Building Condition Assessment Survey 2023-2024

Asset:	P.S. 116 - N	IANHATTAN, 210 EAST 33 STI	REET, MANHA	TTAN, NY, 1001	6		
Inspectio					Time 1		Last Edited
	1046 MECHANIC	AL			2023-	11-16 12:21PI	M 2023-12-20 02:44PM
lsset Data							
Question	1			Answer			
Have any	Systems/Major Buil	lding Components been upgraded?		Systems:	Kitchen - Grea	ase Trap	
				Years:	2023		
				Systems:	Traps	Thermostatic '	Traps; F&T/Steam Drip
				Years:	2022		
				Systems:	Fixtures - Drir	nking Fountain	S
				Years:	2021		
				Systems:	Water System; Condensate Ro Heater/Cabine	Climate Cont eturn Pumping	Sump Pump; Domestic Hot rol System; Steam System; Unit
				Years:	2017		
				Systems:	A/C Equipmen		MDF Room - Dedicated ystem)
				Years:	2015	(4i C-i1i-	Decement
				Systems: Years:	Supply Fan; H 2014	leating Cons in	Ductwork
Are there	e fuel tanks?			No	2014		
	f water main service	entries to the asset		2			
	an Rooms Locations	entries to the asset			Roof - Penthous	se MER: 5th Fl	oor Roof - Penthouse
1112110/1				Fan Roon			oor moor Tommouso
Are there	any spaces with Mi	ssing or Defective CO Detectors?		No			
Are there any spaces with Missing or Defective CO Detectors? Are there any Painted/Obstructed Sprinkler Heads?							
Are there	e any Painted/Obstruc	=		Yes			
Are there Location	e any Painted/Obstructs)	cted Sprinkler Heads?		Yes Cafeteria	Storage Rooms,	Room 323 (pa	inted, 3)
Are there Location Are there	e any Painted/Obstructs (s) e any Emergency Stop	=		Yes		Room 323 (pa	inted, 3)
Are there Location Are there	e any Painted/Obstructs (s) e any Emergency Stop	p Switches with Missing Hammers?		Yes Cafeteria		Room 323 (pa	inted, 3)
Are there Location Are there riority Co	e any Painted/Obstructs (s) e any Emergency Stopondition Priority	p Switches with Missing Hammers? Condition	Component	Yes Cafeteria No compo	Person(s)	Person(s)	Photo
Are there Location Are there riority Co	e any Painted/Obstruction (s) any Emergency Stopondition Priority Category	p Switches with Missing Hammers?	Component Affected	Yes Cafeteria No compo	onents		
Are there Location Are there riority Continue Exist Last Year?	e any Painted/Obstruction (s) e any Emergency Stop Ondition Priority Category tion recorded	p Switches with Missing Hammers? Condition	•	Yes Cafeteria No compo	Person(s)	Person(s)	Photo
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Building Condition Assessment Survey 2023-2024

Question	Response
AIR CONDITIONING	
Refrigerant Piping	
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 except Cafeteria (WPT System)
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Installation Year	2017
Source of Installation Year	Custodial Staff
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
Condition	2- Between Good and Fair
Are all the existing elevators operable?	Yes
Deficiency	No deficiencies recorded
	Does not exist
Escalator	Does not exist Does not exist
Non-auditorium Handicap Lift - Vertical Non-auditorium Handicap Lift - Stair	Does not exist Does not exist
Ash Hoist	Does not exist
Sidewalk Elevator	Does not exist
DOMESTIC WATER SYSTEM	Inspected
	Inspected
Domestic Cold Water System Gravity System	Does not exist
Pressure Booster System	Inspected
	Does not exist
Electric Pressure Booster System	Inspected
Hydraulic/Pneumatic Booster System	Inspected
Water Pressure Booster - Compressor	3- Fair
Condition	
Deficiency	No deficiencies recorded
Pressure Booster Pump	Inspected
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Domestic Cold Water Tank	Inspected
Condition	5- Poor
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1

