

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q185

Asset: J.H.S. 185 - QUEENS, 147-26 25 DRIVE, New York, 11354

Inspection Id	Inspection Type	Time In	Last Edited
ME : Q185	Mechanical	2023-12-06 12:21 PM	2024-02-09 7:07 PM

Asset Data

Question	Answer
Are there fuel tanks?	Yes
Total # of above ground tanks	2
Total capacity of all above ground tanks in gal.	20000
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	Basement MER, MER above Gymnasium
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?	No
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: Boiler Safety Valves (2 of 6)
	Years: 2023
	Systems: Kitchen - Grease Traps
	Years: 2021
	Systems: Boiler Safety Valves (4 of 6)
	Years: 2020
	Systems: Gas Distribution Piping; Kitchen - Gas System; Steam Condensate Return Pumping System; F&T/Steam Drip Traps (90%); Terminal Unit Thermostatic Traps
	Years: 2019
	Systems: Enclosed IDF Room B6 - Dedicated A/C Equipment (DX Split System)
	Years: 2018
	Systems: Fixtures - Staff And Other: Toilets, Urinals; Fixtures - Student: Toilets, Urinals (50%)
	Years: 2017
	Systems: Water Service (2 of 3)
	Years: 2016
	Systems: MDF Room - Dedicated A/C Equipment (DX Split System)
	Years: 2015

Priority Condition

Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Status	PhotoImage
No condition recorded								

Inspection

Question	Response
Mechanical	
AIR CONDITIONING	Does not Exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
CLIMATE CONTROL SYSTEM	Inspected
BMS	Does not Exist
Pneumatic System	Inspected
Instance	Throughout

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q185

Question	Response
CLIMATE CONTROL SYSTEM	
Pneumatic System	
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	Rooms 205, 209, 210, 301, 306, 331
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	Does not Exist
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	Inspected
Gravity System	Does not Exist
Pressure Booster System	Does not Exist
Water Service	Inspected
Instance	Basement Crawlspace
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Basement Crawlspace
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance	Room B3 (Domestic)
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Room B3
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q185

Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Water Service	
Violations	No violations recorded.
Instance	Room B3 (Sprinkler)
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Room B3
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Domestic Hot Water System	Inspected
Domestic Hot Water Remote Storage Tank	Does not Exist
Domestic Water Heat Exchanger	Inspected
Condition	4 - Between Fair and Poor
Deficiency	NOT IN USE
Deficiency Location/Instance	Boiler Room (1 of 2)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Electric Domestic Water Heater	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Heat Pump Domestic Water Heater	Does not Exist
Gas Fired Domestic Water Heater	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Laars
Equipment	N/A
Capacity/Size Quantity	625
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	0
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	1981
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q185

Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	Inspected
Oil Fired Domestic Water Heater	Does not Exist
Domestic Water Distribution Piping	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Boiler Room adjacent to DWHE (clamped)
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	3 - Fair
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sewage Ejector Pump	Does not Exist
Sump Pump	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	Does not Exist
FIXTURES	Inspected
Staff And Other	Inspected
Janitor Sink	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	3 - Fair
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
Condition	3 - Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Locker Room Shower	Inspected
Instance on Basement - Boys	Inaccessible

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q185

Question	Response
FIXTURES	
Student	
Locker Room Shower	Inspected
Instance on Basement - Girls	Inaccessible
Sink And Fountain Combo Unit	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	Does not Exist
GAS SERVICE	Inspected
Gas Distribution Piping	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Does not Exist
Gas Meter Room Vent	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Gas Pressure Booster	Does not Exist
CO/Gas Leak Detection	Does not Exist
HEATING	
Heating Coil In Ductwork	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hydronic Heating	Does not Exist
Radiator/Convactor/Fin Tube	Inspected
Condition	3 - Fair
Deficiency	No deficiencies 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	No deficiencies recorded
Steam Condensate Return Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Steam Piping	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Room B21A, Crawlspace
Deficiency Quantity	20

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q185

Question	Response
HEATING	
Steam Heating	
Steam Piping	
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo	No photo recorded
Violations	No violations recorded.
Terminal Unit Thermostatic Trap	
Condition	Inspected
Deficiency	1 - Good
Deficiency	No deficiencies recorded
Steam supplied by External Sources	Does not Exist
Unit Heater/Cabinet Heater	Does not Exist
HEATING PLANT	
Replacement Quantity	Inspected
Replacement Uom	16,143
Instance on Basement	MBH Net
Burner Type	Inspected
Heating Plant Oil Number	Oil
Is there a water meter on the boiler make-up water piping?	2(B10)
Burner Exists?	No
Burner Manufacturer	Yes
Burner Model Number	Gordon Piatt
	FL 12.1-GO-50
Boiler Auxiliaries	
Instance on Basement	Inspected
Instance on Basement	Inspected
Boiler Auxiliary Piping	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Basement	Does not Exist
Boiler Feedwater Treatment(Automatic)	
Instance on Basement	Does not Exist
Boiler Flue Exhaust	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Basement	Does not Exist
Boiler Room Steam And Condensate Piping	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE HEADER VALVE
Deficiency Location/Instance	Boiler Room/ Boiler #3
Deficiency Quantity	1
Quantity Uom	EACH

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q185

Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Room Steam And Condensate Piping	
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Boiler Safety Valve	
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Boiler System	Inspected
Instance on Basement	Inspected
Coal-fired Boiler	
Instance on Basement	Does not Exist
Hot Water Boiler	
Instance on Basement	Does not Exist
Modular Boiler	
Instance on Basement	Does not Exist
Steam Boiler	
Instance on Basement	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	5,381
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	Fitzgibbons Boiler Company
Equipment	45416-01
Capacity/Size Quantity	7,145
Capacity/Size UOM	Lbs/Hr steam
Source of Capacity/Size	Documented
Installation Year	1956
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	5,381
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	Fitzgibbons Boiler Company
Equipment	45416-02
Capacity/Size Quantity	7,145
Capacity/Size UOM	Lbs/Hr steam
Source of Capacity/Size	Documented
Installation Year	1956
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q185

