

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q019

Asset: P.S. 19 ADDITION - QUEENS, 98-02 ROOSEVELT AVE., New York, 11368

Inspection Id	Inspection Type	Time In	Last Edited
ME : Q019	Mechanical	2024-03-25 7:36 AM	2024-04-02 3:30 PM

Asset Data

Question	Answer
Are there fuel tanks?	Yes
Total # of above ground tanks	2
Total capacity of all above ground tanks in gal.	10,275
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	2
MERs/Fan Rooms Locations	Original Building - Basement MER, 5th Floor Staircase E MER, Roof Gravity Tank Room, Fire Booster Pump Assembly Room C03, Basement Hydraulic/Pneumatic Booster System Room
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)	Original Building Basement - Paint Storage Room, Tools Room
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: Climate Control System - Pneumatic System: Refrigerated Air Dryer, Pneumatic PRV Station; Fixtures - Staff and Other: Lavatory/Sinks (25%), Toilets (50%); Fixtures - Student: Lavatory/Sinks (25%), Toilets (50%), Urinals (50%)
	Years: 2022
	Systems: CO/Gas Leak Detection (1 of 2)
	Years: 2021
	Systems: F&T/Steam Drip Traps (75%); Terminal Unit Thermostatic Traps; Boiler Emergency Stop Switches in Original Building
	Years: 2020
	Systems: Gas Fired Furnace
	Years: 2019
	Systems: DX Split Systems for Telecom Room 511 (1 of 5); Enclosed IDF Room - Dedicated A/C Equipment for Room 207 (1 of 4)
	Years: 2018
	Systems: Water Services; Electric Pressure Booster System
	Years: 2017
	Systems: DX Split System for Library (2 of 5); Gas Fired Domestic Water Heater (1 of 2)
	Years: 2016

Priority Condition

Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Status	PhotoImage
No	Defective Boiler Safety Auxiliary	Boiler#2 - Defective Low-Water Cut-off	HEATING PLANT Boiler System Steam Boiler	Boiler Room/ Boiler#2	Juan Mercado	Handyman	Sent to DSF	

Inspection

Question	Response
Mechanical	
AIR CONDITIONING	Inspected
Chilled Water System	Inspected

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Absorption Chiller	Does not Exist
Air Cooled Chiller	Does not Exist
Air Cooled Condenser	Does not Exist
Chilled Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Backflow Preventer	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Central Station Air Handler	Inspected
Instance	Roof - 2nd Building Addition
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Annexair
Equipment	RTU-G
Capacity/Size Quantity	9,000
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented
Installation Year	2018
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Roof - 2nd Building Addition
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Annexair
Equipment	RTU-CR
Capacity/Size Quantity	20,500
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented
Installation Year	2018
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Roof - 2nd Building Addition
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Annexair
Equipment	RTU-KC
Capacity/Size Quantity	16,000
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented
Installation Year	2018
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Roof - 2nd Building Addition

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Central Station Air Handler	
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Annexair
Equipment	RTU-CO
Capacity/Size Quantity	6,000
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented
Installation Year	2018
Source of Installation	Documented
Deficiency	No deficiencies recorded
Fan Coil Unit	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Packaged Air Cooled Chiller	Inspected
Instance	Roof - 2nd Building Addition
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Refrigerant Type	R-410A
Instance Manufacturer	Airstack
Equipment	CH-1
Capacity/Size Quantity	310
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2018
Source of Installation	Documented
Deficiency	OVER 100 TONS: DEFECTIVE COMPRESSOR
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Water Cooled Chiller	Does not Exist
Condenser Water Distribution: Piping, Pumps and Auxiliaries	Does not Exist
Cooling Coil in Ductwork	Inspected
Condition	1 - Good
Deficiency	DEFECTIVE MOISTURE DRAINAGE (BASIN & TUBING)
Deficiency Location/Instance	Room 558
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
AIR CONDITIONING	
Cooling Coil in Ductwork	Inspected
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Cooling Tower	Does not Exist
DX Split System	Inspected
Indoor Unit	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Outdoor Unit	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Dry Cooler	Does not Exist
Packaged / Rooftop Unit	Does not Exist
Packaged Terminal A/C	Does not Exist
Refrigerant Leak Detection System	Does not Exist
Refrigerant Piping	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Return Fan	Does not Exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not Exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Inspected
Instance	2nd Building Addition - Throughout
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	0-20%
Installation Year	2018
Source of Installation	Documented
Deficiency	DEFECTIVE SYSTEM
Deficiency Location/Instance	2nd Building Addition - Throughout
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Pneumatic System	Inspected
Instance	Original Building and 1st Building Addition - Throughout
Instance Condition	4 - Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	0-20%
Deficiency	DEFECTIVE TERMINAL UNIT CONTROL VALVE
Deficiency Location/Instance	Original Building and 1st Building Addition - Various Locations
Deficiency Quantity	30
Quantity Uom	EACH

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Question	Response
CLIMATE CONTROL SYSTEM	
Pneumatic System	
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	DEFECTIVE VAV BOX
Deficiency Location/Instance	Original Building and 1st Building Addition - Various Locations
Deficiency Quantity	12
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.
Deficiency	PNEUMATIC TUBING:DEFECTIVE/LEAKS AIR
Deficiency Location/Instance	Original Building and 1st Building Addition - Throughout
Deficiency Quantity	1,000
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.
Hybrid System	Does not Exist
Electric System	Does not Exist
COMPACTOR	Does not Exist
CONVEYING	Inspected
Dumbwaiter	Does not Exist
Elevator	Inspected
Are all the existing elevators operable?	Yes
Condition	1 - Good
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	Inspected
Gravity System	Inspected
Supply Pump	Does not Exist
Roof Tank	Inspected
Condition	3 - Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Original Building - Roof Gravity Tank Room
Deficiency Quantity	1

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Gravity System	
Roof Tank	
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.
Pressure Booster System	
Inspected	
Electric Pressure Booster System	
Inspected	
Instance	Original Building - Boiler Room
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Ketcham Pump Company
Equipment	N/A
Capacity/Size Quantity	2
Capacity/Size UOM	Total # Pumps
Capacity/Size2 Quantity	15
Capacity/Size2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	2017
Source of Installation	Documented
Deficiency	No deficiencies recorded
Hydraulic/Pneumatic Booster System	
Inspected	
Water Pressure Booster - Compressor	
Does not Exist	
Pressure Booster Pump	
Inspected	
Condition	3 - Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Basement Hydraulic/Pneumatic Booster System Room
Deficiency Quantity	2
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.
Domestic Cold Water Tank	
Inspected	
Condition	3 - Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Basement Hydraulic/Pneumatic Booster System Room
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

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Pressure Booster System	Inspected
Hydraulic/Pneumatic Booster System	
Domestic Cold Water Tank	
Violations	No violations recorded.
Water Service	Inspected
Instance	Original Building - Basement MER
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Instance	Original Building - Boiler Room (RPZ in Room 199)
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Domestic Hot Water System	Inspected
Domestic Hot Water Remote Storage Tank	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Domestic Water Heat Exchanger	Does not Exist
Electric Domestic Water Heater	Does not Exist
Heat Pump Domestic Water Heater	Does not Exist
Gas Fired Domestic Water Heater	Inspected
Instance	2nd Building Addition - Boiler Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Laars
Equipment	N/A
Capacity/Size Quantity	300
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 - 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	199
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	100
Capacity/Size2 UOM	Gallons

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DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Gas Fired Domestic Water Heater	
Source of Capacity/Size	Documented
Installation Year	2016
Source of Installation	Documented
Deficiency	No deficiencies recorded
Oil Fired Domestic Water Heater	Does not Exist
Domestic Water Distribution Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	
Interior Storm Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Rooms 514, 523
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Sewage/Waste/Vent Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	SEWAGE/WASTE PIPING: DEFECTIVE/LEAKS
Deficiency Location/Instance	Original Building - Basement MER, 2nd Floor near Staircase F
Deficiency Quantity	30
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Sewage Ejector Pump	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Sump Pump	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
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	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Rooms 213A, 313A
Deficiency Quantity	2
Quantity Uom	EACH

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Question	Response
FIXTURES	
Staff And Other	
Janitor Sink	
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Lavatory/Sink	
Condition	Inspected
Deficiency	1 - Good
Deficiency Location/Instance	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Quantity	Staff Toilet Room 179
Quantity Uom	1
Potential Action	EACH
Urgency of Action	MAINTENANCE
Purpose of Action	PRIORITY 3
Deficiency Photo1	LEVEL 2
Violations	No photo recorded
	No violations recorded.
Toilet	
Condition	Inspected
Deficiency	1 - Good
	No deficiencies recorded
Urinal	
	Does not Exist
Student	
	Inspected
Drinking Fountain	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Deficiency Location/Instance	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Quantity	1st Floor near Cafeteria entrance, Corridor beside Room 427, Girls Toilet Room 361
Quantity Uom	4
Potential Action	EACH
Urgency of Action	MAINTENANCE
Purpose of Action	PRIORITY 3
Deficiency Photo1	LEVEL 2
Violations	No photo recorded
	No violations recorded.
Lavatory/Sink	
Condition	Inspected
Deficiency	1 - Good
Deficiency Location/Instance	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Quantity	Student's Toilet Room 229B
Quantity Uom	2
Potential Action	EACH
Urgency of Action	MAINTENANCE
Purpose of Action	PRIORITY 3
Deficiency Photo1	LEVEL 2
Violations	No photo recorded
	No violations recorded.
Locker Room Shower	
	Does not Exist
Sink And Fountain Combo Unit	
	Inspected

