

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

Mechanical Inspection

Q198

**Asset:** I.S. 198 - QUEENS, 3-65 BEACH 56 STREET, New York, 11692

| Inspection Id | Inspection Type | Time In            | Last Edited         |
|---------------|-----------------|--------------------|---------------------|
| ME : Q198     | Mechanical      | 2024-04-04 7:17 AM | 2024-04-23 12:14 PM |

Asset Data

| Question   | Answer   |
|--|--|
| Are there fuel tanks?  | No   |
| Total # of water main service entries to the asset           | 3  |
| MERs/Fan Rooms Locations                                     | 1st Floor Chiller Room, MERs 110, 132, 212, 325, 425, Fan Rooms 306, 432   |
| Are there any spaces with Missing or Defective CO Detectors? | Yes  |
| Location(s)  | Boiler Room  |
| Are there any Emergency Stop Switches with Missing Hammers?  | No   |
| Are there any Painted/Obstructed Sprinkler Heads?            | Yes  |
| Location(s)  | Rooms 135, 320, Auditorium Stage   |
| Have any Systems/Major Building Components been upgraded?    | Yes  |
|  | Systems: Boiler Safety Valves  |
|  | Years: 2022  |
|  | Systems: Kitchen - Grease Trap   |
|  | Years: 2020  |
|  | Systems: MDF Room - Dedicated A/C Equipment (DX Split System)  |
|  | Years: 2018  |
|  | Systems: Heating Plant; Climate Control System - BMS; Electric Pressure Booster System; Water Service (1 of 3); Domestic Hot Water Remote Storage Tank; Gas Fired Domestic Water Heater; Sump Pumps; CO/Gas Leak Detection (1 of 2); Steam Condensate Return Pumping System; Unit Heater/Cabinet Heaters; Kitchen - Gas System |
|  | Years: 2017  |
|  | Systems: Climate Control System - Terminal Unit Control Valves, Pneumatic Tubing; Water Service (1 of 3); F&T/Steam Drip Traps; Terminal Unit Thermostatic Traps   |
|  | Years: 2016  |
|  | Systems: Absorption Chillers   |
|  | Years: 2014  |
|  | Systems: Climate Control System - Air Compressor, Refrigerated Air Dryers, PRV Station; Science Lab; Wet Sprinkler Alarm Valve Assembly  |
|  | 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 | Safety valves are leaking | HEATING PLANT   Boiler Auxiliaries   Boiler Safety Valve | Boiler Room/Boilers #1, #2 (2 of 6) | Richard Cohen      | Fireman         | Sent to DSF |            |

Inspection

| Question                    | Response               |
|-----------------------------|------------------------|
| <b>Mechanical</b>           |                        |
| <b>AIR CONDITIONING</b>     | Inspected              |
| <b>Chilled Water System</b> | Inspected              |
| <b>Absorption Chiller</b>   | Inspected              |
| Instance                    | 1st Floor Chiller Room |

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| Question   | Response                  |
|--|---------------------------|
| <b>AIR CONDITIONING</b>  |                           |
| <b>Chilled Water System</b>                                      |                           |
| <b>Absorption Chiller</b>  |                           |
| Instance Condition   | 1 - Good                  |
| Instance Quantity  | 1                         |
| Instance Quantity Uom  | EACH                      |
| Instance Manufacturer  | Thermax Limited           |
| Equipment  | ACHR-1                    |
| Capacity/Size Quantity   | 200                       |
| Capacity/Size UOM  | Tons                      |
| Source of Capacity/Size  | Inspector Estimate        |
| Installation Year  | 2014                      |
| Source of Installation   | Inspector Estimate        |
| Deficiency   | No deficiencies recorded  |
| Instance   | 1st Floor Chiller Room    |
| Instance Condition   | 1 - Good                  |
| Instance Quantity  | 1                         |
| Instance Quantity Uom  | EACH                      |
| Instance Manufacturer  | Thermax Limited           |
| Equipment  | ACHR-2                    |
| Capacity/Size Quantity   | 200                       |
| Capacity/Size UOM  | Tons                      |
| Source of Capacity/Size  | Inspector Estimate        |
| Installation Year  | 2014                      |
| Source of Installation   | Inspector Estimate        |
| Deficiency   | No deficiencies recorded  |
| <b>Air Cooled Chiller</b>  | Does not Exist            |
| <b>Air Cooled Condenser</b>                                      | Does not Exist            |
| <b>Chilled Water Distribution: Piping, Pumps and Auxiliaries</b> | Inspected                 |
| Condition  | 2 - Between Good and Fair |
| Deficiency   | No deficiencies recorded  |
| <b>Backflow Preventer</b>  | Does not Exist            |
| <b>Central Station Air Handler</b>                               | Inspected                 |
| Instance   | Main Roof                 |
| Instance Condition   | 2 - Between Good and Fair |
| Instance Quantity  | 2                         |
| Instance Quantity Uom  | EACH                      |
| Instance Manufacturer  | Annexair                  |
| Equipment  | ERU-1, ERU-2              |
| Capacity/Size Quantity   | 16,000                    |
| Capacity/Size UOM  | CFM                       |
| Source of Capacity/Size  | Documented                |
| Installation Year  | 2010                      |
| Source of Installation   | Inspector Estimate        |
| Deficiency   | No deficiencies recorded  |
| Instance   | MER 132                   |
| 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>Chilled Water System</b>  |   |
| <b>Central Station Air Handler</b>                                 |   |
| Instance Manufacturer  | Carrier   |
| Equipment  | AHU-1   |
| Capacity/Size Quantity   | 2,600   |
| Capacity/Size UOM  | CFM   |
| Source of Capacity/Size  | Documented  |
| Installation Year  | 2010  |
| Source of Installation   | Documented  |
| Deficiency   | No deficiencies recorded  |
| <b>Fan Coil Unit</b>   | Inspected   |
| Condition  | 2 - Between Good and Fair   |
| Deficiency   | No deficiencies recorded  |
| <b>Packaged Air Cooled Chiller</b>                                 | Does not Exist  |
| <b>Water Cooled Chiller</b>  | Does not Exist  |
| <b>Condenser Water Distribution: Piping, Pumps and Auxiliaries</b> | Inspected   |
| Condition  | 2 - Between Good and Fair   |
| Deficiency   | PIPING: DAMAGED/MISSING INSULATION                                    |
| Deficiency Location/Instance                                       | Room 136 (The room temperature is high, steam pipes in the same room) |
| Deficiency Quantity  | 30  |
| Quantity Uom   | L.F.  |
| Potential Action   | MAINTENANCE   |
| Urgency of Action  | PRIORITY 3  |
| Purpose of Action  | LEVEL 2   |
| Deficiency Photo   | No photo recorded   |
| Violations   | No violations recorded.   |
| <b>Cooling Coil in Ductwork</b>                                    | Inspected   |
| Condition  | 2 - Between Good and Fair   |
| Deficiency   | No deficiencies recorded  |
| <b>Cooling Tower</b>   | Inspected   |
| Instance   | Main Roof   |
| Instance Condition   | 2 - Between Good and Fair   |
| Instance Quantity  | 1   |
| Instance Quantity Uom  | EACH  |
| Instance Manufacturer  | Marley  |
| Equipment  | N/A   |
| Capacity/Size Quantity   | 200   |
| Capacity/Size UOM  | Tons  |
| Source of Capacity/Size  | Inspector Estimate  |
| Installation Year  | 2010  |
| Source of Installation   | Inspector Estimate  |
| Deficiency   | No deficiencies recorded  |
| Instance   | Main Roof   |
| Instance Condition   | 2 - Between Good and Fair   |
| Instance Quantity  | 1   |
| Instance Quantity Uom  | EACH  |
| Instance Manufacturer  | Marley  |
| Equipment  | N/A   |

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| Question                                    | Response                  |
|---|---------------------------|
| <b>AIR CONDITIONING</b>                     |                           |
| <b>Cooling Tower</b>                        |                           |
| Capacity/Size Quantity                      | 200                       |
| Capacity/Size UOM                           | Tons                      |
| Source of Capacity/Size                     | Inspector Estimate        |
| Installation Year                           | 2010                      |
| Source of Installation                      | Inspector Estimate        |
| Deficiency                                  | No deficiencies recorded  |
| <b>DX Split System</b>                      | Does not Exist            |
| <b>Dry Cooler</b>                           | Does not Exist            |
| <b>Packaged / Rooftop Unit</b>              | Does not Exist            |
| <b>Packaged Terminal A/C</b>                | Does not Exist            |
| <b>Refrigerant Leak Detection System</b>    | Does not Exist            |
| <b>Refrigerant Piping</b>                   | Does not Exist            |
| <b>Return Fan</b>                           | Inspected                 |
| Condition                                   | 3 - Fair                  |
| Deficiency                                  | No deficiencies recorded  |
| <b>CENTRAL ACID WASTE NEUTRALIZING TANK</b> | Does not Exist            |
| <b>CLIMATE CONTROL SYSTEM</b>               | Inspected                 |
| <b>BMS</b>                                  | Inspected                 |
| Instance                                    | Throughout (Heating)      |
| Instance Condition                          | 2 - Between Good and Fair |
| Instance Quantity                           | 1                         |
| Instance Quantity Uom                       | EACH                      |
| Building Area Covered by Operational System | 81-100%                   |
| Installation Year                           | 2017                      |
| Source of Installation                      | Documented                |
| Deficiency                                  | No deficiencies recorded  |
| <b>Pneumatic System</b>                     | Does not Exist            |
| <b>Hybrid System</b>                        | Does not Exist            |
| <b>Electric System</b>                      | Does not Exist            |
| <b>COMPACTOR</b>                            | Does not Exist            |
| <b>CONVEYING</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                                    | Boiler Room               |
| Instance Condition                          | 1 - Good                  |
| Instance Quantity                           | 1                         |
| Instance Quantity Uom                       | EACH                      |
| Instance Manufacturer                       | B&G                       |
| Equipment                                   | Water Pumps               |
| Capacity/Size Quantity                      | 2                         |
| Capacity/Size UOM                           | Total # Pumps             |
| Capacity/Size2 Quantity                     | 15                        |
| Capacity/Size2 UOM                          | Total Pumps HP            |

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| Question                                  | Response                                       |
|---|--|
| <b>DOMESTIC WATER SYSTEM</b>              |  |
| <b>Domestic Cold Water System</b>         |  |
| <b>Pressure Booster System</b>            |  |
| <b>Electric Pressure Booster System</b>   |  |
| Source of Capacity/Size                   | Documented                                     |
| Installation Year                         | 2017   |
| Source of Installation                    | Documented                                     |
| Deficiency                                | No deficiencies recorded                       |
| <b>Hydraulic/Pneumatic Booster System</b> |  |
| <b>Water Service</b>                      |  |
| Inspected                                 |  |
| Instance                                  | Boiler Room (Domestic)                         |
| Instance Condition                        | 1 - Good                                       |
| Instance Quantity                         | 1  |
| Instance Quantity Uom                     | EACH   |
| Deficiency                                | RPZ: DEFECTIVE                                 |
| 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                              |
| Violations                                | No violations recorded.                        |
| Instance                                  | Boiler Room (Sprinkler)                        |
| Instance Condition                        | 2 - Between Good and Fair                      |
| Instance Quantity                         | 1  |
| Instance Quantity Uom                     | EACH   |
| Deficiency                                | WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE |
| Deficiency Location/Instance              | Boiler Room                                    |
| 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                                  | Kitchen Storage Room                           |
| Instance Condition                        | 1 - Good                                       |
| Instance Quantity                         | 1  |
| Instance Quantity Uom                     | EACH   |
| Deficiency                                | RPZ: DEFECTIVE                                 |
| Deficiency Location/Instance              | Kitchen Storage 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                              |
| Violations                                | No violations recorded.                        |

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|--|--|
| <b>DOMESTIC WATER SYSTEM</b>                           |  |
| <b>Domestic Hot Water System</b>                       | Inspected                                  |
| <b>Domestic Hot Water Remote Storage Tank</b>          | Inspected                                  |
| Condition  | 1 - Good                                   |
| Deficiency   | No deficiencies recorded                   |
| <b>Domestic Water Heat Exchanger</b>                   | Does not Exist                             |
| <b>Electric Domestic Water Heater</b>                  | Inspected                                  |
| Condition  | 3 - Fair                                   |
| Deficiency   | No deficiencies recorded                   |
| <b>Heat Pump Domestic Water Heater</b>                 | Does not Exist                             |
| <b>Gas Fired Domestic Water Heater</b>                 | Inspected                                  |
| Instance   | Boiler Room                                |
| Instance Condition                                     | 2 - Between Good and Fair                  |
| Instance Quantity                                      | 1  |
| Instance Quantity Uom                                  | EACH                                       |
| Instance Manufacturer                                  | Lochinvar                                  |
| Equipment  | N/A  |
| Capacity/Size Quantity                                 | 300  |
| Capacity/Size UOM                                      | MBH Input                                  |
| Capacity/Size2 Quantity                                | 0  |
| Capacity/Size2 UOM                                     | Gallons                                    |
| Source of Capacity/Size                                | Documented                                 |
| Installation Year                                      | 2017                                       |
| 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  | 3 - Fair                                   |
| Deficiency   | No deficiencies recorded                   |
| <b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>               | Inspected                                  |
| <b>Interior Storm Piping</b>                           | Inspected                                  |
| Condition  | 3 - Fair                                   |
| Deficiency   | DEFECTIVE/LEAKS                            |
| Deficiency Location/Instance                           | Cafeteria above the drop ceiling, Room 137 |
| Deficiency Quantity                                    | 40   |
| 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.                    |
| <b>Sewage/Waste/Vent Piping</b>                        | Inspected                                  |
| Condition  | 3 - Fair                                   |
| Deficiency   | No deficiencies recorded                   |
| <b>Sewage Ejector Pump</b>                             | Does not Exist                             |
| <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                             |

