

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q144

Asset: P.S. 144 - QUEENS, 93-02 69 AVENUE, New York, 11375

Inspection Id	Inspection Type	Time In	Last Edited
ME : Q144	Mechanical	2024-03-28 7:20 AM	2024-04-03 1:19 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.	10,000
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	3
MERs/Fan Rooms Locations	Original Building - Basement MER, Fire Booster Pump Assembly Room C23A
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Emergency Stop Switches with Missing Hammers?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Rooms C42B, C45, C49, C50
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: Boiler Safety Valves (3 of 4)
	Years: 2022
	Systems: Climate Control System - Electric System (Heat Timer)
	Years: 2021
	Systems: Non-auditorium Handicap Lift - Stair
	Years: 2020
	Systems: Electric Pressure Booster System; Water Services; Fixtures - Student: Lavatory/Sinks, Toilets, Urinals; CO/Gas Leak Detection in Original Building; Enclosed IDF Room 355 - Dedicated A/C Equipment (DX Split System)
	Years: 2019

Priority Condition

Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Status	PhotoImage
Yes	Defective Sprinkler/Stand pipe System	Painted Sprinkler Heads	SPRINKLERS, STANDPIPE, FIRE SYSTEM Sprinkler Head	Rooms C45, C50	David Malina	Custodian	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
Condition	1 - Good
Deficiency	No deficiencies recorded
Backflow Preventer	Does not Exist
Central Station Air Handler	Inspected
Instance	Building Addition - Roof
Instance Condition	1 - Good

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Central Station Air Handler	
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Annexair
Equipment	RTU-CO
Capacity/Size Quantity	10
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2019
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Building Addition - Roof
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Annexair
Equipment	RTU-CR
Capacity/Size Quantity	40
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2019
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Building Addition - Roof
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Annexair
Equipment	RTU-KC
Capacity/Size Quantity	20
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2019
Source of Installation	Documented
Deficiency	No deficiencies recorded
Fan Coil Unit	Does not Exist
Packaged Air Cooled Chiller	Inspected
Instance	Building Addition - Roof (Bank of 7 Modules)
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Refrigerant Type	N/A
Instance Manufacturer	Aermec
Equipment	CH-1
Capacity/Size Quantity	200
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Packaged Air Cooled Chiller	Inspected
Installation Year	2019
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	1 - Good
Deficiency	No deficiencies recorded
Outdoor Unit	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Dry Cooler	Does not Exist
Packaged / Rooftop Unit	Does not Exist
Packaged Terminal A/C	Does not Exist
Refrigerant Leak Detection System	Does not Exist
Refrigerant Piping	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Return Fan	Does not Exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not Exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Inspected
Instance	Building Addition - Throughout
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	0-20%
Installation Year	2019
Source of Installation	Documented
Deficiency	DEFECTIVE SYSTEM
Deficiency Location/Instance	Building Addition - Throughout
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo	No photo recorded
Violations	No violations recorded.
Pneumatic System	Inspected
Instance	Original Building - Throughout
Instance Condition	3 - Fair

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Question	Response
CLIMATE CONTROL SYSTEM	
Pneumatic System	
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	0-20%
Deficiency	DEFECTIVE TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	Original Building - Various locations
Deficiency Quantity	60
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	Inspected
Instance	Original Building - Throughout (Heat Timer)
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies recorded
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	Inspected
Are all the existing non-auditorium handicap stair lifts operable?	Yes
Condition	1 - Good
Deficiency	No deficiencies recorded
Ash Hoist	Inspected
Are all the existing ash hoists operable?	Yes
Condition	3 - Fair
Deficiency	No deficiencies recorded
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	Original Building - Boiler Room
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Pressure Booster System	
Electric Pressure Booster System	
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	2019
Source of Installation	Documented
Deficiency	No deficiencies recorded
Hydraulic/Pneumatic Booster System	
Water Service	
Inspected	
Instance	Original Building - Boiler Room
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Instance	Original Building - Basement MER
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Instance	Fire Booster Pump Assembly Room C23A
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	2 - Between Good and Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Room 564
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.
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	Original Building - Boiler Room
Instance Condition	3 - Fair

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DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Gas Fired Domestic Water Heater	
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	PVI
Equipment	N/A
Capacity/Size Quantity	199
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	125
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2001
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Room 564
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Bradford White
Equipment	N/A
Capacity/Size Quantity	199
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	0
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2019
Source of Installation	Documented
Deficiency	No deficiencies recorded
Oil Fired Domestic Water Heater	Does not Exist
Domestic Water Distribution Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	
Interior Storm Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Rooms C50, C22D above the drop ceiling
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/Waste/Vent Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	INTERIOR FLOOR DRAIN: DEFECTIVE
Deficiency Location/Instance	Staff Toilet Room 258

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DRAIN/WASTE/VENT AND STORM SYSTEM	
Sewage/Waste/Vent Piping	
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	SEWAGE/WASTE PIPING: DEFECTIVE/LEAKS
Deficiency Location/Instance	Boiler Room adjacent to the water main
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Sewage Ejector Pump	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Sump Pump	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room (leak, 1 of 2)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	Does not Exist
FIXTURES	Inspected
Staff And Other	Inspected
Janitor Sink	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Student	Inspected
Drinking Fountain	Inspected

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Question	Response
FIXTURES	
Student	
Drinking Fountain	
Condition	2 - Between Good and Fair
Deficiency	CLOGGED/LEAKING
Deficiency Location/Instance	Corridor adjacent to Room 302
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.
Lavatory/Sink	
Condition	Inspected
Deficiency	1 - Good
Deficiency	No deficiencies recorded
Locker Room Shower	
Condition	Inspected
Instance on 4th Floor	Inaccessible
Sink And Fountain Combo Unit	
Condition	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Toilet	
Condition	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Urinal	
Condition	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	
	Does not Exist
GAS SERVICE	
	Inspected
Gas Distribution Piping	
Condition	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	
Condition	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Gas Meter Room Vent	
Condition	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Gas Pressure Booster	
	Does not Exist
CO/Gas Leak Detection	
Condition	Inspected
Instance	Building Addition - Penthouse MER, Room 564 (Gas Leak Detection)
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2019
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

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Question	Response
GAS SERVICE	
CO/Gas Leak Detection	
Instance Quantity Uom	EACH
Installation Year	2019
Source of Installation	Documented
Deficiency	No deficiencies recorded
HEATING	Inspected
Heating Coil In Ductwork	
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hydronic Heating	
Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries	
Condition	1 - Good
Deficiency	No deficiencies recorded
Backflow Preventer	
Does not Exist	
Hot Water Heat Exchanger	
Condition	1 - Good
Deficiency	No deficiencies recorded
Radiator/Convactor/Fin Tube	
Condition	2 - Between Good and Fair
Deficiency	AUXILIARY (VALVE, VENT): DEFECTIVE
Deficiency Location/Instance	Girls Toilet Room 358
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 Heating	
Inspected	
F&T/Steam Drip Trap	
Inspected	
Condition	3 - Fair
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	
Inspected	
Condition	3 - Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Piping	
Inspected	
Condition	3 - Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Room C50
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	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Room C50

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Question	Response
HEATING	
Steam Heating	
Steam Condensate Return Piping	
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.
Steam Condensate Return Pumping System	
Condition	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	Boiler Room (1 of 1)
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
Deficiency Location/Instance	Boiler Room (Rusty pipe connected to flexible hose)
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 TANK
Deficiency Location/Instance	Boiler Room (Rusty)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Steam Piping	
Condition	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Room C50
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

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Question	Response
HEATING	
Steam Heating	
Steam Piping	
Violations	No violations recorded.
Deficiency	DEFECTIVE VALVE
Deficiency Location/Instance	Original Building - Basement MER Crawlspace/ (leak)
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/LEAKS
Deficiency Location/Instance	Original Building - Basement MER adjacent to the Girls Toilet Exhaust Fan, Original Building - Basement MER Crawlspace, Room C50
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.
Terminal Unit Thermostatic Trap	Inspected
Condition	5 - Poor
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Original Building - Various locations
Deficiency Quantity	60
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 supplied by External Sources	Does not Exist
Unit Heater/Cabinet Heater	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
HEATING PLANT	
Replacement Quantity	12,996
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	Cleaver Brooks
Burner Model Number	CBW 200 250 015
Instance on Penthouse MER	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?	No
Boiler Auxiliaries	Inspected
Instance on Penthouse MER	Inspected
Instance on Original Building - Basement	Inspected
Boiler Auxiliary Piping	
Instance on Penthouse MER	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Penthouse MER	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Penthouse MER	Does not Exist
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	
Instance on Penthouse MER	Does not Exist
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Flue Exhaust	
Instance on Penthouse MER	Does not Exist
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Penthouse MER	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Original Building - Basement	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE RPZ
Deficiency Location/Instance	Boiler Room (Minor 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

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Make-up Water Backflow Preventer	
Violations	No violations recorded.
Boiler Room Steam And Condensate Piping	
Instance on Penthouse MER	Does not Exist
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE HEADER VALVE
Deficiency Location/Instance	Boiler Room/Boiler #2 (leak)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo	No photo recorded
Violations	No violations recorded.
Boiler Safety Valve	
Instance on Penthouse MER	Does not Exist
Instance on Original Building - Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Boiler System	Inspected
Instance on Penthouse MER	Inspected
Instance on Original Building - Basement	Inspected
Coal-fired Boiler	
Instance on Penthouse MER	Does not Exist
Instance on Original Building - Basement	Does not Exist
Hot Water Boiler	
Instance on Penthouse MER	Does not Exist
Instance on Original Building - Basement	Does not Exist
Modular Boiler	
Instance on Penthouse MER	Inspected
Instance	Boiler Room
Instance Condition	1 - Good
Instance Quantity	2,087
Instance Quantity Uom	MBH Net
Instance Manufacturer	Viessmann
Equipment	206870-01
Capacity/Size Quantity	3,000
Capacity/Size UOM	MBH Input
Source of Capacity/Size	Documented
Installation Year	2019
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	1 - Good
Instance Quantity	2,087
Instance Quantity Uom	MBH Net

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Question	Response
HEATING PLANT	
Boiler System	
Modular Boiler	
Instance Manufacturer	Viessmann
Equipment	206883-02
Capacity/Size Quantity	3,000
Capacity/Size UOM	MBH Input
Source of Capacity/Size	Documented
Installation Year	2019
Source of Installation	Documented
Deficiency	No deficiencies recorded
Steam Boiler	
Instance on Original Building - Basement	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	6,498
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	Cleaver Brooks
Equipment	8842-01
Capacity/Size Quantity	10,461
Capacity/Size UOM	MBH Input
Source of Capacity/Size	Documented
Installation Year	2001
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	6,498
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	Cleaver Brooks
Equipment	8842-02
Capacity/Size Quantity	10,461
Capacity/Size UOM	MBH Input
Source of Capacity/Size	Documented
Installation Year	2001
Source of Installation	Documented
Deficiency	No deficiencies recorded
Fuel System	Inspected
Instance on Penthouse MER	Inspected
Instance on Original Building - Basement	Inspected
Boiler Fresh Air Louver/Damper	
Do Boiler Combustion Air Louvers exist?	Yes
Type	Automatic
Instance on Penthouse MER	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on Original Building - Basement	Inspected
Condition	3 - Fair

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Question	Response
HEATING PLANT	
Fuel System	
Boiler Fresh Air Louver/Damper	
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Penthouse MER	Does not Exist
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Fuel Oil Storage/Supply System	
Instance on Penthouse MER	Does not Exist
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	FUEL OIL PIPING: DEFECTIVE/LEAKS
Deficiency Location/Instance	Boiler Room adjacent to 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.
Gas Trains And Vent At The Boiler	
Instance on Penthouse MER	Does not Exist
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Enclosed IDF Room	Inspected
Instance on Rooms 355, 469	Inspected
Dedicated A/C Equipment	Inspected
Instance on Rooms 355, 469	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
KITCHEN	Inspected
Instance on Basement	Inspected
CO Detector	Inspected
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Gas System	Inspected
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Grease Trap	Inspected
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Hood	Inspected
Instance on Basement	Inspected
Condition	1 - Good

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Question	Response
KITCHEN	
Hood	Inspected
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Inspected
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Hood Exhaust Fan	Inspected
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Hood Fire Suppression System	Inspected
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Hot Water Temperature Booster	Inspected
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Kitchen Sink	Inspected
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
MDF Room	Inspected
Instance on Room 269	Inspected
Dedicated A/C Equipment	Inspected
Instance on Room 269	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Does not Exist
SCIENCE LAB	Inspected
Instance on Room 420	Inspected
Alternative use	No
Acid Waste Neutralizing Tank	Does not Exist
Instance on Room 420	Does not Exist
CO Detector	Not Required
Instance on Room 420	Not Required
Emergency Shower	Does not Exist
Instance on Room 420	Does not Exist
Eye Wash	Inspected
Instance on Room 420	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Does not Exist
Instance on Room 420	Does not Exist
Hood Exhaust Fan	Does not Exist
Instance on Room 420	Does not Exist
Fixed Laboratory Hood	Does not Exist
Instance on Room 420	Does not Exist
Laboratory Sink	Inspected

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Question	Response
SCIENCE LAB	
Laboratory Sink	Inspected
Instance on Room 420	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Make-up Air Unit	Does not Exist
Instance on Room 420	Does not Exist
SCIENCE PREP ROOM	Does not Exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Dry Sprinkler Alarm Valve Assembly	Does not Exist
Wet Sprinkler Alarm Valve Assembly	Does not Exist
Fire Booster Pump Assembly	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Roof Tank	Does not Exist
Siamese Connection	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Sprinkler Head	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Rooms C45, C50
Deficiency Quantity	9
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Rooms C42B, C45, C49, C50
Deficiency Quantity	6
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Sprinkler Piping	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Standpipe System	Inspected
Hose Valve Assembly	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Piping	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Water Gong	Does not Exist

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Question	Response
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?	Yes
Are there chain operated dampers?	Yes
Condition	2 - Between Good and Fair
Deficiency	DAMAGED FLEXIBLE CONNECTION
Deficiency Location/Instance	Original Building - Basement MER/Playroom Blower, Auditorium Blower
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	3 - Fair
Deficiency	No deficiencies recorded
Unit Ventilator	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded