

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

Mechanical Inspection

M808

Asset: C.S.E. 3 (REGION 10) - MANHATTAN, 133 MORNINGSIDE AVENUE, MANHATTAN, NY, 10027

Inspection Id	Inspection Type	Time In	Last Edited
2292	MECHANICAL	2024-01-09 11:29AM	2024-01-10 02:13PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	No System Upgraded
Are there fuel tanks?	No
Total # of water main service entries to the asset	0
MERs/Fan Rooms Locations	6th Floor MER, 7th Floor MER, 8th Floor MER
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Painted/Obstructed Sprinkler Heads?	No
Are there any Emergency Stop Switches with Missing Hammers?	No components

Priority Condition

Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Photo Image
No condition recorded							

Inspection

Question	Response
Mechanical	
AIR CONDITIONING	Inspected
Chilled Water System	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	Does not exist
DX Split System	Does not exist
Dry Cooler	Does not exist
Packaged / Rooftop Unit	Inspected
Instance	6th Floor MER
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	FHP
EquipmentId	ACU-6-1
Capacity/Size Quantity	10
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2006
Source of Installation Year	Documented
Source of Heating	N/A
Refrigerant Type	R-22
Deficiency	No deficiencies recorded
Instance	7th Floor MER
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	FHP
EquipmentId	ACU-7-1
Capacity/Size Quantity	10
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2006
Source of Installation Year	Documented
Source of Heating	N/A

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AIR CONDITIONING	
Packaged / Rooftop Unit	
Refrigerant Type	R-22
Deficiency	No deficiencies recorded
Instance	8th Floor MER
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	FHP
EquipmentId	ACU-8-1
Capacity/Size Quantity	10
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2006
Source of Installation Year	Documented
Source of Heating	N/A
Refrigerant Type	R-22
Deficiency	No deficiencies recorded
Packaged Terminal A/C	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Refrigerant Leak Detection System	Does not exist
Refrigerant Piping	Does not exist
Return Fan	Does not exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Inspected
Instance	6th, 7th and 8th Floors
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Installation Year	2006
Source of Installation Year	Documented
Deficiency	BEYOND USEFUL LIFE
Deficiency Location/Instance	6th, 7th and 8th Floors
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
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	Does not exist
Non-auditorium Handicap Lift - Stair	Does not exist

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CONVEYING	
Ash Hoist	Does not exist
Sidewalk Elevator	Does not exist
DOMESTIC WATER SYSTEM	Inspected
Domestic Cold Water System	Does not exist
Domestic Hot Water System	Does not exist
Domestic Water Distribution Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	Inspected
Interior Storm Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Sewage Ejector Pump	Does not exist
Sump Pump	Does not exist
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	Does not exist
FIXTURES	Inspected
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	Does not exist
Student	Does not exist
GAS FIRED FURNACE	Does not exist
GAS SERVICE	Does not exist
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	No deficiencies recorded
Backflow Preventer	Does not exist
Hot Water Heat Exchanger	Does not exist
Radiator/Convactor/Fin Tube	Does not exist
Steam Heating	Does not exist
Steam supplied by External Sources	Does not exist
Unit Heater/Cabinet Heater	Does not exist
HEATING PLANT	Does not exist
Enclosed IDF Room	Inspected
Instance on Rooms 609, 709, 809	Inspected
Dedicated A/C Equipment	
Instance on Rooms 609, 709, 809	Inspected
Instance Condition	3- Fair

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Question	Response
Enclosed IDF Room	
Dedicated A/C Equipment	
Deficiency	No deficiencies recorded
KITCHEN	Does not exist
MDF Room	Inspected
Instance on Room next to Room 711	Inspected
Dedicated A/C Equipment	
Instance on Room next to Room 711	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Does not exist
SCIENCE LAB	Does not exist
SCIENCE PREP ROOM	Does not exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	Inspected
Dry Sprinkler Alarm Valve Assembly	Does not exist
Wet Sprinkler Alarm Valve Assembly	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	No deficiencies recorded
Sprinkler Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Standpipe System	Inspected
Hose Valve Assembly	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Water Gong	Does not exist
SWIMMING POOL	Does not exist
VENTILATION	Inspected
Is the building Mechanically ventilated?	Yes
Exhaust Fan	Inspected
Condition	3- Fair
Approximate Total # of Fans	1-25
Deficiency	No deficiencies recorded
Heating And Ventilating Unit	Does not exist
Metal Ductwork	Inspected
Condition	2- Between Good and Fair
Are there any uninsulated ductwork by design in Mechanical rooms?	Yes
Are there chain operated dampers?	No
Deficiency	No deficiencies recorded
Supply Fan	Does not exist
Unit Ventilator	Does not exist