

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K554

Asset: **ALL CITY LEADERSHIP SECONDARY SCHOOL - BROOKLYN, 321 PALMETTO STREET, New York, 11237**

Inspection Id	Inspection Type	Time In	Last Edited
ME : K554	Mechanical	2023-11-22 8:38 AM	2023-12-05 4:49 PM

Asset Data

Question	Answer
Are there fuel tanks?	No
Total # of water main service entries to the asset	2
MERs/Fan Rooms Locations	Fire Booster Pump Assembly Room 003.
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?	No

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
Mechanical	
AIR CONDITIONING	Inspected
Chilled Water System	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	Inspected
Instance	4th Floor Roof
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Gas
Refrigerant Type	R-410A
Instance Manufacturer	AAON
Equipment	RTU-2
Capacity/Size Quantity	25
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2013
Source of Installation	Documented
Deficiency	OVER 20 TONS: DEFECTIVE COMPRESSOR
Deficiency Location/Instance	4th Floor Roof

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K554

Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
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	5th Floor 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-5
Capacity/Size Quantity	16
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2013
Source of Installation	Documented
Deficiency	UP TO 20 TONS: DEFECTIVE CONTROLS
Deficiency Location/Instance	5th Floor 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.
Instance	5th Floor 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	Mammoth
Equipment	RTU-1
Capacity/Size Quantity	118
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2013
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	5th Floor Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH

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

Mechanical Inspection

K554

Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Source of Heating	Gas
Refrigerant Type	R-410A
Instance Manufacturer	Mammoth
Equipment	RTU-3, RTU-4
Capacity/Size Quantity	39
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2013
Source of Installation	Documented
Deficiency	OVER 20 TONS: DEFECTIVE CONTROLS
Deficiency Location/Instance	5th Floor Roof
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.
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	Does not Exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not Exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Inspected
Instance	Throughout
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Installation Year	2013
Source of Installation	Documented
Deficiency	No deficiencies recorded
Pneumatic System	Does not Exist
Hybrid System	Does not Exist
Electric System	Does not Exist
COMPACTOR	Does not Exist
CONVEYING	Inspected
Dumbwaiter	Does not Exist
Elevator	Inspected
Are all the existing elevators operable?	Yes
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Escalator	Does not Exist
Non-auditorium Handicap Lift - Vertical	Does not Exist

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K554

Question	Response
CONVEYING	Inspected
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
Pressure Booster System	Inspected
Electric Pressure Booster System	Inspected
Instance	Fire Booster Pump Assembly Room
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	10
Capacity/Size2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	2013
Source of Installation	Documented
Deficiency	No deficiencies recorded
Hydraulic/Pneumatic Booster System	Does not Exist
Water Service	Inspected
Instance	Fire Booster Pump Assembly Room 003
Instance Condition	1 - Good
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Domestic Hot Water System	Inspected
Domestic Hot Water Remote Storage Tank	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Domestic Water Heat Exchanger	Does not Exist
Electric Domestic Water Heater	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies 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	400
Capacity/Size UOM	MBH Input

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K554

Question	Response
DOMESTIC WATER SYSTEM	Inspected
Domestic Hot Water System	
Gas Fired Domestic Water Heater	
Capacity/Size2 Quantity	0
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2013
Source of Installation	Documented
Deficiency	No deficiencies recorded
Oil Fired Domestic Water Heater	Does not Exist
Domestic Water Distribution Piping	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	Inspected
Interior Storm Piping	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Sewage Ejector Pump	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Sump Pump	Does not Exist
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	Does not Exist
FIXTURES	Inspected
Staff And Other	Inspected
Janitor Sink	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	Does not Exist
Student	Inspected
Drinking Fountain	Inspected
Condition	2 - Between Good and 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	Does not Exist
Toilet	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE FLUSHOMETER VALVE

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K554

Question	Response
FIXTURES	
Student	
Toilet	
Deficiency Location/Instance	Girls Toilet Room102
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.
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	1 - Good
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	
	Does not Exist
Gas Meter Room Vent	
	Does not Exist
Gas Pressure Booster	
	Does not Exist
CO/Gas Leak Detection	
	Inspected
Instance	Boiler Room, Kitchen
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2013
Source of Installation	Documented
Deficiency	No deficiencies recorded
HEATING	
	Inspected
Heating Coil In Ductwork	
	Does not Exist
Hydronic Heating	
	Inspected
Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries	
	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Backflow Preventer	
	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hot Water Heat Exchanger	
	Does not Exist
Radiator/Convactor/Fin Tube	
	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Steam Heating	
	Does not Exist
Steam supplied by External Sources	
	Does not Exist
Unit Heater/Cabinet Heater	
	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
HEATING PLANT	
	Inspected

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K554

Question	Response
HEATING PLANT	
Replacement Quantity	2,244
Replacement Uom	MBH Net
Instance on 4th Floor	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?	No
Boiler Auxiliaries	Inspected
Instance on 4th Floor	Inspected
Boiler Auxiliary Piping	
Instance on 4th Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on 4th Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on 4th Floor	Does not Exist
Boiler Feedwater Treatment(Automatic)	
Instance on 4th Floor	Does not Exist
Boiler Flue Exhaust	
Instance on 4th Floor	Does not Exist
Boiler Make-up Water Backflow Preventer	
Instance on 4th Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on 4th Floor	Does not Exist
Boiler Safety Valve	
Instance on 4th Floor	Does not Exist
Boiler System	Inspected
Instance on 4th Floor	Inspected
Coal-fired Boiler	
Instance on 4th Floor	Does not Exist
Hot Water Boiler	
Instance on 4th Floor	Does not Exist
Modular Boiler	
Instance on 4th Floor	Inspected
Instance	Boiler Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	1,122
Instance Quantity Uom	MBH Net
Instance Manufacturer	AERCO
Equipment	163896-01
Capacity/Size Quantity	1,290
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2013

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K554

Question	Response
HEATING PLANT	
Boiler System	
Modular Boiler	
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	1,122
Instance Quantity Uom	MBH Net
Instance Manufacturer	AERCO
Equipment	163898-02
Capacity/Size Quantity	1,290
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2013
Source of Installation	Documented
Deficiency	No deficiencies recorded
Steam Boiler	
Instance on 4th Floor	Does not Exist
Fuel System	Inspected
Instance on 4th Floor	Inspected
Boiler Fresh Air Louver/Damper	
Do Boiler Combustion Air Louvers exist?	Yes
Type	Automatic
Instance on 4th Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on 4th Floor	Does not Exist
Fuel Oil Storage/Supply System	
Instance on 4th Floor	Does not Exist
Gas Trains And Vent At The Boiler	
Instance on 4th Floor	Does not Exist
Enclosed IDF Room	Inspected
Instance on Room 005E inside Room 005D	Inspected
Dedicated A/C Equipment	
Instance on Room 005E inside Room 005D	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
KITCHEN	
Instance on Basement	Inspected
CO Detector	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Gas System	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Grease Trap	
	Inspected

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K554

Question	Response
KITCHEN	
Grease Trap	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hot Water Temperature Booster	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Kitchen Sink	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
MDF Room	Inspected
Instance on Room 212A	Inspected
Dedicated A/C Equipment	Inspected
Instance on Room 212A	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Does not Exist
SCIENCE LAB	Inspected
Instance on Room 404	Inspected
Alternative use	No
Instance on Room 412	Inspected
Alternative use	No
Acid Waste Neutralizing Tank	Inspected
Instance on Room 412	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 404	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
CO Detector	Inspected
Instance on Room 412	Inspected

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K554

Question	Response
SCIENCE LAB	
CO Detector	
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 404	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Emergency Shower	
Instance on Room 412	Does not Exist
Instance on Room 404	Does not Exist
Eye Wash	
Instance on Room 412	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 404	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Room 412	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 404	Does not Exist
Hood Exhaust Fan	
Instance on Room 412	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 404	Does not Exist
Fixed Laboratory Hood	
Instance on Room 412	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 404	Does not Exist
Laboratory Sink	
Instance on Room 412	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 404	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 412	Does not Exist
Instance on Room 404	Does not Exist
SCIENCE PREP ROOM	
Instance on Room 406	Inspected
Alternative use	No
Acid Waste Neutralizing Tank	
Instance on Room 406	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
CO Detector	
	Inspected

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K554

Question	Response
SCIENCE PREP ROOM	
CO Detector	Inspected
Instance on Room 406	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Emergency Shower	Inspected
Instance on Room 406	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Eye Wash	Inspected
Instance on Room 406	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Does not Exist
Instance on Room 406	Does not Exist
Hood Exhaust Fan	Does not Exist
Instance on Room 406	Does not Exist
Fixed Laboratory Hood	Does not Exist
Instance on Room 406	Does not Exist
Laboratory Sink	Inspected
Instance on Room 406	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	Does not Exist
Instance on Room 406	Does not Exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	Inspected
Dry Sprinkler Alarm Valve Assembly	Does not Exist
Wet Sprinkler Alarm Valve Assembly	Does not Exist
Fire Booster Pump Assembly	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Roof Tank	Does not Exist
Siamese Connection	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Sprinkler Head	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Sprinkler Piping	Inspected
Condition	1 - Good
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?	Yes
Exhaust Fan	Inspected
Approximate Total # of Fans	1-25
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K554

Question	Response
VENTILATION	
Heating And Ventilating Unit	Does not Exist
Metal Ductwork	Inspected
Are there any uninsulated ductwork by design in Mechanical Rooms?	No
Are there chain operated dampers?	No
Condition	1 - Good
Deficiency	No deficiencies recorded
Supply Fan	Does not Exist
Unit Ventilator	Does not Exist