

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q070

Asset: P.S. 70 - QUEENS, 30-45 42 STREET, New York, 11103

Inspection Id	Inspection Type	Time In	Last Edited
ME : Q070	Mechanical	2023-11-30 8:17 AM	2024-03-14 3:53 PM

Asset Data

Question	Answer
Are there fuel tanks?	Yes
Total # of above ground tanks	1
Total capacity of all above ground tanks in gal.	275
Total # of below ground tanks	0
Total capacity of all below ground tanks in gal.	0
Total # of water main service entries to the asset	4
MERs/Fan Rooms Locations	Basement North and South MERs, Fan Room above Auditorium, Penthouse Fan Room, Bulkhead Fan Rooms R08, R12, Fire Booster Pump Assembly Room C70A
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	Kitchen, Science Demo Room 412
Are there any Emergency Stop Switches with Missing Hammers?	Yes
Component Affected	Boiler Emergency Stop Switch
Location	Stair C Boiler Room Entrance
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Penthouse Corridor outside Room R62, Room R62, Penthouse Stair X, Penthouse Boiler Room
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: Kitchen - Grease Trap
	Years: 2023
	Systems: DX Split Systems for Auditorium (9 of 17); F&T/Steam Drip Traps; Terminal Unit Thermostatic Traps; Boiler Make-up Water Backflow Preventer
	Years: 2022
	Systems: Kitchen - Hot Water Temperature Booster
	Years: 2018
	Systems: Fixtures - Toilets (50%)
	Years: 2017
	Systems: Steam Condensate Return Pumping Systems (2 of 3); Original Building - Boiler Room: Burner/Burner Control Panels; Boiler Fresh Air Louver/Dampers; Gas Trains and Vent At The Boilers; MDF Room - Dedicated A/C Equipment (DX Split System); Enclosed IDF Room - Dedicated A/C Equipment (DX Split System); Sewage Ejector Pumps; Heating Coil In Ductwork (50%); Sprinkler Heads; Drinking Fountains; Sink and Fountain Combo Unit
	Years: 2014
	Systems: Kitchen - Hood Exhaust Fan, Hood Exhaust Ductwork
	Years: 2013

Priority Condition

Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Status	PhotoImage
No	Defective Boiler Safety Auxiliary	Boiler Safety Valve is leaking	HEATING PLANT Boiler Auxiliaries Boiler Safety Valve	Boiler Room / Boiler #4 (1 of 2)	Charles Scales Jr.	Custodian	Sent to DSF	
No	Defective Fire/Smoke Damper	Defective Fire/Smoke Damper	VENTILATION Metal Ductwork	Corridor near Room 551	Charles Scales Jr.	Custodian	Sent to DSF	

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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
Condition	1 - Good
Deficiency	No deficiencies recorded
Backflow Preventer	Does not Exist
Central Station Air Handler	Inspected
Instance	Building Addition - Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Seasons.4
Equipment	DOAS
Capacity/Size Quantity	23,500
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented
Installation Year	2014
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Building Addition - Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Seasons.4
Equipment	AHU-1
Capacity/Size Quantity	8,220
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented
Installation Year	2014
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	Building Addition - Penthouse Roof
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Refrigerant Type	R-410A
Instance Manufacturer	Airstack
Equipment	Chiller #1
Capacity/Size Quantity	216
Capacity/Size UOM	Tons

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Packaged Air Cooled Chiller	
Source of Capacity/Size	Documented
Installation Year	2014
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	
Condition	2 - Between Good and Fair
Deficiency	UP TO 5 TONS: DEFECTIVE
Deficiency Location/Instance	Kitchen, Rooms 205, 207
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo	No photo recorded
Violations	No violations recorded.
Outdoor Unit	
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	
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	
Instance	Building Addition - Throughout
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	0-20%
Installation Year	2014
Source of Installation	Documented
Deficiency	DEFECTIVE SYSTEM
Deficiency Location/Instance	Building Addition - Throughout
Deficiency Quantity	1

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Question	Response
CLIMATE CONTROL SYSTEM	
BMS	
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	1st Floor North Multipurpose Room, Rooms 212, 254 and other locations
Deficiency Quantity	6
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.
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	Does not Exist
Pressure Booster System	Inspected
Electric Pressure Booster System	Inspected
Instance	Room C61
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Federal Pump
Equipment	N/A

