

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

Mechanical Inspection

M054

Asset: I.S. 54 - MANHATTAN, 103 WEST 107 STREET, MANHATTAN, NY, 10025

Inspection Id	Inspection Type	Time In	Last Edited
1654	MECHANICAL	2023-12-12 09:04AM	2024-01-15 11:01AM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: F&T/Steam Drip Traps; Terminal Unit Thermostatic Traps; MER Steam and Condensate Piping (~35%) Years: 2023 Systems: Non-auditorium Handicap Lift - Stair, Electric Domestic Water Heater; Kitchen - Grease Traps Years: 2022 Systems: MER Steam and Condensate Piping (~65%) Years: 2020 Systems: Fixtures - Drinking Fountains (~80%) Years: 2019 Systems: Fixtures - Toilets Years: 2014
Are there fuel tanks?	No
Total # of water main service entries to the asset	3
MERs/Fan Rooms Locations	Boiler Room Mechanical Area; MERs B19, 221; Fan Rooms 310, 332
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Boiler Room - Paint Room; Auditorium Stage; Rooms B2, 102, 132, 201, 202, 305, 309, 323 (painted, 80)
Are there any Emergency Stop Switches with Missing Hammers?	No components

Priority Condition

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

Inspection

Question	Response
Mechanical	
AIR CONDITIONING	Does not exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
CLIMATE CONTROL SYSTEM	Under construction
COMPACTOR	Does not exist
CONVEYING	Inspected
Dumbwaiter	Does not exist
Elevator	Does not exist
Escalator	Does not exist
Non-auditorium Handicap Lift - Vertical	Inspected
Condition	1- Good
Are all the existing non-auditorium vertical handicap lifts operable?	Yes
Deficiency	No deficiencies recorded
Non-auditorium Handicap Lift - Stair	Does not exist
Ash Hoist	Does not exist
Sidewalk Elevator	Inspected
Condition	4- Between Fair and Poor
Are all the existing sidewalk elevators operable?	No
Deficiency	No deficiencies recorded
DOMESTIC WATER SYSTEM	Inspected
Domestic Cold Water System	Inspected

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Gravity System	Does not exist
Pressure Booster System	Does not exist
Water Service	Inspected
Instance	Room B2 - Crawlspace, MER B19, Room B29
Instance Condition	3- Fair
Instance Quantity	3
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Room B2 - Crawlspace, MER B19, Room B29
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Domestic Hot Water System	Inspected
Domestic Hot Water Remote Storage Tank	Under construction
Domestic Water Heat Exchanger	Does not exist
Electric Domestic Water Heater	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Gas Fired Domestic Water Heater	Under construction
Oil Fired Domestic Water Heater	Does not exist
Heat Pump Domestic Water Heater	Does not exist
Domestic Water Distribution Piping	Inspected
Condition	3- Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Room B2
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	
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	Storage Room near Exit 8
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Sewage Ejector Pump	Does not exist
Sump Pump	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded

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Question	Response
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	Does not exist
FIXTURES	Inspected
Staff And Other	Inspected
Janitor Sink	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Kitchen
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Lavatory/Sink	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Toilet Room 110
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Room B10 - Toilet Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Toilet	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	5- Poor
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Room B10 - Toilet Room; Kitchen Locker Room - Toilet Room (2 of 2)
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Student	Inspected
Drinking Fountain	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Locker Room Shower	Does not exist

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Question	Response
FIXTURES	
Student	
Sink And Fountain Combo Unit	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	Does not exist
GAS SERVICE	Under construction
HEATING	Inspected
Heating Coil In Ductwork	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	MER B19 @ BL 3 Kitchen
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Hydronic Heating	Under construction
Radiator/Convactor/Fin Tube	Inspected
Condition	3- Fair
Deficiency	RADIATOR/CONVECTOR:DAMAGED GUARD/SHIELD
Deficiency Location/Instance	Rooms B12, B24
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Heating	Inspected
F&T/Steam Drip Trap	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	Inspected
Condition	1- Good
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	MERs B19, 221
Deficiency Quantity	160
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Condensate Return Piping	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Storage Room near Exit 8; MER B19; MER B19 - Crawlspace; Auditorium Stage
Deficiency Quantity	50

