

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

Mechanical Inspection

**K391**

**Asset: I.S. 391 - BROOKLYN, 790 EAST NEW YORK AVENUE, New York, 11203**

Inspection Id	Inspection Type	Time In	Last Edited
ME : K391	Mechanical	2024-01-17 8:40 AM	2024-02-07 12:08 PM

**Asset Data**

Question	Answer
Are there fuel tanks?	Yes
Total # of above ground tanks	2
Total capacity of all above ground tanks in gal.	30,000
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	2nd Floor MER, Penthouse MER
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	Science Labs B21, B23, 221, Science Prep Rooms B21A, 221A
Are there any Emergency Stop Switches with Missing Hammers?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Corridor in front of Room C13, Kitchen Storage Room, Rooms C6, C8, C9, C11, B5, B6, B7, B31, B33, B71, B72, B78, 106, 205, 267
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: Climate Control System - Pneumatic System - Refrigerated Air Dryer, Pneumatic PRV Station; Fixtures - Student: Lavatory/Sinks (10%), Toilets (10%), Urinals (10%)
	Years: 2023
	Systems: Heat Pump Domestic Water Heaters; Steam Condensate Return Pumping System; Fixtures - Student: Drinking Fountains; F&T/Steam Drip Traps; Terminal Unit Thermostatic Traps; Science Lab Room B21 - Eye Wash
	Years: 2022
	Systems: Kitchen - Grease Trap
	Years: 2017
	Systems: Fixtures - Student: Lavatory/Sinks (60%), Toilets (60%), Urinals (60%); Fixtures - Staff And Other: Lavatory/Sinks (90%), Toilets (90%), Urinals (90%)
	Years: 2016
	Systems: Fixtures - Student: Lavatory/Sinks (20%), Toilets (20%), Urinals (20%)
	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
No	Defective Boiler Safety Auxiliary	Defective Boiler Safety Valves	HEATING PLANT   Boiler Auxiliaries   Boiler Safety Valve	Boiler Room / Boiler #3	Randy Peralta	Fireman	Sent to DSF	

**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>	Inspected
Instance	2nd Floor MER

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Question	Response
<b>AIR CONDITIONING</b>	
<b>Chilled Water System</b>	
<b>Air Cooled Chiller</b>	
Instance Condition	4 - Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Refrigerant Type	R-22
Instance Manufacturer	Trane
Equipment	N/A
Capacity/Size Quantity	125
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1975
Source of Installation	Documented
Deficiency	OVER 100 TONS: DEFECTIVE UNIT
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.
Instance	Penthouse MER
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Refrigerant Type	R-22
Instance Manufacturer	Trane
Equipment	N/A
Capacity/Size Quantity	100
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2004
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
<b>Air Cooled Condenser</b>	Inspected
Instance	Main Roof
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	N/A
Capacity/Size Quantity	125
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1975
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Main Roof

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Question	Response
<b>AIR CONDITIONING</b>	
<b>Chilled Water System</b>	
<b>Air Cooled Condenser</b>	
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	N/A
Capacity/Size Quantity	100
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2004
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
<b>Chilled Water Distribution: Piping, Pumps and Auxiliaries</b>	
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Backflow Preventer</b>	
	Does not Exist
<b>Central Station Air Handler</b>	
	Inspected
Instance	2nd Floor MER
Instance Condition	3 - Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	A.H. NO.2, A.H. NO.3
Capacity/Size Quantity	10
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	1975
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	2nd Floor MER
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	A.H. NO. 4
Capacity/Size Quantity	3
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Inspector Estimate
Installation Year	1975
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	2nd Floor MER
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	A.H. NO. 5

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Question	Response
<b>AIR CONDITIONING</b>	
<b>Chilled Water System</b>	
<b>Central Station Air Handler</b>	
Capacity/Size Quantity	5
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	1975
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Penthouse MER
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	A.H. NO.8
Capacity/Size Quantity	10
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	1975
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Penthouse MER
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	A.H. NO. 10
Capacity/Size Quantity	2
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Inspector Estimate
Installation Year	1975
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Penthouse MER
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	A.H. NO. 11
Capacity/Size Quantity	5
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Inspector Estimate
Installation Year	1975
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>Fan Coil Unit</b>	Does not Exist
<b>Packaged Air Cooled Chiller</b>	Does not Exist
<b>Water Cooled Chiller</b>	Does not Exist
<b>Condenser Water Distribution: Piping, Pumps and Auxiliaries</b>	Does not Exist

