

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

Mechanical Inspection

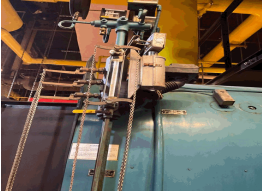
M510

Asset:	FORSYTH HS (AUXSVC-OLD 91) - MANHATTAN, 198 FORSYTH STREET, MANHATTAN, NY, 10002		
Inspection Id	Inspection Type	Time In	Last Edited
1649	MECHANICAL	2023-12-13 08:19AM	2024-02-06 06:20PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: DX Split System for Elevator Machine Room, MDF Room - Dedicated A/C Equipment (portable A/C, 1 of 3), CO/Gas Leak Detection Years: 2022 Systems: Exhaust Fans (10 of 12) Years: 2021 Systems: Student Fixtures - Toilets (~80%), Lavatory/Sinks (~80%), Urinals (~60%) Years: 2018 Systems: Terminal Unit Thermostatic Traps (~60%) Years: 2017 Systems: Domestic Hot Water System; MDF Room - Dedicated A/C Equipment (DX Split System, 1 of 3) Years: 2013
Are there fuel tanks?	Yes
Total # of above ground tanks	1
Total capacity of all above ground tanks in gal.	7,500
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	2
MERs/Fan Rooms Locations	Basement Mechanical Area
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	Science Labs, Science Prep Room
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Science Lab 204, Rooms 207, 208 (painted, 18)
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	Other	Defective	Science Lab - Eye Wash	Room 204	Rangolam Rabindranuth	Fireman	No Photo Taken
No	Defective Boiler Safety Auxiliary	Defective Pump Control/Low Water Cut-off Combination	Steam Boiler	Boiler Room / Boilers #1, #2	Ramgolam Rabindranuth	Fireman	

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

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Question	Response
AIR CONDITIONING	
DX Split System	
Outdoor Unit	
Condition	1- Good
Deficiency	No deficiencies recorded
Dry Cooler	Does not exist
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	Does not exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Does not exist
Pneumatic System	
Instance	Throughout
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies recorded
Hybrid System	Does not exist
Electric System	Does not exist
COMPACTOR	Does not exist
CONVEYING	Inspected
Dumbwaiter	Does not exist
Elevator	Inspected
Condition	3- Fair
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	
Gravity System	Does not exist
Pressure Booster System	Does not exist
Water Service	
Instance	Basement - Paint Room, Boiler Room
Instance Condition	4- Between Fair and Poor
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Basement - Paint Room, Boiler Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Water Service	
Deficiency	WATER MAIN:DEFECTIVE VALVE
Deficiency Location/Instance	Basement - Paint Room, Boiler Room
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	REPLACE
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	Does not exist
Electric Domestic Water Heater	Does not exist
Gas Fired Domestic Water Heater	Inspected
Instance	Boiler Room
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	A.O. Smith
EquipmentId	N/A
Capacity/Size Quantity	390
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	100
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2013
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	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	Does not exist
Sump Pump	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE CONTROLS
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
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	Does not exist
FIXTURES	Inspected

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Question	Response
FIXTURES	
Staff And Other	Inspected
Janitor Sink	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Student	Inspected
Drinking Fountain	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Locker Room Shower	Does not exist
Sink And Fountain Combo Unit	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	3- Fair
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Boys Toilet Rooms 113, 315, 415
Deficiency Quantity	7
Quantity Uom	EACH
Potential Action	REPLACE
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	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Gas Meter Room Vent	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Gas Pressure Booster	Inspected
Instance	Basement - Gas Meter Room
Instance Condition	3- Fair
Instance Quantity	1

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Question	Response
GAS SERVICE	
Gas Pressure Booster	
Instance Quantity Uom	EACH
Manufacturer	Eclipse
EquipmentId	N/A
Capacity/Size Quantity	18000
Capacity/Size UOM	SCFH
Source of Capacity/Size	Documented
Installation Year	2000
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
CO/Gas Leak Detection	Inspected
Instance	Basement - Gas Meter Room, Boiler Room
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2022
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
HEATING	Inspected
Heating Coil In Ductwork	Does not exist
Hydronic Heating	Does not exist
Radiator/Convactor/Fin Tube	Inspected
Condition	3- Fair
Deficiency	AUXILIARY (VALVE,VENT):DEFECTIVE
Deficiency Location/Instance	Multi-purpose Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Heating	Inspected
F&T/Steam Drip Trap	Inspected
Condition	5- Poor
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Throughout
Deficiency Quantity	25
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
MER Steam and Condensate Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Boiler Room (1 of 4)
Deficiency Quantity	1
Quantity Uom	EACH

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Question	Response
HEATING	
Steam Heating	
Steam Condensate Return Pumping System	
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Piping	
Condition	Inspected
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Trap	
Condition	Inspected
Deficiency	2- Between Good and Fair
Steam supplied by External Sources	
Condition	Does not exist
Unit Heater/Cabinet Heater	
Condition	Inspected
Deficiency	3- Fair
HEATING PLANT	
Instance on Basement	Inspected
Is there a water meter on the boiler make-up water piping?	Yes
Observed Operational?	Yes
Burner Manufacturer	Iron Fireman
Burner Model	AGO-2-9, 8RK-5CA
Burner Type	Dual Fuel (Gas/Oil)
Heating Plant Oil Number	2
Boiler Auxiliaries	
Instance on Basement	Inspected
Boiler Auxiliary Piping	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	DEFECTIVE BOILER AUTOMATIC FEEDWATER VALVE
Deficiency Location/Instance	Boiler Room @ Boilers #1, #2
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Emergency Stop Switch	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Flue Exhaust	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Make-up Water Backflow Preventer	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Safety Valve	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler System	
Instance on Basement	Inspected
Coal-fired Boiler	
Instance on Basement	Does not exist
Hot Water Boiler	
Instance on Basement	Does not exist
Modular Boiler	
Instance on Basement	Does not exist
Steam Boiler	
Instance on Basement	Inspected
Instance on Basement	Inspected
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	5,161
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	Burnham
EquipmentId	3718-1
Capacity/Size Quantity	6648
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2000
Source of Installation Year	Custodial Staff
Deficiency	DEFECTIVE SAFETY AUXILIARY: LOW-WATER CUT-OFF, WATER COLUMN ASSEMBLY
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	5,161
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	Burnham
EquipmentId	3718-2
Capacity/Size Quantity	6648
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented

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Question	Response
HEATING PLANT	
Boiler System	
Steam Boiler	
Installation Year	2000
Source of Installation Year	Custodial Staff
Deficiency	DEFECTIVE SAFETY AUXILIARY: LOW-WATER CUT-OFF, WATER COLUMN ASSEMBLY
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Fuel System	
Instance on Basement	Inspected
Boiler Fresh Air Louver/Damper	
Instance on Basement	Inspected
Instance Condition	3- Fair
Type	Automatic
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	DUAL FUEL (OIL/GAS) BURNER:DEFECTIVE
Deficiency Location/Instance	Boiler Room @ Boiler #2
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Fuel Oil Storage/Supply System	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Gas Trains And Vent At The Boiler	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Enclosed IDF Room	
Instance on 1st Floor - Storage Room next to Custodian's Office	Inspected
Dedicated A/C Equipment	
Instance on 1st Floor - Storage Room next to Custodian's Office	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	1st Floor - Storage Room next to Custodian's Office
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
KITCHEN	
Instance on 1st Floor	Inspected
CO Detector	

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Question	Response
KITCHEN	
CO Detector	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Gas System	
Instance on 1st Floor	Does not exist
Grease Trap	
Instance on 1st Floor	Inspected
Instance Condition	5- Poor
Deficiency	DEFECTIVE/CLOGGED
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
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	3- Fair
Deficiency	No deficiencies recorded
MDF Room	
Instance on Room 405A	Inspected
Dedicated A/C Equipment	
Instance on Room 405A	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	
	Does not exist
SCIENCE LAB	
	Inspected
Instance on Room 204	Inspected
Alternative Use	No
Instance on Room 404	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room 204	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Room 404	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
CO Detector	
Instance on Room 204	Inspected
Instance Condition	4- Between Fair and Poor

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Question	Response
SCIENCE LAB	
CO Detector	
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Room 204
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 Room 404	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Room 404
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Emergency Shower	
Instance on Room 204	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Room 404	Does not exist
Eye Wash	
Instance on Room 204	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room 204
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Instance on Room 404	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Room 204	Does not exist
Instance on Room 404	Does not exist
Hood Exhaust Fan	
Instance on Room 204	Does not exist
Instance on Room 404	Does not exist
Fixed Laboratory Hood	
Instance on Room 204	Does not exist
Instance on Room 404	Does not exist
Laboratory Sink	
Instance on Room 204	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Room 404	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded

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Question	Response
SCIENCE LAB	
Make-up Air Unit	
Instance on Room 204	Does not exist
Instance on Room 404	Does not exist
SCIENCE PREP ROOM	
	Inspected
Instance on Room 404A	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room 404A	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
CO Detector	
Instance on Room 404A	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Room 404A
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Emergency Shower	
Instance on Room 404A	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Eye Wash	
Instance on Room 404A	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Room 404A	Does not exist
Hood Exhaust Fan	
Instance on Room 404A	Does not exist
Fixed Laboratory Hood	
Instance on Room 404A	Does not exist
Laboratory Sink	
Instance on Room 404A	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 404A	Does not exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
	Inspected
Dry Sprinkler Alarm Valve Assembly	Does not exist
Wet Sprinkler Alarm Valve Assembly	Does not exist
Fire Booster Pump Assembly	Does not exist
Roof Tank	Does not exist
Siamese Connection	Does not exist
Sprinkler Head	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Science Lab 204, Rooms 207, 208. (Painted, 18)
Deficiency Quantity	18
Quantity Uom	EACH
Potential Action	REPLACE

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Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Sprinkler Head	
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Sprinkler Piping	
Condition	Inspected
Deficiency	3- Fair
Standpipe System	
Condition	No deficiencies recorded
Water Gong	
Condition	Does not exist
SWIMMING POOL	
Condition	Does not exist
VENTILATION	
Is the building Mechanically ventilated?	Inspected
Deficiency	Partial
Exhaust Fan	
Condition	Inspected
Approximate Total # of Fans	1- Good
Deficiency	1-25
Heating And Ventilating Unit	
Condition	No deficiencies recorded
Deficiency	Inspected
Metal Ductwork	
Condition	Inspected
Are there any uninsulated ductwork by design in Mechanical rooms?	3- Fair
Are there chain operated dampers?	Yes
Deficiency	No
Supply Fan	
Condition	No deficiencies recorded
Unit Ventilator	
Condition	Does not exist
Deficiency	Inspected
Unit Ventilator	
Condition	3- Fair
Deficiency	No deficiencies recorded