

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

Mechanical Inspection

M108

Asset: P.S. 108 - MANHATTAN, 1615 MADISON AVENUE, MANHATTAN, NY, 10029

Inspection Id	Inspection Type	Time In	Last Edited
145	MECHANICAL	2023-10-12 08:44AM	2024-03-09 03:21PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Unit Ventilators in Cafeteria Years: 2022 Systems: Heating Plant; Domestic Hot Water System; Steam Condensate Return Pumping System; Sump Pumps; Gas Service (except for distribution piping in Kitchen); Unit Heater/Cabinet Heaters; Heating And Ventilating Unit; Kitchen Hood Exhaust System (1 of 2); Kitchen Hood Fire Suppression System; Kitchen Gas System: Master Gas Control Valve Years: 2021 Systems: DX Split Systems for Cafeteria (8 of 9) Years: 2020 Systems: DX Split System - Outdoor Unit; Cooling Coil in Ductwork for Auditorium; MER Steam and Condensate Piping Years: 2019 Systems: Terminal Unit Thermostatic Traps; F&T Steam Drip Traps; MDF Room Dedicated A/C Equipment (DX Split System) Years: 2018
Are there fuel tanks?	No
Total # of water main service entries to the asset	2
MERs/Fan Rooms Locations	Basement - MER #1, MER #2; 2nd Floor MER; Penthouse East and West MERs
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	Kitchen
Are there any Painted/Obstructed Sprinkler Heads?	No
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	Inspected
Chilled Water System	Does not exist
Condenser Water Distribution: Piping, Pumps and Auxiliaries	Does not exist
Cooling Coil in Ductwork	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Cooling Tower	Does not exist
DX Split System	Inspected
Indoor Unit	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Outdoor Unit	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Dry Cooler	Does not exist
Packaged / Rooftop Unit	Does not exist

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

Mechanical Inspection

M108

Question	Response
AIR CONDITIONING	
Packaged Terminal A/C	Does not exist
Refrigerant Leak Detection System	Does not exist
Refrigerant Piping	Inspected
Condition	1- Good
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	
	Inspected
Instance	Throughout (WPT System)
Instance Condition	4- Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	21-40%
Installation Year	2012
Source of Installation Year	Custodial Staff
Deficiency	DEFECTIVE LOCAL CONTROL PANEL
Deficiency Location/Instance	Custodian's Office (BMS Computer)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	Various Locations
Deficiency Quantity	30
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Pneumatic System	Inspected
Instance	Assembly Rooms
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies 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	
	Under construction
Hydraulic/Pneumatic Booster System	
	Does not exist
Water Service	
	Inspected
Instance	Basement - Boiler Room (109 Street side), Crawlspace (108 Street side)

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

Mechanical Inspection

M108

Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Water Service	
Instance Condition	3- Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Basement - Boiler Room (109 Street side), Crawlspace (108 Street side)
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 4
Violations	E140262706
Domestic Hot Water System	
Domestic Hot Water Remote Storage Tank	
Condition	Inspected
Deficiency	1- Good
Domestic Water Heat Exchanger	
Does not exist	
Electric Domestic Water Heater	
Does not exist	
Gas Fired Domestic Water Heater	
Inspected	
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Laars
EquipmentId	N/A
Capacity/Size Quantity	300
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	0
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2021
Source of Installation Year	Inspector Estimate
Deficiency	No deficiencies recorded
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	DEFECTIVE BACKFLOW PREVENTER
Deficiency Location/Instance	Closet in Room 344
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE DOMESTIC HOT WATER CIRCULATING PUMP
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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

Mechanical Inspection

M108

Question	Response
DOMESTIC WATER SYSTEM	
Domestic Water Distribution Piping	
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	MER #2
Deficiency Quantity	20
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	1- Good
Deficiency	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
	Does not exist
FIXTURES	
	Inspected
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 Inside Room 350	Inaccessible
Sink And Fountain Combo Unit	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	4- Between Fair and Poor