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Pressure Booster System	
Electric Pressure Booster System	
Capacity/Size Quantity	2
Capacity/Size UOM	Total # Pumps
Capacity/Size2 Quantity	30
Capacity/Size2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	2014
Source of Installation	Documented
Deficiency	RUSTY/LEAKY VALVES AND PIPE FITTINGS
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.
Hydraulic/Pneumatic Booster System	
	Does not Exist
Water Service	
	Inspected
Instance	Fire Booster Pump Assembly Room C70A (Sprinkler and Domestic and Sprinkler)
Instance Condition	1 - Good
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Instance	Room C61 (Domestic, RPZ located in Room 161 in School Yard)
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Instance	Room C61 (Sprinkler)
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	Building Addition - Penthouse Boiler Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Gas Fired Domestic Water Heater	
Instance Manufacturer	Lochinvar
Equipment	N/A
Capacity/Size Quantity	650
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	0
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2014
Source of Installation	Documented
Deficiency	DEFECTIVE FRESH AIR LOUVER/DAMPER
Deficiency Location/Instance	Building Addition - Penthouse 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.
Oil Fired Domestic Water Heater	
	Does not Exist
Domestic Water Distribution Piping	
	Inspected
Condition	2 - Between Good and Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Boys Toilet Room 358
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.
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Basement South MER
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.
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	SEWAGE/WASTE PIPING: DEFECTIVE/LEAKS

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Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	
Sewage/Waste/Vent Piping	
Deficiency Location/Instance	Boiler Room near Boiler #1, Basement South MER, Staff Toilet Room 161
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	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Sump Pump	
Condition	Inspected
Deficiency	3 - Fair
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
Does not Exist	
FIXTURES	
Staff And Other	
Inspected	
Janitor Sink	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Lavatory/Sink	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Deficiency Location/Instance	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Quantity	Kitchen
Quantity Uom	1
Potential Action	EACH
Urgency of Action	MAINTENANCE
Purpose of Action	PRIORITY 3
Deficiency Photo1	LEVEL 2
Violations	No photo recorded
Toilet	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Deficiency Location/Instance	DEFECTIVE FLUSHOMETER VALVE
Deficiency Quantity	Womens Toilet Room 467
Quantity Uom	1
Potential Action	EACH
Urgency of Action	MAINTENANCE
Purpose of Action	PRIORITY 3
Deficiency Photo1	LEVEL 2
Violations	No photo recorded
Urinal	
Does not Exist	
Student	
Inspected	
Drinking Fountain	
Condition	Inspected
Deficiency	2 - Between Good and Fair

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Question	Response
FIXTURES	
Student	
Drinking Fountain	
Deficiency	CLOGGED/LEAKING
Deficiency Location/Instance	Cafeteria
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 AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Corridors near Rooms 212, 468, 512, 568
Deficiency Quantity	5
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	Student's Toilet Rooms 105, 121, 251
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	No deficiencies recorded
Toilet	Inspected
Condition	2 - Between Good and Fair
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Girls Toilet Room 121
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	DEFECTIVE FLUSHOMETER VALVE
Deficiency Location/Instance	Girls Toilet Room 121, Boys Toilet Room 558

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Question	Response
FIXTURES	
Student	
Toilet	
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.
Urinal	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Deficiency Location/Instance	DEFECTIVE FLUSHOMETER VALVE
Deficiency Quantity	Boys Toilet Room 558
Quantity Uom	1
Potential Action	EACH
Urgency of Action	MAINTENANCE
Purpose of Action	PRIORITY 3
Deficiency Photo1	LEVEL 2
Violations	No photo recorded
Deficiency	No violations recorded.
Deficiency Location/Instance	CRACKED/PHYSICAL DAMAGE
Deficiency Quantity	Boys Toilet Room 105
Quantity Uom	5
Potential Action	EACH
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
Deficiency Photo1	LEVEL 2
Violations	No photo recorded
Deficiency	No violations 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	1 - Good
Deficiency	No deficiencies recorded
Gas Pressure Booster	
	Inspected
Instance	Original Building - Gas Meter Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Instance Manufacturer	Etter
Equipment	N/A
Capacity/Size Quantity	20,000

