

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

**Mechanical Inspection**

**M282**




**Asset: BROADWAY EDUCATION CAMPUS - MANHATTAN, 26 BROADWAY, MANHATTAN, NY, 10004**

Inspection Id	Inspection Type	Time In	Last Edited
3975	MECHANICAL	2024-03-13 10:18AM	2024-04-25 12:47PM

**Asset Data**

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: 5th Floor Kitchen - Hot Water Temperature Booster Years: 2017
Are there fuel tanks?	No
Total # of water main service entries to the asset	0
MERs/Fan Rooms Locations	Ground Level - Chiller MER; MERs M01, M08, 231, 414, 420, 430, 436, 514, 614, 620, 638, 720, 726, 729A; Fan Rooms M10, 418, 437, 518, 520, 618, 622, 639, 718, 733
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	Science Lab 627, Science Prep Rooms 721
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Gymnasium, Boy's Locker Room; Rooms 101, 411C, 417, 429, 433, 605, 607, 609, 628, 703A, 703C, 705, 707, 707A, 709, 711A, 711B, 713, 721, 723, 727, 732 (obstructed, 33), Corridor near Room M07, Rooms M01, 434, 707 (painted, 4)
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 (Ground Level - Chiller MER); Fault Signal At Panel (Custodian's Office 428, MER 420)	CO/Gas Leak Detection	Ground Level - Chiller MER; Custodian's Office 428, MER 420	Fernando Cohen	Fireman	
Yes	Other	Hanging diffuser is a potential safety hazard	Metal Ductwork	1st Floor - Gymnasium	Fernando Cohen	Fireman	
Yes	Defective Fire/Smoke Damper	(6)	Metal Ductwork	1st, 4th, 5th and 6th Floors	Fernando Cohen	Fireman	

**Inspection**

Question	Response
<b>Mechanical</b>	
<b>AIR CONDITIONING</b>	Inspected
<b>Chilled Water System</b>	Inspected
<b>Absorption Chiller</b>	Does not exist
<b>Air Cooled Chiller</b>	Does not exist
<b>Air Cooled Condenser</b>	Does not exist
<b>Chilled Water Distribution: Piping, Pumps and Auxiliaries</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Backflow Preventer</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded

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<b>Question</b>	<b>Response</b>
<b>AIR CONDITIONING</b>	
<b>Chilled Water System</b>	
<b>Central Station Air Handler</b>	Inspected
Instance	MER M01
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	York
EquipmentId	AHU-1
Capacity/Size Quantity	30
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2011
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	MER M01
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	York
EquipmentId	AHU-6
Capacity/Size Quantity	8
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2011
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	MER M08
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	York
EquipmentId	AHU-2
Capacity/Size Quantity	25
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2011
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	MER M08
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	York
EquipmentId	AHU-4
Capacity/Size Quantity	15
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2011
Source of Installation Year	Documented
Deficiency	DEFECTIVE MOTOR
Deficiency Location/Instance	MER M08
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3

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<b>Question</b>	<b>Response</b>
<b>AIR CONDITIONING</b>	
<b>Chilled Water System</b>	
<b>Central Station Air Handler</b>	
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	MER 231
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	York
EquipmentId	AHU-3
Capacity/Size Quantity	20
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2011
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	MER 231
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	York
EquipmentId	AHU-5
Capacity/Size Quantity	15
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2011
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	MER 420
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	McQuay
EquipmentId	AHU-1
Capacity/Size Quantity	8575
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented
Installation Year	2008
Source of Installation Year	Documented
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	MER 420
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 430
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	McQuay
EquipmentId	AHU-2
Capacity/Size Quantity	6710
Capacity/Size UOM	CFM

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<b>Question</b>	<b>Response</b>
<b>AIR CONDITIONING</b>	
<b>Chilled Water System</b>	
<b>Central Station Air Handler</b>	
Source of Capacity/Size	Documented
Installation Year	2008
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	MER 436
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	McQuay
EquipmentId	AHU-3
Capacity/Size Quantity	8245
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented
Installation Year	2008
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	MER 436
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	McQuay
EquipmentId	AHU-4
Capacity/Size Quantity	5225
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented
Installation Year	2008
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	MER 620
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	McQuay
EquipmentId	AHU-5
Capacity/Size Quantity	4400
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented
Installation Year	2011
Source of Installation Year	Documented
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	MER 620
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 638
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	McQuay
EquipmentId	AHU-6

