

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K986

Asset: DIV. OF INSTR. & INFO. TECH.-K, 335 ADAMS STREET, New York, 11201

Inspection Id	Inspection Type	Time In	Last Edited
ME : K986	Mechanical	2024-04-12 8:37 AM	2024-04-24 11:04 AM

Asset Data

Question	Answer
Are there fuel tanks?	No
Total # of water main service entries to the asset	0
MERs/Fan Rooms Locations	5th Floor - MER F5-S, 6th Floor - MER F6-S, 28th Floor - Fan Room, 29th Floor 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)	28th Floor - Corridor outside Fan Room and near Stair A, 29th Floor - Corridors near Stair A, Electrical Room, Room 2967, and Telcom Closet
Have any Systems/Major Building Components been upgraded?	Yes Systems: Fixtures: Lavatory/Sinks (77%), Toilets (67%), Urinals (75%); Enclosed IDF Room - Dedicated A/C Equipment: 29th Floor - Room next to Room 2969 (Packaged Terminal A/C) Years: 2022 Systems: Electric Domestic Water Heaters; Enclosed IDF Room - Dedicated A/C Equipment: 5th Floor - Room next to Room 511, 28th Floor - Room next to Pantry (DX Split System) Years: 2019 Systems: Unit Heater/Cabinet Heaters in MERs F5-S, F6-S Years: 2017 Systems: MDF Room on 28th Floor - File Room - Dedicated A/C Equipment (Packaged Terminal A/C, 1 of 2) Years: 2013

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	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	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Backflow Preventer	Does not Exist
Central Station Air Handler	Inspected
Instance	28th Floor Fan Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	McQuay

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Central Station Air Handler	
Equipment	N/A
Capacity/Size Quantity	50
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2000
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	29th Floor MER
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	McQuay
Equipment	N/A
Capacity/Size Quantity	50
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2000
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	5th Floor - MER F5-S
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Carrier
Equipment	AHU-5-1
Capacity/Size Quantity	20
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Custodial Staff
Installation Year	2000
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	6th Floor - MER F6-S
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Carrier
Equipment	AHU-6-1
Capacity/Size Quantity	20
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Custodial Staff
Installation Year	2000
Source of Installation	Documented
Deficiency	No deficiencies recorded
Fan Coil Unit	Does not Exist
Packaged Air Cooled Chiller	Does not Exist
Water Cooled Chiller	Does not Exist

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Question	Response
AIR CONDITIONING	
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	Does not Exist
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	Does not Exist
Return Fan	Does not Exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not Exist
CLIMATE CONTROL SYSTEM	Does not Exist
COMPACTOR	Does not Exist
CONVEYING	Does not Exist
DOMESTIC WATER SYSTEM	Inspected
Domestic Cold Water System	Does not Exist
Domestic Hot Water System	Inspected
Domestic Hot Water Remote Storage Tank	Does not Exist
Domestic Water Heat Exchanger	Does not Exist
Electric Domestic Water Heater	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Gas Fired Domestic Water Heater	Does not Exist
Heat Pump Domestic Water Heater	Does not Exist
Oil Fired Domestic Water Heater	Does not Exist
Domestic Water Distribution Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	Inspected
Interior Storm Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Sewage Ejector Pump	Does not Exist
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	1 - Good
Deficiency	CLOGGED/LEAKING

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Question	Response
FIXTURES	
Staff And Other	
Lavatory/Sink	
Deficiency Location/Instance	6th Floor Womens Toilet 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.
Toilet	
	Inspected
Condition	1 - Good
Deficiency	CLOGGED/LEAKING
Deficiency Location/Instance	29th Floor Mens Toilet 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.
Urinal	
	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Student	
	Does not Exist
GAS FIRED FURNACE	
	Does not Exist
GAS SERVICE	
	Does not Exist
HEATING	
	Inspected
Heating Coil In Ductwork	
	Does not Exist
Hydronic Heating	
	Inspected
Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Backflow Preventer	
	Does not Exist
Hot Water Heat Exchanger	
	Does not Exist
Radiator/Convactor/Fin Tube	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Steam Heating	
	Does not Exist
Steam supplied by External Sources	
	Does not Exist
Unit Heater/Cabinet Heater	
	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
HEATING PLANT	
	Does not Exist
Enclosed IDF Room	
	Inspected
Instance on 29th Floor - Room next to Room 2969	Inspected
Instance on 5th Floor - Room next to Room 511, 28th Floor - Room next to Pantry	Inspected

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Question	Response
Enclosed IDF Room	
Dedicated A/C Equipment	Inspected
Instance on 5th Floor - Room next to Room 511, 28th Floor - Room next to Pantry	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on 29th Floor - Room next to Room 2969	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
KITCHEN	Does not Exist
MDF Room	Inspected
Instance on 28th Floor - File Room	Inspected
Instance on 6th Floor MDF Room	Inspected
Dedicated A/C Equipment	Inspected
Instance on 6th Floor MDF Room	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on 28th Floor - File Room	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	Does not Exist
Fire Booster Pump Assembly	Does not Exist
Roof Tank	Does not Exist
Siamese Connection	Does not Exist
Sprinkler Head	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	28th Floor - Corridor outside Fan Room and near Stair A, 29th Floor - Corridors near Stair A, Electrical Room, Room 2967, and Telcom Closet
Deficiency Quantity	10
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.
Sprinkler Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Standpipe System	Inspected
Hose Valve Assembly	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Piping	Inspected

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Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	Inspected
Standpipe System	Inspected
Piping	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
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	3 - Fair
Deficiency	No deficiencies recorded
Heating And Ventilating Unit	Does not Exist
Metal Ductwork	Inspected
Are there any uninsulated ductwork by design in Mechanical Rooms?	Yes
Are there chain operated dampers?	No
Condition	3 - Fair
Deficiency	DEFECTIVE REGISTER/DIFFUSER
Deficiency Location/Instance	Room 517
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.
Supply Fan	Does not Exist
Unit Ventilator	Does not Exist