

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

Mechanical Inspection

M145

Asset: P.S. 145 - MANHATTAN, 150 WEST 105 STREET, MANHATTAN, NY, 10025

Inspection Id	Inspection Type	Time In	Last Edited
369	MECHANICAL	2023-10-23 07:46AM	2023-11-28 10:11AM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: DX Split Systems; Terminal Unit Thermostatic Traps; Fixtures - Toilets, Lavatory/Sinks (~80%), Urinals (~80%) Years: 2022 Systems: Kitchen - Gas System: Master Gas Control Valve Years: 2021 Systems: Heating Plant; Domestic Hot Water System; Gas Service (except for Kitchen and Science Rooms); Steam Condensate Return Pumping System; Unit Heater/Cabinet Heaters in Boiler Room (2 of 7); MDF Room - Dedicated A/C Equipment (DX Split System) Years: 2019 Systems: Unit Heater/Cabinet Heaters for Gymnasium (5 of 7) Years: 2018 Systems: Climate Control System: Air Compressor, Refrigerated Air Dryers, PRV Station, Temperature Control Zone Valves, Damper Actuators Years: 2016 Systems: Wet Sprinkler Alarm Valve Assembly; Sewage Ejector Pumps Years: 2015 Systems: Science Lab; Science Prep Room; Kitchen - Grease Trap (1 of 2) Years: 2013
Are there fuel tanks?	No
Total # of water main service entries to the asset	2
MERs/Fan Rooms Locations	MERs B2, B18
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Auditorium Storage Room (painted, 2)
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	Does not exist
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

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Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	Does not exist
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	Does not exist
CENTRAL ACID WASTE NEUTRALIZING TANK	
	Does not exist
CLIMATE CONTROL SYSTEM	
	Inspected
BMS	
	Does not exist
Pneumatic System	
	Inspected
Instance	Throughout
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	DEFECTIVE TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	Rooms 102, 122, 135
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Hybrid System	Does not exist
Electric System	Does not exist
COMPACTOR	
	Does not exist
CONVEYING	
	Inspected
Dumbwaiter	Does not exist
Elevator	Does not exist
Escalator	Does not exist
Non-auditorium Handicap Lift - Vertical	Does not exist
Non-auditorium Handicap Lift - Stair	Inspected
Condition	3- Fair
Are all the existing non-auditorium handicap stair lifts operable?	Yes
Deficiency	No deficiencies recorded
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	
	Does not exist
Water Service	
	Inspected
Instance	MER B2 - Sprinkler Room, Crawlspace near Room B1
Instance Condition	3- Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	MER B2 - Sprinkler Room, Crawlspace near Room B1
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Water Service	
Purpose of Action	LEVEL 2
Violations	No violations recorded
Domestic 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
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Lochinvar
EquipmentId	Water Heater
Capacity/Size Quantity	200
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	0
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2019
Source of Installation Year	Custodial Staff
Deficiency	DEFECTIVE FRESH AIR LOUVER/DAMPER
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
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	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	Inspected
Interior Storm Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	Inspected
Condition	3- Fair
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	3- Fair
Deficiency	No deficiencies recorded

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Question	Response
FIXTURES	
Staff And Other	
Lavatory/Sink	Inspected
Condition	1- Good
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Womens Toilet Room 304
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	1- Good
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Student	Inspected
Drinking Fountain	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Locker Room Shower	Does not exist
Sink And Fountain Combo Unit	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	1- Good
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, Gas Valve Room B8
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2019
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
Instance	Boiler Room, Basement Corridor, 1st Floor Corridor (CO Detection)

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GAS SERVICE	
CO/Gas Leak Detection	
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2019
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
HEATING	
Heating Coil In Ductwork	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Hydronic Heating	
Does not exist	
Radiator/Convactor/Fin Tube	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Steam Heating	
Inspected	
F&T/Steam Drip Trap	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	
Condition	Inspected
Deficiency	3- Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	MERs B2, B18
Deficiency Quantity	100
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	MER B18
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Condensate Return Piping	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	
Condition	Inspected
Deficiency	1- Good
Deficiency	No deficiencies recorded
Steam Piping	
Condition	Inspected
Deficiency	3- Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Crawlspace in Rooms B1, B2
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	

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HEATING	
Steam Heating	
Terminal Unit Thermostatic Trap	
Condition	1- Good
Deficiency	No deficiencies recorded
Steam supplied by External Sources	
	Does not exist
Unit Heater/Cabinet Heater	
Condition	1- Good
Deficiency	No deficiencies recorded
HEATING PLANT	
	Inspected
Instance on Basement	Inspected
Is there a water meter on the boiler make-up water piping? Observed Operational?	Yes
Burner Manufacturer	Webster
Burner Model	N/A
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	
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
Deficiency	No deficiencies 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	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler System	
Instance on Basement	Inspected
Coal-fired Boiler	

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HEATING PLANT	
Boiler System	
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	3,694
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	Burnham
EquipmentId	49064-1
Capacity/Size Quantity	4758
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2019
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	3,694
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	Burnham
EquipmentId	49064-2
Capacity/Size Quantity	4758
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2019
Source of Installation Year	Custodial Staff
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	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	BURNER CONTROL PANEL:DEFECTIVE
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

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Question	Response
HEATING PLANT	
Fuel System	
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	Inspected
Instance on Rooms 119, 219, 319	Inspected
Dedicated A/C Equipment	
Instance on Rooms 119, 219, 319	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Rooms 119, 219, 319
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
KITCHEN	Inspected
Instance on Basement	Inspected
CO Detector	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Gas System	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Grease Trap	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	DEFECTIVE/CLOGGED
Deficiency Location/Instance	Kitchen (1 of 2)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
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	

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Question	Response
KITCHEN	
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 206	Inspected
Dedicated A/C Equipment	
Instance on Room 206	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Does not exist
SCIENCE LAB	Inspected
Instance on Room 133	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room 133	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CO Detector	
Instance on Room 133	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Emergency Shower	
Instance on Room 133	Does not exist
Eye Wash	
Instance on Room 133	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Room 133	Does not exist
Hood Exhaust Fan	
Instance on Room 133	Does not exist
Fixed Laboratory Hood	
Instance on Room 133	Does not exist
Laboratory Sink	
Instance on Room 133	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 133	Does not exist
SCIENCE PREP ROOM	Inspected
Instance on Room 133A	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room 133A	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CO Detector	
Instance on Room 133A	Inspected

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Question	Response
SCIENCE PREP ROOM	
CO Detector	
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Emergency Shower	
Instance on Room 133A	Does not exist
Eye Wash	
Instance on Room 133A	Does not exist
Hood Exhaust Ductwork	
Instance on Room 133A	Does not exist
Hood Exhaust Fan	
Instance on Room 133A	Does not exist
Fixed Laboratory Hood	
Instance on Room 133A	Does not exist
Laboratory Sink	
Instance on Room 133A	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 133A	Does not exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
	Inspected
Dry Sprinkler Alarm Valve Assembly	
	Does not exist
Wet Sprinkler Alarm Valve Assembly	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fire Booster Pump Assembly	
	Does not exist
Roof Tank	
	Does not exist
Siamese Connection	
	Does not exist
Sprinkler Head	
Condition	3- Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Auditorium Storage Room (painted, 2)
Deficiency Quantity	2
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	
Condition	Inspected
Approximate Total # of Fans	3- Fair
Deficiency	1-25
Deficiency	No deficiencies recorded
Heating And Ventilating Unit	
Condition	Inspected
Deficiency	4- Between Fair and Poor
Deficiency Location/Instance	DEFECTIVE CONTROLS
Deficiency Quantity	Crawlspace in Rooms B1, B2
	2

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VENTILATION	
Heating And Ventilating Unit	
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Metal Ductwork	
Condition	Inspected
Are there any uninsulated ductwork by design in Mechanical rooms?	3- Fair
Are there chain operated dampers?	Yes
Deficiency	Yes
Deficiency Location/Instance	DAMAGED FLEXIBLE CONNECTION
Deficiency Quantity	MER B2 @ Auditorium Supply Fan
Quantity Uom	1
Potential Action	EACH
Urgency of Action	MAINTENANCE
Purpose of Action	PRIORITY 3
Violations	LEVEL 2
Deficiency	No violations recorded
Deficiency Location/Instance	DEFECTIVE DUCTWORK
Deficiency Quantity	Roof @ Kitchen Hood Exhaust Fan
Quantity Uom	10
Potential Action	L.F.
Urgency of Action	MAINTENANCE
Purpose of Action	PRIORITY 3
Violations	LEVEL 2
Deficiency	No violations recorded
Supply Fan	
Condition	Inspected
Approximate Total # of Fans	3- Fair
Deficiency	1-5
Deficiency	No deficiencies recorded
Unit Ventilator	
Deficiency	Does not exist