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Question	Response
<b>AIR CONDITIONING</b>	
<b>Chilled Water System</b>	
<b>Central Station Air Handler</b>	
Capacity/Size Quantity	420
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented
Installation Year	2008
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	MER 720
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	AHU-7.1
Capacity/Size Quantity	8
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2008
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	MER 720
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	AHU-7.4
Capacity/Size Quantity	3
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2008
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	MER 726
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	AHU-7.3
Capacity/Size Quantity	3
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2008
Source of Installation Year	Documented
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	MER 726
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 729A
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH

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Question	Response
<b>AIR CONDITIONING</b>	
<b>Chilled Water System</b>	
<b>Central Station Air Handler</b>	
Manufacturer	Trane
EquipmentId	AHU-7.2
Capacity/Size Quantity	5
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2008
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
<b>Fan Coil Unit</b>	Does not exist
<b>Packaged Air Cooled Chiller</b>	Does not exist
<b>Water Cooled Chiller</b>	Inspected
Instance	Ground Level - Chiller MER
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	MULTISTACK
EquipmentId	CH-1
Capacity/Size Quantity	300
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2011
Source of Installation Year	Documented
Refrigerant Type	R-410A
Deficiency	151 - 350 TONS:DEFECTIVE COMPRESSOR
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	151 - 350 TONS:DEFECTIVE CONTROLS
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	151 - 350 TONS:DEFECTIVE CONDENSER
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Condenser Water Distribution: Piping, Pumps and Auxiliaries</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Cooling Coil in Ductwork</b>	Does not exist
<b>Cooling Tower</b>	Inspected
Instance	16th Floor Roof
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH

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<b>Question</b>	<b>Response</b>
<b>AIR CONDITIONING</b>	
<b>Cooling Tower</b>	
Manufacturer	Marley
EquipmentId	N/A
Capacity/Size Quantity	300
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2011
Source of Installation Year	Documented
Deficiency	151 - 350 TONS:FAN DEFECTIVE
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	151 - 350 TONS:BASIN DEFECTIVE
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>DX Split System</b>	Inspected
<b>Indoor Unit</b>	Inspected
Condition	3- Fair
Deficiency	UP TO 5 TONS:DEFECTIVE
Deficiency Location/Instance	Kitchen Storage Room 526D, Electrical Room M07, Rooms 703A, 711A, 729C, MER 414
Deficiency Quantity	6
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Outdoor Unit</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	UP TO 5 TONS:DEFECTIVE COMPRESSOR
Deficiency Location/Instance	Fan Room 622
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations 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	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Return Fan</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	MERs M08, 231 (bearing)
Deficiency Quantity	2

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<b>Question</b>	<b>Response</b>
<b>AIR CONDITIONING</b>	
<b>Return Fan</b>	
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>CENTRAL ACID WASTE NEUTRALIZING TANK</b>	
	Does not exist
<b>CLIMATE CONTROL SYSTEM</b>	
	Inspected
<b>BMS</b>	
	Inspected
Instance	Throughout
Instance Condition	4- Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	0-20%
Installation Year	2011
Source of Installation Year	Documented
Deficiency	DEFECTIVE SYSTEM
Deficiency Location/Instance	Throughout
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>	
	Does not exist
<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>	
Condition	2- Between Good and 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>	
	Does not exist
<b>Sidewalk Elevator</b>	
	Does not exist
<b>DOMESTIC WATER SYSTEM</b>	
	Inspected
<b>Domestic Cold Water System</b>	
	Does not exist
<b>Domestic Hot Water System</b>	
	Inspected
<b>Domestic Hot Water Remote Storage Tank</b>	
	Does not exist
<b>Domestic Water Heat Exchanger</b>	
Condition	2- Between Good and Fair
Deficiency	Flange Leaks
Deficiency Location/Instance	Ground Level - Chiller MER, MER 415 (2 of 2)
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Electric Domestic Water Heater</b>	
	Inspected



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<b>Question</b>	<b>Response</b>
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Hot Water System</b>	
<b>Electric Domestic Water Heater</b>	
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	MER 720 (1 of 3)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Gas Fired Domestic Water Heater</b>	Does not exist
<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	2- Between Good and Fair
Deficiency	DEFECTIVE DOMESTIC HOT WATER CIRCULATING PUMP
Deficiency Location/Instance	Fan Room 520
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 BACKFLOW PREVENTER
Deficiency Location/Instance	Janitor Closet 125
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	
<b>Interior Storm Piping</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
<b>Sewage/Waste/Vent Piping</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sewage Ejector Pump</b>	Does not exist
<b>Sump Pump</b>	Does not exist
<b>DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)</b>	
<b>Dual Temperature Distribution: Piping, Pumps and Auxiliaries</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Dual Temperature Terminal Fan Coil Unit</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	Cafeteria, Library, Rooms 633, 711, 729 and other locations
Deficiency Quantity	15
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded

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<b>Question</b>	<b>Response</b>
<b>DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)</b>	
<b>Dual Temperature Terminal Fan Coil Unit</b>	
Deficiency	DAMAGED GUARD/SHIELD
Deficiency Location/Instance	Rooms 633, 709
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE MOTOR
Deficiency Location/Instance	Rooms 519, 609, 611
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>FIXTURES</b>	Inspected
<b>Staff And Other</b>	Inspected
<b>Janitor Sink</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Urinal</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Student</b>	Inspected
<b>Drinking Fountain</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	CLOGGED/LEAKING
Deficiency Location/Instance	Corridor near Room 626
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	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Locker Room Shower</b>	Inspected
Instance on 1st Floor - Boys	Inaccessible
Instance on 1st Floor - Girls	Inaccessible
<b>Sink And Fountain Combo Unit</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	Inspected
Condition	2- Between Good and Fair

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Question	Response
<b>FIXTURES</b>	
<b>Student</b>	
<b>Toilet</b>	
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Boy's Toilet Room 736
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Urinal</b>	Inspected
Condition	2- Between Good and 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	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Gas Meter Room Exhaust Fan</b>	Does not exist
<b>Gas Meter Room Vent</b>	Does not exist
<b>Gas Pressure Booster</b>	Does not exist
<b>CO/Gas Leak Detection</b>	Inspected
Instance	Ground Level - Chiller MER
Instance Condition	4- Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2011
Source of Installation Year	Documented
Deficiency	DEFECTIVE SYSTEM
Deficiency Location/Instance	Ground Level - Chiller MER
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Instance	MER 420
Instance Condition	4- Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2011
Source of Installation Year	Documented
Deficiency	DEFECTIVE CONTROL PANEL
Deficiency Location/Instance	MER 420, Custodian's Office 428
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
<b>HEATING</b>	Inspected
<b>Heating Coil In Ductwork</b>	Does not exist
<b>Hydronic Heating</b>	Inspected
<b>Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries</b>	Inspected

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<b>HEATING</b>	
<b>Hydronic Heating</b>	
<b>Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries</b>	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Backflow Preventer</b>	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hot Water Heat Exchanger</b>	
	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	MER 414 (Flange leak, 1 of 6)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Ground Level - Chiller MER
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Radiator/Convactor/Fin Tube</b>	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Steam Heating</b>	
	Inspected
<b>F&amp;T/Steam Drip Trap</b>	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>MER Steam and Condensate Piping</b>	
	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	MER M01
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
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	No deficiencies recorded
<b>Steam Condensate Return Pumping System</b>	
	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE PUMP
Deficiency Location/Instance	Ground Level - Chiller MER, MER 414 (2 of 4)
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
<b>HEATING</b>	
<b>Steam Heating</b>	
<b>Steam Condensate Return Pumping System</b>	
Violations	No violations recorded
<b>Steam Piping</b>	
Condition	3- Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Ground Level - Chiller MER
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Terminal Unit Thermostatic Trap</b>	
Condition	5- Poor
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Corridor near Stair "1/2" (1 of 1)
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 supplied by External Sources</b>	
Does not exist	
<b>Unit Heater/Cabinet Heater</b>	
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Ground Level - Chiller MER, Fan Room 437, MERs 720, 726
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>HEATING PLANT</b>	
Does not exist	
<b>Enclosed IDF Room</b>	
Inspected	
Instance on Rooms 106, 140, 402, 424, 502, 602, 626, 702, 724	Inspected
Instance on Rooms 217	Inspected
<b>Dedicated A/C Equipment</b>	
Instance on Rooms 106, 140, 402, 424, 502, 602, 626, 702, 724	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Rooms 106, 140, 402, 424, 502, 602, 626, 702, 724
Deficiency Quantity	9
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance on Rooms 217	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>KITCHEN</b>	
Inspected	
Instance on 5th Floor	Inspected

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<b>Question</b>	<b>Response</b>
<b>KITCHEN</b>	
Instance on 1st Floor	Inspected
<b>CO Detector</b>	
Instance on 5th Floor	Not required
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Gas System</b>	
Instance on 5th Floor	Does not exist
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Grease Trap</b>	
Instance on 5th Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood</b>	
Instance on 5th Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	
Instance on 5th Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Fan</b>	
Instance on 5th Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood Fire Suppression System</b>	
Instance on 5th Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hot Water Temperature Booster</b>	
Instance on 5th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	DEFECTIVE

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<b>Question</b>	<b>Response</b>
<b>KITCHEN</b>	
<b>Hot Water Temperature Booster</b>	
Deficiency Location/Instance	Kitchen
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Kitchen Sink</b>	
Instance on 5th Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>MDF Room</b>	Inspected
Instance on Room 524	Inspected
Instance on Room M04	Inspected
<b>Dedicated A/C Equipment</b>	
Instance on Room 524	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room 524
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 Room M04	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>SCIENCE DEMO ROOM</b>	Does not exist
<b>SCIENCE LAB</b>	Inspected
Instance on Room 627	Inspected
Alternative Use	No
Instance on Rooms 230,723	Inspected
Alternative Use	No
Instance on Rooms 234, 236, 525, 527	Inspected
Alternative Use	No
<b>Acid Waste Neutralizing Tank</b>	
Instance on Room 627	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Rooms 230,723	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Rooms 234, 236, 525, 527	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>CO Detector</b>	
Instance on Room 627	Inspected
Instance Condition	4- Between Fair and Poor

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<b>Question</b>	<b>Response</b>
<b>SCIENCE LAB</b>	
<b>CO Detector</b>	
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Room 627
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Instance on Rooms 230,723	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Rooms 234, 236, 525, 527	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Emergency Shower</b>	
Instance on Room 627	Does not exist
Instance on Rooms 230,723	Does not exist
Instance on Rooms 234, 236, 525, 527	Does not exist
<b>Eye Wash</b>	
Instance on Room 627	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Rooms 230,723	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Rooms 234, 236, 525, 527	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	
Instance on Room 627	Does not exist
Instance on Rooms 230,723	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Rooms 234, 236, 525, 527	Does not exist
<b>Hood Exhaust Fan</b>	
Instance on Room 627	Does not exist
Instance on Rooms 230,723	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Rooms 234, 236, 525, 527	Does not exist
<b>Fixed Laboratory Hood</b>	
Instance on Room 627	Does not exist
Instance on Rooms 230,723	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Rooms 234, 236, 525, 527	Does not exist
<b>Laboratory Sink</b>	
Instance on Room 627	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Rooms 230,723	Inspected
Instance Condition	2- Between Good and Fair



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<b>Question</b>	<b>Response</b>
<b>SCIENCE LAB</b>	
<b>Laboratory Sink</b>	
Deficiency	No deficiencies recorded
Instance on Rooms 234, 236, 525, 527	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room 234 (1 of 4)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Make-up Air Unit</b>	
Instance on Room 627	Does not exist
Instance on Rooms 230,723	Does not exist
Instance on Rooms 234, 236, 525, 527	Does not exist
<b>SCIENCE PREP ROOM</b>	Inspected
Instance on Room 232	Inspected
Alternative Use	No
Instance on Rooms 523, 625	Inspected
Alternative Use	No
Instance on Room 721	Inspected
Alternative Use	No
<b>Acid Waste Neutralizing Tank</b>	
Instance on Room 232	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Rooms 523, 625	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 721	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>CO Detector</b>	
Instance on Room 232	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Rooms 523, 625	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 721	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Room 721
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
<b>Emergency Shower</b>	
Instance on Room 232	Inspected
Instance Condition	2- Between Good and Fair

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<b>Question</b>	<b>Response</b>
<b>SCIENCE PREP ROOM</b>	
<b>Emergency Shower</b>	
Deficiency	No deficiencies recorded
Instance on Rooms 523, 625	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 721	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Eye Wash</b>	
Instance on Room 232	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Rooms 523, 625	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 721	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	
Instance on Room 232	Does not exist
Instance on Rooms 523, 625	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 721	Does not exist
<b>Hood Exhaust Fan</b>	
Instance on Room 232	Does not exist
Instance on Rooms 523, 625	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 721	Does not exist
<b>Fixed Laboratory Hood</b>	
Instance on Room 232	Does not exist
Instance on Rooms 523, 625	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 721	Does not exist
<b>Laboratory Sink</b>	
Instance on Room 232	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Rooms 523, 625	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 721	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	
Instance on Room 232	Does not exist
Instance on Rooms 523, 625	Does not exist
Instance on Room 721	Does not exist
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	
	Inspected
<b>Dry Sprinkler Alarm Valve Assembly</b>	Does not exist

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<b>Question</b>	<b>Response</b>
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	
<b>Wet Sprinkler Alarm Valve Assembly</b>	Does not exist
<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>	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Gymnasium, Boy's Locker Room; Rooms 101, 411C, 417, 429, 433, 605, 607, 609, 628, 703A, 703C, 705, 707, 707A, 709, 711A, 711B, 713, 721, 723, 727, 732 (obstructed, 33), Corridor near Room M07, Rooms M01, 434, 707 (painted, 4)
Deficiency Quantity	37
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
<b>Sprinkler Piping</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Standpipe System</b>	Inspected
<b>Hose Valve Assembly</b>	Inspected
Condition	3- Fair
Deficiency	FIRE HOSE IMPROPERLY RACKED OR ROLLED
Deficiency Location/Instance	Corridor near Rooms 634, 734
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Piping</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Water Gong</b>	Does not exist
<b>SWIMMING POOL</b>	Does not exist
<b>VENTILATION</b>	Inspected
Is the building Mechanically ventilated?	Yes
<b>Exhaust Fan</b>	Inspected
Condition	2- Between Good and Fair
Approximate Total # of Fans	1-25
Deficiency	DEFECTIVE
Deficiency Location/Instance	Fan Room 518 (belt); Fan Room 636 / EF-4 (bearing)
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Heating And Ventilating Unit</b>	Does not exist
<b>Metal Ductwork</b>	Inspected
Condition	2- Between Good and Fair
Are there any uninsulated ductwork by design in Mechanical rooms?	No
Are there chain operated dampers?	No
Deficiency	DAMAGED/MISSING INSULATION

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<b>Question</b>	<b>Response</b>
<b>VENTILATION</b>	
<b>Metal Ductwork</b>	
Deficiency Location/Instance	Corridor near Room M10, MER 231
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	DAMAGED FLEXIBLE CONNECTION
Deficiency Location/Instance	Fan Room 622 @ SPF-2
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 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Deficiency	DEFECTIVE FIRE/SMOKE DAMPER
Deficiency Location/Instance	1st, 4th, 5th and 6th Floors
Deficiency Quantity	6
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
<b>Supply Fan</b>	Does not exist
<b>Unit Ventilator</b>	Does not exist