

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q035

Asset: P.S. 35 - QUEENS, 191-02 90TH AVENUE, New York, 11423

Inspection Id	Inspection Type	Time In	Last Edited
ME : Q035	Mechanical	2024-02-26 7:37 AM	2024-03-11 2:58 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.	7,775
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	4
MERs/Fan Rooms Locations	MER C56, Fire Booster Pump Assembly Room EC011, Steam Condensate Return Pumping System Room C058
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	Kitchen
Are there any Emergency Stop Switches with Missing Hammers?	No
Are there any Painted/Obstructed Sprinkler Heads?	No
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: Steam Condensate Return Pumping System
	Years: 2023
	Systems: Original Building - Boiler Make-up Water Backflow Preventer
	Years: 2022
	Systems: Packaged / Rooftop Units; Climate Control System - BMS (1 of 2); Domestic Hot Water Remote Storage Tanks; Gas Distribution Piping (50%)
	Years: 2021
	Systems: Gas Fired Domestic Water Heater (1 of 2)
	Years: 2020
	Systems: Supply Fan
	Years: 2017
	Systems: CO/Gas Leak Detection (1 of 3)
	Years: 2016
	Systems: Boiler Emergency Stop Switches in Original Building
	Years: 2015

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	Safety valves are leaking	HEATING PLANT Boiler Auxiliaries Boiler Safety Valve	Boiler Room (Boilers #1, #2, 2 of 2)	Christopher Nerney	Fireman	Sent to DSF	

Inspection

Question	Response
Mechanical	
AIR CONDITIONING	Inspected
Chilled Water System	Inspected
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

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q035

Question	Response
AIR CONDITIONING	
Chilled Water System	
Chilled Water Distribution: Piping, Pumps and Auxiliaries	
Condition	1 - Good
Deficiency	PIPING: DEFECTIVE/LEAKS
Deficiency Location/Instance	2nd Building Addition - Room 503
Deficiency Quantity	10
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.
Backflow Preventer	Does not Exist
Central Station Air Handler	Inspected
Instance	2nd Building Addition - Roof
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Innovent
Equipment	RTU-CR
Capacity/Size Quantity	10,525
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented
Installation Year	2015
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	2nd Building Addition - Roof
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Innovent
Equipment	RTU-KC
Capacity/Size Quantity	14,000
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented
Installation Year	2015
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	2nd Building Addition - Roof
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Innovent
Equipment	RTU-GA
Capacity/Size Quantity	11,150
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented
Installation Year	2015

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q035

Question	Response
AIR CONDITIONING	
Chilled Water System	
Central Station Air Handler	Inspected
Source of Installation	Documented
Deficiency	No deficiencies recorded
Fan Coil Unit	Does not Exist
Packaged Air Cooled Chiller	Inspected
Instance	2nd Building Addition - Penthouse Roof (8 Modules)
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Refrigerant Type	R-410A
Instance Manufacturer	Airstack
Equipment	CH-1
Capacity/Size Quantity	200
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2015
Source of Installation	Documented
Deficiency	No deficiencies 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	No deficiencies recorded
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	OVER 5 TONS: DEFECTIVE CONDENSER FAN
Deficiency Location/Instance	2nd Building Addition Roof (CU-1)
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.
Dry Cooler	Does not Exist
Packaged / Rooftop Unit	Inspected
Instance	1st Building Addition - Roof
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Gas
Refrigerant Type	R-410A

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q035

Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Instance Manufacturer	Trane
Equipment	RTU-1
Capacity/Size Quantity	10
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2021
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Instance	1st Building Addition - Roof
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Gas
Refrigerant Type	N/A
Instance Manufacturer	Trane
Equipment	RTU-2
Capacity/Size Quantity	15
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2021
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Instance	1st Building Addition - Roof
Instance Condition	1 - Good
Instance Quantity	2
Instance Quantity Uom	EACH
Source of Heating	Gas
Refrigerant Type	R-410A
Instance Manufacturer	Trane
Equipment	RTU-3, RTU-4
Capacity/Size Quantity	13
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2021
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Instance	1st Building Addition - Roof
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Gas
Refrigerant Type	R-410A
Instance Manufacturer	Trane
Equipment	RTU-5
Capacity/Size Quantity	6
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2021

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q035

Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	Inspected
Source of Installation	Custodial Staff
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	Inspected
BMS	Inspected
Instance	1st Building Addition - Throughout
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Installation Year	2021
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
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	2015
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 - Throughout
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	DEFECTIVE TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	Multipurpose Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q035

Question	Response
CLIMATE CONTROL SYSTEM	
Pneumatic System	Inspected
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	Inspected
Are all the existing non-auditorium vertical handicap lifts operable?	Yes
Condition	1 - Good
Deficiency	No deficiencies recorded
Non-auditorium Handicap Lift - Stair	Does not Exist
Ash Hoist	Does not Exist
Sidewalk Elevator	Does not Exist
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	Inspected
Gravity System	Does not Exist
Pressure Booster System	Inspected
Electric Pressure Booster System	Inspected
Instance	Room C051
Instance Condition	3 - Fair
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	15
Capacity/Size2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	1999
Source of Installation	Documented
Deficiency	No deficiencies recorded
Hydraulic/Pneumatic Booster System	Does not Exist
Water Service	Inspected
Instance	Room B12
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q035

Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Water Service	
Instance	Room C051
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Instance	Room C62A
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Instance	Room next to Room C061
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 - Room 503
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Lochinvar
Equipment	N/A
Capacity/Size Quantity	270
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	0
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2015
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Original Building - Steam Condensate Return Pumping System Room C058
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	A.O. Smith
Equipment	N/A
Capacity/Size Quantity	275
Capacity/Size UOM	MBH Input

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q035

Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Gas Fired Domestic Water Heater	
Capacity/Size2 Quantity	100
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2020
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	DEFECTIVE/LEAKS
Deficiency Location/Instance	MER C56, Mechanical Room C062A, Staff Toilet Room 240 (affect on Room B1)
Deficiency Quantity	50
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.
DRAIN/WASTE/VENT AND STORM SYSTEM	
	Inspected
Interior Storm Piping	
	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	
	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Sewage Ejector Pump	
	Inspected
Condition	3 - 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	No deficiencies recorded
Lavatory/Sink	
	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Toilet	
	Inspected
Condition	2 - Between Good and Fair
Deficiency	CLOGGED/LEAKING
Deficiency Location/Instance	Staff Lounge Toilet Room 235
Deficiency Quantity	1

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q035

Question	Response
FIXTURES	
Staff And Other	
Toilet	
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.
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	Corridor adjacent to Rooms 121, 232A, 236
Deficiency Quantity	3
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.
Lavatory/Sink	
	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Girls Toilet Rooms 116, 204, Boys Toilet Room 401
Deficiency Quantity	4
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.
Locker Room Shower	
	Does not Exist
Sink And Fountain Combo Unit	
	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Rooms 232, 238
Deficiency Quantity	2
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.
Toilet	
	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	
	Inspected

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q035

Question	Response
FIXTURES	Inspected
Student	
Urinal	
Condition	2 - Between Good and Fair
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	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Gas Meter Room Vent	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Gas Pressure Booster	Inspected
Instance	Gas Meter Room C061
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Eclipse
Equipment	N/A
Capacity/Size Quantity	15,300
Capacity/Size UOM	SCFH
Source of Capacity/Size	Documented
Installation Year	1999
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Gas Meter Room C061
Instance Condition	2 - Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Instance Manufacturer	Etter
Equipment	N/A
Capacity/Size Quantity	2
Capacity/Size UOM	HP
Source of Capacity/Size	Documented
Installation Year	2015
Source of Installation	Documented
Deficiency	No deficiencies recorded
CO/Gas Leak Detection	Inspected
Instance	1st Building Addition - Gas Meter Room B13
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	1999
Source of Installation	Documented
Deficiency	No deficiencies recorded

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q035

Question	Response
GAS SERVICE	Inspected
CO/Gas Leak Detection	
Instance	2nd Building Addition - Room 503
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2015
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Original Building - Boiler Room, Gas Meter Room C061, Steam Condensate Return Pumping System Room C058
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2016
Source of Installation	Custodial Staff
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
Condition	1 - Good
Deficiency	No deficiencies recorded
Radiator/Convactor/Fin Tube	Inspected
Condition	3 - Fair
Deficiency	RADIATOR/CONVECTOR: MISSING GUARD/SHIELD
Deficiency Location/Instance	Room 122
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.
Deficiency	RADIATOR/CONVECTOR: DAMAGED GUARD/SHIELD
Deficiency Location/Instance	Boys Toilet Room 115
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.

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q035

Question	Response
HEATING	
Radiator/Convactor/Fin Tube	
Deficiency	AUXILIARY (VALVE,VENT): DEFECTIVE
Deficiency Location/Instance	Exit 8 Vestibule, Stair C/1
Deficiency Quantity	2
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.
Steam Heating	Inspected
F&T/Steam Drip Trap	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	Does not Exist
Steam Condensate Return Piping	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Book Storeroom C060
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.
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Original Building - Steam Condensate Return Pumping System Room C058
Deficiency Quantity	10
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	1 - Good
Deficiency	No deficiencies recorded
Steam Piping	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Book Storeroom C060
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

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q035

Question	Response
HEATING	
Steam Heating	
Steam Piping	
Violations	No violations recorded.
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Boys Toilet Room 222
Deficiency Quantity	10
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	3 - Fair
Deficiency	No deficiencies recorded
Steam supplied by External Sources	Does not Exist
Unit Heater/Cabinet Heater	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	Room B1
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	DEFECTIVE
Deficiency Location/Instance	2nd Building Addition - Room 503
Deficiency Quantity	2
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.
HEATING PLANT	Inspected
Replacement Quantity	4,878
Replacement Uom	MBH Net
Instance on 2nd Building Addition - Room 503	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

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q035

Question	Response
HEATING PLANT	
Burner Type	Dual Fuel (Gas/Oil)
Heating Plant Oil Number	2(B10)
Is there a water meter on the boiler make-up water piping?	Yes
Observed Operational?	Yes
Burner Exists?	Yes
Burner Manufacturer	Gordon Piatt
Burner Model Number	FL10.1-G0-30
Boiler Auxiliaries	Inspected
Instance on Original Building - Basement	Inspected
Instance on 2nd Building Addition - Room 503	Inspected
Boiler Auxiliary Piping	
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on 2nd Building Addition - Room 503	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 - Room 503	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	FEEDWATER PUMP: DEFECTIVE
Deficiency Location/Instance	Boiler Room (leak)
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 on 2nd Building Addition - Room 503	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 - Room 503	Does not Exist
Boiler Flue Exhaust	
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on 2nd Building Addition - Room 503	Does not Exist
Boiler Make-up Water Backflow Preventer	
Instance on Original Building - Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q035

Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Make-up Water Backflow Preventer	
Instance on 2nd Building Addition - Room 503	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on 2nd Building Addition - Room 503	Does not Exist
Boiler Safety Valve	
Instance on Original Building - Basement	Inspected
Condition	5 - Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room (Boilers #1, #2, leak, 2 of 2)
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.
Instance on 2nd Building Addition - Room 503	Does not Exist
Boiler System	Inspected
Instance on Original Building - Basement	Inspected
Instance on 2nd Building Addition - Room 503	Inspected
Coal-fired Boiler	
Instance on Original Building - Basement	Does not Exist
Instance on 2nd Building Addition - Room 503	Does not Exist
Hot Water Boiler	
Instance on Original Building - Basement	Does not Exist
Instance on 2nd Building Addition - Room 503	Does not Exist
Modular Boiler	
Instance on 2nd Building Addition - Room 503	Inspected
Instance	Boiler Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	2,439
Instance Quantity Uom	MBH Net
Instance Manufacturer	AERCO
Equipment	N/A
Capacity/Size Quantity	2,805
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2015
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	2 - Between Good and Fair

