

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

**Mechanical Inspection**

**M199**

**Asset:** P.S. 199 - MANHATTAN, 270 WEST 70 STREET, MANHATTAN, NY, 10023

Inspection Id	Inspection Type	Time In	Last Edited
289	MECHANICAL	2023-10-19 06:58AM	2023-11-27 03:40PM

**Asset Data**

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: F&T/Steam Drip Traps; Terminal Unit Thermostatic Traps; Gas Meter Room Vent Years: 2023 Systems: Fixtures - Toilets Years: 2022 Systems: Climate Control System - BMS for Auditorium and Gymnasium; Gas Fired Domestic Water Heater Years: 2021 Systems: Kitchen - Grease Trap; DX Split Systems Years: 2020 Systems: MDF Room - Dedicated A/C Equipment (DX Split System) Years: 2018 Systems: Electric Domestic Water Heater for Kitchen; Sump Pump Years: 2013
Are there fuel tanks?	No
Total # of water main service entries to the asset	2
MERs/Fan Rooms Locations	Steam Room B2, 1st Floor - Kitchen Fan Room; MERs B17, 237, 339
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Rooms B10, B14, B16, B18 (painted, 13)
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
<b>Mechanical</b>	
<b>AIR CONDITIONING</b>	Inspected
<b>Chilled Water System</b>	Does not exist
<b>Condenser Water Distribution: Piping, Pumps and Auxiliaries</b>	Does not exist
<b>Cooling Coil in Ductwork</b>	Does not exist
<b>Cooling Tower</b>	Does not exist
<b>DX Split System</b>	Inspected
<b>Indoor Unit</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Outdoor Unit</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Dry Cooler</b>	Does not exist
<b>Packaged / Rooftop Unit</b>	Does not exist
<b>Packaged Terminal A/C</b>	Does not exist
<b>Refrigerant Leak Detection System</b>	Does not exist
<b>Refrigerant Piping</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Return Fan</b>	Does not exist

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

***Mechanical Inspection***

**M199**

<b>Question</b>	<b>Response</b>
<b>CENTRAL ACID WASTE NEUTRALIZING TANK</b>	Does not exist
<b>CLIMATE CONTROL SYSTEM</b>	Inspected
<b>BMS</b>	Inspected
Instance	Auditorium and Gymnasium
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	0-20%
Installation Year	2021
Source of Installation Year	Documented
Deficiency	DEFECTIVE SYSTEM
Deficiency Location/Instance	Auditorium and Gymnasium
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Pneumatic System</b>	Inspected
Instance	Throughout (except Auditorium and Gymnasium
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies recorded
<b>Hybrid System</b>	Does not exist
<b>Electric System</b>	Does not exist
<b>COMPACTOR</b>	Does not exist
<b>CONVEYING</b>	Inspected
<b>Dumbwaiter</b>	Does not exist
<b>Elevator</b>	Inspected
Condition	3- Fair
Are all the existing elevators operable?	Yes
Deficiency	No deficiencies recorded
<b>Escalator</b>	Does not exist
<b>Non-auditorium Handicap Lift - Vertical</b>	Does not exist
<b>Non-auditorium Handicap Lift - Stair</b>	Does not exist
<b>Ash Hoist</b>	Inspected
Condition	4- Between Fair and Poor
Are all the existing ash hoists operable?	No
Deficiency	No deficiencies recorded
<b>Sidewalk Elevator</b>	Does not exist
<b>DOMESTIC WATER SYSTEM</b>	Inspected
<b>Domestic Cold Water System</b>	Inspected
<b>Gravity System</b>	Does not exist
<b>Pressure Booster System</b>	Does not exist
<b>Water Service</b>	Inspected
Instance	Basement - Crawlspace, MER B17 - Water/Sprinkler/Gas Meter/Ejector Pump 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**

**M199**

Question	Response
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Cold Water System</b>	
<b>Water Service</b>	
Deficiency Location/Instance	Basement - Crawlspace, MER B17 - Water/Sprinkler/Gas Meter/Ejector Pump Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Domestic Hot Water System</b>	
Inspected	
<b>Domestic Hot Water Remote Storage Tank</b>	
Does not exist	
<b>Domestic Water Heat Exchanger</b>	
Inspected	
Condition	3- Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	MER B17
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Electric Domestic Water Heater</b>	
Inspected	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Gas Fired Domestic Water Heater</b>	
Inspected	
Instance	MER B17
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	A.O. Smith
EquipmentId	N/A
Capacity/Size Quantity	75
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	74
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2021
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
<b>Oil Fired Domestic Water Heater</b>	
Does not exist	
<b>Heat Pump Domestic Water Heater</b>	
Does not exist	
<b>Domestic Water Distribution Piping</b>	
Inspected	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	
Inspected	
<b>Interior Storm Piping</b>	
Inspected	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Sewage/Waste/Vent Piping</b>	
Inspected	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Sewage Ejector Pump</b>	
Inspected	
Condition	3- Fair

