

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q332

Asset: BAYSIDE HILLS SCHOOL OF EXCELLENCE - QUEENS, 210-21 48TH AVENUE, 11364

Inspection Id	Inspection Type	Time In	Last Edited
ME : Q332	Mechanical	2024-04-03 8:15 AM	2024-04-24 1:17 PM

Asset Data

Question	Answer
Are there fuel tanks?	Yes
Total # of above ground tanks	1
Total capacity of all above ground tanks in gal.	275
Total # of below ground tanks	0
Total capacity of all below ground tanks in gal.	0
Total # of water main service entries to the asset	3
MERs/Fan Rooms Locations	Fire Booster Pump Assembly Room C11
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 Make-up Water Backflow Preventer
	Years: 2024
	Systems: Sewage Ejector Pumps
	Years: 2023

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	Inspected
Chilled Water System	Inspected
Absorption Chiller	Does not Exist
Air Cooled Chiller	Does not Exist
Air Cooled Condenser	Does not Exist
Chilled Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Backflow Preventer	Does not Exist
Central Station Air Handler	Inspected
Instance	3rd Floor Roof
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Annexair
Equipment	AHU-2
Capacity/Size Quantity	8,000
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented
Installation Year	2016
Source of Installation	Documented
Deficiency	No deficiencies recorded

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Central Station Air Handler	
Instance	Main Roof
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Annexair
Equipment	DOAS-1
Capacity/Size Quantity	14,500
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented
Installation Year	2016
Source of Installation	Documented
Deficiency	DEFECTIVE UNIT
Deficiency Location/Instance	Main Roof (enthalpy wheel)
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	Main Roof
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Annexair
Equipment	AHU-1
Capacity/Size Quantity	9,000
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented
Installation Year	2016
Source of Installation	Documented
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	Main Roof
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	Main Roof
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Annexair
Equipment	DOAS-2

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Central Station Air Handler	
Capacity/Size Quantity	13,000
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented
Installation Year	2016
Source of Installation	Documented
Deficiency	No deficiencies recorded
Fan Coil Unit	Inspected
Condition	1 - Good
Deficiency	DEFECTIVE MOISTURE DRAINAGE (BASIN & TUBING)
Deficiency Location/Instance	1st Floor Corridor near Exit 8 / FCU-1.1, 4th Floor Corridor near Room 403 / FCU-4.2, FCU-4.3
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.
Packaged Air Cooled Chiller	Inspected
Instance	Main Roof
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Refrigerant Type	R-410A
Instance Manufacturer	Airstack
Equipment	CH-1
Capacity/Size Quantity	300
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2016
Source of Installation	Documented
Deficiency	OVER 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.
Water Cooled Chiller	Does not Exist
Condenser Water Distribution: Piping, Pumps and Auxiliaries	Does not Exist
Cooling Coil in Ductwork	Inspected
Condition	1 - Good
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Rooms 208, 220
Deficiency Quantity	2

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AIR CONDITIONING	
Cooling Coil in Ductwork	
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.
Cooling Tower	
	Does not Exist
DX Split System	
	Inspected
Indoor Unit	
	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Outdoor Unit	
	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Dry Cooler	
	Does not Exist
Packaged / Rooftop Unit	
	Does not Exist
Packaged Terminal A/C	
	Does not Exist
Refrigerant Leak Detection System	
	Does not Exist
Refrigerant Piping	
	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Return Fan	
	Does not Exist
CENTRAL ACID WASTE NEUTRALIZING TANK	
	Does not Exist
CLIMATE CONTROL SYSTEM	
	Inspected
BMS	
	Inspected
Instance	Throughout
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	0-20%
Installation Year	2016
Source of Installation	Documented
Deficiency	DEFECTIVE SYSTEM
Deficiency Location/Instance	Throughout
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.
Pneumatic System	
	Does not Exist
Hybrid System	
	Does not Exist
Electric System	
	Does not Exist
COMPACTOR	
	Does not Exist
CONVEYING	
	Inspected