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Question	Response
GAS SERVICE	
Gas Pressure Booster	
Capacity/Size UOM	SCFH
Source of Capacity/Size	Documented
Installation Year	2014
Source of Installation	Documented
Deficiency	No deficiencies recorded
CO/Gas Leak Detection	Inspected
Instance	Building Addition - Penthouse Boiler Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2014
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Original Building - Boiler Room, Gas Meter Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2014
Source of Installation	Documented
Deficiency	No deficiencies recorded
HEATING	Inspected
Heating Coil In Ductwork	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Basement North MER / House Blower 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.
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	2 - Between Good and Fair
Deficiency	RADIATOR/CONVECTOR: DAMAGED GUARD/SHIELD
Deficiency Location/Instance	Room 441
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE

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Question	Response
HEATING	
Radiator/Convactor/Fin Tube	Inspected
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	DEFECTIVE/LEAKS
Deficiency Location/Instance	Basement South MER / House Blower 2
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.
Deficiency	DEFECTIVE VALVE
Deficiency Location/Instance	Basement South MER
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 Condensate Return Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE TANK
Deficiency Location/Instance	Boiler Room (top tank leaking)
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.
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	Basement North, South MERs
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPAIR

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Question	Response
HEATING	
Steam Heating	Inspected
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	Boiler Room (leaking by float switch)
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.
Steam Piping	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Room 305
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	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	DEFECTIVE
Deficiency Location/Instance	Boiler Room, Electrical Room C72 / EUH-C.1 (poorly supported), Stair EF/1 (Defective Fan and Damaged Guard)
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.
HEATING PLANT	
Replacement Quantity	1,792
Replacement Uom	MBH Net
Instance on Building Addition - Penthouse	Inspected

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Question	Response
HEATING PLANT	
Burner Type	Gas
Heating Plant Oil Number	N/A
Is there a water meter on the boiler make-up water piping?	No
Burner Exists?	Yes
Burner Manufacturer	Weishaupt
Burner Model Number	WM-G10/2-A, ZM-LN
Instance on Original Building - Basement	Inspected
Burner Type	Gas
Heating Plant Oil Number	N/A
Is there a water meter on the boiler make-up water piping?	Yes
Observed Operational?	No
Burner Exists?	Yes
Burner Manufacturer	S.T. Johnson
Burner Model Number	FD68G-M
Boiler Auxiliaries	Inspected
Instance on Original Building - Basement	Inspected
Instance on Building Addition - Penthouse	Inspected
Boiler Auxiliary Piping	
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE BOILER FEEDWATER PIPING
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 Photo1	No photo recorded
Violations	No violations recorded.
Instance on Building Addition - Penthouse	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	MISSING HAMMER
Deficiency Location/Instance	Stair C Boiler Room Entrance
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.
Instance on Building Addition - Penthouse	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

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Feedwater System	
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 Building Addition - Penthouse	Does not Exist
Boiler Feedwater Treatment(Automatic)	
Instance on Original Building - Basement	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room (Pump and Pipe 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 Building Addition - Penthouse	Does not Exist
Boiler Flue Exhaust	
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Building Addition - Penthouse	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Original Building - Basement	Inspected
Condition	5 - Poor
Deficiency	DEFECTIVE RPZ
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.
Instance on Building Addition - Penthouse	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	DEFECTIVE HEADER VALVE

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Room Steam And Condensate Piping	
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 Photo1	No photo recorded
Violations	No violations recorded.
Instance on Building Addition - Penthouse	Does not Exist
Boiler Safety Valve	
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Building Addition - Penthouse	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room / Boiler #4 (1 of 2)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Boiler System	Inspected
Instance on Original Building - Basement	Inspected
Instance on Building Addition - Penthouse	Inspected
Coal-fired Boiler	
Instance on Original Building - Basement	Does not Exist
Instance on Building Addition - Penthouse	Does not Exist
Hot Water Boiler	
Instance on Building Addition - Penthouse	Inspected
Instance	Boiler Room
Instance Condition	1 - Good
Instance Quantity	896
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	Viessmann
Equipment	10591-03
Capacity/Size Quantity	1,030
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2014
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room

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Question	Response
HEATING PLANT	
Boiler System	
Hot Water Boiler	
Instance Condition	1 - Good
Instance Quantity	896
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	Viessmann
Equipment	10591-04
Capacity/Size Quantity	1,030
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2014
Source of Installation	Documented
Deficiency	No deficiencies recorded
Modular Boiler	
Instance on Original Building - Basement	Does not Exist
Instance on Building Addition - Penthouse	Does not Exist
Steam Boiler	
Instance on Original Building - Basement	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	9,096
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	A. L. Eastmond & Sons Inc.
Equipment	7410-01
Capacity/Size Quantity	9,096
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	2000
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	20
Quantity Uom	S.F.
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

