

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

Mechanical Inspection

Q049

**Asset:** P.S. 49 ADDITION - QUEENS, 63-60 80TH STREET, New York, 11379

Inspection Id	Inspection Type	Time In	Last Edited
ME : Q049	Mechanical	2023-11-20 8:30 AM	2023-12-01 4:28 PM

Asset Data

Question	Answer
Are there fuel tanks?	Yes
Total # of above ground tanks	3
Total capacity of all above ground tanks in gal.	8,050
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 - Basement Fan Room; 2nd Building Addition - Fire Booster Pump Assembly Room C014
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	Kitchen, Emergency Generator Rooms C012, 002
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: CO/Gas Leak Detection (1 of 2)
	Years: 2019
	Systems: Climate Control System - Electric System; Enclosed IDF Rooms - Dedicated A/C Equipment (DX Split System); F&T/Steam Drip Traps; Terminal Unit Thermostatic Traps; Boiler Safety Valves; MDF Room - Dedicated A/C Equipment (DX Split System)
	Years: 2017

Priority Condition

Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Status	PhotoImage
No	Other	Siamese Connection access is blocked by trees	Siamese Connection	On 80th Street left side of Main Entrance	Florian Gildau	Custodian	Sent to DSF	
Yes	Other	Gas Pressure Booster Emergency Stop Button Defective	Gas Pressure Booster	1st Building Addition - Roof	Florian Gildau	Custodian	Sent to DSF	
Yes	Defective CO/Gas Leak Detection	Defective System	GAS SERVICE   CO/Gas Leak Detection	Original Building - Gas Meter Room 007, Boiler Room	Florian Gildau	Custodian	Sent to DSF	

Inspection

Question	Response
<b>Mechanical</b>	
<b>AIR CONDITIONING</b>	Inspected
<b>Chilled Water System</b>	Does not Exist
<b>Condenser Water Distribution: Piping, Pumps and Auxiliaries</b>	Does not Exist
<b>Cooling Coil in Ductwork</b>	Does not Exist
<b>Cooling Tower</b>	Does not Exist
<b>DX Split System</b>	Inspected
<b>Indoor Unit</b>	Inspected
Condition	2 - Between Good and Fair

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Question	Response
<b>AIR CONDITIONING</b>	
<b>DX Split System</b>	
<b>Indoor Unit</b>	
Deficiency	No deficiencies recorded
<b>Outdoor Unit</b>	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Dry Cooler</b>	
	Does not Exist
<b>Packaged / Rooftop Unit</b>	
	Inspected
Instance	1st Building Addition - Lower Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Gas
Refrigerant Type	R-410A
Instance Manufacturer	Seasons4
Equipment	RTU-3
Capacity/Size Quantity	32
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2009
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	1st Building Addition - Roof
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Gas
Refrigerant Type	R-410A
Instance Manufacturer	Seasons4
Equipment	RTU-1
Capacity/Size Quantity	89
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2009
Source of Installation	Documented
Deficiency	OVER 20 TONS: DEFECTIVE COMPRESSOR
Deficiency Location/Instance	1st Building Addition - Roof
Deficiency Quantity	2
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.
Instance	1st Building Addition - Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH

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Question	Response
<b>AIR CONDITIONING</b>	
<b>Packaged / Rooftop Unit</b>	
Source of Heating	Gas
Refrigerant Type	R-410A
Instance Manufacturer	Seasons4
Equipment	RTU-2
Capacity/Size Quantity	43
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2009
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	1st Building Addition - Roof
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Gas
Refrigerant Type	R-410A
Instance Manufacturer	Seasons4
Equipment	RTU-4
Capacity/Size Quantity	21
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2009
Source of Installation	Documented
Deficiency	OVER 20 TONS: DEFECTIVE CONTROLS
Deficiency Location/Instance	1st Building Addition - Roof
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	OVER 20 TONS: DEFECTIVE CONDENSER FAN
Deficiency Location/Instance	1st Building Addition - Roof
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.
Instance	2nd Building Addition - Roof
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Gas
Refrigerant Type	R-410A
Instance Manufacturer	Seasons4

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Question	Response
<b>AIR CONDITIONING</b>	
<b>Packaged / Rooftop Unit</b>	
Equipment	RTU-1
Capacity/Size Quantity	70
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2017
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>Packaged Terminal A/C</b>	Does not Exist
<b>Refrigerant Leak Detection System</b>	Does not Exist
<b>Refrigerant Piping</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Return Fan</b>	Does not Exist
<b>CENTRAL ACID WASTE NEUTRALIZING TANK</b>	Does not Exist
<b>CLIMATE CONTROL SYSTEM</b>	Inspected
<b>BMS</b>	Inspected
Instance	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%
Installation Year	2009
Source of Installation	Documented
Deficiency	DEFECTIVE SYSTEM
Deficiency Location/Instance	1st 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.
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	2017
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

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Question	Response
<b>CLIMATE CONTROL SYSTEM</b>	
<b>BMS</b>	Inspected
Violations	No violations recorded.
<b>Pneumatic System</b>	Inspected
Instance	Original Building - Throughout except Rooms 117, 119, 121, 125, 129, 221, 319
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	Room 211
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>Hybrid System</b>	Does not Exist
<b>Electric System</b>	Inspected
Instance	Rooms 117, 119, 121, 125, 129, 221, 319
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	61-80%
Deficiency	DEFECTIVE TERMINAL UNIT CONTROL VALVE
Deficiency Location/Instance	Room 111 and other locations
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.
<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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Escalator</b>	Does not Exist
<b>Non-auditorium Handicap Lift - Vertical</b>	Inspected
Are all the existing non-auditorium vertical handicap lifts operable?	No
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Non-auditorium Handicap Lift - Stair</b>	Does not Exist

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Question	Response
<b>CONVEYING</b>	Inspected
<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	Original Building - Boiler Room
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	6
Capacity/Size2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	2009
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	2nd Building Addition - Room C010
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	4
Capacity/Size2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	2017
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>Hydraulic/Pneumatic Booster System</b>	Does not Exist
<b>Water Service</b>	Inspected
Instance	Original Building - Boiler Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Instance	Original Building - Basement Fan Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded

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Question	Response
<b>DOMESTIC WATER SYSTEM</b>	Inspected
<b>Domestic Cold Water System</b>	
<b>Water Service</b>	
Instance	2nd Building Addition - Fire Booster Pump Assembly Room C014
Instance Condition	1 - Good
Instance Quantity	3
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
<b>Domestic Hot Water System</b>	Inspected
<b>Domestic Hot Water Remote Storage Tank</b>	Does not Exist
<b>Domestic Water Heat Exchanger</b>	Does not Exist
<b>Electric Domestic Water Heater</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Heat Pump Domestic Water Heater</b>	Does not Exist
<b>Gas Fired Domestic Water Heater</b>	Inspected
Instance	Original Building - Boiler Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	PVI
Equipment	HOT WATER HEATER
Capacity/Size Quantity	399
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	400
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	1999
Source of Installation	Documented
Deficiency	No deficiencies 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>	Inspected
<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	INTERIOR FLOOR DRAIN: DEFECTIVE
Deficiency Location/Instance	Boys Toilet Room 263B
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.

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Question	Response
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	
<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>	
	Inspected
<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	2 - Between Good and Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Staff Toilet Room 220A
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	2 - Between Good and Fair
Deficiency	DEFECTIVE FLUSHOMETER VALVE
Deficiency Location/Instance	Staff Toilet Room 152
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>Urinal</b>	Does not Exist
<b>Student</b>	Inspected
<b>Drinking Fountain</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Student's Toilet Room 117A/119A
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
<b>FIXTURES</b>	
<b>Student</b>	
<b>Lavatory/Sink</b>	Inspected
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Locker Room Shower</b>	Does not Exist
<b>Sink And Fountain Combo Unit</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Urinal</b>	Inspected
Condition	2 - Between Good and Fair
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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Gas Meter Room Vent</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Gas Pressure Booster</b>	Inspected
Instance	1st Building Addition - Roof
Instance Condition	4 - Between Fair and Poor
Instance Quantity	2
Instance Quantity Uom	EACH
Instance Manufacturer	Spencer
Equipment	N/A
Capacity/Size Quantity	1
Capacity/Size UOM	HP
Source of Capacity/Size	Documented
Installation Year	2009
Source of Installation	Documented
Deficiency	DEFECTIVE UNIT
Deficiency Location/Instance	1st Building Addition - Roof (One Defective Pump, Defective Control Panel)
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	2nd Building Addition - Gas Meter Room C008
Instance Condition	1 - Good

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Question	Response
<b>GAS SERVICE</b>	
<b>Gas Pressure Booster</b>	
Instance Quantity	2
Instance Quantity Uom	EACH
Instance Manufacturer	Eclipse
Equipment	N/A
Capacity/Size Quantity	17,800
Capacity/Size UOM	SCFH
Source of Capacity/Size	Documented
Installation Year	2017
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Original Building - Gas Meter Room 007
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
<b>CO/Gas Leak Detection</b>	Inspected
Instance	2nd Building Addition - Gas Meter Room C008, Boiler 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 - Gas Meter Room 007, Boiler Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2019
Source of Installation	Inspector Estimate
Deficiency	DEFECTIVE SYSTEM
Deficiency Location/Instance	Original Building - Gas Meter Room 007, Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>HEATING</b>	Inspected
<b>Heating Coil In Ductwork</b>	Does not Exist

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Question	Response
<b>HEATING</b>	
<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>	Does not Exist
<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	RADIATOR/CONVECTOR: MISSING GUARD/SHIELD
Deficiency Location/Instance	Room 322
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.
Deficiency	RADIATOR/CONVECTOR: DAMAGED GUARD/SHIELD
Deficiency Location/Instance	Student's Toilet Room 217A/ 219A
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>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>	Does not Exist
<b>Steam Condensate Return Piping</b>	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Original Building - Boiler Room, Basement near Oil Tank Room
Deficiency Quantity	30
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 Pumping System</b>	Inspected
Condition	5 - Poor
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Original Building - Boiler Room

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<b>HEATING</b>	
<b>Steam Heating</b>	
<b>Steam Condensate Return Pumping System</b>	
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.
<b>Steam Piping</b>	
Condition	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Original Building - Boiler Room, Basement near Oil Tank 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.
<b>Terminal Unit Thermostatic Trap</b>	
Condition	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Steam supplied by External Sources</b>	
Condition	Does not Exist
<b>Unit Heater/Cabinet Heater</b>	
Condition	Inspected
Condition	1 - Good
Deficiency	DEFECTIVE
Deficiency Location/Instance	Main Entrance Lobby, 1st Floor Corridor near Stair B (defective cover)
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.
<b>HEATING PLANT</b>	
Replacement Quantity	Inspected
Replacement Quantity	5,555
Replacement Uom	MBH Net
Instance on Original Building - Basement	Inspected
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?	No
Burner Exists?	Yes
Burner Manufacturer	Gordon-Piatt
Burner Model Number	N/A
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

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<b>HEATING PLANT</b>	
<b>Boiler Auxiliaries</b>	Inspected
Instance on 2nd Building Addition - Penthouse	Inspected
Instance on Original Building - Basement	Inspected
<b>Boiler Auxiliary Piping</b>	
Instance on 2nd Building Addition - Penthouse	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Emergency Stop Switch</b>	
Instance on 2nd Building Addition - Penthouse	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Feedwater System</b>	
Instance on 2nd Building Addition - Penthouse	Does not Exist
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Feedwater Treatment(Automatic)</b>	
Instance on 2nd Building Addition - Penthouse	Does not Exist
Instance on Original Building - Basement	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room
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>Boiler Flue Exhaust</b>	
Instance on 2nd Building Addition - Penthouse	Does not Exist
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Make-up Water Backflow Preventer</b>	
Instance on 2nd Building Addition - Penthouse	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Room Steam And Condensate Piping</b>	
Instance on 2nd Building Addition - Penthouse	Does not Exist

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<b>HEATING PLANT</b>	
<b>Boiler Auxiliaries</b>	
<b>Boiler Room Steam And Condensate Piping</b>	
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Safety Valve</b>	
Instance on 2nd Building Addition - Penthouse	Does not Exist
Instance on Original Building - Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler System</b>	
	Inspected
Instance on 2nd Building Addition - Penthouse	Inspected
Instance on Original Building - Basement	Inspected
<b>Coal-fired Boiler</b>	
Instance on 2nd Building Addition - Penthouse	Does not Exist
Instance on Original Building - Basement	Does not Exist
<b>Hot Water Boiler</b>	
Instance on 2nd Building Addition - Penthouse	Does not Exist
Instance on Original Building - Basement	Does not Exist
<b>Modular Boiler</b>	
Instance on 2nd Building Addition - Penthouse	Inspected
Instance	Boiler Room
Instance Condition	1 - Good
Instance Quantity	1,252
Instance Quantity Uom	MBH Net
Instance Manufacturer	Lochinvar
Equipment	40000203494N0001
Capacity/Size Quantity	1,440
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	2 - Between Good and Fair
Instance Quantity	1,252
Instance Quantity Uom	MBH Net
Instance Manufacturer	Lochinvar
Equipment	40000203494N0002
Capacity/Size Quantity	1,440
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2017
Source of Installation	Documented
Deficiency	DEFECTIVE UNIT
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH

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Question	Response
<b>HEATING PLANT</b>	
<b>Boiler System</b>	
<b>Modular Boiler</b>	
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Steam Boiler</b>	
Instance on Original Building - Basement	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	2,926
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	A. L. Eastmond & Sons Inc.
Equipment	9944-01
Capacity/Size Quantity	2,926
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.
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Quantity	5
Quantity Uom	S.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	LEAKY/PLUGGED TUBES
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.
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	2,629

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Question	Response
<b>HEATING PLANT</b>	
<b>Boiler System</b>	
<b>Steam Boiler</b>	
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	Yes
Instance Manufacturer	A. L. Eastmond & Sons Inc.
Equipment	9944-02
Capacity/Size Quantity	2,629
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.
<b>Fuel System</b>	Inspected
Instance on 2nd Building Addition - Penthouse	Inspected
Instance on Original Building - Basement	Inspected
<b>Boiler Fresh Air Louver/Damper</b>	
Do Boiler Combustion Air Louvers exist?	Yes
Type	Automatic
Instance on 2nd Building Addition - Penthouse	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Burner/Burner Control Panel</b>	
Instance on 2nd Building Addition - Penthouse	Does not Exist
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Fuel Oil Storage/Supply System</b>	
Instance on 2nd Building Addition - Penthouse	Does not Exist
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	FUEL OIL LEVEL GAUGE: DEFECTIVE
Deficiency Location/Instance	Original Building Basement near Oil Tank Room
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.



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Question	Response
<b>HEATING PLANT</b>	
<b>Fuel System</b>	
<b>Gas Trains And Vent At The Boiler</b>	
Instance on 2nd Building Addition - Penthouse	Does not Exist
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Enclosed IDF Room</b>	Inspected
Instance on Basement - Telecom Room 001B, Rooms 155, 255, 326	Inspected
<b>Dedicated A/C Equipment</b>	Inspected
Instance on Basement - Telecom Room 001B, Rooms 155, 255, 326	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>KITCHEN</b>	
Instance on 1st Floor	Inspected
<b>CO Detector</b>	
Instance on 1st 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 Photo	No photo recorded
Violations	No violations recorded.
<b>Gas System</b>	
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Grease Trap</b>	
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood</b>	
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Fan</b>	
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Fire Suppression System</b>	
Instance on 1st Floor	Inspected
Condition	3 - Fair