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| <b>Question</b>  | <b>Response</b>                                   |
|--|---|
| <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  | 3 - Fair  |
| Deficiency   | No deficiencies recorded                          |
| <b>Lavatory/Sink</b>                                   | Inspected   |
| Condition  | 3 - Fair  |
| Deficiency   | No deficiencies recorded                          |
| <b>Toilet</b>  | Inspected   |
| Condition  | 3 - Fair  |
| Deficiency   | No deficiencies recorded                          |
| <b>Urinal</b>  | Inspected   |
| Condition  | 3 - Fair  |
| Deficiency   | No deficiencies recorded                          |
| <b>Student</b>   | Inspected   |
| <b>Drinking Fountain</b>                               | Inspected   |
| Condition  | 3 - Fair  |
| Deficiency   | DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.) |
| Deficiency Location/Instance                           | Corridor adjacent to Room 233                     |
| 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>Lavatory/Sink</b>                                   | Inspected   |
| Condition  | 3 - Fair  |
| Deficiency   | DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.) |
| Deficiency Location/Instance                           | Cafeteria, Boys Toilet Room 218                   |
| 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>Locker Room Shower</b>                              | Inspected   |
| Instance on 1st Floor                                  | Inaccessible                                      |
| Instance on 2nd Floor                                  | Inaccessible                                      |
| <b>Sink And Fountain Combo Unit</b>                    | Inspected   |
| Condition  | 3 - Fair  |
| Deficiency   | No deficiencies recorded                          |
| <b>Toilet</b>  | Inspected   |
| Condition  | 3 - Fair  |
| Deficiency   | CRACKED/PHYSICAL DAMAGE                           |
| Deficiency Location/Instance                           | Girls Toilet Room 330                             |
| Deficiency Quantity                                    | 1   |

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| <b>Question</b>                    | <b>Response</b>                  |
|------------------------------------|----------------------------------|
| <b>FIXTURES</b>                    | Inspected                        |
| <b>Student</b>                     |                                  |
| <b>Toilet</b>                      |                                  |
| 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>Urinal</b>                      | Inspected                        |
| Condition                          | 3 - Fair                         |
| Deficiency                         | CRACKED/PHYSICAL DAMAGE          |
| Deficiency Location/Instance       | Boys Toilet Room 318             |
| 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.          |
| <b>GAS FIRED FURNACE</b>           | Does not Exist                   |
| <b>GAS SERVICE</b>                 | Inspected                        |
| <b>Gas Distribution Piping</b>     | Inspected                        |
| Condition                          | 2 - Between Good and Fair        |
| Deficiency                         | No deficiencies recorded         |
| <b>Gas Meter Room Exhaust Fan</b>  | Does not Exist                   |
| <b>Gas Meter Room Vent</b>         | Does not Exist                   |
| <b>Gas Pressure Booster</b>        | Does not Exist                   |
| <b>CO/Gas Leak Detection</b>       | Inspected                        |
| Instance                           | 1st Floor Chiller Room           |
| Instance Condition                 | 3 - Fair                         |
| Instance Quantity                  | 1                                |
| Instance Quantity Uom              | EACH                             |
| Installation Year                  | 2010                             |
| Source of Installation             | Inspector Estimate               |
| Deficiency                         | No deficiencies recorded         |
| Instance                           | Boiler Room (Gas Leak Detection) |
| 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         |
| <b>HEATING</b>                     | Inspected                        |
| <b>Heating Coil In Ductwork</b>    | Inspected                        |
| Condition                          | 3 - Fair                         |
| Deficiency                         | No deficiencies recorded         |
| <b>Hydronic Heating</b>            | Does not Exist                   |
| <b>Radiator/Convactor/Fin Tube</b> | Inspected                        |