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Question	Response
HEATING	
Steam Heating	
Steam Condensate Return Piping	
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	MERs B19, 221; MER B19 - Crawlspace
Deficiency Quantity	60
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Condensate Return Pumping System	Under construction
Steam Piping	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Room B14
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	MERs B19, 221; MER B19 Crawlspace
Deficiency Quantity	60
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations 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	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
HEATING PLANT	Inspected
Instance on Basement	Under construction
Enclosed IDF Room	Does not exist
KITCHEN	Inspected
Instance on Basement	Inspected
CO Detector	
Instance on Basement	Not required
Gas System	
Instance on Basement	Does not exist
Grease Trap	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded

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Question	Response
KITCHEN	
Hood	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hot Water Temperature Booster	
Instance on Basement	Does not exist
Kitchen Sink	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
MDF Room	
Instance on Room 220/220B	Inspected
Dedicated A/C Equipment	
Instance on Room 220/220B	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	
Instance on Room 240	Inspected
Alternative Use	No
Instance on Room 244	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room 240	Does not exist
Instance on Room 244	Does not exist
CO Detector	
Instance on Room 240	Not required
Instance on Room 244	Not required
Emergency Shower	
Instance on Room 240	Does not exist
Instance on Room 244	Does not exist
Eye Wash	
Instance on Room 240	Does not exist
Instance on Room 244	Does not exist
Hood Exhaust Ductwork	
Instance on Room 240	Does not exist
Instance on Room 244	Does not exist
Hood Exhaust Fan	
Instance on Room 240	Does not exist
Instance on Room 244	Does not exist
Fixed Laboratory Hood	
Instance on Room 240	Does not exist

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Question	Response
SCIENCE DEMO ROOM	
Fixed Laboratory Hood	
Instance on Room 244	Does not exist
Laboratory Sink	
Instance on Room 240	Inspected
Instance Condition	5- Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room 240
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance on Room 244	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 240	Does not exist
Instance on Room 244	Does not exist
SCIENCE LAB	Inspected
Instance on Room 344	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room 344	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
CO Detector	
Instance on Room 344	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Emergency Shower	
Instance on Room 344	Does not exist
Eye Wash	
Instance on Room 344	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Room 344	Does not exist
Hood Exhaust Fan	
Instance on Room 344	Does not exist
Fixed Laboratory Hood	
Instance on Room 344	Does not exist
Laboratory Sink	
Instance on Room 344	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 344	Does not exist
SCIENCE PREP ROOM	
Instance on Room 242	Inspected
Alternative Use	No
Instance on Room 342	Inspected
Alternative Use	No

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Question	Response
SCIENCE PREP ROOM	
Acid Waste Neutralizing Tank	
Instance on Room 242	Does not exist
Instance on Room 342	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
CO Detector	
Instance on Room 242	Not required
Instance on Room 342	Not required
Emergency Shower	
Instance on Room 242	Does not exist
Instance on Room 342	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Eye Wash	
Instance on Room 242	Does not exist
Instance on Room 342	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Room 242	Does not exist
Instance on Room 342	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on Room 242	Does not exist
Instance on Room 342	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Fixed Laboratory Hood	
Instance on Room 242	Does not exist
Instance on Room 342	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Laboratory Sink	
Instance on Room 242	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Room 342	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 242	Does not exist
Instance on Room 342	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
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	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded

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Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Sprinkler Head	Inspected
Condition	5- Poor
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Boiler Room - Paint Room; Auditorium Stage; Rooms B2, 102, 132, 201, 202, 305, 309, 323 (painted, 80)
Deficiency Quantity	80
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
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
Condition	3- Fair
Approximate Total # of Fans	1-25
Deficiency	No deficiencies recorded
Heating And Ventilating Unit	Does not exist
Metal Ductwork	Inspected
Condition	3- Fair
Are there any uninsulated ductwork by design in Mechanical rooms?	Yes
Are there chain operated dampers?	Yes
Deficiency	No deficiencies recorded
Supply Fan	Inspected
Condition	3- Fair
Approximate Total # of Fans	1-5
Deficiency	No deficiencies recorded
Unit Ventilator	Does not exist