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Question	Response
CONVEYING	
Dumbwaiter	Does not Exist
Elevator	Inspected
Are all the existing elevators operable?	Yes
Condition	1 - Good
Deficiency	No deficiencies recorded
Escalator	Does not Exist
Non-auditorium Handicap Lift - Vertical	Inspected
Are all the existing non-auditorium vertical handicap lifts operable?	Yes
Condition	1 - Good
Deficiency	No deficiencies recorded
Non-auditorium Handicap Lift - Stair	Does not Exist
Ash Hoist	Does not Exist
Sidewalk Elevator	Does not Exist
DOMESTIC WATER SYSTEM	Inspected
Domestic Cold Water System	Inspected
Gravity System	Does not Exist
Pressure Booster System	Inspected
Electric Pressure Booster System	Inspected
Instance	Room C10
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Delta P. Carver
Equipment	N/A
Capacity/Size Quantity	2
Capacity/Size UOM	Total # Pumps
Capacity/Size2 Quantity	15
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	Room C10
Instance Condition	1 - Good
Instance Quantity	3
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Domestic Hot Water System	Inspected
Domestic Hot Water Remote Storage Tank	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Domestic Water Heat Exchanger	Does not Exist
Electric Domestic Water Heater	Does not Exist
Heat Pump Domestic Water Heater	Does not Exist
Gas Fired Domestic Water Heater	Inspected

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DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Gas Fired Domestic Water Heater	
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	250
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	0
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2016
Source of Installation	Documented
Deficiency	DEFECTIVE CONTROLS
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.
Oil Fired Domestic Water Heater	Does not Exist
Domestic Water Distribution Piping	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	Inspected
Interior Storm Piping	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Sewage Ejector Pump	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Sump Pump	Inspected
Condition	2 - Between Good and 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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected

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FIXTURES	
Staff And Other	
Lavatory/Sink	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	Does not Exist
Student	
Drinking Fountain	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Locker Room Shower	Does not Exist
Sink And Fountain Combo Unit	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	Does not Exist
GAS SERVICE	
Gas Distribution Piping	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Gas Meter Room Vent	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Gas Pressure Booster	Does not Exist
CO/Gas Leak Detection	Inspected
Instance	Boiler Room, Gas Meter Room (Gas Leak Detection)
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2016
Source of Installation	Documented
Deficiency	No deficiencies recorded
HEATING	
Heating Coil In Ductwork	Does not Exist
Hydronic Heating	Inspected
Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries	Inspected

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HEATING	
Hydronic Heating	
Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Backflow Preventer	Does not Exist
Hot Water Heat Exchanger	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Radiator/Convactor/Fin Tube	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Steam Heating	Does not Exist
Steam supplied by External Sources	Does not Exist
Unit Heater/Cabinet Heater	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
HEATING PLANT	
Replacement Quantity	4,878
Replacement Uom	MBH Net
Instance on Penthouse	Inspected
Burner Type	Gas
Heating Plant Oil Number	N/A
Is there a water meter on the boiler make-up water piping?	No
Burner Exists?	No
Boiler Auxiliaries	Inspected
Instance on Penthouse	Inspected
Boiler Auxiliary Piping	
Instance on Penthouse	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Penthouse	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Penthouse	Does not Exist
Boiler Feedwater Treatment(Automatic)	
Instance on Penthouse	Does not Exist
Boiler Flue Exhaust	
Instance on Penthouse	Does not Exist
Boiler Make-up Water Backflow Preventer	
Instance on Penthouse	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on Penthouse	Does not Exist
Boiler Safety Valve	
Instance on Penthouse	Does not Exist
Boiler System	Inspected
Instance on Penthouse	Inspected

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HEATING PLANT	
Boiler System	
Coal-fired Boiler	
Instance on Penthouse	Does not Exist
Hot Water Boiler	
Instance on Penthouse	Does not Exist
Modular Boiler	
Instance on Penthouse	Inspected
Instance	Boiler Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	2,439
Instance Quantity Uom	MBH Net
Instance Manufacturer	AERCO
Equipment	40000203506N0001
Capacity/Size Quantity	2,805
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2016
Source of Installation	Documented
Deficiency	DEFECTIVE FLUE EXHAUST
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.
Deficiency	DEFECTIVE UNIT
Deficiency Location/Instance	Boiler Room (condensate trap)
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
Instance Condition	2 - Between Good and Fair
Instance Quantity	2,439
Instance Quantity Uom	MBH Net
Instance Manufacturer	AERCO
Equipment	40000203507N0002
Capacity/Size Quantity	2,805
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2016
Source of Installation	Documented
Deficiency	DEFECTIVE UNIT

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Question	Response
HEATING PLANT	
Boiler System	
Modular Boiler	
Deficiency Location/Instance	Boiler Room (condensate trap)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Steam Boiler	
Instance on Penthouse	Does not Exist
Fuel System	Inspected
Instance on Penthouse	Inspected
Boiler Fresh Air Louver/Damper	
Do Boiler Combustion Air Louvers exist? Type	Yes Automatic
Instance on Penthouse	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Penthouse	Does not Exist
Fuel Oil Storage/Supply System	
Instance on Penthouse	Does not Exist
Gas Trains And Vent At The Boiler	
Instance on Penthouse	Does not Exist
Enclosed IDF Room	Inspected
Instance on Rooms 126, 326, 426	Inspected
Dedicated A/C Equipment	
Instance on Rooms 126, 326, 426	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies 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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Grease Trap	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair

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Question	Response
KITCHEN	
Hood	Inspected
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Inspected
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	Inspected
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	Inspected
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hot Water Temperature Booster	Inspected
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Kitchen Sink	Inspected
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
MDF Room	Inspected
Instance on Room 201	Inspected
Dedicated A/C Equipment	Inspected
Instance on Room 201	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Does not Exist
SCIENCE LAB	Inspected
Instance on Room 402	Inspected
Alternative use	Yes
Acid Waste Neutralizing Tank	Does not Exist
Instance on Room 402	Does not Exist
CO Detector	Not Required
Instance on Room 402	Not Required
Emergency Shower	Does not Exist
Instance on Room 402	Does not Exist
Eye Wash	Inspected
Instance on Room 402	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Does not Exist
Instance on Room 402	Does not Exist
Hood Exhaust Fan	Does not Exist
Instance on Room 402	Does not Exist
Fixed Laboratory Hood	Does not Exist
Instance on Room 402	Does not Exist
Laboratory Sink	Inspected

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Question	Response
SCIENCE LAB	
Laboratory Sink	Inspected
Instance on Room 402	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	Does not Exist
Instance on Room 402	Does not Exist
SCIENCE PREP ROOM	
	Inspected
Instance on Room 402A	Inspected
Alternative use	Yes
Acid Waste Neutralizing Tank	Does not Exist
Instance on Room 402A	Does not Exist
CO Detector	Not Required
Instance on Room 402A	Not Required
Emergency Shower	Does not Exist
Instance on Room 402A	Does not Exist
Eye Wash	Does not Exist
Instance on Room 402A	Does not Exist
Hood Exhaust Ductwork	Does not Exist
Instance on Room 402A	Does not Exist
Hood Exhaust Fan	Does not Exist
Instance on Room 402A	Does not Exist
Fixed Laboratory Hood	Does not Exist
Instance on Room 402A	Does not Exist
Laboratory Sink	Inspected
Instance on Room 402A	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	Does not Exist
Instance on Room 402A	Does not Exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
	Inspected
Dry Sprinkler Alarm Valve Assembly	Does not Exist
Wet Sprinkler Alarm Valve Assembly	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Fire Booster Pump Assembly	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Roof Tank	Does not Exist
Siamese Connection	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Sprinkler Head	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Sprinkler Piping	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Standpipe System	Inspected

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Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Standpipe System	
Hose Valve Assembly	
Condition	Inspected
Deficiency	1 - Good
	No deficiencies recorded
Piping	
Condition	Inspected
Deficiency	1 - Good
	No deficiencies recorded
Water Gong	
	Does not Exist
SWIMMING POOL	
	Does not Exist
VENTILATION	
Is the building mechanically ventilated?	Inspected
	Yes
Exhaust Fan	
Approximate Total # of Fans	Inspected
Condition	1-25
Deficiency	2 - Between Good and Fair
	No deficiencies recorded
Heating And Ventilating Unit	
	Does not Exist
Metal Ductwork	
Are there any uninsulated ductwork by design in Mechanical Rooms?	Inspected
Are there chain operated dampers?	No
Condition	No
Deficiency	1 - Good
	No deficiencies recorded
Supply Fan	
	Does not Exist
Unit Ventilator	
	Does not Exist