

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

Mechanical Inspection

M488


Asset: MIDTOWN EAST CAMPUS - MANHATTAN, 231-249 EAST 56 STREET, MANHATTAN, NY, 10019

Inspection Id	Inspection Type	Time In	Last Edited
4945	MECHANICAL	2024-04-23 06:06AM	2024-05-28 08:18PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Sewage Ejector Pump (1 of 2) Years: 2024
Are there fuel tanks?	Yes
Total # of above ground tanks	1
Total capacity of all above ground tanks in gal.	430
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	4
MERs/Fan Rooms Locations	Fire Pump Room 022; MERs L209, L130, 214, 314, 404, 436A, 614, 714, 814, 914, 1014, 1114, 1201
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	Science Prep Rooms 1011, 1113
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Electric Pressure Booster Pump Room 020, MERs 614, 1201 (painted, 3); Electric Pressure Booster Pump Room (obstructed,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
Yes	Defective Sprinkler/Standpipe System	Valve outlets have insufficient clearance to connect fire hose (9)	Hose Valve Assembly	Stairs "E/4", "D/4", "D/6", "B/7", "D/7", "D/8", "D/9", "D/10", "D/11"	Jonathan Hodge	Fireman	

Inspection

Question	Response
Mechanical	
AIR CONDITIONING	Inspected
Chilled Water System	Does not exist
Condenser Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Cooling Coil in Ductwork	Does not exist
Cooling Tower	Inspected
Instance	Main Roof (Bank of two Modules)
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Evapco
EquipmentId	N/A
Capacity/Size Quantity	1100
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2012
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
DX Split System	Does not exist
Dry Cooler	Does not exist
Packaged / Rooftop Unit	Inspected

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Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Instance	Elevator Machine Room Roof
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Johnson Controls, Inc
EquipmentId	AC-12.1
Capacity/Size Quantity	10
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2012
Source of Installation Year	Documented
Source of Heating	Electric
Refrigerant Type	R-410A
Deficiency	UP TO 20 TONS:DEFECTIVE UNIT
Deficiency Location/Instance	Elevator Machine Room Roof
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	MER L207
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Mammoth
EquipmentId	DOAC-4
Capacity/Size Quantity	75
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2012
Source of Installation Year	Documented
Source of Heating	Hydronic
Refrigerant Type	R-410A
Deficiency	OVER 20 TONS:DEFECTIVE HEATING COIL
Deficiency Location/Instance	MER L207
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	MER L207
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Mammoth
EquipmentId	CAC-2
Capacity/Size Quantity	14
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2012
Source of Installation Year	Documented
Source of Heating	Hydronic
Refrigerant Type	R-410A

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Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Deficiency	No deficiencies recorded
Instance	MER L207
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Mammoth
EquipmentId	AC-C1.6
Capacity/Size Quantity	26
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2012
Source of Installation Year	Documented
Source of Heating	Hydronic
Refrigerant Type	R-410A
Deficiency	OVER 20 TONS:DEFECTIVE COMPRESSOR
Deficiency Location/Instance	MER L207
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	MER 214
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Mammoth
EquipmentId	AC-1.1
Capacity/Size Quantity	14
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2012
Source of Installation Year	Documented
Source of Heating	Hydronic
Refrigerant Type	R-410A
Deficiency	No deficiencies recorded
Instance	MER 314
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Mammoth
EquipmentId	AC-2.1
Capacity/Size Quantity	22
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2012
Source of Installation Year	Documented
Source of Heating	Hydronic
Refrigerant Type	R-410A
Deficiency	No deficiencies recorded
Instance	MER 404
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH

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Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Manufacturer	Mammoth
EquipmentId	AC-3.1
Capacity/Size Quantity	31
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2012
Source of Installation Year	Documented
Source of Heating	Hydronic
Refrigerant Type	R-410A
Deficiency	No deficiencies recorded
Instance	MER 614
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Mammoth
EquipmentId	AC-5.1
Capacity/Size Quantity	31
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2012
Source of Installation Year	Documented
Source of Heating	Hydronic
Refrigerant Type	R-410A
Deficiency	OVER 20 TONS:DEFECTIVE HEATING COIL
Deficiency Location/Instance	MER 614
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	MER 714
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Mammoth
EquipmentId	AC-6.1
Capacity/Size Quantity	24
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2012
Source of Installation Year	Documented
Source of Heating	Hydronic
Refrigerant Type	R-410A
Deficiency	No deficiencies recorded
Instance	MER 814
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Mammoth
EquipmentId	AC-7.1
Capacity/Size Quantity	25
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate

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Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Installation Year	2012
Source of Installation Year	Documented
Source of Heating	Hydronic
Refrigerant Type	R-410A
Deficiency	No deficiencies recorded
Instance	MER 914
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Mammoth
EquipmentId	AC-8.1
Capacity/Size Quantity	25
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2012
Source of Installation Year	Documented
Source of Heating	Hydronic
Refrigerant Type	R-410A
Deficiency	No deficiencies recorded
Instance	MER 1014
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Mammoth
EquipmentId	AC-9.1
Capacity/Size Quantity	24
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2012
Source of Installation Year	Documented
Source of Heating	Hydronic
Refrigerant Type	R-410A
Deficiency	No deficiencies recorded
Instance	MER 1114
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Mammoth
EquipmentId	AC-10.1
Capacity/Size Quantity	23
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2012
Source of Installation Year	Documented
Source of Heating	Hydronic
Refrigerant Type	R-410A
Deficiency	No deficiencies recorded
Instance	MER 1201
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Mammoth
EquipmentId	DOAC-1
Capacity/Size Quantity	63

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AIR CONDITIONING	
Packaged / Rooftop Unit	
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2012
Source of Installation Year	Documented
Source of Heating	Hydronic
Refrigerant Type	R-410A
Deficiency	No deficiencies recorded
Instance	MER 1201
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Mammoth
EquipmentId	DOAC-2
Capacity/Size Quantity	65
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2012
Source of Installation Year	Documented
Source of Heating	Hydronic
Refrigerant Type	R-410A
Deficiency	OVER 20 TONS:DEFECTIVE HEATING COIL
Deficiency Location/Instance	MER 1201
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	MER 1201
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Mammoth
EquipmentId	CAC-1
Capacity/Size Quantity	14
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2012
Source of Installation Year	Documented
Source of Heating	Hydronic
Refrigerant Type	R-410A
Deficiency	UP TO 20 TONS:DEFECTIVE HEATING COIL
Deficiency Location/Instance	MER 1201
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	MER L207
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Mammoth

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AIR CONDITIONING	
Packaged / Rooftop Unit	
EquipmentId	AC-C0.1
Capacity/Size Quantity	5
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2012
Source of Installation Year	Documented
Source of Heating	Hydronic
Refrigerant Type	R-410A
Deficiency	No deficiencies recorded
Instance	MER 404
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Mammoth
EquipmentId	AC-4.3
Capacity/Size Quantity	26
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2012
Source of Installation Year	Documented
Source of Heating	Hydronic
Refrigerant Type	R-410A
Deficiency	No deficiencies recorded
Instance	MER 436A
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Mammoth
EquipmentId	AC-4.1
Capacity/Size Quantity	11
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2012
Source of Installation Year	Documented
Source of Heating	Hydronic
Refrigerant Type	R-410A
Deficiency	UP TO 20 TONS:DEFECTIVE COMPRESSOR
Deficiency Location/Instance	MER 436A (missing)
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	MER 436A
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Mammoth
EquipmentId	AC-4.2
Capacity/Size Quantity	18
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2012

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AIR CONDITIONING	
Packaged / Rooftop Unit	
Source of Installation Year	Documented
Source of Heating	Hydronic
Refrigerant Type	R-410A
Deficiency	No deficiencies recorded
Instance	MER L207
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Mammoth
EquipmentId	AC-CM-1
Capacity/Size Quantity	4
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2012
Source of Installation Year	Documented
Source of Heating	Hydronic
Refrigerant Type	R-410A
Deficiency	No deficiencies recorded
Instance	MER L207
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Mammoth
EquipmentId	DOAC-3
Capacity/Size Quantity	75
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2012
Source of Installation Year	Documented
Source of Heating	Hydronic
Refrigerant Type	R-410A
Deficiency	No deficiencies recorded
Packaged Terminal A/C	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Refrigerant Leak Detection System	Does not exist
Refrigerant Piping	Does not exist
Return Fan	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CENTRAL ACID WASTE NEUTRALIZING TANK	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CLIMATE CONTROL SYSTEM	Inspected
BMS	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	2012
Source of Installation Year	Documented
Deficiency	DEFECTIVE SYSTEM

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Question	Response
CLIMATE CONTROL SYSTEM	
BMS	
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
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	2- Between Good and Fair
Are all the existing elevators operable?	Yes
Deficiency	No deficiencies recorded
Escalator	Does not exist
Non-auditorium Handicap Lift - Vertical	Inspected
Condition	2- Between Good and Fair
Are all the existing non-auditorium vertical handicap lifts operable?	Yes
Deficiency	No deficiencies recorded
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	Inspected
Electric Pressure Booster System	Inspected
Instance	Electric Pressure Booster Pump Room -020
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	SyncroFlo
EquipmentId	N/A
Capacity/Size Quantity	3
Capacity/Size UOM	Total # Pumps
Capacity/Size 2 Quantity	45
Capacity/Size 2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	2012
Source of Installation Year	Documented
Deficiency	DEFECTIVE PUMP
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Hydraulic/Pneumatic Booster System	Does not exist
Water Service	Inspected
Instance	Electric Pressure Booster Pump Room 020, Room L105
Instance Condition	2- Between Good and Fair

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Water Service	
Instance Quantity	4
Instance Quantity Uom	EACH
Deficiency	No deficiencies 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	Does not exist
Gas Fired Domestic Water Heater	Inspected
Instance	MER 1201
Instance Condition	2- Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	PVI
EquipmentId	N/A
Capacity/Size Quantity	750
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	250
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2012
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	Inspected
Interior Storm Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	Inspected
Condition	1- Good
Deficiency	SEWAGE/WASTE PIPING:DEFECTIVE/LEAKS
Deficiency Location/Instance	Room 503 - Visitors Shower Room (drain system)
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Sewage Ejector Pump	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Sump Pump	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	Does not exist
FIXTURES	Inspected
Staff And Other	Inspected
Janitor Sink	Inspected
Condition	2- Between Good and Fair

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Question	Response
FIXTURES	
Staff And Other	
Janitor Sink	
Deficiency	No deficiencies recorded
Lavatory/Sink	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency Location/Instance	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Quantity	Staff Toilet Room near Main Entrance
Quantity Uom	1
Potential Action	EACH
Urgency of Action	MAINTENANCE
Purpose of Action	PRIORITY 3
Violations	LEVEL 2
	No violations recorded
Toilet	
Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
Urinal	
	Does not exist
Student	
	Inspected
Drinking Fountain	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency Location/Instance	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Quantity	5th Floor - Cafeteria and Gymnasium
Quantity Uom	5
Potential Action	EACH
Urgency of Action	MAINTENANCE
Purpose of Action	PRIORITY 3
Violations	LEVEL 2
	No violations recorded
Lavatory/Sink	
Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
Locker Room Shower	
	Inspected
Instance on Room 422 - Boys	Inaccessible
Instance on Room 424 - Girls	Inaccessible
Instance on Room 503 - Visitors	Inaccessible
Sink And Fountain Combo Unit	
Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
Toilet	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency Location/Instance	CLOGGED/LEAKING
Deficiency Quantity	Toilet Room within Rooms 313, 315
Quantity Uom	2
Potential Action	EACH
Urgency of Action	MAINTENANCE
Purpose of Action	PRIORITY 3
Violations	LEVEL 2
	No violations recorded
Urinal	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency Location/Instance	CLOGGED/LEAKING
	Boy's Toilet Room 806

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FIXTURES	
Student	
Urinal	
Deficiency Quantity	1
Quantity Uom	EACH
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	1- Good
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Meter Room Vent	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Pressure Booster	Inspected
Instance	Gas Meter Room 018
Instance Condition	2- Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	Eclipse
EquipmentId	N/A
Capacity/Size Quantity	5300
Capacity/Size UOM	SCFH
Source of Capacity/Size	Documented
Installation Year	2012
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
CO/Gas Leak Detection	Inspected
Instance	Gas Meter Room 018
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2012
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
HEATING	Inspected
Heating Coil In Ductwork	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hydronic Heating	Inspected
Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	2- Between Good and Fair
Deficiency	PUMP:DEFECTIVE
Deficiency Location/Instance	Boiler Room / HWP -11.1
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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HEATING	
Hydronic Heating	
Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries	
Violations	No violations recorded
Deficiency	PIPING:DEFECTIVE/LEAKS
Deficiency Location/Instance	MER L130
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Backflow Preventer	Does not exist
Hot Water Heat Exchanger	Does not exist
Radiator/Convactor/Fin Tube	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Steam Heating	Does not exist
Steam supplied by External Sources	Does not exist
Unit Heater/Cabinet Heater	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
HEATING PLANT	Inspected
Instance on 12th Floor	Inspected
Is there a water meter on the boiler make-up water piping? Observed Operational?	Yes
Burner Manufacturer	N/A
Burner Model	N/A
Burner Type	Gas
Heating Plant Oil Number	N/A
Boiler Auxiliaries	
Instance on 12th Floor	Inspected
Boiler Auxiliary Piping	
Instance on 12th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on 12th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on 12th Floor	Does not exist
Boiler Feedwater Treatment(Automatic)	
Instance on 12th Floor	Does not exist
Boiler Flue Exhaust	
Instance on 12th Floor	Does not exist
Boiler Make-up Water Backflow Preventer	
Instance on 12th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on 12th Floor	Does not exist
Boiler Safety Valve	
Instance on 12th Floor	Does not exist
Boiler System	

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HEATING PLANT	
Boiler System	
Instance on 12th Floor	Inspected
Coal-fired Boiler	
Instance on 12th Floor	Does not exist
Hot Water Boiler	
Instance on 12th Floor	Does not exist
Modular Boiler	
Instance on 12th Floor	Inspected
Instance on 12th Floor	Inspected
Instance	Boiler Room
Instance Condition	2- Between Good and Fair
Instance Quantity	2,087
Instance Quantity Uom	MBH NET
Manufacturer	AERCO
EquipmentId	200479-01
Capacity/Size Quantity	2400
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2012
Source of Installation Year	Documented
Deficiency	DEFECTIVE BURNER
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Boiler Room
Instance Condition	2- Between Good and Fair
Instance Quantity	2,087
Instance Quantity Uom	MBH NET
Manufacturer	AERCO
EquipmentId	200479-02
Capacity/Size Quantity	2400
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2012
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	2- Between Good and Fair
Instance Quantity	2,087
Instance Quantity Uom	MBH NET
Manufacturer	AERCO
EquipmentId	200479-03
Capacity/Size Quantity	2400
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2012
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	2- Between Good and Fair
Instance Quantity	2,087

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Question	Response
HEATING PLANT	
Boiler System	
Modular Boiler	
Instance Quantity Uom	MBH NET
Manufacturer	AERCO
EquipmentId	200479-04
Capacity/Size Quantity	2400
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2012
Source of Installation Year	Documented
Deficiency	DEFECTIVE BURNER
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Boiler	
Instance on 12th Floor	Does not exist
Fuel System	
Instance on 12th Floor	Does not exist
Enclosed IDF Room	
Instance on Rooms 322, 414, 608, 708, 808, 908, 1008, 1108, L206A	Inspected
Dedicated A/C Equipment	
Instance on Rooms 322, 414, 608, 708, 808, 908, 1008, 1108, L206A	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Rooms 322, 414, 608, 708, 808, 908, 1008, 1108, L206A
Deficiency Quantity	9
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
KITCHEN	
Instance on 5th Floor	Inspected
CO Detector	
Instance on 5th Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Gas System	
Instance on 5th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Grease Trap	
Instance on 5th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood	
Instance on 5th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	

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Question	Response
KITCHEN	
Hood Exhaust Ductwork	
Instance on 5th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on 5th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	
Instance on 5th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hot Water Temperature Booster	
Instance on 5th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Kitchen Sink	
Instance on 5th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
MDF Room	
Instance on Room 220	Inspected
Dedicated A/C Equipment	
Instance on Room 220	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	
	Does not exist
SCIENCE LAB	
Instance on Room 204	Inspected
Alternative Use	No
Instance on Rooms 1002, 1102, 1111, 1117	Inspected
Alternative Use	No
Instance on Rooms 1009, 1007	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room 204	Does not exist
Instance on Rooms 1002, 1102, 1111, 1117	Does not exist
Instance on Rooms 1009, 1007	Does not exist
CO Detector	
Instance on Room 204	Not required
Instance on Rooms 1002, 1102, 1111, 1117	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Rooms 1009, 1007	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Emergency Shower	
Instance on Room 204	Does not exist
Instance on Rooms 1002, 1102, 1111, 1117	Does not exist
Instance on Rooms 1009, 1007	Does not exist
Eye Wash	
Instance on Room 204	Inspected

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Question	Response
SCIENCE LAB	
Eye Wash	
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Rooms 1002, 1102, 1111, 1117	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Rooms 1009, 1007	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Room 204	Does not exist
Instance on Rooms 1002, 1102, 1111, 1117	Does not exist
Instance on Rooms 1009, 1007	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on Room 204	Does not exist
Instance on Rooms 1002, 1102, 1111, 1117	Does not exist
Instance on Rooms 1009, 1007	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fixed Laboratory Hood	
Instance on Room 204	Does not exist
Instance on Rooms 1002, 1102, 1111, 1117	Does not exist
Instance on Rooms 1009, 1007	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Laboratory Sink	
Instance on Room 204	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Rooms 1002, 1102, 1111, 1117	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Rooms 1009, 1007	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 204	Does not exist
Instance on Rooms 1002, 1102, 1111, 1117	Does not exist
Instance on Rooms 1009, 1007	Does not exist
SCIENCE PREP ROOM	
	Inspected
Instance on Room 206	Inaccessible
Instance on Rooms 1011, 1113	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Rooms 1011, 1113	Does not exist
CO Detector	
Instance on Rooms 1011, 1113	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Rooms 1011, 1113
Deficiency Quantity	2

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Question	Response
SCIENCE PREP ROOM	
CO Detector	
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Emergency Shower	
Instance on Rooms 1011, 1113	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Eye Wash	
Instance on Rooms 1011, 1113	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Rooms 1011, 1113	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on Rooms 1011, 1113	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fixed Laboratory Hood	
Instance on Rooms 1011, 1113	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Laboratory Sink	
Instance on Rooms 1011, 1113	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Rooms 1011, 1113	Does not exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
	Inspected
Dry Sprinkler Alarm Valve Assembly	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Wet Sprinkler Alarm Valve Assembly	
	Does not exist
Fire Booster Pump Assembly	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Roof Tank	
	Does not exist
Siamese Connection	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Sprinkler Head	
	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Electric Pressure Booster Pump Room 020, MERs 614, 1201 (painted, 3); Electric Pressure Booster Pump Room (obstructed,1)
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6

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Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Sprinkler Head	
Violations	No violations recorded
Sprinkler Piping	
Condition	Inspected
Deficiency	1- Good
Standpipe System	
Hose Valve Assembly	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency Location/Instance	DEFECTIVE VALVE Stairs "E/4", "D/4", "D/6", "B/7", "D/7", "D/8", "D/9", "D/10", "D/11
Deficiency Quantity	9
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Deficiency	DEFECTIVE FIRE HOSE CABINET
Deficiency Location/Instance	Various Locations
Deficiency Quantity	20
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Piping	
Condition	Inspected
Deficiency	1- Good
Water Gong	
Condition	Does not exist
SWIMMING POOL	
Condition	Does not exist
VENTILATION	
Is the building Mechanically ventilated?	Inspected
Response	Yes
Exhaust Fan	
Condition	Inspected
Approximate Total # of Fans	2- Between Good and Fair
Deficiency	1-25
Deficiency Location/Instance	DEFECTIVE CONTROLS Main Roof / EF -12.1
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Heating And Ventilating Unit	
Condition	Inspected
Deficiency	2- Between Good and Fair
Metal Ductwork	
Condition	Inspected
Are there any uninsulated ductwork by design in Mechanical rooms?	2- Between Good and Fair
Response	Yes
Are there chain operated dampers?	No
Response	No
Deficiency	DEFECTIVE REGISTER/DIFFUSER
Deficiency Location/Instance	Sub-Basement - Gymnasium, 5th Floor Gymnasium, Stair "D/5"
Deficiency Quantity	6
Quantity Uom	EACH
Potential Action	MAINTENANCE

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Question	Response
VENTILATION	
Metal Ductwork	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Supply Fan	
Condition	Inspected
Approximate Total # of Fans	2- Between Good and Fair
Deficiency	1-5
Unit Ventilator	No deficiencies recorded
	Does not exist