Building Condition Assessment Survey 2023-2024

stion	Response
DMESTIC WATER SYSTEM	
Oomestic Cold Water System	
Pressure Booster System	
Hydraulic/Pneumatic Booster System	
Domestic Cold Water Tank	
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Water Service	Inspected Service Management of the Control of the
Instance	Basement - Water Meter Room near Stair "C", Paint Supply Room
Instance Condition	2- Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Basement - Water Meter Room near Stair "C", Paint Supply
·	Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Oomestic Hot Water System	Inspected
Domestic Hot Water Remote Storage Tank	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Domestic Water Heat Exchanger	Does not exist
Electric Domestic Water Heater	Does not exist
Gas Fired Domestic Water Heater	Inspected
Instance	Boiler Room - Water Heater Area
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Lochinvar
EquipmentId	N/A
Capacity/Size Quantity	250
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	0
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2017
Source of Installation Year	Custodial Staff
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/LEAKS
Deficiency Location/Instance	Boiler Room, Toilet Room 313
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	REPLACE

Building Condition Assessment Survey 2023-2024

unicui Inspection	
uestion	Response
DOMESTIC WATER SYSTEM	
Domestic Water Distribution Piping	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	40
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	Inspected
Interior Storm Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
	Inspected
Sewage/Waste/Vent Piping Condition	3- Fair
	SEWAGE/WASTE PIPING:DEFECTIVE/LEAKS
Deficiency	SEWAGE/WASTE PIPING:DEFECTIVE/LEAKS Boiler Room
Deficiency Location/Instance Deficiency Quantity	
	20 L F
Quantity Uom Potential Action	L.F. REPLACE
Urgency of Action	PRIORITY 3 LEVEL 2
Purpose of Action	
Violations	No violations recorded
Deficiency	SEWAGE/WASTE PIPING:CLOGGED
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	50
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Sewage Ejector Pump	Does not exist
Sump Pump	Inspected
Condition	2- Between Good and Fair
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	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF
Beneficie	VALVE,ETC.)
Deficiency Location/Instance	Janitor Closet 315
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
violations	
Lavatory/Sink	Inspected

Building Condition Assessment Survey 2023-2024

uestion	Response
FIXTURES	
Staff And Other	
Lavatory/Sink	
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Toilet Room 104
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
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	2- Between Good and Fair
	No deficiencies recorded
Deficiency	
Student	Inspected
Drinking Fountain	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF
	VALVE,ETC.)
Deficiency Location/Instance	Toilet Room 313
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Locker Room Shower	Does not exist
Sink And Fountain Combo Unit	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	2- Between Good and Fair
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Toilet Room 313
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
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

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estion	Response
AS SERVICE	
Gas Meter Room Exhaust Fan	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Gas Meter Room Vent	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Gas Pressure Booster	Inspected
Instance	Gas Meter Room
Instance Condition	1- Good
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	Eclipse
EquipmentId	N/A
Capacity/Size Quantity	23000
Capacity/Size UOM	SCFH
Source of Capacity/Size	Documented 2017
Installation Year Source of Installation Year	2017 Custodial Staff
Deficiency	No deficiencies recorded
CO/Gas Leak Detection	Inspected
Instance	Boiler Room, Gas Meter Room (Gas Leak Detection)
Instance Condition	2- Between Good and Fair
Instance Quantity	1
	EACH
Instance Quantity Uom Installation Year	2017
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
Instance	Boiler Room, 1st Floor Corridor (CO Leak Detection)
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2017
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
EATING	Inspected
Heating Coil In Ductwork	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Hydronic Heating	Does not exist
Radiator/Convector/Fin Tube	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Steam Heating	Inspected
F&T/Steam Drip Trap	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	Inspected
Condition	3- Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	3rd Floor Roof - Penthouse MER
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	MAINTENANCE
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Mechanical Inspection	M116
Question	Response

Question	Response
HEATING	
Steam Heating	
MER Steam and Condensate Piping	
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Condensate Return Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Steam Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies 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 1- Good
Condition	
Deficiency	No deficiencies recorded
HEATING PLANT	Inspected
Instance on Basement	Inspected
Is there a water meter on the boiler make-up water piping?	Yes
Observed Operational?	Yes
Burner Manufacturer Burner Model	Webster
	JB3G-50
Burner Type Heating Plant Oil Number	Gas N/A
Boiler Auxiliaries	IVA
Instance on Basement	Inspected
Boiler Auxiliary Piping	mspecieu
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	100 deficiencies recorded
Instance on Basement	Inspected
Instance Condition	1- Good
	No deficiencies recorded
Deficiency	No deficiencies recorded
Boiler Feedwater System	T 1
Instance on Basement	Inspected 1- Good
Instance Condition	
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
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	2- Between Good and Fair

Response	
No deficiencies recorded	
*	
No deficiencies recorded	
No deficiencies recorded	
Inspected	
Does not exist	
Does not exist	
Does not exist	
Inspected	
Inspected	
Boiler Room	
1- Good	
4,548	
MBH NET	
No	
Burnham	
4600-01	
5858	
MBH Gross	
Documented	
4,548	
MBH NET	
No	
Burnham	
	Does not exist Inspected Inspected Boiler Room 1- Good 4,548 MBH NET No Burnham 4600-01 5858 MBH Gross Documented 2017 Custodial Staff No deficiencies recorded Boiler Room 1- Good 4,548 MBH NET No

Mechanical Inspection	M11	6
Ouestion	Response	

Question	-	Response
HEATIN	G PLANT	
Fuel Sy		
	Instance on Basement	Inspected
Boiler	Fresh Air Louver/Damper	<u> </u>
	Instance on Basement	Inspected
	Instance Condition	1- Good
	Туре	Automatic
	Deficiency	No deficiencies recorded
Burne	er/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 T	rains And Vent At The Boiler	
	Instance on Basement	Inspected
	Instance Condition	1- Good
	Deficiency	No deficiencies recorded
Fnelosed	IDF Room	Inspected
Elicioseu	Instance on Rooms 222, 322	Inspected
Dodinat	ted A/C Equipment	nispected
Deulcai	Instance on Rooms 222, 322	Inspected
	Instance Condition	4- Between Fair and Poor
	Deficiency	DOES NOT EXIST
	Deficiency Location/Instance	Rooms 222, 322
	Deficiency Quantity	2
	Quantity Uom	EACH
	Potential Action	INSTALL
	Urgency of Action	PRIORITY 3
	Purpose of Action	LEVEL 2
	Violations	No violations recorded
KITCHE	N	Inspected
	Instance on Basement	Inspected
CO Det	ector	
	Instance on Basement	Inspected
	Instance Condition	1- Good
	Deficiency	No deficiencies recorded
Gas Sys	stem	
	Instance on Basement	Inspected
	Instance Condition	3- Fair
	Deficiency	No deficiencies recorded
Grease	Trap	
	Instance on Basement	Inspected
	Instance Condition	1- Good
	Deficiency	No deficiencies recorded
Hood		
	Instance on Basement	Inspected
	Instance Condition	3- Fair
	Deficiency	No deficiencies recorded
Hood E	xhaust Ductwork	
	Instance on Basement	Inspected
	Instance Condition	3- Fair
	Deficiency	No deficiencies recorded
Hood E	xhaust Fan	

Mechanical Inspection	M116

Question	Response
KITCHEN	
Hood Exhaust Fan	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	
Instance on Basement	Does not exist
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	Inspected
Instance on Room 101	Inspected
Dedicated A/C Equipment	<u> </u>
Instance on Room 101	Inspected
Instance 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	Inspected 3- Fair
Condition	
Deficiency	No deficiencies recorded
Fire Booster Pump Assembly	Does not exist Does not exist
Roof Tank Siamese Connection	Does not exist
Sprinkler Head	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Cafeteria Storage Rooms, Room 323 (painted, 3)
Deficiency Quantity	3
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	DEFECTIVE/LEAKS
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Standpipe System	Does not exist
Water Gong	Does not exist
SWIMMING POOL	Does not exist
VENTILATION	Inspected
Is the building Mechanically ventilated?	Partial

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nestion	Response
VENTILATION	
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?	No
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	3rd Floor Roof - Penthouse MER
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Supply Fan	Inspected
Condition	2- Between Good and Fair
Approximate Total # of Fans	1-5
Deficiency	No deficiencies recorded
Unit Ventilator	Does not exist