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Question	Response
<b>KITCHEN</b>	
<b>Hood Fire Suppression System</b>	Inspected
Deficiency	No deficiencies recorded
<b>Hot Water Temperature Booster</b>	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Kitchen Sink</b>	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>MDF Room</b>	Inspected
Instance on 1st Building Addition - Room 358	Inspected
<b>Dedicated A/C Equipment</b>	Inspected
Instance on 1st Building Addition - Room 358	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>SCIENCE DEMO ROOM</b>	Does not Exist
<b>SCIENCE LAB</b>	Inspected
Instance on Room 257	Inspected
Alternative use	No
Instance on Room 354	Inspected
Alternative use	No
<b>Acid Waste Neutralizing Tank</b>	Inspected
Instance on Room 354	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 257	Does not Exist
<b>CO Detector</b>	Inspected
Instance on Room 354	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 257	Not Required
<b>Emergency Shower</b>	Does not Exist
Instance on Room 354	Does not Exist
Instance on Room 257	Does not Exist
<b>Eye Wash</b>	Inspected
Instance on Room 354	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 257	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	Does not Exist
Instance on Room 354	Does not Exist
Instance on Room 257	Does not Exist
<b>Hood Exhaust Fan</b>	Does not Exist
Instance on Room 354	Does not Exist
Instance on Room 257	Does not Exist
<b>Fixed Laboratory Hood</b>	Does not Exist

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Question	Response
<b>SCIENCE LAB</b>	
<b>Fixed Laboratory Hood</b>	Does not Exist
Instance on Room 354	Does not Exist
Instance on Room 257	Does not Exist
<b>Laboratory Sink</b>	Inspected
Instance on Room 354	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 257	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	Does not Exist
Instance on Room 354	Does not Exist
Instance on Room 257	Does not Exist
<b>SCIENCE PREP ROOM</b>	
	Inspected
Instance on Room 257A	Inspected
Alternative use	Yes
Instance on Room 356	Inspected
Alternative use	No
<b>Acid Waste Neutralizing Tank</b>	Inspected
Instance on Room 356	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 257A	Does not Exist
<b>CO Detector</b>	Inspected
Instance on Room 356	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 257A	Not Required
<b>Emergency Shower</b>	Inspected
Instance on Room 356	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 257A	Does not Exist
<b>Eye Wash</b>	Inspected
Instance on Room 356	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 257A	Does not Exist
<b>Hood Exhaust Ductwork</b>	Inspected
Instance on Room 356	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 257A	Does not Exist
<b>Hood Exhaust Fan</b>	Inspected
Instance on Room 356	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 257A	Does not Exist
<b>Fixed Laboratory Hood</b>	Inspected

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Question	Response
<b>SCIENCE PREP ROOM</b>	
<b>Fixed Laboratory Hood</b>	
Instance on Room 356	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 257A	Does not Exist
<b>Laboratory Sink</b>	Inspected
Instance on Room 356	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 257A	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	Does not Exist
Instance on Room 356	Does not Exist
Instance on Room 257A	Does not Exist
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	Inspected
<b>Dry Sprinkler Alarm Valve Assembly</b>	Does not Exist
<b>Wet Sprinkler Alarm Valve Assembly</b>	Does not Exist
<b>Fire Booster Pump Assembly</b>	Inspected
Condition	2 - Between Good and Fair
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	No deficiencies recorded
<b>Sprinkler Piping</b>	Inspected
Condition	1 - Good
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	26-50
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Heating And Ventilating Unit</b>	Does not Exist
<b>Metal Ductwork</b>	Inspected

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Question	Response
<b>VENTILATION</b>	
<b>Metal Ductwork</b>	Inspected
Are there any uninsulated ductwork by design in Mechanical Rooms?	No
Are there chain operated dampers?	No
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Supply Fan</b>	Inspected
Approximate Total # of Fans	1-5
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Unit Ventilator</b>	Does not Exist