficiencies recorded
Steam Heating	
	Inspected
F&T/Steam Drip Trap	
Condition	Inspected
Deficiency	3 - Fair
	No deficiencies recorded
MER Steam and Condensate Piping	
Condition	Inspected
Deficiency	3 - Fair
	No deficiencies recorded
Steam Condensate Return Piping	
Condition	Inspected
Deficiency	3 - Fair
	No deficiencies recorded
Steam Condensate Return Pumping System	
	Inspected

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K261

Question	Response
HEATING	
Steam Heating	
Steam Condensate Return Pumping System	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Steam Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Trap	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Steam supplied by External Sources	Does not Exist
Unit Heater/Cabinet Heater	Does not Exist
HEATING PLANT	
Replacement Quantity	66
Replacement Uom	MBH Net
Instance on Basement	Inspected
Burner Type	Oil
Heating Plant Oil Number	2(B10)
Is there a water meter on the boiler make-up water piping?	No
Burner Exists?	Yes
Burner Manufacturer	Preferred Utilities
Burner Model Number	BHE7 3M4
Boiler Auxiliaries	Inspected
Instance on Basement	Inspected
Boiler Auxiliary Piping	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	
Instance on Basement	Does not Exist
Boiler Flue Exhaust	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Basement	Does not Exist
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	4 - Between Fair and Poor

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K261

Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Safety Valve	
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room/Boilers #1, #2
Deficiency Quantity	2
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.
Boiler System	
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	33
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	Fitzgibbons Boiler Company
Equipment	46407-01
Capacity/Size Quantity	55
Capacity/Size UOM	Burner GPH
Source of Capacity/Size	Documented
Installation Year	1957
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	33
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	Fitzgibbons Boiler Company
Equipment	46407-02
Capacity/Size Quantity	55
Capacity/Size UOM	Burner GPH
Source of Capacity/Size	Documented
Installation Year	1957
Source of Installation	Documented
Deficiency	No deficiencies recorded
Fuel System	
Inspected	

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K261

Question	Response
HEATING PLANT	
Fuel System	
Instance on Basement	Inspected
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	No deficiencies 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	Does not Exist
Enclosed IDF Room	
Instance on Room 116	Inspected
Dedicated A/C Equipment	
Instance on Room 116	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
KITCHEN	
Instance on 1st Floor	Inspected
CO Detector	
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Gas System	
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Grease Trap	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood	
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded

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

Mechanical Inspection

K261

Question	Response
KITCHEN	
Hood Fire Suppression System	Inspected
Instance on 1st Floor	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Kitchen
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.
Hot Water Temperature Booster	Inspected
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Kitchen Sink	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
MDF Room	Inspected
Instance on Room 420	Inspected
Dedicated A/C Equipment	Inspected
Instance on Room 420	Inspected
Condition	2 - Between Good and Fair
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
Wet Sprinkler Alarm Valve Assembly	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Fire Booster Pump Assembly	Does not Exist
Roof Tank	Does not Exist
Siamese Connection	Does not Exist
Sprinkler Head	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Basement Paint Room
Deficiency Quantity	2
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.

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K261

Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
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	Inspected
Is the building mechanically ventilated?	Partial
Exhaust Fan	Inspected
Approximate Total # of Fans	1-25
Condition	3 - Fair
Deficiency	No deficiencies recorded
Heating And Ventilating Unit	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Metal Ductwork	Inspected
Are there any uninsulated ductwork by design in Mechanical Rooms?	Yes
Are there chain operated dampers?	No
Condition	3 - Fair
Deficiency	No deficiencies recorded
Supply Fan	Does not Exist
Unit Ventilator	Does not Exist