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

**Mechanical Inspection**

**M199**

Question	Response
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	
<b>Sewage Ejector Pump</b>	
Deficiency	No deficiencies recorded
<b>Sump Pump</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)</b>	
	Does not exist
<b>FIXTURES</b>	
<b>Staff And Other</b>	Inspected
<b>Janitor Sink</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Urinal</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Student</b>	Inspected
<b>Drinking Fountain</b>	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Corridor near Room 218
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Lavatory/Sink</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Locker Room Shower</b>	Inspected
Instance on 2nd Floor	Inaccessible
<b>Sink And Fountain Combo Unit</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Urinal</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>GAS FIRED FURNACE</b>	
	Does not exist
<b>GAS SERVICE</b>	
	Inspected
<b>Gas Distribution Piping</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Gas Meter Room Exhaust Fan</b>	Does not exist

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

**Mechanical Inspection**

**M199**

Question	Response
<b>GAS SERVICE</b>	
<b>Gas Meter Room Vent</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Gas Pressure Booster</b>	Does not exist
<b>CO/Gas Leak Detection</b>	Does not exist
<b>HEATING</b>	
<b>Heating Coil In Ductwork</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hydronic Heating</b>	Does not exist
<b>Radiator/Convactor/Fin Tube</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Steam Heating</b>	Inspected
<b>F&amp;T/Steam Drip Trap</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>MER Steam and Condensate Piping</b>	Inspected
Condition	3- Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	MERs 237, 339
Deficiency Quantity	40
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Steam Condensate Return Piping</b>	Inspected
Condition	3- Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	MER B17
Deficiency Quantity	30
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Steam Condensate Return Pumping System</b>	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE MOTOR
Deficiency Location/Instance	MER B17
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Steam Piping</b>	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Gymnasium Toilet Room, Steam Room B2
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	REPLACE

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

**Mechanical Inspection**

**M199**

Question	Response
<b>HEATING</b>	
<b>Steam Heating</b>	
<b>Steam Piping</b>	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Terminal Unit Thermostatic Trap</b>	
Condition	Inspected
Deficiency	1- Good
Deficiency	No deficiencies recorded
<b>Steam supplied by External Sources</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
<b>Unit Heater/Cabinet Heater</b>	
	Does not exist
<b>HEATING PLANT</b>	
	Does not exist
<b>Enclosed IDF Room</b>	
	Inspected
Instance on Room 238	Inspected
<b>Dedicated A/C Equipment</b>	
Instance on Room 238	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Room 238
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>KITCHEN</b>	
	Inspected
Instance on 1st Floor	Inspected
<b>CO Detector</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Gas System</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Grease Trap</b>	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Hood</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Fan</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood Fire Suppression System</b>	

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

**Mechanical Inspection**

**M199**

Question	Response
<b>KITCHEN</b>	
<b>Hood Fire Suppression System</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hot Water Temperature Booster</b>	
Instance on 1st Floor	Does not exist
<b>Kitchen Sink</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>MDF Room</b>	
Instance on Room 209A	Inspected
<b>Dedicated A/C Equipment</b>	
Instance on Room 209A	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>SCIENCE DEMO ROOM</b>	
	Does not exist
<b>SCIENCE LAB</b>	
	Does not exist
<b>SCIENCE PREP ROOM</b>	
	Does not exist
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	
	Inspected
<b>Dry Sprinkler Alarm Valve Assembly</b>	
	Does not exist
<b>Wet Sprinkler Alarm Valve Assembly</b>	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Fire Booster Pump Assembly</b>	
	Does not exist
<b>Roof Tank</b>	
	Does not exist
<b>Siamese Connection</b>	
	Does not exist
<b>Sprinkler Head</b>	
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Rooms B10, B14, B16, B18 (painted, 13)
Deficiency Quantity	13
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
<b>Sprinkler Piping</b>	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Standpipe System</b>	
	Does not exist
<b>Water Gong</b>	
	Does not exist
<b>SWIMMING POOL</b>	
	Does not exist
<b>VENTILATION</b>	
Is the building Mechanically ventilated?	Inspected
	Partial
<b>Exhaust Fan</b>	
Condition	Inspected
Approximate Total # of Fans	3- Fair
Deficiency	1-25
	No deficiencies recorded
<b>Heating And Ventilating Unit</b>	
	Does not exist
<b>Metal Ductwork</b>	
Condition	Inspected
Are there any uninsulated ductwork by design in Mechanical rooms?	3- Fair
Are there chain operated dampers?	No
	No

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Building Condition Assessment Survey 2023-2024**

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**M199**

<b>Question</b>	<b>Response</b>
<b>VENTILATION</b>	
<b>Metal Ductwork</b>	
Deficiency	DAMAGED FLEXIBLE CONNECTION
Deficiency Location/Instance	MER 237 @ Auditorium B1
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 REGISTER/DIFFUSER
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
<b>Supply Fan</b>	Inspected
Condition	3- Fair
Approximate Total # of Fans	1-5
Deficiency	No deficiencies recorded
<b>Unit Ventilator</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded