

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

Mechanical Inspection

M153



Asset: P.S. 153 - MANHATTAN, 1750 AMSTERDAM AVENUE, MANHATTAN, NY, 10031

Inspection Id	Inspection Type	Time In	Last Edited
2815	MECHANICAL	2024-01-30 09:01AM	2024-03-16 09:26PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: DX Split Systems; Terminal Unit Thermostatic Traps (~95%); F&T / Steam Drip Traps; Boiler Fresh Air Louver/Damper (2 of 3) Years: 2022 Systems: Water Service (1 of 3) Years: 2021 Systems: Enclosed IDF Rooms - Dedicated A/C Equipment (DX Split Systems); MDF Room - Dedicated A/C Equipment: Room 115 (DX Split System) Years: 2019 Systems: MDF Room - Dedicated A/C Equipment: Room B3 (1 of 2, DX Split System) Years: 2018 Systems: Climate Control System: Air Compressor, Refrigerated Air Dryer Years: 2016 Systems: Fixtures - Toilets, Urinals Years: 2014
Are there fuel tanks?	Yes
Total # of above ground tanks	3
Total capacity of all above ground tanks in gal.	15,100
Total # of below ground tanks	0
Total capacity of all below ground tanks in gal.	0
Total # of water main service entries to the asset	3
MERs/Fan Rooms Locations	Basement MER; MERs B25, B26
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	Kitchen Storage Room 161A
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
Yes	Defective CO/Gas Leak Detection	Defective System	CO/Gas Leak Detection	Basement - Gas Meter Room, Boiler Room	Julio Segura	Fireman	
No	Defective Boiler Safety Auxiliary	(2)	Boiler Safety Valve	Boiler Room @ Boilers #1, #2	Julio Segura	Fireman	

Inspection

Question	Response
Mechanical	
AIR CONDITIONING	Inspected
Chilled Water System	Inspected
Absorption Chiller	Does not exist
Air Cooled Chiller	Inspected

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

Mechanical Inspection

M153

Question	Response
AIR CONDITIONING	
Chilled Water System	
Air Cooled Chiller	
Instance	MER B25
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	A
Capacity/Size Quantity	100
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1975
Source of Installation Year	Documented
Refrigerant Type	N/A
Deficiency	No deficiencies recorded
Instance	MER B25
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	B
Capacity/Size Quantity	100
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1975
Source of Installation Year	Documented
Refrigerant Type	N/A
Deficiency	No deficiencies recorded
Instance	MER B26
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	McQuay
EquipmentId	N/A
Capacity/Size Quantity	70
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1995
Source of Installation Year	Documented
Refrigerant Type	N/A
Deficiency	UP TO 100 TONS:DEFECTIVE COMPRESSOR
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Air Cooled Condenser	Inspected
Instance	Original Building - Lower Roof
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	N/A
Capacity/Size Quantity	100

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

Mechanical Inspection

M153

Question	Response
AIR CONDITIONING	
Chilled Water System	
Air Cooled Condenser	
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1975
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Original Building - Lower Roof
Instance Condition	4- Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	N/A
Capacity/Size Quantity	100
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1975
Source of Installation Year	Documented
Deficiency	UP TO 100 TONS:DEFECTIVE UNIT
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Original Building - Lower Roof
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	McQuay
EquipmentId	N/A
Capacity/Size Quantity	70
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1995
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Chilled Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	3- Fair
Deficiency	PIPING:DEFECTIVE VALVE
Deficiency Location/Instance	MER B26 @ AHU-1
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Backflow Preventer	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Central Station Air Handler	Inspected
Instance	MER B26
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Mechanical Inspection

M153

Question	Response
AIR CONDITIONING	
Chilled Water System	
Central Station Air Handler	
Manufacturer	McQuay
EquipmentId	AHU-1
Capacity/Size Quantity	1
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	1995
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	MER B26
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	McQuay
EquipmentId	AHU-2
Capacity/Size Quantity	3
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Inspector Estimate
Installation Year	1995
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Building Addition - Lower Roof
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	McQuay
EquipmentId	N/A
Capacity/Size Quantity	3
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	1995
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Basement MER
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	L.R. Air. cond. supp. #38
Capacity/Size Quantity	5000
Capacity/Size UOM	CFM
Source of Capacity/Size	Inspector Estimate
Installation Year	1975
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Basement MER
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	Med. Sup. #34
Capacity/Size Quantity	4000
Capacity/Size UOM	CFM
Source of Capacity/Size	Inspector Estimate

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Mechanical Inspection

M153

Question	Response
AIR CONDITIONING	
Chilled Water System	
Central Station Air Handler	
Installation Year	1975
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Basement MER
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	Admin. Suite. MZ 36
Capacity/Size Quantity	3
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	1975
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Basement MER
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	Assembly Area M2 33
Capacity/Size Quantity	5
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	1975
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Fan Coil Unit	Does not exist
Packaged Air Cooled Chiller	Does not exist
Water Cooled Chiller	Does not exist
Condenser Water Distribution: Piping, Pumps and Auxiliaries	Does not exist
Cooling Coil in Ductwork	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Cooling Tower	Does not exist
DX Split System	Inspected
Indoor Unit	Inspected
Condition	1- Good
Deficiency	UP TO 5 TONS:DEFECTIVE CONTROLS
Deficiency Location/Instance	Cafeteria
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Outdoor Unit	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
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

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

Mechanical Inspection

M153

Question	Response
AIR CONDITIONING	
Refrigerant Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Original Building - Lower Roof
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Return Fan	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
CENTRAL ACID WASTE NEUTRALIZING TANK	
	Does not exist
CLIMATE CONTROL SYSTEM	
	Inspected
BMS	
	Does not exist
Pneumatic System	
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 146, 169, 331
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE TEMPERATURE CONTROL ZONE VALVE
Deficiency Location/Instance	MER B26 @ AHU-1
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 LOCAL CONTROL PANEL
Deficiency Location/Instance	MER B26
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 PNEUMATIC PRV STATION
Deficiency Location/Instance	MER B26
Deficiency Quantity	1
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

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

Mechanical Inspection

M153

Question	Response
CLIMATE CONTROL SYSTEM	
Electric System	Does not exist
COMPACTOR	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Room B13
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
CONVEYING	Inspected
Dumbwaiter	Does not exist
Elevator	Inspected
Condition	3- Fair
Are all the existing elevators operable?	Yes
Deficiency	No deficiencies recorded
Escalator	Does not exist
Non-auditorium Handicap Lift - Vertical	Does not exist
Non-auditorium Handicap Lift - Stair	Does not exist
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	Inspected
Electric Pressure Booster System	Inspected
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Canariis
EquipmentId	N/A
Capacity/Size Quantity	2
Capacity/Size UOM	Total # Pumps
Capacity/Size 2 Quantity	6
Capacity/Size 2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	2000
Source of Installation Year	Inspector Estimate
Deficiency	RUSTY/LEAKY VALVES AND PIPE FITTINGS
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Hydraulic/Pneumatic Booster System	Does not exist
Water Service	Inspected
Instance	Basement - Gas/Sprinkler/Water Meter Room
Instance Condition	3- Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE

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

Mechanical Inspection

M153

Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Water Service	
Deficiency Location/Instance	Basement - Gas/Sprinkler/Water Meter Room / Sprinkler
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Basement - Crawlspace
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Domestic Hot Water System	Inspected
Domestic Hot Water Remote Storage Tank	Does not exist
Domestic Water Heat Exchanger	Inspected
Condition	3- Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Electric Domestic Water Heater	Does not exist
Gas Fired Domestic Water Heater	Inspected
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	PVI
EquipmentId	N/A
Capacity/Size Quantity	399
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	300
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Inspector Estimate
Installation Year	1990
Source of Installation Year	Inspector Estimate
Deficiency	No deficiencies recorded
Instance	Kitchen Storage Room 161A
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	A.O. Smith
EquipmentId	N/A
Capacity/Size Quantity	199
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	100
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2005
Source of Installation Year	Documented