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

Mechanical Inspection

M108

Question	Response
FIXTURES	
Student	
Urinal	
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Boys Toilet Rooms
Deficiency Quantity	6
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations 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	Inspected
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	Etter
EquipmentId	Booster #1, #2
Capacity/Size Quantity	1
Capacity/Size UOM	HP
Source of Capacity/Size	Documented
Installation Year	2021
Source of Installation Year	Inspector Estimate
Deficiency	No deficiencies recorded
CO/Gas Leak Detection	Inspected
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2021
Source of Installation Year	Inspector Estimate
Deficiency	No deficiencies recorded
HEATING	Inspected
Heating Coil In Ductwork	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Hydronic Heating	Does not exist
Radiator/Convactor/Fin Tube	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Heating	Inspected
F&T/Steam Drip Trap	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	Inspected
Condition	1- Good
Deficiency	DAMAGED/MISSING INSULATION

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

Mechanical Inspection

M108

Question	Response
HEATING	
Steam Heating	
MER Steam and Condensate Piping	
Deficiency Location/Instance	Basement - MER #1, MER #2; 2nd Floor MER; Penthouse East and West MERs
Deficiency Quantity	300
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	
Condition	Inspected
Deficiency	3- Fair
Steam Condensate Return Pumping System	
Condition	Inspected
Deficiency	1- Good
Steam Piping	
Condition	Inspected
Deficiency	3- Fair
Terminal Unit Thermostatic Trap	
Condition	Inspected
Deficiency	2- Between Good and Fair
Steam supplied by External Sources	
Condition	Does not exist
Unit Heater/Cabinet Heater	
Condition	Inspected
Deficiency	1- Good
HEATING PLANT	
Instance on Basement	Inspected
Is there a water meter on the boiler make-up water piping?	Yes
Observed Operational?	No
Burner Manufacturer	Power Flame
Burner Model	C5-G-30
Burner Type	Gas
Heating Plant Oil Number	N/A
Boiler Auxiliaries	
Instance on Basement	Inspected
Boiler Auxiliary Piping	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Flue Exhaust	

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

Mechanical Inspection

M108

Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Flue Exhaust	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	DEFECTIVE RPZ
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Room Steam And Condensate Piping	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Safety Valve	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies 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 on Basement	Inspected
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	4,299
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	Easco Boiler Corp
EquipmentId	207092-1
Capacity/Size Quantity	5537
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2021
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	4,299
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	Easco Boiler Corp

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Mechanical Inspection

M108

Question	Response
HEATING PLANT	
Boiler System	
Steam Boiler	
EquipmentId	207093-2
Capacity/Size Quantity	5537
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2021
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Fuel System	
Instance on Basement	Inspected
Boiler Fresh Air Louver/Damper	
Instance on Basement	Inspected
Instance Condition	1- Good
Type	Automatic
Deficiency	DEFECTIVE ACTUATOR
Deficiency Location/Instance	Boiler Room @ Boiler #1
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Burner/Burner Control Panel	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Fuel Oil Storage/Supply System	
Instance on Basement	Does not exist
Gas Trains And Vent At The Boiler	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Enclosed IDF Room	
Instance on Room 231	Inspected
Dedicated A/C Equipment	
Instance on Room 231	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Room 231
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
KITCHEN	
Instance on 1st Floor	Inspected
CO Detector	
Instance on 1st Floor	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Kitchen
Deficiency Quantity	1

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

Mechanical Inspection

M108

Question	Response
KITCHEN	
CO Detector	
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Gas System	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Grease Trap	
Instance on 1st Floor	Does not exist
Hood	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Hot Water Temperature Booster	
Instance on 1st Floor	Does not exist
Kitchen Sink	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
MDF Room	
Instance on Room 204	Inspected
Dedicated A/C Equipment	
Instance on Room 204	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	
	Does not exist
SCIENCE LAB	
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	

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

Mechanical Inspection

M108

Question	Response
SCIENCE LAB	
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	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	No deficiencies 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?	Yes
Exhaust Fan	Inspected
Condition	3- Fair
Approximate Total # of Fans	1-25
Deficiency	DEFECTIVE
Deficiency Location/Instance	Penthouse East MER / Toilet Exhauster 14T
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Heating And Ventilating Unit	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Metal Ductwork	Inspected
Condition	3- Fair
Are there any uninsulated ductwork by design in Mechanical rooms?	Yes
Are there chain operated dampers?	Yes

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Mechanical Inspection

M108

Question	Response
VENTILATION	
Metal Ductwork	
Deficiency	No deficiencies recorded
Supply Fan	
Condition	Inspected
Approximate Total # of Fans	3- Fair
Deficiency	1-5
Deficiency	No deficiencies recorded
Unit Ventilator	
Condition	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded