

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

Mechanical Inspection

Q011

**Asset:** P.S. 11 - QUEENS, 54-25 SKILLMAN AVENUE, New York, 11377

Inspection Id	Inspection Type	Time In	Last Edited
ME : Q011	Mechanical	2023-12-26 7:39 AM	2024-02-01 3:50 PM

Asset Data

Question	Answer
Are there fuel tanks?	Yes
Total # of above ground tanks	1
Total capacity of all above ground tanks in gal.	275
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	5
MERs/Fan Rooms Locations	Original Building - Fan Room C2, Fan Room 319, Fire Booster Pump Assembly Room G27A
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Emergency Stop Switches with Missing Hammers?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Auditorium Stage, Auditorium Stage Room G25, Original Building - Staircase to the Roof
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: MDF Room - Dedicated A/C Equipment (DX Split System)
	Years: 2023
	Systems: Original Building - Heating Plant; Steam Condensate Return Pumping Systems; Gas Fired Domestic Water Heater (1 of 2); Domestic Hot Water Remote Storage Tank (1 of 2); Standpipe System; CO/Gas Leak Detection (1 of 2); Fixtures - Student; Fixtures - Staff and Other: Toilets, Urinals, Lavatory/Sinks; Climate Control System - Electric System in Original Building; DX Split System for Library; Return Fan for Library
	Years: 2018
	Systems: Terminal Unit Thermostatic Traps; Enclosed IDF Room 104 in Original Building - Dedicated A/C Equipment (DX Split System)
	Years: 2015
	Systems: F&T/Steam Drip Traps
	Years: 2013

Priority Condition

Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Status	PhotoImage
Yes	Defective Sprinkler/Stand pipe System	Paint on Sprinkler Head	SPRINKLERS, STANDPIPE, FIRE SYSTEM   Sprinkler Head	Auditorium Stage Room G25	Kevin Hurney	Fireman	Sent to DSF	

Inspection

Question	Response
<b>Mechanical</b>	
<b>AIR CONDITIONING</b>	Inspected
<b>Chilled Water System</b>	Inspected
<b>Absorption Chiller</b>	Does not Exist
<b>Air Cooled Chiller</b>	Does not Exist
<b>Air Cooled Condenser</b>	Does not Exist
<b>Chilled Water Distribution: Piping, Pumps and Auxiliaries</b>	Inspected
Condition	1 - Good

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

Mechanical Inspection

Q011

Question	Response
<b>AIR CONDITIONING</b>	
<b>Chilled Water System</b>	
<b>Chilled Water Distribution: Piping, Pumps and Auxiliaries</b>	
Deficiency	No deficiencies recorded
<b>Backflow Preventer</b>	Does not Exist
<b>Central Station Air Handler</b>	Inspected
Instance	Building Addition-Roof
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Annexair
Equipment	RTU- CR1, RTU-CR-2
Capacity/Size Quantity	50
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2017
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Building Addition-Roof
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Annexair
Equipment	RTU-KC
Capacity/Size Quantity	40
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2017
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>Fan Coil Unit</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Packaged Air Cooled Chiller</b>	Inspected
Instance	Building Addition-Roof
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Refrigerant Type	R-410A
Instance Manufacturer	Airstack
Equipment	CH-CH1A
Capacity/Size Quantity	90
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2017
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Building Addition-Roof
Instance Condition	1 - Good

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

Mechanical Inspection

Q011

Question	Response
<b>AIR CONDITIONING</b>	
<b>Chilled Water System</b>	
<b>Packaged Air Cooled Chiller</b>	
Instance Quantity	1
Instance Quantity Uom	EACH
Refrigerant Type	R-410A
Instance Manufacturer	Airstack
Equipment	CH-CH1B
Capacity/Size Quantity	90
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2017
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>Water Cooled Chiller</b>	Does not Exist
<b>Condenser Water Distribution: Piping, Pumps and Auxiliaries</b>	Does not Exist
<b>Cooling Coil in Ductwork</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Cooling Tower</b>	Does not Exist
<b>DX Split System</b>	Inspected
<b>Indoor Unit</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Outdoor Unit</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Dry Cooler</b>	Does not Exist
<b>Packaged / Rooftop Unit</b>	Does not Exist
<b>Packaged Terminal A/C</b>	Does not Exist
<b>Refrigerant Leak Detection System</b>	Does not Exist
<b>Refrigerant Piping</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Return Fan</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>CENTRAL ACID WASTE NEUTRALIZING TANK</b>	
<b>CLIMATE CONTROL SYSTEM</b>	
<b>BMS</b>	Inspected
Instance	Building Addition - Throughout
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	0-20%
Installation Year	2017
Source of Installation	Documented
Deficiency	DEFECTIVE SYSTEM
Deficiency Location/Instance	Building Addition - Throughout

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

Mechanical Inspection

Q011

Question	Response
<b>CLIMATE CONTROL SYSTEM</b>	
<b>BMS</b>	
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo	No photo recorded
Violations	No violations recorded.
<b>Pneumatic System</b>	Does not Exist
<b>Hybrid System</b>	Does not Exist
<b>Electric System</b>	Inspected
Instance	Original Building - Throughout
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies recorded
<b>COMPACTOR</b>	Does not Exist
<b>CONVEYING</b>	Inspected
<b>Dumbwaiter</b>	Does not Exist
<b>Elevator</b>	Inspected
Are all the existing elevators operable?	Yes
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Escalator</b>	Does not Exist
<b>Non-auditorium Handicap Lift - Vertical</b>	Does not Exist
<b>Non-auditorium Handicap Lift - Stair</b>	Does not Exist
<b>Ash Hoist</b>	Does not Exist
<b>Sidewalk Elevator</b>	Does not Exist
<b>DOMESTIC WATER SYSTEM</b>	Inspected
<b>Domestic Cold Water System</b>	Inspected
<b>Gravity System</b>	Does not Exist
<b>Pressure Booster System</b>	Inspected
<b>Electric Pressure Booster System</b>	Inspected
Instance	Building Addition - Room G27B
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Federal Pump
Equipment	N/A
Capacity/Size Quantity	2
Capacity/Size UOM	Total # Pumps
Capacity/Size2 Quantity	30
Capacity/Size2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	2017
Source of Installation	Documented

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

Mechanical Inspection

Q011

Question	Response
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Cold Water System</b>	
<b>Pressure Booster System</b>	
<b>Electric Pressure Booster System</b>	
Deficiency	No deficiencies recorded
Instance	Original Building - Fan Room C2
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Liquitrol
Equipment	N/A
Capacity/Size Quantity	2
Capacity/Size UOM	Total # Pumps
Capacity/Size2 Quantity	10
Capacity/Size2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	2010
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>Hydraulic/Pneumatic Booster System</b>	Does not Exist
<b>Water Service</b>	Inspected
Instance	Building Addition - Room G27B
Instance Condition	1 - Good
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Instance	Original Building - Room G1
Instance Condition	2 - Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Instance	Original Building - Fan Room C2 Crawlspace
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
<b>Domestic Hot Water System</b>	Inspected
<b>Domestic Hot Water Remote Storage Tank</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Domestic Water Heat Exchanger</b>	Inspected
Condition	3 - Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Original Building - Fan Room C2
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1

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

Mechanical Inspection

Q011

Question	Response
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Hot Water System</b>	
<b>Domestic Water Heat Exchanger</b>	Inspected
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Electric Domestic Water Heater</b>	Does not Exist
<b>Heat Pump Domestic Water Heater</b>	Does not Exist
<b>Gas Fired Domestic Water Heater</b>	Inspected
Instance	Building Addition - Boiler Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Lochinvar
Equipment	N/A
Capacity/Size Quantity	200
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	0
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2017
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Original Building - Boiler Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Lochinvar
Equipment	N/A
Capacity/Size Quantity	90
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	0
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2018
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Original Building - Fan Room C2
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	RayPak
Equipment	N/A
Capacity/Size Quantity	198
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	0
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	1974

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

Mechanical Inspection

Q011

Question	Response
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Hot Water System</b>	
<b>Gas Fired Domestic Water Heater</b>	
Source of Installation	Inspector Estimate
Deficiency	NOT IN USE
Deficiency Location/Instance	Original Building - Fan Room C2
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Oil Fired Domestic Water Heater</b>	Does not Exist
<b>Domestic Water Distribution Piping</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	
<b>Interior Storm Piping</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sewage/Waste/Vent Piping</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sewage Ejector Pump</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sump Pump</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)</b>	
Does not Exist	
<b>FIXTURES</b>	
<b>Staff And Other</b>	Inspected
<b>Janitor Sink</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Toilet</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Urinal</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Student</b>	Inspected
<b>Drinking Fountain</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded

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

Mechanical Inspection

Q011

Question	Response
<b>FIXTURES</b>	
<b>Student</b>	
<b>Lavatory/Sink</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Locker Room Shower</b>	Does not Exist
<b>Sink And Fountain Combo Unit</b>	Inspected
Condition	1 - Good
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Room 317
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Toilet</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Urinal</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>GAS FIRED FURNACE</b>	
Does not Exist	
<b>GAS SERVICE</b>	
Inspected	
<b>Gas Distribution Piping</b>	
Inspected	
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Gas Meter Room Exhaust Fan</b>	
Inspected	
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Gas Meter Room Vent</b>	
Inspected	
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Gas Pressure Booster</b>	
Does not Exist	
<b>CO/Gas Leak Detection</b>	
Inspected	
Instance	Building Addition - Boiler Room, Gas Meter Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2017
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Original Building-Boiler Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2018
Source of Installation	Documented



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

Mechanical Inspection

Q011

Question	Response
<b>GAS SERVICE</b>	Inspected
<b>CO/Gas Leak Detection</b>	Inspected
Deficiency	No deficiencies recorded
<b>HEATING</b>	Inspected
<b>Heating Coil In Ductwork</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hydronic Heating</b>	Inspected
<b>Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Backflow Preventer</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hot Water Heat Exchanger</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Radiator/Convactor/Fin Tube</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Steam Heating</b>	Inspected
<b>F&amp;T/Steam Drip Trap</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>MER Steam and Condensate Piping</b>	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Original Building - Fan Room C2
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Steam Condensate Return Piping</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Steam Condensate Return Pumping System</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Steam Piping</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Terminal Unit Thermostatic Trap</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Steam supplied by External Sources</b>	Does not Exist
<b>Unit Heater/Cabinet Heater</b>	Inspected
Condition	1 - Good

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

Mechanical Inspection

Q011

Question	Response
<b>HEATING</b>	Inspected
<b>Unit Heater/Cabinet Heater</b>	
Deficiency	No deficiencies recorded
<b>HEATING PLANT</b>	Inspected
Replacement Quantity	4,905
Replacement Uom	MBH Net
Instance on Building Addition - Penthouse	Inspected
Burner Type	Gas
Heating Plant Oil Number	N/A
Is there a water meter on the boiler make-up water piping?	No
Burner Exists?	No
Instance on Original Building - Basement	Inspected
Burner Type	Gas
Heating Plant Oil Number	N/A
Is there a water meter on the boiler make-up water piping?	Yes
Observed Operational?	No
Burner Exists?	Yes
Burner Manufacturer	Webster
Burner Model Number	JB3G-50-LMV37-S-M.25VGD-UL/IRI
<b>Boiler Auxiliaries</b>	Inspected
Instance on Original Building - Basement	Inspected
Instance on Building Addition - Penthouse	Inspected
<b>Boiler Auxiliary Piping</b>	
Instance on Original Building - Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on Building Addition - Penthouse	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Boiler Emergency Stop Switch</b>	
Instance on Original Building - Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on Building Addition - Penthouse	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Boiler Feedwater System</b>	
Instance on Original Building - Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on Building Addition - Penthouse	Does not Exist
<b>Boiler Feedwater Treatment(Automatic)</b>	
Instance on Original Building - Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on Building Addition - Penthouse	Does not Exist
<b>Boiler Flue Exhaust</b>	
Instance on Original Building - Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on Building Addition - Penthouse	Does not Exist
<b>Boiler Make-up Water Backflow Preventer</b>	
Instance on Original Building - Basement	Inspected

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

Mechanical Inspection

Q011

Question	Response
<b>HEATING PLANT</b>	Inspected
<b>Boiler Auxiliaries</b>	
<b>Boiler Make-up Water Backflow Preventer</b>	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Building Addition - Penthouse	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler Room Steam And Condensate Piping</b>	
Instance on Original Building - Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on Building Addition - Penthouse	Does not Exist
<b>Boiler Safety Valve</b>	
Instance on Original Building - Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Building Addition - Penthouse	Does not Exist
<b>Boiler System</b>	Inspected
Instance on Original Building - Basement	Inspected
Instance on Building Addition - Penthouse	Inspected
<b>Coal-fired Boiler</b>	
Instance on Original Building - Basement	Does not Exist
Instance on Building Addition - Penthouse	Does not Exist
<b>Hot Water Boiler</b>	
Instance on Original Building - Basement	Does not Exist
Instance on Building Addition - Penthouse	Does not Exist
<b>Modular Boiler</b>	
Instance on Building Addition - Penthouse	Inspected
Instance	Boiler Room
Instance Condition	1 - Good
Instance Quantity	1,635
Instance Quantity Uom	MBH Net
Instance Manufacturer	AERCO
Equipment	203257N0003
Capacity/Size Quantity	1,880
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2017
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	1 - Good
Instance Quantity	1,635
Instance Quantity Uom	MBH Net
Instance Manufacturer	AERCO
Equipment	203258N0004
Capacity/Size Quantity	1,880
Capacity/Size UOM	MBH Gross

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

Mechanical Inspection

Q011

Question	Response
<b>HEATING PLANT</b>	
<b>Boiler System</b>	
<b>Modular Boiler</b>	
Source of Capacity/Size	Documented
Installation Year	2017
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	1 - Good
Instance Quantity	1,635
Instance Quantity Uom	MBH Net
Instance Manufacturer	AERCO
Equipment	203259N0005
Capacity/Size Quantity	1,880
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2017
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>Steam Boiler</b>	
Instance on Original Building - Basement	Inspected
Instance	Boiler Room
Instance Condition	1 - Good
Instance Quantity	4,040
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	Burnham
Equipment	41816N0001
Capacity/Size Quantity	5,204
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2018
Source of Installation	Documented
Deficiency	DEFECTIVE AUXILIARY (GAUGES, GASKETS ETC.)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance	Boiler Room
Instance Condition	1 - Good
Instance Quantity	4,040
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	Burnham
Equipment	41816N0002
Capacity/Size Quantity	5,204

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

Mechanical Inspection

Q011

Question	Response
<b>HEATING PLANT</b>	
<b>Boiler System</b>	
<b>Steam Boiler</b>	
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2018
Source of Installation	Documented
Deficiency	LEAKY/PLUGGED TUBES
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo	No photo recorded
Violations	No violations recorded.
<b>Fuel System</b>	
	Inspected
Instance on Original Building - Basement	Inspected
Instance on Building Addition - Penthouse	Inspected
<b>Boiler Fresh Air Louver/Damper</b>	
Do Boiler Combustion Air Louvers exist?	Yes
Type	Automatic
Instance on Original Building - Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on Building Addition - Penthouse	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Burner/Burner Control Panel</b>	
Instance on Original Building - Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on Building Addition - Penthouse	Does not Exist
<b>Fuel Oil Storage/Supply System</b>	
Instance on Original Building - Basement	Does not Exist
Instance on Building Addition - Penthouse	Does not Exist
<b>Gas Trains And Vent At The Boiler</b>	
Instance on Original Building - Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on Building Addition - Penthouse	Does not Exist
<b>Enclosed IDF Room</b>	
	Inspected
Instance on Building Addition - Rooms 139, 239, 441, Original Building - Room 104	Inspected
Instance on Original Building - Rooms 100B, 220	Inspected
<b>Dedicated A/C Equipment</b>	
	Inspected
Instance on Original Building - Rooms 100B, 220	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Original Building - Rooms 100B, 220
Deficiency Quantity	2

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

Mechanical Inspection

Q011

Question	Response
<b>Enclosed IDF Room</b>	
<b>Dedicated A/C Equipment</b>	
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance on Building Addition - Rooms 139, 239, 441, Original Building - Room 104	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>KITCHEN</b>	Inspected
Instance on Ground Floor	Inspected
<b>CO Detector</b>	Inspected
Instance on Ground Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Gas System</b>	Inspected
Instance on Ground Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Grease Trap</b>	Inspected
Instance on Ground Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood</b>	Inspected
Instance on Ground Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	Inspected
Instance on Ground Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Hood Exhaust Fan</b>	Inspected
Instance on Ground Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Hood Fire Suppression System</b>	Inspected
Instance on Ground Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hot Water Temperature Booster</b>	Inspected
Instance on Ground Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Kitchen Sink</b>	Inspected
Instance on Ground Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>MDF Room</b>	Inspected

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

Mechanical Inspection

Q011

Question	Response
<b>MDF Room</b>	
Instance on Building Addition - Room 343	Inspected
<b>Dedicated A/C Equipment</b>	Inspected
Instance on Building Addition - Room 343	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>SCIENCE DEMO ROOM</b>	Does not Exist
<b>SCIENCE LAB</b>	Inspected
Instance on Room 428	Inspected
Alternative use	No
<b>Acid Waste Neutralizing Tank</b>	Does not Exist
Instance on Room 428	Does not Exist
<b>CO Detector</b>	Not Required
Instance on Room 428	Not Required
<b>Emergency Shower</b>	Does not Exist
Instance on Room 428	Does not Exist
<b>Eye Wash</b>	Inspected
Instance on Room 428	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	Does not Exist
Instance on Room 428	Does not Exist
<b>Hood Exhaust Fan</b>	Does not Exist
Instance on Room 428	Does not Exist
<b>Fixed Laboratory Hood</b>	Does not Exist
Instance on Room 428	Does not Exist
<b>Laboratory Sink</b>	Inspected
Instance on Room 428	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	Does not Exist
Instance on Room 428	Does not Exist
<b>SCIENCE PREP ROOM</b>	Inspected
Instance on Room 430	Inspected
Alternative use	No
<b>Acid Waste Neutralizing Tank</b>	Does not Exist
Instance on Room 430	Does not Exist
<b>CO Detector</b>	Not Required
Instance on Room 430	Not Required
<b>Emergency Shower</b>	Does not Exist
Instance on Room 430	Does not Exist
<b>Eye Wash</b>	Does not Exist
Instance on Room 430	Does not Exist
<b>Hood Exhaust Ductwork</b>	Does not Exist
Instance on Room 430	Does not Exist
<b>Hood Exhaust Fan</b>	Does not Exist
Instance on Room 430	Does not Exist
<b>Fixed Laboratory Hood</b>	Does not Exist
Instance on Room 430	Does not Exist

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

Mechanical Inspection

Q011

Question	Response
<b>SCIENCE PREP ROOM</b>	
<b>Laboratory Sink</b>	Inspected
Instance on Room 430	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	Does not Exist
Instance on Room 430	Does not Exist
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	
<b>Dry Sprinkler Alarm Valve Assembly</b>	Does not Exist
<b>Wet Sprinkler Alarm Valve Assembly</b>	Inspected
Condition	1 - Good
Deficiency	NOT IN USE
Deficiency Location/Instance	Fire Booster Pump Assembly Room G27A
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Fire Booster Pump Assembly</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Roof Tank</b>	Does not Exist
<b>Siamese Connection</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Sprinkler Head</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Auditorium Stage Room G25
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Auditorium Stage, Auditorium Stage Room G25, Original Building - Staircase to the Roof
Deficiency Quantity	7
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Sprinkler Piping</b>	Inspected
Condition	1 - Good



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

Mechanical Inspection

Q011

Question	Response
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	
<b>Sprinkler Piping</b>	Inspected
Deficiency	No deficiencies recorded
<b>Standpipe System</b>	Inspected
<b>Hose Valve Assembly</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Piping</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Water Gong</b>	Does not Exist
<b>SWIMMING POOL</b>	Does not Exist
<b>VENTILATION</b>	Inspected
Is the building mechanically ventilated?	Partial
<b>Exhaust Fan</b>	Inspected
Approximate Total # of Fans	1-25
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Heating And Ventilating Unit</b>	Does not Exist
<b>Metal Ductwork</b>	Inspected
Are there any uninsulated ductwork by design in Mechanical Rooms?	Yes
Are there chain operated dampers?	No
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Supply Fan</b>	Inspected
Approximate Total # of Fans	1-5
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Unit Ventilator</b>	Does not Exist