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Mechanical Inspection

M153

Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Gas Fired Domestic Water Heater	
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	Kitchen Storage Room 161A
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	DEFECTIVE DOMESTIC HOT WATER CIRCULATING PUMP
Deficiency Location/Instance	Kitchen Storage Room 161A
Deficiency Quantity	1
Quantity Uom	EACH
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	DEFECTIVE/LEAKS
Deficiency Location/Instance	Room 331
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/Waste/Vent Piping	Inspected
Condition	3- Fair
Deficiency	HOUSE TRAP:DETERIORATED/LEAKS
Deficiency Location/Instance	Basement - Crawlspace
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	SEWAGE/WASTE PIPING:DEFECTIVE/LEAKS
Deficiency Location/Instance	Rooms 146, 214C
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	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sump Pump	Inspected

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Mechanical Inspection

M153

Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	
Sump Pump	
Condition	3- Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Basement MER (1 of 5)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
	Inspected
Dual Temperature Distribution: Piping, Pumps and Auxiliaries	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Dual Temperature Terminal Fan Coil Unit	
	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Staff Lounge, Room 138
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
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	2- Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Student	
	Inspected
Drinking Fountain	
	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Corridors near Rooms 215, 315
Deficiency Quantity	2
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	No deficiencies recorded
Locker Room Shower	
	Does not exist

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

Mechanical Inspection

M153

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	CLOGGED/LEAKING
Deficiency Location/Instance	Toilet Room 314B
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
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	3- Fair
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Does not exist
Gas Meter Room Vent	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Gas Pressure Booster	Does not exist
CO/Gas Leak Detection	Inspected
Instance	Basement - Gas Meter Room, Boiler Room
Instance Condition	4- Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2009
Source of Installation Year	Custodial Staff
Deficiency	DEFECTIVE SYSTEM
Deficiency Location/Instance	Basement - Gas Meter Room, Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
HEATING	Inspected
Heating Coil In Ductwork	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Hydronic Heating	Inspected
Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	3- Fair
Deficiency	PUMP:DEFECTIVE
Deficiency Location/Instance	MER B26 / P-3
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE

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

Mechanical Inspection

M153

Question	Response
HEATING	
Hydronic Heating	
Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Backflow Preventer	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Hot Water Heat Exchanger	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Radiator/Convactor/Fin Tube	Inspected
Condition	3- 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	DEFECTIVE VALVE
Deficiency Location/Instance	MER B26 @ AHU-1
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	MER B26
Deficiency Quantity	10
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	No deficiencies recorded
Steam Condensate Return Pumping System	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE TANK
Deficiency Location/Instance	MER B26 (1 of 3)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE PUMP
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE

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

Mechanical Inspection

M153

Question	Response
HEATING	
Steam Heating	
Steam Condensate Return Pumping System	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	Basement MER (1 of 3)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Piping	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE VALVE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Oil Tank Room, MER B26, Room 251
Deficiency Quantity	40
Quantity Uom	L.F.
Potential Action	REPLACE
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	
Instance on Basement	Inspected
Is there a water meter on the boiler make-up water piping?	No
Burner Manufacturer	Gordon-Piatt
Burner Model	FL12.4-G0-50
Burner Type	Dual Fuel (Gas/Oil)
Heating Plant Oil Number	2
Boiler Auxiliaries	Inspected
Instance on Basement	Inspected
Boiler Auxiliary Piping	Inspected
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	Inspected
Instance on Basement	Inspected
Instance Condition	3- Fair

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

Mechanical Inspection

M153

Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Emergency Stop Switch	
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	FEEDWATER PUMP:DEFECTIVE
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
Deficiency	FEEDWATER TANK:DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Feedwater Treatment(Automatic)	
Instance on Basement	Does not exist
Boiler Flue Exhaust	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	DRAFT FAN:DEFECTIVE
Deficiency Location/Instance	Boiler Room @ Boiler #3
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Make-up Water Backflow Preventer	
Instance on Basement	Does not exist
Boiler Room Steam And Condensate Piping	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	20
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	Boiler Room
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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

Mechanical Inspection

M153

Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Room Steam And Condensate Piping	
Violations	No violations recorded
Boiler Safety Valve	
Instance on Basement	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room @ Boilers #1, #2
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations 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	Inspected
Instance on Basement	Inspected
Instance	MER B25
Instance Condition	3- Fair
Instance Quantity	0
Instance Quantity Uom	MBH NET
Manufacturer	INDEECO
EquipmentId	N/A
Capacity/Size Quantity	0
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Inspector Estimate
Installation Year	1975
Source of Installation Year	Documented
Deficiency	NOT IN USE
Deficiency Location/Instance	MER B25
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Steam Boiler	
Instance on Basement	Inspected
Instance on Basement	Inspected
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	5,161
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	Kewanee Boiler Corporation
EquipmentId	64628-1
Capacity/Size Quantity	6648
Capacity/Size UOM	MBH Gross

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

Mechanical Inspection

M153

Question	Response
HEATING PLANT	
Boiler System	
Steam Boiler	
Source of Capacity/Size	Documented
Installation Year	1975
Source of Installation Year	Documented
Deficiency	DEFECTIVE AUXILIARY (GAUGES, GASKETS ETC.)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	RUSTED CASING
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	5,161
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	Kewanee Boiler Corporation
EquipmentId	64628-2
Capacity/Size Quantity	6648
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	1975
Source of Installation Year	Documented
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	2,064
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	Kewanee Boiler Corporation
EquipmentId	64628-3
Capacity/Size Quantity	2658
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Mechanical Inspection

M153

Question	Response
HEATING PLANT	
Boiler System	
Steam Boiler	
Installation Year	1975
Source of Installation Year	Documented
Deficiency	RUSTED CASING
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Fuel System	
Instance on Basement	Inspected
Boiler Fresh Air Louver/Damper	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Type	Automatic
Deficiency	DEFECTIVE ACTUATOR
Deficiency Location/Instance	Boiler Room @ Boiler #3
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	3- Fair
Deficiency	No deficiencies recorded
Fuel Oil Storage/Supply System	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Gas Trains And Vent At The Boiler	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Enclosed IDF Room	
Instance on Original Building - Rooms 222A, 236C	Inspected
Dedicated A/C Equipment	
Instance on Original Building - Rooms 222A, 236C	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
KITCHEN	
Instance on 1st Floor	Inspected
CO Detector	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Gas System	
Instance on 1st Floor	Does not exist
Grease Trap	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair

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

Mechanical Inspection

M153

Question	Response
KITCHEN	
Grease Trap	
Deficiency	No deficiencies recorded
Hood	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	
Instance on 1st Floor	Does not exist
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	
	Inspected
Instance on Original Building - Room B3	Inspected
Instance on Original Building - Room Within Room 115	Inspected
Dedicated A/C Equipment	
Instance on Original Building - Room B3	Inspected
Instance Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Original Building - Room B3 (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
Instance on Original Building - Room Within Room 115	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	
	Inspected
Instance on Room 315	Inspected
Alternative Use	Yes
Acid Waste Neutralizing Tank	
Instance on Room 315	Does not exist
CO Detector	
Instance on Room 315	Not required
Emergency Shower	
Instance on Room 315	Does not exist
Eye Wash	
Instance on Room 315	Does not exist
Hood Exhaust Ductwork	

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Mechanical Inspection

M153

Question	Response
SCIENCE PREP ROOM	
Hood Exhaust Ductwork	
Instance on Room 315	Does not exist
Hood Exhaust Fan	
Instance on Room 315	Does not exist
Fixed Laboratory Hood	
Instance on Room 315	Does not exist
Laboratory Sink	
Instance on Room 315	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 315	Does not exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	Inspected
Dry Sprinkler Alarm Valve Assembly	Does not exist
Wet Sprinkler Alarm Valve Assembly	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Basement - Gas/Sprinkler/Water Meter Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Fire Booster Pump Assembly	Does not exist
Roof Tank	Does not exist
Siamese Connection	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sprinkler Head	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sprinkler Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Standpipe System	Inspected
Hose Valve Assembly	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Piping	Inspected
Condition	3- 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
Condition	3- Fair
Approximate Total # of Fans	26-50
Deficiency	No deficiencies recorded
Heating And Ventilating Unit	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Metal Ductwork	Inspected

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Mechanical Inspection

M153

Question	Response
VENTILATION	
Metal Ductwork	
Condition	3- Fair
Are there any uninsulated ductwork by design in Mechanical rooms?	Yes
Are there chain operated dampers?	No
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
Deficiency	3- Fair
Deficiency	No deficiencies recorded