Question	Response
HEATING PLANT	
Boiler System	
Steam Boiler	
Instance Condition	3 - Fair
Instance Quantity	5,381
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	Fitzgibbons Boiler Company
Equipment	45416-03
Capacity/Size Quantity	7,145
Capacity/Size UOM	Lbs/Hr steam
Source of Capacity/Size	Documented
Installation Year	1956
Source of Installation	Documented
Deficiency	No deficiencies recorded
Fuel System	Inspected
Instance on Basement	Inspected
Boiler Fresh Air Louver/Damper	
Do Boiler Combustion Air Louvers exist?	Yes
Type	Automatic
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	OIL BURNER: DEFECTIVE
Deficiency Location/Instance	Boiler Room(pump at burner B #2 leaks)
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	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Gas Trains And Vent At The Boiler	
Instance on Basement	Does not Exist
Enclosed IDF Room	
Instance on Room B6	Inspected
Instance on Room G24 , 116, 224, 318	Inspected
Dedicated A/C Equipment	
Instance on Room G24 , 116, 224, 318	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Room G24 , 116, 224, 318
Deficiency Quantity	4

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q185

Question	Response
Enclosed IDF Room	
Dedicated A/C Equipment	
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance on Room B6	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
KITCHEN	Inspected
Instance on Ground floor	Inspected
CO Detector	Inspected
Instance on Ground floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Gas System	Inspected
Instance on Ground floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Grease Trap	Inspected
Instance on Ground floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Hood	Inspected
Instance on Ground floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Inspected
Instance on Ground floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	Inspected
Instance on Ground floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	Inspected
Instance on Ground floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hot Water Temperature Booster	Does not Exist
Instance on Ground floor	Does not Exist
Kitchen Sink	Inspected
Instance on Ground floor	Inspected
Condition	3 - Fair
Deficiency	MISSING AIR GAP
Deficiency Location/Instance	Kitchen
Deficiency Quantity	6
Quantity Uom	EACH

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q185

Question	Response
KITCHEN	
Kitchen Sink	
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
MDF Room	
Instance on Room 219	Inspected
Dedicated A/C Equipment	
Instance on Room 219	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	
Instance on Room 314	Inspected
Alternative use	No
Instance on Room 211, 213, 311, 313	Inspected
Alternative use	No
Acid Waste Neutralizing Tank	
Instance on Room 211, 213, 311, 313	Does not Exist
Instance on Room 314	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
CO Detector	
Instance on Room 211, 213, 311, 313	Not Required
Instance on Room 314	Not Required
Emergency Shower	
Instance on Room 211, 213, 311, 313	Does not Exist
Instance on Room 314	Does not Exist
Eye Wash	
Instance on Room 211, 213, 311, 313	Does not Exist
Instance on Room 314	Does not Exist
Hood Exhaust Ductwork	
Instance on Room 211, 213, 311, 313	Does not Exist
Instance on Room 314	Does not Exist
Hood Exhaust Fan	
Instance on Room 211, 213, 311, 313	Does not Exist
Instance on Room 314	Does not Exist
Fixed Laboratory Hood	
Instance on Room 211, 213, 311, 313	Does not Exist
Instance on Room 314	Does not Exist
Laboratory Sink	
Instance on Room 211, 213, 311, 313	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 314	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
	Does not Exist

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q185

Question	Response
SCIENCE DEMO ROOM	Inspected
Make-up Air Unit	
Instance on Room 211, 213, 311, 313	Does not Exist
Instance on Room 314	Does not Exist
SCIENCE LAB	Does not Exist
SCIENCE PREP ROOM	Inspected
Instance on Room 212, 312	Inspected
Alternative use	No
Acid Waste Neutralizing Tank	Does not Exist
Instance on Room 212, 312	Does not Exist
CO Detector	Not Required
Instance on Room 212, 312	Not Required
Emergency Shower	Does not Exist
Instance on Room 212, 312	Does not Exist
Eye Wash	Does not Exist
Instance on Room 212, 312	Does not Exist
Hood Exhaust Ductwork	Does not Exist
Instance on Room 212, 312	Does not Exist
Hood Exhaust Fan	Does not Exist
Instance on Room 212, 312	Does not Exist
Fixed Laboratory Hood	Does not Exist
Instance on Room 212, 312	Does not Exist
Laboratory Sink	Inspected
Instance on Room 212, 312	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	Does not Exist
Instance on Room 212, 312	Does not Exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	Inspected
Dry Sprinkler Alarm Valve Assembly	Does not Exist
Wet Sprinkler Alarm Valve Assembly	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Fire Booster Pump Assembly	Does not Exist
Roof Tank	Does not Exist
Siamese Connection	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sprinkler Head	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sprinkler Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Standpipe System	Does not Exist
Water Gong	Does not Exist
SWIMMING POOL	Does not Exist
VENTILATION	Inspected
Is the building mechanically ventilated?	Yes

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q185

Question	Response
VENTILATION	
Exhaust Fan	Inspected
Approximate Total # of Fans	1-25
Condition	3 - 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	3 - Fair
Deficiency	DAMAGED FLEXIBLE CONNECTION
Deficiency Location/Instance	Basement MER/KEF
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
Deficiency	No deficiencies recorded
Unit Ventilator	Does not Exist