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| Question                                      | Response                                    |
|---|---|
| <b>HEATING</b>                                |   |
| <b>Radiator/Convactor/Fin Tube</b>            |   |
| Condition                                     | 3 - Fair                                    |
| Deficiency                                    | RADIATOR/CONVECTOR: DAMAGED GUARD/SHIELD    |
| Deficiency Location/Instance                  | Room 209                                    |
| 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>Steam Heating</b>                          | Inspected                                   |
| <b>F&amp;T/Steam Drip Trap</b>                |   |
| Condition                                     | 2 - Between Good and Fair                   |
| Deficiency                                    | No deficiencies recorded                    |
| <b>MER Steam and Condensate Piping</b>        |   |
| Condition                                     | 3 - Fair                                    |
| Deficiency                                    | DAMAGED/MISSING INSULATION                  |
| Deficiency Location/Instance                  | MER 325                                     |
| Deficiency Quantity                           | 10  |
| Quantity Uom                                  | L.F.  |
| Potential Action                              | MAINTENANCE                                 |
| Urgency of Action                             | PRIORITY 3                                  |
| Purpose of Action                             | LEVEL 2                                     |
| Deficiency Photo1                             | No photo recorded                           |
| Violations                                    | No violations recorded.                     |
| <b>Steam Condensate Return Piping</b>         |   |
| Condition                                     | 3 - Fair                                    |
| Deficiency                                    | DAMAGED/MISSING INSULATION                  |
| Deficiency Location/Instance                  | MERs 110, 212, 425                          |
| 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>Steam Condensate Return Pumping System</b> |   |
| Condition                                     | 2 - Between Good and Fair                   |
| Deficiency                                    | DEFECTIVE                                   |
| Deficiency Location/Instance                  | Boiler Room (water level switch is leaking) |
| 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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|--|--|
| <b>HEATING</b>   |  |
| <b>Steam Heating</b>                                       |  |
| <b>Steam Condensate Return Pumping System</b>              |  |
| Deficiency   | DEFECTIVE TANK   |
| Deficiency Location/Instance                               | Boiler Room (Rusty, 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.                                  |
| <b>Steam Piping</b>  |  |
| Condition  | Inspected  |
| Deficiency   | No deficiencies recorded                                 |
| <b>Terminal Unit Thermostatic Trap</b>                     |  |
| Condition  | Inspected  |
| Deficiency   | 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  |
| Deficiency   | 1 - Good   |
| Deficiency   | No deficiencies recorded                                 |
| <b>HEATING PLANT</b>                                       |  |
| Condition  | Inspected  |
| Replacement Quantity                                       | 14,397   |
| Replacement Uom  | MBH Net  |
| Instance on 1st Floor                                      | 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?                                      | Yes  |
| Burner Exists?   | Yes  |
| Burner Manufacturer  | Webster  |
| Burner Model Number  | JB3G-75-LMV37-S-M.30VGD-UL-IRI                           |
| <b>Boiler Auxiliaries</b>                                  |  |
| Condition  | Inspected  |
| Instance on 1st Floor                                      | Inspected  |
| <b>Boiler Auxiliary Piping</b>                             |  |
| Condition  | Inspected  |
| Instance on 1st Floor                                      | Inspected  |
| Condition  | 1 - Good   |
| Deficiency   | DEFECTIVE BOILER MAKE-UP WATER PIPING                    |
| Deficiency Location/Instance                               | Boiler Room adjacent to the Boiler Feedwater Tank (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.                                  |
| <b>Boiler Emergency Stop Switch</b>                        |  |
| Condition  | Inspected  |
| Instance on 1st Floor                                      | Inspected  |
| Condition  | 1 - Good   |
| Deficiency   | No deficiencies recorded                                 |
| <b>Boiler Feedwater System</b>                             |  |

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| Question                                       | Response                                  |
|--|---|
| <b>HEATING PLANT</b>                           |   |
| <b>Boiler Auxiliaries</b>                      |   |
| <b>Boiler Feedwater System</b>                 |   |
| Instance on 1st Floor                          | Inspected                                 |
| Condition                                      | 1 - Good                                  |
| Deficiency                                     | No deficiencies recorded                  |
| <b>Boiler Feedwater Treatment(Automatic)</b>   |   |
| Instance on 1st Floor                          | Inspected                                 |
| Condition                                      | 2 - Between Good and Fair                 |
| Deficiency                                     | DEFECTIVE                                 |
| Deficiency Location/Instance                   | Boiler Room (does not work automatically) |
| 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 1st Floor                          | Inspected                                 |
| Condition                                      | 1 - Good                                  |
| Deficiency                                     | No deficiencies recorded                  |
| <b>Boiler Make-up Water Backflow Preventer</b> |   |
| Instance on 1st Floor                          | Inspected                                 |
| Condition                                      | 2 - Between Good and Fair                 |
| Deficiency                                     | No deficiencies recorded                  |
| <b>Boiler Room Steam And Condensate Piping</b> |   |
| Instance on 1st Floor                          | Inspected                                 |
| Condition                                      | 1 - Good                                  |
| Deficiency                                     | No deficiencies recorded                  |
| <b>Boiler Safety Valve</b>                     |   |
| Instance on 1st Floor                          | Inspected                                 |
| Condition                                      | 2 - Between Good and Fair                 |
| Deficiency                                     | DEFECTIVE                                 |
| Deficiency Location/Instance                   | Boiler Room/Boilers #1, #2 (2 of 6)       |
| Deficiency Quantity                            | 2   |
| Quantity Uom                                   | EACH                                      |
| Potential Action                               | REPLACE                                   |
| Urgency of Action                              | PRIORITY 5                                |
| Purpose of Action                              | LEVEL 6                                   |
| Deficiency Photo1                              | No photo recorded                         |
| Violations                                     | No violations recorded.                   |
| <b>Boiler System</b>                           |   |
| Instance on 1st Floor                          | Inspected                                 |
| <b>Coal-fired Boiler</b>                       |   |
| Instance on 1st Floor                          | Does not Exist                            |
| <b>Hot Water Boiler</b>                        |   |
| Instance on 1st Floor                          | Does not Exist                            |
| <b>Modular Boiler</b>                          |   |
| Instance on 1st Floor                          | Does not Exist                            |

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| Question                                | Response                 |
|---|--------------------------|
| <b>HEATING PLANT</b>                    |                          |
| <b>Boiler System</b>                    |                          |
| <b>Steam Boiler</b>                     |                          |
| Instance on 1st Floor                   | Inspected                |
| Instance                                | Boiler Room              |
| Instance Condition                      | 1 - Good                 |
| Instance Quantity                       | 4,799                    |
| Instance Quantity Uom                   | MBH Net                  |
| Cast Iron Boiler?                       | No                       |
| Instance Manufacturer                   | Burnham                  |
| Equipment                               | 43928-1                  |
| Capacity/Size Quantity                  | 6,181                    |
| 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                      | 1 - Good                 |
| Instance Quantity                       | 4,799                    |
| Instance Quantity Uom                   | MBH Net                  |
| Cast Iron Boiler?                       | No                       |
| Instance Manufacturer                   | Burnham                  |
| Equipment                               | 43928-2                  |
| Capacity/Size Quantity                  | 6,181                    |
| 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                      | 1 - Good                 |
| Instance Quantity                       | 4,799                    |
| Instance Quantity Uom                   | MBH Net                  |
| Cast Iron Boiler?                       | No                       |
| Instance Manufacturer                   | Burnham                  |
| Equipment                               | 43928-3                  |
| Capacity/Size Quantity                  | 6,181                    |
| Capacity/Size UOM                       | MBH Gross                |
| Source of Capacity/Size                 | Documented               |
| Installation Year                       | 2017                     |
| Source of Installation                  | Documented               |
| Deficiency                              | No deficiencies recorded |
| <b>Fuel System</b>                      | Inspected                |
| Instance on 1st Floor                   | Inspected                |
| <b>Boiler Fresh Air Louver/Damper</b>   |                          |
| Do Boiler Combustion Air Louvers exist? | Yes                      |
| Type                                    | Automatic                |
| Instance on 1st Floor                   | Inspected                |
| Condition                               | 1 - Good                 |

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| Question                                 | Response                  |
|--|---------------------------|
| <b>HEATING PLANT</b>                     |                           |
| <b>Fuel System</b>                       |                           |
| <b>Boiler Fresh Air Louver/Damper</b>    |                           |
| Deficiency                               | No deficiencies recorded  |
| <b>Burner/Burner Control Panel</b>       |                           |
| Instance on 1st Floor                    | Inspected                 |
| Condition                                | 1 - Good                  |
| Deficiency                               | No deficiencies recorded  |
| <b>Fuel Oil Storage/Supply System</b>    |                           |
| Instance on 1st Floor                    | Does not Exist            |
| <b>Gas Trains And Vent At The Boiler</b> |                           |
| Instance on 1st Floor                    | Inspected                 |
| Condition                                | 1 - Good                  |
| Deficiency                               | No deficiencies recorded  |
| <b>Enclosed IDF Room</b>                 |                           |
|  | Does not Exist            |
| <b>KITCHEN</b>                           |                           |
| Instance on 1st Floor                    | Inspected                 |
| <b>CO Detector</b>                       |                           |
| Instance on 1st Floor                    | Inspected                 |
| Condition                                | 3 - Fair                  |
| Deficiency                               | No deficiencies recorded  |
| <b>Gas System</b>                        |                           |
| Instance on 1st Floor                    | Inspected                 |
| Condition                                | 2 - Between Good and Fair |
| Deficiency                               | No deficiencies recorded  |
| <b>Grease Trap</b>                       |                           |
| Instance on 1st Floor                    | Inspected                 |
| Condition                                | 1 - Good                  |
| 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                    | Does not Exist            |
| <b>Hot Water Temperature Booster</b>     |                           |
| Instance on 1st Floor                    | Does not Exist            |
| <b>Kitchen Sink</b>                      |                           |
| Instance on 1st Floor                    | Inspected                 |
| Condition                                | 3 - Fair                  |
| Deficiency                               | No deficiencies recorded  |
| <b>MDF Room</b>                          |                           |
|  | Inspected                 |

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| Question                            | Response                  |
|-------------------------------------|---------------------------|
| <b>MDF Room</b>                     |                           |
| Instance on Room 228                | Inspected                 |
| <b>Dedicated A/C Equipment</b>      |                           |
| Instance on Room 228                | Inspected                 |
| Condition                           | 2 - Between Good and Fair |
| Deficiency                          | No deficiencies recorded  |
| <b>SCIENCE DEMO ROOM</b>            |                           |
| Instance on Room 311                | Inspected                 |
| Alternative use                     | Yes                       |
| <b>Acid Waste Neutralizing Tank</b> |                           |
| Instance on Room 311                | Does not Exist            |
| <b>CO Detector</b>                  |                           |
| Instance on Room 311                | Not Required              |
| <b>Emergency Shower</b>             |                           |
| Instance on Room 311                | Does not Exist            |
| <b>Eye Wash</b>                     |                           |
| Instance on Room 311                | Does not Exist            |
| <b>Hood Exhaust Ductwork</b>        |                           |
| Instance on Room 311                | Does not Exist            |
| <b>Hood Exhaust Fan</b>             |                           |
| Instance on Room 311                | Does not Exist            |
| <b>Fixed Laboratory Hood</b>        |                           |
| Instance on Room 311                | Does not Exist            |
| <b>Laboratory Sink</b>              |                           |
| Instance on Room 311                | Inspected                 |
| Condition                           | 3 - Fair                  |
| Deficiency                          | No deficiencies recorded  |
| <b>Make-up Air Unit</b>             |                           |
| Instance on Room 311                | Does not Exist            |
| <b>SCIENCE LAB</b>                  |                           |
| Instance on Room 341                | Inspected                 |
| Alternative use                     | No                        |
| <b>Acid Waste Neutralizing Tank</b> |                           |
| Instance on Room 341                | Inspected                 |
| Condition                           | 2 - Between Good and Fair |
| Deficiency                          | No deficiencies recorded  |
| <b>CO Detector</b>                  |                           |
| Instance on Room 341                | Inspected                 |
| Condition                           | 3 - Fair                  |
| Deficiency                          | No deficiencies recorded  |
| <b>Emergency Shower</b>             |                           |
| Instance on Room 341                | Does not Exist            |
| <b>Eye Wash</b>                     |                           |
| Instance on Room 341                | Inspected                 |
| Condition                           | 2 - Between Good and Fair |
| Deficiency                          | No deficiencies recorded  |
| <b>Hood Exhaust Ductwork</b>        |                           |
| Instance on Room 341                | Does not Exist            |
| <b>Hood Exhaust Fan</b>             |                           |
| Instance on Room 341                | Does not Exist            |