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Question	Response
FIXTURES	
Student	
Sink And Fountain Combo Unit	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
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	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Gas Pressure Booster	Does not Exist
CO/Gas Leak Detection	Inspected
Instance	2nd Building Addition - Boiler Room (Gas Leak Detection)
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2018
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Original Building Boiler Room, Gas Meter Room
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2021
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
HEATING	Inspected
Heating Coil In Ductwork	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hydronic Heating	Inspected
Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Backflow Preventer	Does not Exist
Hot Water Heat Exchanger	Inspected

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Question	Response
HEATING	
Hydronic Heating	Inspected
Hot Water Heat Exchanger	
Condition	1 - Good
Deficiency	No deficiencies recorded
Radiator/Convactor/Fin Tube	Inspected
Condition	2 - Between Good and Fair
Deficiency	RADIATOR/CONVECTOR: MISSING GUARD/SHIELD
Deficiency Location/Instance	5th Floor Corridor near Room 519
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Steam Heating	Inspected
F&T/Steam Drip Trap	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Original Building - Basement MER, 5th Floor Staircase E MER, Basement Hydraulic/Pneumatic Booster System Room
Deficiency Quantity	40
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.
Steam Condensate Return Piping	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	4th Floor near Exit 7 & Exit 8
Deficiency Quantity	30
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Steam Condensate Return Pumping System	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE TANK
Deficiency Location/Instance	Basement Hydraulic/Pneumatic Booster System Room (1 of 2)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR

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Question	Response
HEATING	
Steam Heating	
Steam Condensate Return Pumping System	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	DEFECTIVE
Deficiency Location/Instance	Basement Hydraulic/Pneumatic Booster System Room (1 of 2)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Steam Piping	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Exit 5
Deficiency Quantity	30
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Terminal Unit Thermostatic Trap	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Steam supplied by External Sources	Does not Exist
Unit Heater/Cabinet Heater	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
HEATING PLANT	
Replacement Quantity	3,963
Replacement Uom	MBH Net
Instance on 2nd 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	Dual Fuel (Gas/Oil)
Heating Plant Oil Number	2
Is there a water meter on the boiler make-up water piping?	Yes
Observed Operational?	No
Burner Exists?	Yes
Burner Manufacturer	Gordon-Piatt
Burner Model Number	F14-GO-50
Boiler Auxiliaries	Inspected
Instance on Original Building - Basement	Inspected

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Instance on 2nd Building Addition - Penthouse	Inspected
Boiler Auxiliary Piping	
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on 2nd Building Addition - Penthouse	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Original Building - Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on 2nd Building Addition - Penthouse	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on 2nd Building Addition - Penthouse	Does not Exist
Boiler Feedwater Treatment(Automatic)	
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on 2nd Building Addition - Penthouse	Does not Exist
Boiler Flue Exhaust	
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on 2nd Building Addition - Penthouse	Does not Exist
Boiler Make-up Water Backflow Preventer	
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on 2nd Building Addition - Penthouse	Does not Exist
Boiler Room Steam And Condensate Piping	
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	20
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.
Instance on 2nd Building Addition - Penthouse	Does not Exist

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Safety Valve	
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on 2nd Building Addition - Penthouse	Does not Exist
Boiler System	Inspected
Instance on Original Building - Basement	Inspected
Instance on 2nd Building Addition - Penthouse	Inspected
Coal-fired Boiler	
Instance on Original Building - Basement	Does not Exist
Instance on 2nd Building Addition - Penthouse	Does not Exist
Hot Water Boiler	
Instance on Original Building - Basement	Does not Exist
Instance on 2nd Building Addition - Penthouse	Does not Exist
Modular Boiler	
Instance on 2nd Building Addition - Penthouse	Inspected
Instance	Boiler Room
Instance Condition	1 - Good
Instance Quantity	1,321
Instance Quantity Uom	MBH Net
Instance Manufacturer	Viessmann
Equipment	205315-01
Capacity/Size Quantity	1,899
Capacity/Size UOM	MBH Input
Source of Capacity/Size	Documented
Installation Year	2018
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	1 - Good
Instance Quantity	1,321
Instance Quantity Uom	MBH Net
Instance Manufacturer	Viessmann
Equipment	205315-02
Capacity/Size Quantity	1,899
Capacity/Size UOM	MBH Input
Source of Capacity/Size	Documented
Installation Year	2018
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	1 - Good
Instance Quantity	1,321
Instance Quantity Uom	MBH Net
Instance Manufacturer	Viessmann
Equipment	205317-03
Capacity/Size Quantity	1,899

