

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

Mechanical Inspection

M234

Asset: P.S. 234 - MANHATTAN, 292 GREENWICH STREET, MANHATTAN, NY, 10007

Inspection Id	Inspection Type	Time In	Last Edited
2734	MECHANICAL	2024-01-26 09:12AM	2024-03-23 10:41AM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Fixtures - Toilets, Urinals; Drinking Fountains (~20%); Climate Control System: Terminal Unit Controllers; Kitchen - Grease Trap (1 of 2) Years: 2022 Systems: Student Fixtures - Drinking Fountain(~70%) Years: 2021 Systems: Sewage Ejector Pump (1 of 2) Years: 2020 Systems: Sewage Ejector Pump (1 of 2) Years: 2019 Systems: Air Cooled Chillers; Air Cooled Condensers; Chilled Water Distribution: Pumps; Chilled Water System - Backflow Preventer; Refrigerant Piping Years: 2018 Systems: F&T/Steam Drip Traps; Terminal Unit Thermostatic Traps Years: 2017
Are there fuel tanks?	Yes
Total # of above ground tanks	1
Total capacity of all above ground tanks in gal.	275
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	MERs B1, 212, 312; Penthouse MER
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	Penthouse MER
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
		No condition recorded					

Inspection

Question	Response
Mechanical	
AIR CONDITIONING	Inspected
Chilled Water System	Inspected
Absorption Chiller	Does not exist
Air Cooled Chiller	Inspected
Instance	Penthouse MER
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	Chiller-1
Capacity/Size Quantity	90
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2018
Source of Installation Year	Documented
Refrigerant Type	R-134A

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Air Cooled Chiller	
Deficiency	No deficiencies recorded
Instance	Penthouse MER
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	Chiller-2
Capacity/Size Quantity	90
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2018
Source of Installation Year	Documented
Refrigerant Type	R-134A
Deficiency	No deficiencies recorded
Instance	Penthouse MER
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	Chiller-3
Capacity/Size Quantity	90
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2018
Source of Installation Year	Documented
Refrigerant Type	R-134A
Deficiency	No deficiencies recorded
Air Cooled Condenser	Inspected
Instance	Roof
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	ACC-1
Capacity/Size Quantity	90
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2018
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Roof
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	ACC-2
Capacity/Size Quantity	90
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2018
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Roof

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AIR CONDITIONING	
Chilled Water System	
Air Cooled Condenser	
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	ACC-3
Capacity/Size Quantity	90
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2018
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Chilled Water Distribution: Piping, Pumps and Auxiliaries	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Backflow Preventer	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Central Station Air Handler	
	Inspected
Instance	Penthouse MER
Instance Condition	3- Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	AH-1, AH-3
Capacity/Size Quantity	5
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	1988
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Penthouse MER
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	AH-2
Capacity/Size Quantity	20
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	1988
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Penthouse MER
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	AH-4
Capacity/Size Quantity	30
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	1988

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AIR CONDITIONING	
Chilled Water System	
Central Station Air Handler	
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Penthouse MER
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	AH-5
Capacity/Size Quantity	8
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	1988
Source of Installation Year	Documented
Deficiency	DEFECTIVE FAN
Deficiency Location/Instance	Penthouse MER
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	MER 312
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	AH-6
Capacity/Size Quantity	8
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	1988
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	MER 212
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	AH-7
Capacity/Size Quantity	10
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	1988
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	Does not exist
Cooling Tower	Does not exist
DX Split System	Does not exist
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	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	MER 312 / RF-6 (bearing)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
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	Room 102
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 TERMINAL UNIT CONTROL VALVE
Deficiency Location/Instance	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
Hybrid System	Does not exist
Electric System	Does not exist
COMPACTOR	Does not exist
CONVEYING	Inspected
Dumbwaiter	Does not exist
Elevator	Inspected
Condition	4- Between Fair and Poor
Are all the existing elevators operable?	No
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

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Question	Response
DOMESTIC WATER SYSTEM	Inspected
Domestic Cold Water System	Inspected
Gravity System	Does not exist
Pressure Booster System	Does not exist
Water Service	Inspected
Instance	Basement - Water Main Room B1A
Instance Condition	3- Fair
Instance Quantity	3
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Basement - Water Main Room B1A
Deficiency Quantity	3
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	Inspected
Condition	3- Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	MER B1
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE AUXILIARIES(RELIEF VALVE, GAUGE, TEMPERATURE REGULATOR, ETC)
Deficiency Location/Instance	MER B1
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
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	Does not exist
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	3- Fair

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DRAIN/WASTE/VENT AND STORM SYSTEM	
Sewage Ejector Pump	
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	MER B1
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Sump Pump	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
	Does not exist
FIXTURES	
	Inspected
Staff And Other	
	Inspected
Janitor Sink	
Condition	3- Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	
Condition	3- Fair
Deficiency	No deficiencies recorded
Toilet	
Condition	1- Good
Deficiency	No deficiencies recorded
Urinal	
Condition	1- Good
Deficiency	No deficiencies recorded
Student	
	Inspected
Drinking Fountain	
Condition	1- Good
Deficiency	No deficiencies recorded
Lavatory/Sink	
Condition	3- Fair
Deficiency	No deficiencies recorded
Locker Room Shower	
	Does not exist
Sink And Fountain Combo Unit	
Condition	3- Fair
Deficiency	No deficiencies recorded
Toilet	
Condition	1- Good
Deficiency	No deficiencies recorded
Urinal	
Condition	1- Good
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	
	Does not exist
GAS SERVICE	
	Inspected
Gas Distribution Piping	
Condition	3- Fair
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

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GAS SERVICE	
CO/Gas Leak Detection	Does not exist
HEATING	Inspected
Heating Coil In Ductwork	Does not exist
Hydronic Heating	Does not exist
Radiator/Convactor/Fin Tube	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Heating	Inspected
F&T/Steam Drip Trap	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	Inspected
Condition	3- Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	MERs B1, 212, 312; Penthouse MER
Deficiency Quantity	140
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	4- Between Fair and Poor
Deficiency	DEFECTIVE PUMP
Deficiency Location/Instance	MER 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 PUMP
Deficiency Location/Instance	MER B1
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE MOTOR
Deficiency Location/Instance	MER B1
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Piping	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Room 108 - Toilet Room

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HEATING	
Steam Heating	
Steam Piping	
Deficiency Quantity	10
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	2- Between Good and Fair
Deficiency	No deficiencies recorded
Steam supplied by External Sources	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Unit Heater/Cabinet Heater	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
HEATING PLANT	
	Does not exist
Enclosed IDF Room	
	Inspected
Instance on Room B11	Inspected
Dedicated A/C Equipment	
Instance on Room B11	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
KITCHEN	
	Inspected
Instance on 1st Floor	Inspected
CO Detector	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Gas System	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Grease Trap	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
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	Inspected
Instance Condition	3- Fair

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Question	Response
KITCHEN	
Hood Fire Suppression System	
Deficiency	No deficiencies recorded
Hot Water Temperature Booster	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Kitchen Sink	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
MDF Room	Inspected
Instance on Room inside Room 206C	Inspected
Dedicated A/C Equipment	
Instance on Room inside Room 206C	Inspected
Instance Condition	3- 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
Condition	3- Fair
Deficiency	No deficiencies 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	1-25
Deficiency	No deficiencies recorded
Heating And Ventilating Unit	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded

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Question	Response
VENTILATION	
Metal Ductwork	Inspected
Condition	3- Fair
Are there any uninsulated ductwork by design in Mechanical rooms?	Yes
Are there chain operated dampers?	No
Deficiency	DEFECTIVE REGISTER/DIFFUSER
Deficiency Location/Instance	Room 206C
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Supply Fan	Does not exist
Unit Ventilator	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded