

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

Mechanical Inspection

M971

Asset: THE SPRUCE STREET EDUCATIONAL CAMPUS - MANHATTAN, 12 SPRUCE STREET, MANHATTAN, NY, 10038

Inspection Id	Inspection Type	Time In	Last Edited
3774	MECHANICAL	2024-03-07 08:18AM	2024-05-16 08:29PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: F&T/Steam Drip Traps Years: 2021
Are there fuel tanks?	No
Total # of water main service entries to the asset	0
MERs/Fan Rooms Locations	MERs M45, 240, 340, 440
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	MER M45
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Cafeteria Exit (painted, 1); Room 313, Corridor near Room 308 (obstructed, 2)
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	PIPING:DEFECTIVE VALVE
Deficiency Location/Instance	MER 440
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations 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	MER 340
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	United CoolAir
EquipmentId	AC-1
Capacity/Size Quantity	14
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2011
Source of Installation Year	Documented
Source of Heating	Steam
Refrigerant Type	R-407C
Deficiency	UP TO 20 TONS:DEFECTIVE CONTROLS
Deficiency Location/Instance	MER 340

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Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	MER 340
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	United CoolAir
EquipmentId	AC-7
Capacity/Size Quantity	19
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2011
Source of Installation Year	Documented
Source of Heating	Steam
Refrigerant Type	R-407C
Deficiency	No deficiencies recorded
Instance	MER M45
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	United CoolAir
EquipmentId	AC-2
Capacity/Size Quantity	10
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2011
Source of Installation Year	Documented
Source of Heating	Steam
Refrigerant Type	R-407C
Deficiency	No deficiencies recorded
Instance	MER 240
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	United CoolAir
EquipmentId	AC-3
Capacity/Size Quantity	8
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2011
Source of Installation Year	Documented
Source of Heating	Steam
Refrigerant Type	R-407C
Deficiency	No deficiencies recorded
Instance	MER M45
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	United CoolAir
EquipmentId	AC-4

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Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Capacity/Size Quantity	14
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2011
Source of Installation Year	Documented
Source of Heating	Steam
Refrigerant Type	R-407C
Deficiency	No deficiencies recorded
Instance	MER 240
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	United CoolAir
EquipmentId	AC-6
Capacity/Size Quantity	24
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2011
Source of Installation Year	Documented
Source of Heating	Steam
Refrigerant Type	R-407C
Deficiency	No deficiencies recorded
Instance	MER 440
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	United CoolAir
EquipmentId	AC-8
Capacity/Size Quantity	27
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2011
Source of Installation Year	Documented
Source of Heating	Steam
Refrigerant Type	R-407C
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	Does not exist
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	2011
Source of Installation Year	Documented

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Question	Response
CLIMATE CONTROL SYSTEM	
BMS	
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
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?	No
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	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Electric Domestic Water Heater	Does not exist
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	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	MER 340
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	INTERIOR FLOOR DRAIN:DEFECTIVE
Deficiency Location/Instance	MERs 240, 440

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Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	
Sewage/Waste/Vent Piping	
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations 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	2- Between Good and Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Toilet Room 230
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Toilet	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	Does not exist
Student	Inspected
Drinking Fountain	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Corridors near Rooms 326, 408
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Lavatory/Sink	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Locker Room Shower	Does not exist
Sink And Fountain Combo Unit	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	2- Between Good and Fair

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Question	Response
FIXTURES	
Student	
Urinal	
Deficiency	No deficiencies 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	Does not exist
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	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	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Steam Heating	Inspected
F&T/Steam Drip Trap	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	MER 340
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Condensate Return Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE PUMP
Deficiency Location/Instance	MER 240
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Piping	Inspected

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HEATING	
Steam Heating	
Steam Piping	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Trap	
	Does not exist
Steam supplied by External Sources	
	Does not exist
Unit Heater/Cabinet Heater	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
HEATING PLANT	
	Does not exist
Enclosed IDF Room	
Instance on Rooms 330, 430	Inspected
Dedicated A/C Equipment	
Instance on Rooms 330, 430	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
KITCHEN	
Instance on 1st Floor	Inspected
CO Detector	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Gas System	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Grease Trap	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hot Water Temperature Booster	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Kitchen Sink	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair

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Question	Response
KITCHEN	
Kitchen Sink	
Deficiency	No deficiencies recorded
MDF Room	
Instance on Room 230	Inspected
Dedicated A/C Equipment	
Instance on Room 230	Inspected
Instance Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room 230
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
SCIENCE DEMO ROOM	
	Does not exist
SCIENCE LAB	
Instance on Rooms 405, 409	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Rooms 405, 409	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CO Detector	
Instance on Rooms 405, 409	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Emergency Shower	
Instance on Rooms 405, 409	Does not exist
Eye Wash	
Instance on Rooms 405, 409	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Rooms 405, 409	Does not exist
Hood Exhaust Fan	
Instance on Rooms 405, 409	Does not exist
Fixed Laboratory Hood	
Instance on Rooms 405, 409	Does not exist
Laboratory Sink	
Instance on Rooms 405, 409	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Rooms 405, 409	Does not exist
SCIENCE PREP ROOM	
Instance on Room 407	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room 407	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CO Detector	

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Question	Response
SCIENCE PREP ROOM	
CO Detector	
Instance on Room 407	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Emergency Shower	
Instance on Room 407	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Eye Wash	
Instance on Room 407	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Room 407	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on Room 407	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fixed Laboratory Hood	
Instance on Room 407	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Laboratory Sink	
Instance on Room 407	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 407	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	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Sprinkler Head	
	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Cafeteria Exit (painted, 1); Room 313, Corridor near Room 308 (obstructed, 2)
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Sprinkler Piping	
	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Standpipe System	
	Inspected
Hose Valve Assembly	Inspected

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Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Standpipe System	
Hose Valve Assembly	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Piping	
Condition	Inspected
Deficiency	1- Good
Deficiency	No deficiencies recorded
Water Gong	
	Does not exist
SWIMMING POOL	
	Does not exist
VENTILATION	
Is the building Mechanically ventilated?	Inspected
	Yes
Exhaust Fan	
Condition	Inspected
Approximate Total # of Fans	2- Between Good and Fair
Deficiency	1-25
Deficiency	No deficiencies recorded
Heating And Ventilating Unit	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	MER M45 / HV-1
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Metal Ductwork	
Condition	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	DEFECTIVE REGISTER/DIFFUSER
Deficiency Location/Instance	Gymnasium
Deficiency Quantity	1
Quantity Uom	EACH
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