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Question	Response
HEATING PLANT	
Boiler System	
Steam Boiler	
Instance Condition	3 - Fair
Instance Quantity	9,096
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	A. L. Eastmond & Sons Inc.
Equipment	7410-02
Capacity/Size Quantity	9,096
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	2000
Source of Installation	Documented
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Fuel System	
Instance on Original Building - Basement	Inspected
Instance on Building Addition - Penthouse	Inspected
Boiler Fresh Air Louver/Damper	
Do Boiler Combustion Air Louvers exist?	Yes
Type	Automatic
Instance on Original Building - Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on Building Addition - Penthouse	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Original Building - Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Building Addition - Penthouse	Inspected
Condition	2 - Between Good and Fair
Deficiency	GAS BURNER: DEFECTIVE
Deficiency Location/Instance	Boiler Room / Boiler #4 (ignition issues)
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.
Fuel Oil Storage/Supply System	

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Question	Response
HEATING PLANT	
Fuel System	
Fuel Oil Storage/Supply System	
Instance on Original Building - Basement	Does not Exist
Instance on Building Addition - Penthouse	Does not Exist
Gas Trains And Vent At The Boiler	
Instance on Original Building - Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on Building Addition - Penthouse	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Enclosed IDF Room	Inspected
Instance on Original Building - Room 255	Inspected
Dedicated A/C Equipment	Inspected
Instance on Original Building - Room 255	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
KITCHEN	Inspected
Instance on 1st Floor	Inspected
CO Detector	Inspected
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 Photo1	No photo recorded
Violations	No violations recorded.
Gas System	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Grease Trap	Inspected
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Hood	Inspected
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Inspected
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	Inspected
Instance on 1st Floor	Inspected

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Question	Response
KITCHEN	
Hood Exhaust Fan	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	Inspected
Instance on 1st Floor	Inspected
Condition	3 - 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	3 - Fair
Deficiency	No deficiencies recorded
MDF Room	Inspected
Instance on Building Addition - Room 473	Inspected
Dedicated A/C Equipment	Inspected
Instance on Building Addition - Room 473	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	
Instance on Room 412	Inspected
Alternative use	No
Acid Waste Neutralizing Tank	Inspected
Instance on Room 412	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
CO Detector	Inspected
Instance on Room 412	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Room 412
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.
Emergency Shower	Does not Exist
Instance on Room 412	Does not Exist
Eye Wash	Does not Exist
Instance on Room 412	Does not Exist
Hood Exhaust Ductwork	Does not Exist
Instance on Room 412	Does not Exist
Hood Exhaust Fan	Does not Exist
Instance on Room 412	Does not Exist
Fixed Laboratory Hood	Does not Exist

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Question	Response
SCIENCE DEMO ROOM	
Fixed Laboratory Hood	Does not Exist
Instance on Room 412	Does not Exist
Laboratory Sink	Inspected
Instance on Room 412	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	Does not Exist
Instance on Room 412	Does not Exist
SCIENCE LAB	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	No deficiencies 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	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Penthouse Corridor outside Room R62, Room R62, Penthouse Stair X, Penthouse Boiler Room
Deficiency Quantity	5
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo	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	Inspected
Is the building mechanically ventilated?	Yes
Exhaust Fan	Inspected

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Question	Response
VENTILATION	
Exhaust Fan	
Approximate Total # of Fans	1-25
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Fan Room above Auditorium / Playroom Exh 3A (doesn't start), Auditorium Exh 4A (motor trips electrical protection)
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 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?	No
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE REGISTER/DIFFUSER
Deficiency Location/Instance	Auditorium
Deficiency Quantity	5
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 FIRE/SMOKE DAMPER
Deficiency Location/Instance	Corridor near Room 551
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.
Deficiency	DAMAGED FLEXIBLE CONNECTION
Deficiency Location/Instance	Fan Room above Auditorium / Playroom Exh 3A
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.
Supply Fan	Inspected
Approximate Total # of Fans	1-5
Condition	3 - Fair

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Question	Response
VENTILATION	
Supply Fan	Inspected
Deficiency	No deficiencies recorded
Unit Ventilator	Does not Exist