

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q212

Asset: P.S. 212 - QUEENS, 34-25 82ND STREET, New York, 11372

Inspection Id	Inspection Type	Time In	Last Edited
ME : Q212	Mechanical	2024-03-22 7:39 AM	2024-04-03 5:49 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.	5,275
Total # of below ground tanks	0
Total capacity of all below ground tanks in gal.	0
Total # of water main service entries to the asset	4
MERs/Fan Rooms Locations	Penthouse Fan Room 1, Penthouse Fan Room 2, Penthouse Chiller Room, Basement Fire Booster Pump Assembly Room
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	Emergency Generator Room B-38A
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: Kitchen - Hot Water Temperature Booster; F&T/Steam Drip Traps
	Years: 2019
	Systems: Gas Fired Domestic Water Heater; Boiler Make-up Water Backflow Preventer
	Years: 2018
	Systems: Chilled Water System - Backflow Preventer; Electric Pressure Booster System
	Years: 2016
	Systems: Fire Booster Pump Assembly
	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
Yes	Other	Louvers serving as Gas Meter Room Vent are bent shut	GAS SERVICE Gas Meter Room Vent	Gas Meter Room	Jerry Megaro	Fireman	Sent to DSF	

Inspection

Question	Response
Mechanical	
AIR CONDITIONING	Inspected
Chilled Water System	Inspected
Absorption Chiller	Does not Exist
Air Cooled Chiller	Inspected
Instance	Penthouse - Chiller Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Refrigerant Type	R-22
Instance Manufacturer	McQuay
Equipment	CH-1
Capacity/Size Quantity	80

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Air Cooled Chiller	
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2000
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Penthouse - Chiller Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Refrigerant Type	R-22
Instance Manufacturer	McQuay
Equipment	CH-2
Capacity/Size Quantity	80
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2000
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Penthouse - Chiller Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Refrigerant Type	R-22
Instance Manufacturer	McQuay
Equipment	CH-3
Capacity/Size Quantity	80
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2000
Source of Installation	Documented
Deficiency	UP TO 100 TONS: DEFECTIVE CONTROLS
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance	Penthouse - Chiller Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Refrigerant Type	R-22
Instance Manufacturer	McQuay
Equipment	CH-4
Capacity/Size Quantity	40

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Air Cooled Chiller	
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2000
Source of Installation	Documented
Deficiency	UP TO 100 TONS: DEFECTIVE CONTROLS
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.
Air Cooled Condenser	
Instance	Inspected
Instance Condition	Lower Roof
Instance Quantity	3 - Fair
Instance Quantity Uom	1
Instance Manufacturer	EACH
Equipment	McQuay
Capacity/Size Quantity	C-1
Capacity/Size UOM	80
Source of Capacity/Size	Tons
Installation Year	Inspector Estimate
Source of Installation	2000
Deficiency	Documented
Instance	No deficiencies recorded
Instance Condition	Lower Roof
Instance Quantity	3 - Fair
Instance Quantity Uom	1
Instance Manufacturer	EACH
Equipment	McQuay
Capacity/Size Quantity	C-2
Capacity/Size UOM	80
Source of Capacity/Size	Tons
Installation Year	Inspector Estimate
Source of Installation	2000
Deficiency	Documented
Instance	No deficiencies recorded
Instance Condition	Lower Roof
Instance Quantity	3 - Fair
Instance Quantity Uom	1
Instance Manufacturer	EACH
Equipment	McQuay
Capacity/Size Quantity	C-3
Capacity/Size UOM	80
Source of Capacity/Size	Tons
Source of Capacity/Size	Inspector Estimate

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Air Cooled Condenser	
Installation Year	2008
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Lower Roof
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	McQuay
Equipment	C-4
Capacity/Size Quantity	40
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2000
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
Chilled Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Backflow Preventer	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Central Station Air Handler	Inspected
Instance	Penthouse Fan Room 1
Instance Condition	4 - Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	McQuay
Equipment	AHU-2
Capacity/Size Quantity	11,765
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented
Installation Year	2000
Source of Installation	Documented
Deficiency	DEFECTIVE UNIT
Deficiency Location/Instance	Penthouse Fan Room 1
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	No photo recorded
Violations	No violations recorded.
Instance	Penthouse Fan Room 1
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Central Station Air Handler	
Instance Manufacturer	McQuay
Equipment	AHU-3
Capacity/Size Quantity	5,675
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented
Installation Year	2000
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Penthouse Fan Room 1
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	McQuay
Equipment	AHU-5
Capacity/Size Quantity	5,200
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented
Installation Year	2000
Source of Installation	Documented
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	Penthouse Fan Room 1
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance	Penthouse Fan Room 2
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	McQuay
Equipment	AHU-1
Capacity/Size Quantity	12,130
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented
Installation Year	2000
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Penthouse Fan Room 2
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	McQuay
Equipment	AHU-4

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Central Station Air Handler	
Capacity/Size Quantity	5,220
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented
Installation Year	2000
Source of Installation	Documented
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	Penthouse Fan Room 2
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	Penthouse Fan Room 2
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	McQuay
Equipment	AHU-6
Capacity/Size Quantity	6,310
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented
Installation Year	2000
Source of Installation	Documented
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	Penthouse Fan Room 1
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance	Penthouse Fan Room 2
Instance Condition	4 - Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	McQuay
Equipment	AHU-7
Capacity/Size Quantity	2
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2000
Source of Installation	Documented
Deficiency	DEFECTIVE UNIT

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AIR CONDITIONING	
Chilled Water System	
Central Station Air Handler	
Deficiency Location/Instance	Penthouse Fan Room 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.
Fan Coil Unit	Does not Exist
Packaged Air Cooled Chiller	Does not Exist
Water Cooled Chiller	Does not Exist
Condenser Water Distribution: Piping, Pumps and Auxiliaries	Does not Exist
Cooling Coil in Ductwork	Does not Exist
Cooling Tower	Does not Exist
DX Split System	Inspected
Indoor Unit	Inspected
Condition	3 - Fair
Deficiency	UP TO 5 TONS: DEFECTIVE
Deficiency Location/Instance	Kitchen Storage Room - R111
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.
Outdoor Unit	Inspected
Condition	3 - Fair
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	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Refrigerant Piping	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Lower Roof
Deficiency Quantity	30
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.

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Question	Response
AIR CONDITIONING	Inspected
Return Fan	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not Exist
CLIMATE CONTROL SYSTEM	Under Construction
COMPACTOR	Does not Exist
CONVEYING	Inspected
Dumbwaiter	Does not Exist
Elevator	Inspected
Are all the existing elevators operable?	Yes
Condition	3 - Fair
Deficiency	No deficiencies recorded
Escalator	Does not Exist
Non-auditorium Handicap Lift - Vertical	Does not Exist
Non-auditorium Handicap Lift - Stair	Does not Exist
Ash Hoist	Does not Exist
Sidewalk Elevator	Does not Exist
DOMESTIC WATER SYSTEM	Inspected
Domestic Cold Water System	Inspected
Gravity System	Does not Exist
Pressure Booster System	Inspected
Electric Pressure Booster System	Inspected
Instance	Sub-Basement Water Pump Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	WEG
Equipment	N/A
Capacity/Size Quantity	3
Capacity/Size UOM	Total # Pumps
Capacity/Size2 Quantity	30
Capacity/Size2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	2016
Source of Installation	Documented
Deficiency	No deficiencies recorded
Hydraulic/Pneumatic Booster System	Does not Exist
Water Service	Inspected
Instance	Basement - Primary Water Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Instance	Basement - Secondary Water Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Water Service	
Deficiency	RPZ: DEFECTIVE
Deficiency Location/Instance	Basement - Secondary Water Room/ Leak from RPZ
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.
Domestic Hot Water System	Inspected
Domestic Hot Water Remote Storage Tank	Does not Exist
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	Boiler Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	A.O. Smith
Equipment	N/A
Capacity/Size Quantity	275
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	100
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2018
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	PVI
Equipment	N/A
Capacity/Size Quantity	800
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	600
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Inspector Estimate
Installation Year	2000
Source of Installation	Documented
Deficiency	NOT IN USE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Gas Fired Domestic Water Heater	
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Oil Fired Domestic Water Heater	
	Does not Exist
Domestic Water Distribution Piping	
	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Boiler Room near Boiler Feedwater System
Deficiency Quantity	40
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	Boiler Room
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.
DRAIN/WASTE/VENT AND STORM SYSTEM	
	Inspected
Interior Storm Piping	
	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Penthouse Fan Room 2
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/Waste/Vent Piping	
	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Sewage Ejector Pump	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sump Pump	
	Inspected
Condition	3 - Fair

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Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	
Sump Pump	
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room
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)	
	Inspected
Dual Temperature Distribution: Piping, Pumps and	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Dual Temperature Terminal Fan Coil Unit	
	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room 405, 407, 409
Deficiency Quantity	3
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.
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	3 - Fair
Deficiency	No deficiencies recorded
Urinal	
	Does not Exist
Student	
	Inspected
Drinking Fountain	
	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	1st Floor Correct beside Room 108, Corridor beside Room 409
Deficiency Quantity	2
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
FIXTURES	
Student	
Drinking Fountain	Inspected
Violations	No violations recorded.
Lavatory/Sink	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Toilet Room inside Room 209, Toilet Room inside Room 215
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Locker Room Shower	Does not Exist
Sink And Fountain Combo Unit	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	Does not Exist
GAS SERVICE	Inspected
Gas Distribution Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Gas Meter Room Vent	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Gas Meter Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Gas Pressure Booster	Does not Exist
CO/Gas Leak Detection	Inspected
Instance	Boiler Room, Gas Meter Room
Instance Condition	3 - Fair
Instance Quantity	1

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Question	Response
GAS SERVICE	Inspected
CO/Gas Leak Detection	
Instance Quantity Uom	EACH
Installation Year	2000
Source of Installation	Documented
Deficiency	No deficiencies recorded
HEATING	Inspected
Heating Coil In Ductwork	Does not Exist
Hydronic Heating	Inspected
Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Backflow Preventer	Does not Exist
Hot Water Heat Exchanger	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Radiator/Convactor/Fin Tube	Inspected
Condition	3 - Fair
Deficiency	RADIATOR/CONVECTOR: DEFECTIVE
Deficiency Location/Instance	1st Floor near Staircase A & Staircase B ,Sub-Basement near Staircase C
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Steam Heating	Inspected
F&T/Steam Drip Trap	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Penthouse Fan Room 1, Penthouse Fan Room 2
Deficiency Quantity	30
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded

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Question	Response
HEATING	Inspected
Steam Heating	
MER Steam and Condensate Piping	Inspected
Violations	No violations recorded.
Steam Condensate Return Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE TANK
Deficiency Location/Instance	Boiler Room
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	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Trap	Does not Exist
Steam supplied by External Sources	Does not Exist
Unit Heater/Cabinet Heater	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
HEATING PLANT	Inspected
Replacement Quantity	5,852
Replacement Uom	MBH Net
Instance on Sub-Basement	Inspected
Burner Type	Dual Fuel (Gas/Oil)
Heating Plant Oil Number	2
Is there a water meter on the boiler make-up water piping?	Yes
Observed Operational?	Yes
Burner Exists?	Yes
Burner Manufacturer	Gordon-Piatt
Burner Model Number	FL.10.2-GO-50
Boiler Auxiliaries	Inspected
Instance on Sub-Basement	Inspected
Boiler Auxiliary Piping	
Instance on Sub-Basement	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	30
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Emergency Stop Switch	
Instance on Sub-Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Sub-Basement	Inspected
Condition	3 - Fair
Deficiency	FEEDWATER TANK: DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Boiler Feedwater Treatment(Automatic)	
Instance on Sub-Basement	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Boiler Flue Exhaust	
Instance on Sub-Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Sub-Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on Sub-Basement	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Boiler Room
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.

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Safety Valve	
Instance on Sub-Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler System	
Instance on Sub-Basement	Inspected
Coal-fired Boiler	
Instance on Sub-Basement	Does not Exist
Hot Water Boiler	
Instance on Sub-Basement	Does not Exist
Modular Boiler	
Instance on Sub-Basement	Does not Exist
Steam Boiler	
Instance on Sub-Basement	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	2,926
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	A. L. Eastmond & Sons Inc.
Equipment	93255-01
Capacity/Size Quantity	2,926
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	2000
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	2,926
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	A. L. Eastmond & Sons Inc.
Equipment	93255-02
Capacity/Size Quantity	2,926
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	2000
Source of Installation	Documented
Deficiency	No deficiencies recorded
Fuel System	
Instance on Sub-Basement	Inspected
Boiler Fresh Air Louver/Damper	
Do Boiler Combustion Air Louvers exist?	Yes
Type	Automatic
Instance on Sub-Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded

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Question	Response
HEATING PLANT	
Fuel System	
Burner/Burner Control Panel	
Instance on Sub-Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Fuel Oil Storage/Supply System	
Instance on Sub-Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Gas Trains And Vent At The Boiler	
Instance on Sub-Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Enclosed IDF Room	
Instance on 1st, 2nd, 3rd, 4th Floor Telecom Rooms	Inspected
Dedicated A/C Equipment	
Instance on 1st, 2nd, 3rd, 4th Floor Telecom Rooms	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	1st, 2nd, 3rd, 4th Floor Telecom Rooms
Deficiency Quantity	4
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.
KITCHEN	
Instance on 1st Floor	Inspected
CO Detector	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Gas System	
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Grease Trap	
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood	
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded

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Question	Response
KITCHEN	
Hood Exhaust Fan	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hot Water Temperature Booster	Inspected
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Kitchen Sink	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
MDF Room	Inspected
Instance on Basement - Telecom Room	Inspected
Dedicated A/C Equipment	Inspected
Instance on Basement - Telecom Room	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	
Instance on Room 405	Inspected
Alternative use	No
Acid Waste Neutralizing Tank	Inspected
Instance on Room 405	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
CO Detector	Not Required
Instance on Room 405	Not Required
Emergency Shower	Does not Exist
Instance on Room 405	Does not Exist
Eye Wash	Does not Exist
Instance on Room 405	Does not Exist
Hood Exhaust Ductwork	Does not Exist
Instance on Room 405	Does not Exist
Hood Exhaust Fan	Does not Exist
Instance on Room 405	Does not Exist
Fixed Laboratory Hood	Does not Exist
Instance on Room 405	Does not Exist
Laboratory Sink	Inspected
Instance on Room 405	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	Does not Exist
Instance on Room 405	Does not Exist
SCIENCE LAB	Does not Exist
SCIENCE PREP ROOM	Inspected

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Question	Response
SCIENCE PREP ROOM	
Instance on Room 407	Inspected
Alternative use	No
Acid Waste Neutralizing Tank	Inspected
Instance on Room 407	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
CO Detector	Not Required
Instance on Room 407	Not Required
Emergency Shower	Does not Exist
Instance on Room 407	Does not Exist
Eye Wash	Does not Exist
Instance on Room 407	Does not Exist
Hood Exhaust Ductwork	Does not Exist
Instance on Room 407	Does not Exist
Hood Exhaust Fan	Does not Exist
Instance on Room 407	Does not Exist
Fixed Laboratory Hood	Does not Exist
Instance on Room 407	Does not Exist
Laboratory Sink	Inspected
Instance on Room 407	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	Does not Exist
Instance on Room 407	Does not Exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	Inspected
Dry Sprinkler Alarm Valve Assembly	Does not Exist
Wet Sprinkler Alarm Valve Assembly	Does not Exist
Fire Booster Pump Assembly	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Standpipe System	Inspected
Hose Valve Assembly	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Water Gong	Does not Exist

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Mechanical Inspection

Q212

Question	Response
SWIMMING POOL	Does not Exist
VENTILATION	Inspected
Is the building mechanically ventilated?	Partial
Exhaust Fan	Inspected
Approximate Total # of Fans	1-25
Condition	3 - Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Lower Room/ Toilet Exhaust-2
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.
Heating And Ventilating Unit	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Metal Ductwork	Inspected
Are there any uninsulated ductwork by design in Mechanical Rooms?	Yes
Are there chain operated dampers?	No
Condition	3 - Fair
Deficiency	No deficiencies recorded
Supply Fan	Does not Exist
Unit Ventilator	Does not Exist