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Question	Response
HEATING PLANT	
Boiler System	
Modular Boiler	
Capacity/Size UOM	MBH Input
Source of Capacity/Size	Documented
Installation Year	2018
Source of Installation	Documented
Deficiency	No deficiencies recorded
Steam Boiler	
Instance on Original Building - Basement	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	6,498
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	A. L. Eastmond & Sons Inc.
Equipment	7557-01
Capacity/Size Quantity	6,498
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	2000
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	6,498
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	A. L. Eastmond & Sons Inc.
Equipment	7557-02
Capacity/Size Quantity	6,498
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	2000
Source of Installation	Documented
Deficiency	DEFECTIVE SAFETY AUXILIARY: LOW-WATER CUT-OFF, WATER COLUMN ASSEMBLY
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Fuel System	
Instance on Original Building - Basement	Inspected
Instance on 2nd Building Addition - Penthouse	Inspected
Boiler Fresh Air Louver/Damper	
Do Boiler Combustion Air Louvers exist?	Yes
Type	Automatic

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Question	Response
HEATING PLANT	
Fuel System	
Boiler Fresh Air Louver/Damper	
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on 2nd Building Addition - Penthouse	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	BURNER CONTROL PANEL: DEFECTIVE OPACITY SENSOR
Deficiency Location/Instance	Boiler Room / Boiler #1
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo	No photo recorded
Violations	No violations recorded.
Instance on 2nd Building Addition - Penthouse	Does not Exist
Fuel Oil Storage/Supply System	
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on 2nd Building Addition - Penthouse	Does not Exist
Gas Trains And Vent At The Boiler	
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on 2nd Building Addition - Penthouse	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Enclosed IDF Room	
Instance on Rooms 207, 264, 466, 566	Inspected
Dedicated A/C Equipment	
Instance on Rooms 207, 264, 466, 566	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
KITCHEN	
Instance on 1st Floor	Inspected
CO Detector	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Gas System	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
KITCHEN	
Grease Trap	Inspected
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood	Inspected
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Inspected
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Hood Exhaust Fan	Inspected
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Hood Fire Suppression System	Inspected
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hot Water Temperature Booster	Inspected
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Kitchen Sink	Inspected
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
MDF Room	Inspected
Instance on Room 368	Inspected
Dedicated A/C Equipment	Inspected
Instance on Room 368	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Does not Exist
SCIENCE LAB	Inspected
Instance on Rooms 468, 555	Inspected
Alternative use	No
Acid Waste Neutralizing Tank	Does not Exist
Instance on Rooms 468, 555	Does not Exist
CO Detector	Not Required
Instance on Rooms 468, 555	Not Required
Emergency Shower	Does not Exist
Instance on Rooms 468, 555	Does not Exist
Eye Wash	Inspected
Instance on Rooms 468, 555	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Does not Exist

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Question	Response
SCIENCE LAB	
Hood Exhaust Ductwork	Does not Exist
Instance on Rooms 468, 555	Does not Exist
Hood Exhaust Fan	Does not Exist
Instance on Rooms 468, 555	Does not Exist
Fixed Laboratory Hood	Does not Exist
Instance on Rooms 468, 555	Does not Exist
Laboratory Sink	Inspected
Instance on Rooms 468, 555	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Make-up Air Unit	Does not Exist
Instance on Rooms 468, 555	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	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Roof Tank	Does not Exist
Siamese Connection	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Sprinkler Head	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Original Building Basement - Paint Storage Room, Tools Room
Deficiency Quantity	2
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.
Sprinkler Piping	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Standpipe System	Inspected
Hose Valve Assembly	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Piping	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Water Gong	Does not Exist
SWIMMING POOL	Does not Exist
VENTILATION	
Is the building mechanically ventilated?	Partial

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Question	Response
VENTILATION	
Exhaust Fan	Inspected
Approximate Total # of Fans	1-25
Condition	2 - Between Good and Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Original Building - 5th Floor Staircase E MER / Toilet Exhaust, Gymnasium Exhaust
Deficiency Quantity	2
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.
Heating And Ventilating Unit	Does not Exist
Metal Ductwork	Inspected
Are there any uninsulated ductwork by design in Mechanical Rooms?	Yes
Are there chain operated dampers?	Yes
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Supply Fan	Inspected
Approximate Total # of Fans	1-5
Condition	3 - Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Original Building - Basement MER / Auditorium Blower
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.
Deficiency	NOT IN USE
Deficiency Location/Instance	Original Building - 5th Floor Staircase E MER / Gymnasium Blower
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.
Unit Ventilator	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded