

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

Mechanical Inspection

M855

Asset: ELEANOR ROOSEVELT HS - MANHATTAN, 411 EAST 76 STREET, MANHATTAN, NY, 10021

Inspection Id	Inspection Type	Time In	Last Edited
3151	MECHANICAL	2024-02-12 08:05AM	2024-03-17 11:33AM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Gas Fired Domestic Water Heater; Drinking Fountains (~50%) Years: 2021
Are there fuel tanks?	Yes
Total # of above ground tanks	1
Total capacity of all above ground tanks in gal.	60
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	Fire Pump Room 131
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Stair "A/1", Multi-Purpose Room, Corridor near Room 203, 207, 417, Rooms 212, 325, 408, (obstructed, 10)
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	4- Between Fair and Poor
Deficiency	UP TO 5 TONS:DEFECTIVE
Deficiency Location/Instance	Kitchen Storage Room 212, Elevator Machine Room 118, Trash Room 130 (3 of 3)
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Outdoor Unit	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Dry Cooler	Does not exist
Packaged / Rooftop Unit	Inspected
Instance	Roof
Instance Condition	4- Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	McQuay
EquipmentId	AC-1
Capacity/Size Quantity	36

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Mechanical Inspection

M855

Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2003
Source of Installation Year	Documented
Source of Heating	Gas
Refrigerant Type	N/A
Deficiency	OVER 20 TONS:DEFECTIVE MOISTURE DRAINAGE (BASIN & TUBING)
Deficiency Location/Instance	Roof
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	OVER 20 TONS:DEFECTIVE CONTROLS
Deficiency Location/Instance	Roof
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Roof
Instance Condition	3- Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	Lennox
EquipmentId	AC-2, AC-7
Capacity/Size Quantity	9
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2003
Source of Installation Year	Documented
Source of Heating	Gas
Refrigerant Type	N/A
Deficiency	No deficiencies recorded
Instance	Roof
Instance Condition	3- Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	McQuay
EquipmentId	AC-3, AC-4
Capacity/Size Quantity	20
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2003
Source of Installation Year	Documented
Source of Heating	Gas
Refrigerant Type	N/A
Deficiency	No deficiencies recorded
Instance	Roof
Instance Condition	3- Fair
Instance Quantity	1

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

Mechanical Inspection

M855

Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Instance Quantity Uom	EACH
Manufacturer	McQuay
EquipmentId	AC-5
Capacity/Size Quantity	70
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2003
Source of Installation Year	Documented
Source of Heating	Gas
Refrigerant Type	N/A
Deficiency	OVER 20 TONS:DEFECTIVE MOISTURE DRAINAGE (BASIN & TUBING)
Deficiency Location/Instance	Roof
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Roof
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	McQuay
EquipmentId	AC-6
Capacity/Size Quantity	75
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2003
Source of Installation Year	Documented
Source of Heating	Gas
Refrigerant Type	N/A
Deficiency	No deficiencies recorded
Instance	Roof
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	McQuay
EquipmentId	AC-8
Capacity/Size Quantity	36
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2003
Source of Installation Year	Documented
Source of Heating	Gas
Refrigerant Type	N/A
Deficiency	No deficiencies recorded
Packaged Terminal A/C	Does not exist
Refrigerant Leak Detection System	Does not exist
Refrigerant Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Return Fan	Does not exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Inspected

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Mechanical Inspection

M855

Question	Response
CENTRAL ACID WASTE NEUTRALIZING TANK	
Condition	3- 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	2003
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
Deficiency	BEYOND USEFUL LIFE
Deficiency Location/Instance	Throughout
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	3- Fair
Are all the existing elevators operable?	Yes
Deficiency	No deficiencies recorded
Escalator	Does not exist
Non-auditorium Handicap Lift - Vertical	Inspected
Condition	3- 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	Fire Pump Room 131
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH

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

Mechanical Inspection

M855

Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Pressure Booster System	
Electric Pressure Booster System	
Manufacturer	SyncroFlo
EquipmentId	N/A
Capacity/Size Quantity	3
Capacity/Size UOM	Total # Pumps
Capacity/Size 2 Quantity	28
Capacity/Size 2 UOM	Total Pumps HP
Source of Capacity/Size	Inspector Estimate
Installation Year	2003
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Hydraulic/Pneumatic Booster System	
	Does not exist
Water Service	
	Inspected
Instance	Fire Pump Room 131 (Sprinkler)
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Instance	Fire Pump Room 131 (Domestic)
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	RPZ:DEFECTIVE
Deficiency Location/Instance	Fire Pump Room 131
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
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	Water Heater Room 124
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	A.O. Smith
EquipmentId	N/A
Capacity/Size Quantity	500
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	85
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2021
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	2- Between Good and Fair

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

Mechanical Inspection

M855

Question	Response
DOMESTIC WATER SYSTEM	
Domestic Water Distribution Piping	
Deficiency	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	
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	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
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	DEFECTIVE FLUSHOMETER VALVE
Deficiency Location/Instance	Staff Toilet Room 123
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Urinal	Does not exist
Student	Inspected
Drinking Fountain	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Boy's Toilet Rooms 308, 508
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Locker Room Shower	Does not exist
Sink And Fountain Combo Unit	Does not exist
Toilet	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded

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

Mechanical Inspection

M855

Question	Response
FIXTURES	
Student	
Urinal	Inspected
Condition	3- Fair
Deficiency	No deficiencies 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	Does not exist
Gas Pressure Booster	Does not exist
CO/Gas Leak Detection	Does not exist
HEATING	Inspected
Heating Coil In Ductwork	Does not exist
Hydronic Heating	Does not exist
Radiator/Convactor/Fin Tube	Inspected
Condition	2- Between Good and Fair
Deficiency	FIN TUBE:DEFECTIVE
Deficiency Location/Instance	Room 314
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	FIN TUBE:DAMAGED GUARD/SHIELD
Deficiency Location/Instance	Multipurpose Room
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Heating	Does not exist
Steam supplied by External Sources	Does not exist
Unit Heater/Cabinet Heater	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	Stair "A/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 PLANT	Does not exist
Enclosed IDF Room	Inspected
Instance on Rooms 103, 207, 311, 509	Inspected
Dedicated A/C Equipment	
Instance on Rooms 103, 207, 311, 509	Inspected
Instance Condition	4- Between Fair and Poor

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Mechanical Inspection

M855

Question	Response
Enclosed IDF Room	
Dedicated A/C Equipment	
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Rooms 103, 207, 311, 509
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
KITCHEN	Inspected
Instance on 2nd Floor	Inspected
CO Detector	
Instance on 2nd Floor	Not required
Gas System	
Instance on 2nd Floor	Does not exist
Grease Trap	
Instance on 2nd Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood	
Instance on 2nd Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on 2nd Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on 2nd Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	
Instance on 2nd Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hot Water Temperature Booster	
Instance on 2nd Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Kitchen Sink	
Instance on 2nd Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
MDF Room	
Instance on Room 408	Inspected
Dedicated A/C Equipment	
Instance on Room 408	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	
Instance on Room 402, 403, 409	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Mechanical Inspection

M855

Question	Response
SCIENCE DEMO ROOM	
Acid Waste Neutralizing Tank	
Instance on Room 402, 403, 409	Does not exist
CO Detector	
Instance on Room 402, 403, 409	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Emergency Shower	
Instance on Room 402, 403, 409	Does not exist
Eye Wash	
Instance on Room 402, 403, 409	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Room 402, 403, 409	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on Room 402, 403, 409	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Fixed Laboratory Hood	
Instance on Room 402, 403, 409	Does not exist
Laboratory Sink	
Instance on Room 402, 403, 409	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 402, 403, 409	Does not exist
SCIENCE LAB	Inspected
Instance on Rooms 414, 417	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Rooms 414, 417	Does not exist
CO Detector	
Instance on Rooms 414, 417	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Emergency Shower	
Instance on Rooms 414, 417	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Eye Wash	
Instance on Rooms 414, 417	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Rooms 414, 417	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on Rooms 414, 417	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded

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

Mechanical Inspection

M855

Question	Response
SCIENCE LAB	
Fixed Laboratory Hood	
Instance on Rooms 414, 417	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Laboratory Sink	
Instance on Rooms 414, 417	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Rooms 414, 417	Does not exist
SCIENCE PREP ROOM	
Instance on Room 415	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room 415	Does not exist
CO Detector	
Instance on Room 415	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Emergency Shower	
Instance on Room 415	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Eye Wash	
Instance on Room 415	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Room 415	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on Room 415	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Fixed Laboratory Hood	
Instance on Room 415	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Laboratory Sink	
Instance on Room 415	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 415	Does not exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Instance on Room 415	Inspected
Dry Sprinkler Alarm Valve Assembly	
Instance on Room 415	Does not exist
Wet Sprinkler Alarm Valve Assembly	
Instance on Room 415	Does not exist
Fire Booster Pump Assembly	
Condition	Inspected
Deficiency	3- Fair
Deficiency	DEFECTIVE FIRE BOOSTER PUMP
Deficiency Location/Instance	Fire Pump Room 131
Deficiency Quantity	1

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

Mechanical Inspection

M855

Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Fire Booster Pump Assembly	
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Roof Tank	Does not exist
Siamese Connection	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sprinkler Head	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Stair "A/1", Multi-Purpose Room, Corridor near Room 203, 207, 417, Rooms 212, 325, 408, (obstructed, 10)
Deficiency Quantity	10
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations 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	DEFECTIVE MOTOR
Deficiency Location/Instance	Roof / TXF-1
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Heating And Ventilating Unit	Does not exist
Metal Ductwork	Inspected
Condition	3- Fair
Are there any uninsulated ductwork by design in Mechanical rooms?	No
Are there chain operated dampers?	No
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Roof @ AC-3, AC-4, AC-8
Deficiency Quantity	30
Quantity Uom	L.F.

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Mechanical Inspection

M855

Question	Response
VENTILATION	
Metal Ductwork	
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Supply Fan	Does not exist
Unit Ventilator	Does not exist