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| Question                                  | Response                         |
|---|----------------------------------|
| <b>SCIENCE LAB</b>                        |                                  |
| <b>Hood Exhaust Fan</b>                   | Does not Exist                   |
| <b>Fixed Laboratory Hood</b>              | Does not Exist                   |
| Instance on Room 341                      | Does not Exist                   |
| <b>Laboratory Sink</b>                    | Inspected                        |
| Instance on Room 341                      | Inspected                        |
| Condition                                 | 2 - Between Good and Fair        |
| Deficiency                                | No deficiencies recorded         |
| <b>Make-up Air Unit</b>                   | Does not Exist                   |
| Instance on Room 341                      | Does not Exist                   |
| <b>SCIENCE PREP ROOM</b>                  |                                  |
|   | Inspected                        |
| Instance on Room 309                      | Inspected                        |
| Alternative use                           | Yes                              |
| <b>Acid Waste Neutralizing Tank</b>       | Does not Exist                   |
| Instance on Room 309                      | Does not Exist                   |
| <b>CO Detector</b>                        | Not Required                     |
| Instance on Room 309                      | Not Required                     |
| <b>Emergency Shower</b>                   | Does not Exist                   |
| Instance on Room 309                      | Does not Exist                   |
| <b>Eye Wash</b>                           | Does not Exist                   |
| Instance on Room 309                      | Does not Exist                   |
| <b>Hood Exhaust Ductwork</b>              | Does not Exist                   |
| Instance on Room 309                      | Does not Exist                   |
| <b>Hood Exhaust Fan</b>                   | Does not Exist                   |
| Instance on Room 309                      | Does not Exist                   |
| <b>Fixed Laboratory Hood</b>              | Does not Exist                   |
| Instance on Room 309                      | Does not Exist                   |
| <b>Laboratory Sink</b>                    | Inspected                        |
| Instance on Room 309                      | Inspected                        |
| Condition                                 | 3 - Fair                         |
| Deficiency                                | No deficiencies recorded         |
| <b>Make-up Air Unit</b>                   | Does not Exist                   |
| Instance on Room 309                      | 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> | Inspected                        |
| Condition                                 | 2 - Between Good and Fair        |
| Deficiency                                | No deficiencies recorded         |
| <b>Fire Booster Pump Assembly</b>         | Does not Exist                   |
| <b>Roof Tank</b>                          | Does not Exist                   |
| <b>Siamese Connection</b>                 | Inspected                        |
| Condition                                 | 2 - Between Good and Fair        |
| Deficiency                                | No deficiencies recorded         |
| <b>Sprinkler Head</b>                     | Inspected                        |
| Condition                                 | 3 - Fair                         |
| Deficiency                                | DEFECTIVE/DETERIORATED           |
| Deficiency Location/Instance              | Rooms 135, 320, Auditorium Stage |
| Deficiency Quantity                       | 11                               |
| Quantity Uom                              | EACH                             |

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| Question  | Response                    |
|---|-----------------------------|
| <b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>                         |                             |
| <b>Sprinkler Head</b>   |                             |
| Potential Action  | REPLACE                     |
| Urgency of Action   | PRIORITY 5                  |
| Purpose of Action   | LEVEL 6                     |
| Deficiency Photo1   | No photo recorded           |
| Violations  | No violations recorded.     |
| <b>Sprinkler Piping</b>   |                             |
| Condition   | Inspected                   |
| Deficiency  | 3 - Fair                    |
| <b>Standpipe System</b>   |                             |
| Condition   | Inspected                   |
| <b>Hose Valve Assembly</b>  |                             |
| Condition   | Inspected                   |
| Deficiency  | 2 - Between Good and Fair   |
| <b>Piping</b>   |                             |
| Condition   | Inspected                   |
| Deficiency  | 2 - Between Good and Fair   |
| <b>Water Gong</b>   |                             |
| Condition   | Does not Exist              |
| <b>SWIMMING POOL</b>  |                             |
| Condition   | Does not Exist              |
| <b>VENTILATION</b>  |                             |
| Is the building mechanically ventilated?                          | Inspected                   |
| Condition   | Yes                         |
| <b>Exhaust Fan</b>  |                             |
| Approximate Total # of Fans                                       | Inspected                   |
| Condition   | 1-25                        |
| Deficiency  | 2 - Between Good and Fair   |
| <b>Heating And Ventilating Unit</b>                               |                             |
| Condition   | Inspected                   |
| Deficiency  | 3 - Fair                    |
| <b>Metal Ductwork</b>   |                             |
| Are there any uninsulated ductwork by design in Mechanical Rooms? | Inspected                   |
| Are there chain operated dampers?                                 | Yes                         |
| Condition   | No                          |
| Deficiency  | 2 - Between Good and Fair   |
| Deficiency Location/Instance                                      | DEFECTIVE REGISTER/DIFFUSER |
| Deficiency Quantity   | Boys Toilet Rooms 218, 318  |
| Quantity Uom  | 4                           |
| Potential Action  | EACH                        |
| Urgency of Action   | MAINTENANCE                 |
| Purpose of Action   | PRIORITY 3                  |
| Deficiency Photo1   | LEVEL 2                     |
| Violations  | No photo recorded           |
| <b>Supply Fan</b>   |                             |
| Approximate Total # of Fans                                       | No violations recorded.     |
| Condition   | Inspected                   |
| Deficiency  | 1-5                         |
| <b>Unit Ventilator</b>  |                             |
| Condition   | 3 - Fair                    |
| Deficiency  | No deficiencies recorded    |
| <b>Unit Ventilator</b>  |                             |
| Condition   | Does not Exist              |