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q035

Question	Response
HEATING PLANT	
Boiler System	
Modular Boiler	
Instance Quantity	2,439
Instance Quantity Uom	MBH Net
Instance Manufacturer	AERCO
Equipment	N/A
Capacity/Size Quantity	2,805
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2015
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	2,407
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	A. L. Eastmond & Sons Inc.
Equipment	10380-01
Capacity/Size Quantity	2,407
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1999
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	3 - Fair
Instance Quantity	2,407
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	A. L. Eastmond & Sons Inc.
Equipment	10380-02
Capacity/Size Quantity	2,407
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1999
Source of Installation	Documented
Deficiency	DEFECTIVE AUXILIARY (GAUGES, GASKETS ETC.)
Deficiency Quantity	1

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q035

Question	Response
HEATING PLANT	
Boiler System	
Steam Boiler	
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.
Fuel System	
	Inspected
Instance on Original Building - Basement	Inspected
Instance on 2nd Building Addition - Room 503	Inspected
Boiler Fresh Air Louver/Damper	
Do Boiler Combustion Air Louvers exist?	Yes
Type	Automatic
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on 2nd Building Addition - Room 503	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on 2nd Building Addition - Room 503	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 - Room 503	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 - Room 503	Does not Exist
Enclosed IDF Room	
	Inspected
Instance on 1st Building Addition - Room 243A	Inspected
Instance on Room 407	Inspected
Dedicated A/C Equipment	
	Inspected
Instance on Room 407	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on 1st Building Addition - Room 243A	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	1st Building Addition - Room 243A
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q035

Question	Response
Enclosed IDF Room	
Dedicated A/C Equipment	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
KITCHEN	
Instance on 2nd Floor	Inspected
CO Detector	
Instance on 2nd Floor	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Kitchen
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.
Gas System	
Instance on 2nd Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Grease Trap	
Instance on 2nd Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood	
Instance on 2nd Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on 2nd Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on 2nd Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	
Instance on 2nd Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hot Water Temperature Booster	
Instance on 2nd Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Kitchen Sink	
Instance on 2nd Floor	Inspected

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

Mechanical Inspection

Q035

Question	Response
KITCHEN	Inspected
Kitchen Sink	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
MDF Room	Inspected
Instance on 2nd Building Addition - Room 307	Inspected
Dedicated A/C Equipment	Inspected
Instance on 2nd Building Addition - Room 307	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Does not Exist
SCIENCE LAB	Inspected
Instance on Room 306	Inspected
Alternative use	No
Acid Waste Neutralizing Tank	Does not Exist
Instance on Room 306	Does not Exist
CO Detector	Not Required
Instance on Room 306	Not Required
Emergency Shower	Does not Exist
Instance on Room 306	Does not Exist
Eye Wash	Inspected
Instance on Room 306	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Does not Exist
Instance on Room 306	Does not Exist
Hood Exhaust Fan	Does not Exist
Instance on Room 306	Does not Exist
Fixed Laboratory Hood	Does not Exist
Instance on Room 306	Does not Exist
Laboratory Sink	Inspected
Instance on Room 306	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	Does not Exist
Instance on Room 306	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	Inspected
Condition	2 - Between Good and Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Fire Booster Pump Assembly Room EC011
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

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q035

Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Wet Sprinkler Alarm Valve Assembly	Inspected
Violations	No violations recorded.
Fire Booster Pump Assembly	Inspected
Condition	2 - Between Good and Fair
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	No deficiencies 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	Inspected
Is the building mechanically ventilated?	Yes
Exhaust Fan	Inspected
Approximate Total # of Fans	1-25
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Heating And Ventilating Unit	Does not Exist
Metal Ductwork	Inspected
Are there any uninsulated ductwork by design in Mechanical Rooms?	No
Are there chain operated dampers?	Yes
Condition	2 - Between Good and Fair
Deficiency	DAMAGED FLEXIBLE CONNECTION
Deficiency Location/Instance	MER C56 / Toilet Exh.
Deficiency Quantity	2
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.
Supply Fan	Inspected
Approximate Total # of Fans	1-5
Condition	1 - Good
Deficiency	No deficiencies recorded

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q035

Question	Response
VENTILATION	
Unit Ventilator	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE MOTOR
Deficiency Location/Instance	Room 235
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.