

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

Mechanical Inspection

M187

Asset: P.S./I.S. 187 - MANHATTAN, 349 CABRINI BOULEVARD, MANHATTAN, NY, 10040

Inspection Id	Inspection Type	Time In	Last Edited
133	MECHANICAL	2023-10-12 08:58AM	2023-11-28 10:13AM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: CO/Gas Leak Detection System; Electric Domestic Water Heater for Kitchen; Hydronic/Pneumatic Booster System - Water Pressure Booster - Compressor, Pump Years: 2023 Systems: Climate Control Systems - Electric System (Heat Timer); Climate Control System - Air Compressor; Water Service (1 of 2) Years: 2022 Systems: Water Service (1 of 2) Years: 2021 Systems: MDF Room - Dedicated A/C Equipment (DX Split System) Years: 2020 Systems: F&T/Steam Drip Traps, Terminal Unit Thermostatic Traps; Climate Control System - Pneumatic System: Terminal Unit Controllers Years: 2018 Systems: Student Fixtures - Toilets (~60%), Urinals (~80%), Lavatory/Sinks Years: 2016 Systems: DX Split Systems for Auditorium and Cafeteria Years: 2014
Are there fuel tanks?	Yes
Total # of above ground tanks	1
Total capacity of all above ground tanks in gal.	5,000
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	2
MERs/Fan Rooms Locations	Boiler Room Mechanical Area
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Basement - Custodian Locker Room, Library, Music Room, Room 423 (painted, 22)
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	2- Between Good and Fair
Deficiency	No deficiencies recorded
Outdoor Unit	Inspected
Condition	2- Between Good and Fair

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Question	Response
AIR CONDITIONING	
DX Split System	
Outdoor Unit	
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
Refrigerant Piping	Inspected
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 Auditorium, Cafeteria, Gymnasium and 4th Floor Old Gymnasium Classrooms (WPT System)
Instance Condition	4- Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	0-20%
Installation Year	2012
Source of Installation Year	Custodial Staff
Deficiency	DEFECTIVE SYSTEM
Deficiency Location/Instance	Throughout except Auditorium, Cafeteria, Gymnasium and 4th Floor Old Gymnasium Classrooms (WPT System)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Pneumatic System	Inspected
Instance	Auditorium, Cafeteria, Gymnasium and 4thFloor Old Gymnasium Classrooms
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	Gymnasium
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
Electric System	Inspected
Instance	Throughout (Heat Timer System)
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies recorded

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Question	Response
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	Does not exist
Hydraulic/Pneumatic Booster System	Inspected
Water Pressure Booster - Compressor	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Pressure Booster Pump	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Domestic Cold Water Tank	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Water Service	Inspected
Instance	Basement - Boiler Room, Crawlspace
Instance Condition	1- Good
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Basement - Boiler Room, Crawlspace
Deficiency Quantity	2
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	Does not exist
Domestic Water Heat Exchanger	Does not exist
Electric Domestic Water Heater	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Gas Fired Domestic Water Heater	Inspected
Instance	Boiler Room
Instance Condition	5- Poor
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	400
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2000
Source of Installation Year	Documented
Deficiency	DEFECTIVE UNIT
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Gas Fired Domestic Water Heater	
Potential Action	REPLACE
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	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	
	Inspected
Interior Storm Piping	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
Sewage/Waste/Vent Piping	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
Sewage Ejector Pump	
	Does not exist
Sump Pump	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
	Does not exist
FIXTURES	
	Inspected
Staff And Other	
	Inspected
Janitor Sink	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
Lavatory/Sink	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
Toilet	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
Urinal	
	Does not exist
Student	
	Inspected
Drinking Fountain	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
Lavatory/Sink	
Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
Locker Room Shower	
	Does not exist
Sink And Fountain Combo Unit	
	Does not exist
Toilet	
Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
Urinal	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency Location/Instance	DEFECTIVE FLUSHOMETER VALVE
Deficiency Quantity	Boys Toilet Room 459
Quantity Uom	1
	EACH

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Question	Response
FIXTURES	
Student	
Urinal	
Potential Action	MAINTENANCE
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	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Gas Meter Room Vent	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Gas Pressure Booster	Inspected
Instance	Basement - Gas Meter Room
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Eclipse
EquipmentId	N/A
Capacity/Size Quantity	15000
Capacity/Size UOM	SCFH
Source of Capacity/Size	Documented
Installation Year	2000
Source of Installation Year	Documented
Deficiency	NOT IN USE
Deficiency Location/Instance	Basement - Gas 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
CO/Gas Leak Detection	Inspected
Instance	Basement - Gas Meter Room, Boiler Room
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2023
Source of Installation Year	Custodial Staff
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	AUXILIARY (VALVE,VENT):DEFECTIVE
Deficiency Location/Instance	1st Floor Exit 1

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Question	Response
HEATING	
Radiator/Convactor/Fin Tube	
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Heating	Inspected
F&T/Steam Drip Trap	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Piping	
Condition	Inspected
Deficiency	3- Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Boiler Room Mechanical Room
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 Pumping System	
Condition	Inspected
Deficiency	4- Between Fair and Poor
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	Boiler Room
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	
Condition	Inspected
Deficiency	3- Fair
Deficiency	DEFECTIVE VALVE
Deficiency Location/Instance	Boiler Room Mechanical Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Terminal Unit Thermostatic Trap	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded
Steam supplied by External Sources	
Unit Heater/Cabinet Heater	Does not exist
Unit Heater/Cabinet Heater	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
HEATING PLANT	
Instance on Basement	Inspected
Is there a water meter on the boiler make-up water piping?	Yes

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HEATING PLANT	
Observed Operational?	Yes
Burner Manufacturer	N/A
Burner Model	F12-G0-50
Burner Type	Dual Fuel (Gas/Oil)
Heating Plant Oil Number	2
Boiler Auxiliaries	
Instance on Basement	Inspected
Boiler Auxiliary Piping	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Flue Exhaust	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Safety Valve	
Instance on Basement	Inspected
Instance Condition	3- Fair
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	3- Fair
Instance Quantity	3,898

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HEATING PLANT	
Boiler System	
Steam Boiler	
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	A. L. Eastmond & Sons Inc.
EquipmentId	111366-01
Capacity/Size Quantity	3898
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	2000
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	3,898
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	A. L. Eastmond & Sons Inc.
EquipmentId	111366-02
Capacity/Size Quantity	3898
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	2000
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	3- Fair
Type	Automatic
Deficiency	No deficiencies 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	Does not exist
KITCHEN	
Instance on 1st Floor	Inspected
CO Detector	
Instance on 1st Floor	Not required
Gas System	
Instance on 1st Floor	Does not exist
Grease Trap	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair

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Question	Response
KITCHEN	
Grease Trap	
Deficiency	No deficiencies recorded
Hood	
Instance on 1st Floor	Does not exist
Hood Exhaust Ductwork	
Instance on 1st Floor	Does not exist
Hood Exhaust Fan	
Instance on 1st Floor	Does not exist
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 Room 256	Inspected
Dedicated A/C Equipment	
Instance on Room 256	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Does not exist
SCIENCE LAB	Inspected
Instance on Rooms 415, 417	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Rooms 415, 417	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CO Detector	
Instance on Rooms 415, 417	Not required
Emergency Shower	
Instance on Rooms 415, 417	Does not exist
Eye Wash	
Instance on Rooms 415, 417	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Rooms 415, 417	Does not exist
Hood Exhaust Fan	
Instance on Rooms 415, 417	Does not exist
Fixed Laboratory Hood	
Instance on Rooms 415, 417	Does not exist
Laboratory Sink	
Instance on Rooms 415, 417	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Rooms 415, 417	Does not exist
SCIENCE PREP ROOM	Does not exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	Inspected
Dry Sprinkler Alarm Valve Assembly	Does not exist

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Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
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	4- Between Fair and Poor
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Basement - Custodian Locker Room, Library, Music Room, Room 423 (painted, 22)
Deficiency Quantity	22
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?	No
Deficiency	No deficiencies recorded
Supply Fan	Inspected
Condition	3- Fair
Approximate Total # of Fans	1-5
Deficiency	No deficiencies recorded
Unit Ventilator	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Rooms 201, 311, 407, 409 and Other Locations
Deficiency Quantity	10
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded