

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

Mechanical Inspection

M471

Asset: DISTRICT 2 PRE-K CENTER @ 355 EAST 76 STREET - MANHATTAN, 355 EAST 76 STREET, MANHATTAN, NY, 10021

Inspection Id	Inspection Type	Time In	Last Edited
3849	MECHANICAL	2024-03-11 08:23AM	2024-04-24 05:06PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Gas Fired Furnace Years: 2022
Are there fuel tanks?	No
Total # of water main service entries to the asset	1
MERs/Fan Rooms Locations	Fire Pump Room C03, Fan Room 220, MER 612
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Stair "B" Bulkhead (painted, 1)
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	1- Good
Deficiency	No deficiencies recorded
Outdoor Unit	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Dry Cooler	Does not exist
Packaged / Rooftop Unit	Inspected
Instance	Roof
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	PremiSys
EquipmentId	N/A
Capacity/Size Quantity	38
Capacity/Size UOM	Tons
Source of Capacity/Size	Custodial Staff
Installation Year	2019
Source of Installation Year	Documented
Source of Heating	Gas
Refrigerant Type	R-410A
Deficiency	No deficiencies recorded
Packaged Terminal A/C	Does not exist
Refrigerant Leak Detection System	Does not exist
Refrigerant Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded

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Question	Response
AIR CONDITIONING	
Return Fan	Does not exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Inspected
Instance	Throughout
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Installation Year	2019
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Pneumatic System	Does not exist
Hybrid System	Does not exist
Electric System	Does not exist
COMPACTOR	Does not exist
CONVEYING	Inspected
Dumbwaiter	Does not exist
Elevator	Inspected
Condition	1- Good
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	Does not exist
Water Service	Inspected
Instance	Fire Pump Room C03
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	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Domestic Water Heat Exchanger	Does not exist
Electric Domestic Water Heater	Does not exist
Gas Fired Domestic Water Heater	Inspected
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Laars
EquipmentId	N/A
Capacity/Size Quantity	400
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	0

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Gas Fired Domestic Water Heater	
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2019
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Oil Fired Domestic Water Heater	Does not exist
Heat Pump Domestic Water Heater	Does not exist
Domestic Water Distribution Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	
Interior Storm Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Sewage Ejector Pump	Does not exist
Sump Pump	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
FIXTURES	
Staff And Other	Inspected
Janitor Sink	
Condition	1- Good
Deficiency	No deficiencies recorded
Lavatory/Sink	
Condition	1- Good
Deficiency	No deficiencies recorded
Toilet	
Condition	1- Good
Deficiency	No deficiencies recorded
Urinal	
Does not exist	
Student	
Drinking Fountain	
Condition	1- Good
Deficiency	No deficiencies recorded
Lavatory/Sink	
Condition	1- Good
Deficiency	No deficiencies recorded
Locker Room Shower	
Does not exist	
Sink And Fountain Combo Unit	
Toilet	
Condition	1- Good
Deficiency	No deficiencies recorded
Urinal	
Does not exist	
GAS FIRED FURNACE	
Condition	1- Good
Deficiency	No deficiencies recorded

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Question	Response
GAS SERVICE	Inspected
Gas Distribution Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Gas Meter Room Vent	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Gas Pressure Booster	Inspected
Instance	Gas Meter Room C04
Instance Condition	1- Good
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	Eclipse
EquipmentId	N/A
Capacity/Size Quantity	11600
Capacity/Size UOM	SCFH
Source of Capacity/Size	Documented
Installation Year	2019
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
CO/Gas Leak Detection	Inspected
Instance	Gas Meter Room C04, Boiler Room
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2019
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
HEATING	Inspected
Heating Coil In Ductwork	Does not exist
Hydronic Heating	Inspected
Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Backflow Preventer	Does not exist
Hot Water Heat Exchanger	Does not exist
Radiator/Convactor/Fin Tube	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Steam Heating	Does not exist
Steam supplied by External Sources	Does not exist
Unit Heater/Cabinet Heater	Inspected
Condition	1- Good
Deficiency	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
HEATING PLANT	Inspected

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Question	Response
HEATING PLANT	
Instance on Penthouse	Inspected
Is there a water meter on the boiler make-up water piping?	No
Burner Manufacturer	N/A
Burner Model	N/A
Burner Type	Gas
Heating Plant Oil Number	N/A
Boiler Auxiliaries	
Instance on Penthouse	Inspected
Boiler Auxiliary Piping	
Instance on Penthouse	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Penthouse	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Penthouse	Does not exist
Boiler Feedwater Treatment(Automatic)	
Instance on Penthouse	Does not exist
Boiler Flue Exhaust	
Instance on Penthouse	Does not exist
Boiler Make-up Water Backflow Preventer	
Instance on Penthouse	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on Penthouse	Does not exist
Boiler Safety Valve	
Instance on Penthouse	Does not exist
Boiler System	
Instance on Penthouse	Inspected
Coal-fired Boiler	
Instance on Penthouse	Does not exist
Hot Water Boiler	
Instance on Penthouse	Does not exist
Modular Boiler	
Instance on Penthouse	Inspected
Instance on Penthouse	Inspected
Instance	Boiler Room
Instance Condition	2- Between Good and Fair
Instance Quantity	1,043
Instance Quantity Uom	MBH NET
Manufacturer	AERCO
EquipmentId	206898-01
Capacity/Size Quantity	1500
Capacity/Size UOM	MBH Input
Source of Capacity/Size	Documented
Installation Year	2019
Source of Installation Year	Documented
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH

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Question	Response
HEATING PLANT	
Boiler System	
Modular Boiler	
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Boiler	
Instance on Penthouse	Does not exist
Fuel System	
Instance on Penthouse	Does not exist
Enclosed IDF Room	
Instance on Room 208	Inspected
Dedicated A/C Equipment	
Instance on Room 208	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
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	1- Good
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	1- Good
Deficiency	No deficiencies recorded
MDF Room	
Instance on Room 106	Inspected
Dedicated A/C Equipment	
Instance on Room 106	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	
	Does not exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
	Inspected
Dry Sprinkler Alarm Valve Assembly	Does not exist
Wet Sprinkler Alarm Valve Assembly	Inspected
Condition	1- Good

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SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Wet Sprinkler Alarm Valve Assembly	
Deficiency	NOT IN USE
Deficiency Location/Instance	Fire Pump Room C03
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	
Condition	Inspected
Deficiency	DEFECTIVE FIRE BOOSTER PUMP
Deficiency Location/Instance	Fire Pump Room C03 (leaking)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Roof Tank	
Condition	Does not exist
Siamese Connection	
Condition	Inspected
Deficiency	No deficiencies recorded
Sprinkler Head	
Condition	Inspected
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Stair "B" Bulkhead (painted, 1)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Sprinkler Piping	
Condition	Inspected
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Stair "B/Bulkhead"
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Standpipe System	
Condition	Inspected
Hose Valve Assembly	
Condition	Inspected
Deficiency	No deficiencies recorded
Piping	
Condition	Inspected
Deficiency	No deficiencies recorded
Water Gong	
Condition	Does not exist
SWIMMING POOL	
Condition	Does not exist
VENTILATION	
Condition	Inspected
Is the building Mechanically ventilated?	Yes
Exhaust Fan	
Condition	Inspected

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Question	Response
VENTILATION	
Exhaust Fan	
Condition	1- Good
Approximate Total # of Fans	1-25
Deficiency	No deficiencies recorded
Heating And Ventilating Unit	
Does not exist	
Metal Ductwork	
Inspected	
Condition	1- Good
Are there any uninsulated ductwork by design in Mechanical rooms?	No
Are there chain operated dampers?	No
Deficiency	No deficiencies recorded
Supply Fan	
Does not exist	
Unit Ventilator	
Does not exist	