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Question	Response
<b>AIR CONDITIONING</b>	
<b>Cooling Coil in Ductwork</b>	Does not Exist
<b>Cooling Tower</b>	Does not Exist
<b>DX Split System</b>	Inspected
<b>Indoor Unit</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Outdoor Unit</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Dry Cooler</b>	Does not Exist
<b>Packaged / Rooftop Unit</b>	Does not Exist
<b>Packaged Terminal A/C</b>	Does not Exist
<b>Refrigerant Leak Detection System</b>	Does not Exist
<b>Refrigerant Piping</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Return Fan</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>CENTRAL ACID WASTE NEUTRALIZING TANK</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>CLIMATE CONTROL SYSTEM</b>	Inspected
<b>BMS</b>	Does not Exist
<b>Pneumatic System</b>	Inspected
Instance	Throughout
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	DEFECTIVE TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	Rooms 244, 262
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>	Does not Exist
<b>COMPACTOR</b>	Inspected
Condition	3 - Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Room C11
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION

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Question	Response
<b>COMPACTOR</b>	
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>CONVEYING</b>	
	Inspected
<b>Dumbwaiter</b>	Does not Exist
<b>Elevator</b>	Inspected
Are all the existing elevators operable?	No
Condition	3 - 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
<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>	Does not Exist
<b>Water Service</b>	Inspected
Instance	Room C18
Instance Condition	4 - Between Fair and Poor
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: DEFECTIVE VALVE
Deficiency Location/Instance	Room C18
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	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Room C18
Deficiency Quantity	2
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	Room C3
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE

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<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Cold Water System</b>	
<b>Water Service</b>	
Deficiency Location/Instance	Room C3
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.
<b>Domestic Hot Water System</b>	
	Inspected
<b>Domestic Hot Water Remote Storage Tank</b>	
	Does not Exist
<b>Domestic Water Heat Exchanger</b>	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Electric Domestic Water Heater</b>	
	Does not Exist
<b>Gas Fired Domestic Water Heater</b>	
	Does not Exist
<b>Heat Pump Domestic Water Heater</b>	
	Inspected
Instance	Boiler Room
Instance Condition	1 - Good
Instance Quantity	2
Instance Quantity Uom	EACH
Instance Manufacturer	A.O. Smith
Equipment	Water Heater 1, Water Heater 2
Capacity/Size Quantity	12
Capacity/Size UOM	KW Input
Capacity/Size2 Quantity	80
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2022
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	3 - Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Science Lab 223
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>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	
	Inspected
<b>Interior Storm Piping</b>	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded

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Question	Response
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	
<b>Sewage/Waste/Vent Piping</b>	Inspected
Condition	3 - Fair
Deficiency	SEWAGE/WASTE PIPING: DEFECTIVE/LEAKS
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	40
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	3 - Fair
Deficiency	No deficiencies recorded
<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	No deficiencies recorded
<b>Urinal</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<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	No deficiencies recorded
<b>Locker Room Shower</b>	Inspected
Instance on Inside Room B82	Inspected
Instance Condition	3 - Fair
Alternative use	Yes
Deficiency	No deficiencies recorded
Instance on Inside Room B70	Inaccessible
<b>Sink And Fountain Combo Unit</b>	Does not Exist
<b>Toilet</b>	Inspected
Condition	2 - Between Good and Fair



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<b>Question</b>	<b>Response</b>
<b>FIXTURES</b>	Inspected
<b>Student</b>	
<b>Toilet</b>	Inspected
Deficiency	No deficiencies recorded
<b>Urinal</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>GAS FIRED FURNACE</b>	Does not Exist
<b>GAS SERVICE</b>	Inspected
<b>Gas Distribution Piping</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Gas Meter Room Exhaust Fan</b>	Does not Exist
<b>Gas Meter Room Vent</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Gas Pressure Booster</b>	Does not Exist
<b>CO/Gas Leak Detection</b>	Does not Exist
<b>HEATING</b>	Inspected
<b>Heating Coil In Ductwork</b>	Inspected
Condition	3 - 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
Deficiency Location/Instance	Corridor adjacent to Auditorium Toilet Rooms
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>Steam Heating</b>	Inspected
<b>F&amp;T/Steam Drip Trap</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>MER Steam and Condensate Piping</b>	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	2nd Floor MER /A.H.2(steam condensate leak at Terminal Unit Thermostatic Trap)
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.

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Question	Response
<b>HEATING</b>	
<b>Steam Heating</b>	
<b>MER Steam and Condensate Piping</b>	
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Penthouse MER, 2nd Floor MER
Deficiency Quantity	40
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	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	DEFECTIVE/LEAKS
Deficiency Location/Instance	Basement Crawlspace
Deficiency Quantity	60
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>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>	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>HEATING PLANT</b>	
	Inspected
Replacement Quantity	15,483
Replacement Uom	MBH Net
Instance on Cellar	Inspected
Burner Type	Oil
Heating Plant Oil Number	4
Is there a water meter on the boiler make-up water piping?	No
Burner Exists?	Yes
Burner Manufacturer	Ray Oil Burner
Burner Model Number	550
<b>Boiler Auxiliaries</b>	
	Inspected
Instance on Cellar	Inspected
<b>Boiler Auxiliary Piping</b>	
	Inspected
Instance on Cellar	Inspected
Condition	3 - Fair

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<b>HEATING PLANT</b>	
<b>Boiler Auxiliaries</b>	
<b>Boiler Auxiliary Piping</b>	
Deficiency	No deficiencies recorded
<b>Boiler Emergency Stop Switch</b>	
Instance on Cellar	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Feedwater System</b>	
Instance on Cellar	Inspected
Condition	3 - Fair
Deficiency	FEEDWATER PUMP: DEFECTIVE
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 Feedwater Treatment(Automatic)</b>	
Instance on Cellar	Does not Exist
<b>Boiler Flue Exhaust</b>	
Instance on Cellar	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Make-up Water Backflow Preventer</b>	
Instance on Cellar	Does not Exist
<b>Boiler Room Steam And Condensate Piping</b>	
Instance on Cellar	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE ISOLATION VALVE
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
Violations	No violations recorded.
<b>Boiler Safety Valve</b>	
Instance on Cellar	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room / Boiler #3
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6

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Question	Response
<b>HEATING PLANT</b>	
<b>Boiler Auxiliaries</b>	Inspected
<b>Boiler Safety Valve</b>	
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Boiler System</b>	Inspected
Instance on Cellar	Inspected
<b>Coal-fired Boiler</b>	
Instance on Cellar	Does not Exist
<b>Hot Water Boiler</b>	
Instance on Cellar	Does not Exist
<b>Modular Boiler</b>	
Instance on Cellar	Does not Exist
<b>Steam Boiler</b>	
Instance on Cellar	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	5,161
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	Federal Boiler Company
Equipment	66585-01
Capacity/Size Quantity	5,161
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1975
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	DAMAGED/MISSING INSULATION
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
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	5,161
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	Federal Boiler Company

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<b>HEATING PLANT</b>	
<b>Boiler System</b>	Inspected
<b>Steam Boiler</b>	
Equipment	66585-02
Capacity/Size Quantity	5,161
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1975
Source of Installation	Documented
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
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.
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	5,161
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	Federal Boiler Company
Equipment	66585-03
Capacity/Size Quantity	5,161
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1975
Source of Installation	Documented
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	DEFECTIVE AUXILIARY (GAUGES, GASKETS ETC.)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE

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Question	Response
<b>HEATING PLANT</b>	
<b>Boiler System</b>	
<b>Steam Boiler</b>	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Fuel System</b>	
	Inspected
Instance on Cellar	Inspected
<b>Boiler Fresh Air Louver/Damper</b>	
Do Boiler Combustion Air Louvers exist?	Yes
Type	Automatic
Instance on Cellar	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Burner/Burner Control Panel</b>	
Instance on Cellar	Inspected
Condition	3 - Fair
Deficiency	OIL BURNER: DEFECTIVE
Deficiency Location/Instance	Boiler Room / Boiler #3 (flame failure)
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>Fuel Oil Storage/Supply System</b>	
Instance on Cellar	Inspected
Condition	3 - Fair
Deficiency	FUEL OIL PIPING: DEFECTIVE/LEAKS
Deficiency Location/Instance	Boiler Room / Boilers #1, #2, #3 (leaks at burners)
Deficiency Quantity	3
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 Trains And Vent At The Boiler</b>	
Instance on Cellar	Does not Exist
<b>Enclosed IDF Room</b>	
	Inspected
Instance on Rooms B74, 138, 238	Inspected
Instance on Room 136	Inspected
<b>Dedicated A/C Equipment</b>	
	Inspected
Instance on Room 136	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room 136
Deficiency Quantity	1

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<b>Enclosed IDF Room</b>	
<b>Dedicated A/C Equipment</b>	
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 Rooms B74, 138, 238	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Rooms B74, 138, 238
Deficiency Quantity	3
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.
<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>	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood</b>	Inspected
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	Inspected
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Fan</b>	Inspected
Instance on Basement	Inspected
Condition	3 - 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>	Does not Exist
Instance on Basement	Does not Exist
<b>Kitchen Sink</b>	Inspected
Instance on Basement	Inspected
Condition	3 - Fair

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<b>Question</b>	<b>Response</b>
<b>KITCHEN</b>	Inspected
<b>Kitchen Sink</b>	Inspected
Deficiency	No deficiencies recorded
<b>MDF Room</b>	Inspected
Instance on Room 103A	Inspected
<b>Dedicated A/C Equipment</b>	Inspected
Instance on Room 103A	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>SCIENCE DEMO ROOM</b>	Does not Exist
<b>SCIENCE LAB</b>	Inspected
Instance on Rooms B17, 117, 123, 217, 223	Inspected
Alternative use	Yes
Instance on Room 121	Inspected
Alternative use	Yes
Instance on Room B21	Inspected
Alternative use	No
Instance on Room B23	Inspected
Alternative use	No
Instance on Room 221	Inspected
Alternative use	No
<b>Acid Waste Neutralizing Tank</b>	Does not Exist
Instance on Room 221	Does not Exist
Instance on Room B23	Does not Exist
Instance on Room B21	Does not Exist
Instance on Room 121	Does not Exist
Instance on Rooms B17, 117, 123, 217, 223	Does not Exist
<b>CO Detector</b>	Inspected
Instance on Room 221	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Room 221
Deficiency Quantity	1
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 B23	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Room B23
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded



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Question	Response
<b>SCIENCE LAB</b>	
<b>CO Detector</b>	
Violations	No violations recorded.
Instance on Room B21	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Room B21
Deficiency Quantity	1
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 121	Not Required
Instance on Rooms B17, 117, 123, 217, 223	Not Required
<b>Emergency Shower</b>	Does not Exist
Instance on Room 221	Does not Exist
Instance on Room B23	Does not Exist
Instance on Room B21	Does not Exist
Instance on Room 121	Does not Exist
Instance on Rooms B17, 117, 123, 217, 223	Does not Exist
<b>Eye Wash</b>	Inspected
Instance on Room 221	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room B23	Does not Exist
Instance on Room B21	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on Room 121	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Rooms B17, 117, 123, 217, 223	Does not Exist
<b>Hood Exhaust Ductwork</b>	Does not Exist
Instance on Room 221	Does not Exist
Instance on Room B23	Does not Exist
Instance on Room B21	Does not Exist
Instance on Room 121	Does not Exist
Instance on Rooms B17, 117, 123, 217, 223	Does not Exist
<b>Hood Exhaust Fan</b>	Does not Exist
Instance on Room 221	Does not Exist
Instance on Room B23	Does not Exist
Instance on Room B21	Does not Exist
Instance on Room 121	Does not Exist
Instance on Rooms B17, 117, 123, 217, 223	Does not Exist
<b>Fixed Laboratory Hood</b>	Does not Exist
Instance on Room 221	Does not Exist

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Question	Response
<b>SCIENCE LAB</b>	
<b>Fixed Laboratory Hood</b>	
Instance on Room B23	Does not Exist
Instance on Room B21	Does not Exist
Instance on Room 121	Does not Exist
Instance on Rooms B17, 117, 123, 217, 223	Does not Exist
<b>Laboratory Sink</b>	
Instance on Room 221	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room B23	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room B21	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 121	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Rooms B17, 117, 123, 217, 223	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	
Instance on Room 221	Does not Exist
Instance on Room B23	Does not Exist
Instance on Room B21	Does not Exist
Instance on Room 121	Does not Exist
Instance on Rooms B17, 117, 123, 217, 223	Does not Exist
<b>SCIENCE PREP ROOM</b>	
Instance on Room 121A	Inspected
Alternative use	Yes
Instance on Room B21 A	Inspected
Alternative use	No
Instance on Room 221A	Inspected
Alternative use	No
<b>Acid Waste Neutralizing Tank</b>	
Instance on Room 221A	Does not Exist
Instance on Room B21 A	Does not Exist
Instance on Room 121A	Does not Exist
<b>CO Detector</b>	
Instance on Room 221A	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Room 21A
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6

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Question	Response
<b>SCIENCE PREP ROOM</b>	
<b>CO Detector</b>	
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance on Room B21 A	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Room 21A
Deficiency Quantity	1
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 121A	Not Required
<b>Emergency Shower</b>	Inspected
Instance on Room 221A	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room B21 A	Does not Exist
Instance on Room 121A	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Eye Wash</b>	Inspected
Instance on Room 221A	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room B21 A	Does not Exist
Instance on Room 121A	Does not Exist
<b>Hood Exhaust Ductwork</b>	Does not Exist
Instance on Room 221A	Does not Exist
Instance on Room B21 A	Does not Exist
Instance on Room 121A	Does not Exist
<b>Hood Exhaust Fan</b>	Does not Exist
Instance on Room 221A	Does not Exist
Instance on Room B21 A	Does not Exist
Instance on Room 121A	Does not Exist
<b>Fixed Laboratory Hood</b>	Does not Exist
Instance on Room 221A	Does not Exist
Instance on Room B21 A	Does not Exist
Instance on Room 121A	Does not Exist
<b>Laboratory Sink</b>	Inspected
Instance on Room 221A	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room B21 A	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded

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Question	Response
<b>SCIENCE PREP ROOM</b>	
<b>Laboratory Sink</b>	Inspected
Instance on Room 121A	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	Does not Exist
Instance on Room 221A	Does not Exist
Instance on Room B21 A	Does not Exist
Instance on Room 121A	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	3 - Fair
Deficiency	No deficiencies recorded
<b>Fire Booster Pump Assembly</b>	Does not Exist
<b>Roof Tank</b>	Does not Exist
<b>Siamese Connection</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Sprinkler Head</b>	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Corridor in front of Room C13, Kitchen Storage Room, Rooms C6, C8, C9, C11, B5, B6, B7, B31, B33, B71, B72, B78, 106, 205, 267
Deficiency Quantity	50
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.
<b>Sprinkler Piping</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Standpipe System</b>	Inspected
<b>Hose Valve Assembly</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Piping</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Water Gong</b>	Does not Exist
<b>SWIMMING POOL</b>	
Does not Exist	
<b>VENTILATION</b>	
Is the building mechanically ventilated?	Inspected
	Partial
<b>Exhaust Fan</b>	Inspected
Approximate Total # of Fans	26-50
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Heating And Ventilating Unit</b>	Inspected

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Question	Response
<b>VENTILATION</b>	
<b>Heating And Ventilating Unit</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Metal Ductwork</b>	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
<b>Supply Fan</b>	Does not Exist
<b>Unit Ventilator</b>	Does not Exist