

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

Mechanical Inspection

M882

Asset: LEARNING SUPPORT CENTER - MANHATTAN, 333 7TH AVENUE, MANHATTAN, NY, 10001

Inspection Id	Inspection Type	Time In	Last Edited
160	MECHANICAL	2023-10-13 08:17AM	2023-11-27 03:48PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Packaged / Rooftop Units (5 of 15); DX Split System (1 of 2) Years: 2014
Are there fuel tanks?	No
Total # of water main service entries to the asset	0
MERs/Fan Rooms Locations	4th Floor - MER (1), MER (2); MER next to Room 705; MER 727; MER next to Room 802, MER in Room 840; MER 1217
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	4th Floor (painted, 6); 4th Floor Mens and Womens Toilet Room, 4th Floor Corridor near Elevators, 7th Floor Mens and Womens Toilet Rooms, 8th Floor Mens Toilet Room, 8th Floor Corridor near Elevators (obstructed, 8)
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	2- Between Good and Fair
Deficiency	No deficiencies recorded
Outdoor Unit	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Dry Cooler	Does not exist
Packaged / Rooftop Unit	Inspected
Instance	4th Floor MER (1)
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Johnson Controls, Inc
EquipmentId	Unit #1
Capacity/Size Quantity	15
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2012
Source of Installation Year	Documented
Source of Heating	N/A
Refrigerant Type	N/A
Deficiency	No deficiencies recorded
Instance	4th Floor MER (1)
Instance Condition	3- Fair

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Mechanical Inspection

M882

Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	Unit #2
Capacity/Size Quantity	15
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1994
Source of Installation Year	Documented
Source of Heating	N/A
Refrigerant Type	N/A
Deficiency	UP TO 20 TONS:DEFECTIVE CONTROLS
Deficiency Location/Instance	4th Floor MER (1)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	4th Floor MER (2)
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Task Applied Products
EquipmentId	A/C-2
Capacity/Size Quantity	15
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2011
Source of Installation Year	Documented
Source of Heating	N/A
Refrigerant Type	R-410A
Deficiency	No deficiencies recorded
Instance	MER next to Room 705
Instance Condition	2- Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	Task Applied Products
EquipmentId	Unit #1, Unit #2
Capacity/Size Quantity	15
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2014
Source of Installation Year	Inspector Estimate
Source of Heating	N/A
Refrigerant Type	R-410A
Deficiency	No deficiencies recorded
Instance	MER 727
Instance Condition	2- Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	Task Applied Products
EquipmentId	Unit #3, Unit #4
Capacity/Size Quantity	15

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

Mechanical Inspection

M882

Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2014
Source of Installation Year	Inspector Estimate
Source of Heating	N/A
Refrigerant Type	R-410A
Deficiency	No deficiencies recorded
Instance	MER next to Room 802
Instance Condition	2- Between Good and Fair
Instance Quantity	3
Instance Quantity Uom	EACH
Manufacturer	Johnson Controls, Inc
EquipmentId	A/C-1, A/C-2, A/C-3
Capacity/Size Quantity	15
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2012
Source of Installation Year	Documented
Source of Heating	N/A
Refrigerant Type	N/A
Deficiency	No deficiencies recorded
Instance	MER next to Room 802
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Skymark
EquipmentId	A/C-4
Capacity/Size Quantity	15
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1994
Source of Installation Year	Inspector Estimate
Source of Heating	N/A
Refrigerant Type	R-22
Deficiency	UP TO 20 TONS:NOT IN USE
Deficiency Location/Instance	MER next to Room 802
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Instance	MER in Room 840
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Task Applied Products
EquipmentId	N/A
Capacity/Size Quantity	15
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2014
Source of Installation Year	Inspector Estimate
Source of Heating	N/A

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

Mechanical Inspection

M882

Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Refrigerant Type	R-410A
Deficiency	No deficiencies recorded
Instance	MER 1217
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Johnson Controls, Inc
EquipmentId	A/C-1
Capacity/Size Quantity	15
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2012
Source of Installation Year	Documented
Source of Heating	N/A
Refrigerant Type	N/A
Deficiency	No deficiencies recorded
Instance	MER 1217
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	York
EquipmentId	A/C-2
Capacity/Size Quantity	15
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	N/A
Deficiency	No deficiencies recorded
Instance	MER 1217
Instance Condition	3- Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	Skymark
EquipmentId	Unit #3, Unit #4
Capacity/Size Quantity	15
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2004
Source of Installation Year	Documented
Source of Heating	N/A
Refrigerant Type	R-22
Deficiency	No deficiencies recorded
Packaged Terminal A/C	Does not exist
Refrigerant Leak Detection System	Does not exist
Refrigerant Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Return Fan	Does not exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Does not exist
COMPACTOR	Does not exist

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

Mechanical Inspection

M882

Question	Response
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	Does not exist
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	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Gas Fired Domestic Water Heater	Does not exist
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	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	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	7th Floor Mens Toilet Room, 12 Floor Womens Toilet Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Toilet	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded

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

Mechanical Inspection

M882

Question	Response
FIXTURES	
Staff And Other	
Urinal	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
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	Does not exist
Radiator/Convactor/Fin Tube	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Heating	Inspected
F&T/Steam Drip Trap	Does not exist
MER Steam and Condensate Piping	Does not exist
Steam Condensate Return Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	Does not exist
Steam Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Trap	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam supplied by External Sources	Does not exist
Unit Heater/Cabinet Heater	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
HEATING PLANT	Does not exist
Enclosed IDF Room	Inspected
Instance on Rooms 803, 1205	Inspected
Dedicated A/C Equipment	
Instance on Rooms 803, 1205	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Rooms 803, 1205
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
KITCHEN	Does not exist
MDF Room	Inspected
Instance on Room 701/702/703	Inspected
Instance on Room next to Room 716	Inspected
Instance on Rooms 405	Inspected
Dedicated A/C Equipment	
Instance on Room 701/702/703	Inspected

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

Mechanical Inspection

M882

Question	Response
MDF Room	
Dedicated A/C Equipment	
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Room next to Room 716	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room next to Room 716
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance on Rooms 405	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	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	4th Floor (painted, 6); 4th Floor Mens and Womens Toilet Room, 4th Floor Corridor near Elevators, 7th Floor Mens and Womens Toilet Rooms, 8th Floor Mens Toilet Room, 8th Floor Corridor near Elevators (obstructed, 8)
Deficiency Quantity	14
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Sprinkler Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Standpipe System	Inspected
Hose Valve Assembly	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Piping	Inspected
Condition	3- 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

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Mechanical Inspection

M882

Question	Response
VENTILATION	
Exhaust Fan	
Approximate Total # of Fans	1-25
Deficiency	No deficiencies recorded
Heating And Ventilating Unit	
Does not exist	
Metal Ductwork	
Inspected	
Condition	3- Fair
Are there any uninsulated ductwork by design in Mechanical rooms?	Yes
Are there chain operated dampers?	No
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	4th Floor MER (1), MER next to Room 802
Deficiency Quantity	20
Quantity Uom	L.F.
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	