

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

Mechanical Inspection

Q462

**Asset: FLUSHING MEMORIAL AF - QUEENS, 27-01 149 STREET, New York, 11354**

Inspection Id	Inspection Type	Time In	Last Edited
ME : Q462	Mechanical	2024-01-08 7:50 AM	2024-01-24 2:44 PM

Asset Data

Question	Answer
Are there fuel tanks?	No
Total # of water main service entries to the asset	2
MERs/Fan Rooms Locations	Field House 1 MER
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?	No

Priority Condition

Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Status	PhotoImage
Yes	Defective Gas Meter Room Exhaust Fan	Defective Gas Meter Room Exhaust Fan	GAS SERVICE   Gas Meter Room Exhaust Fan	Gas Meter Room	Lee Roebuck	Fireman	Sent to DSF	
Yes	Other	Defective Pilot light on the Gas Fired Furnace is causing gas to leak into the Field House Mechanical Room	GAS FIRED FURNACE	Field House 1 Mechanical Room	Lee Roebuck	Fireman	Sent to DSF	

Inspection

Question	Response
<b>Mechanical</b>	
<b>AIR CONDITIONING</b>	Does not Exist
<b>CLIMATE CONTROL 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>	Does not Exist
<b>Water Service</b>	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Instance	Field House 1 MER
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
<b>Domestic Hot Water System</b>	Inspected
<b>Domestic Hot Water Remote Storage Tank</b>	Inspected

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Question	Response
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Hot Water System</b>	
<b>Domestic Hot Water Remote Storage Tank</b>	
Condition	5 - Poor
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Field House 1 MER
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Domestic Water Heat Exchanger</b>	
Condition	Inspected
Condition	4 - Between Fair and Poor
Deficiency	TANK RUSTY/LEAKS
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.
<b>Electric Domestic Water Heater</b>	
	Does not Exist
<b>Heat Pump Domestic Water Heater</b>	
	Does not Exist
<b>Gas Fired Domestic Water Heater</b>	
	Inspected
Instance	Field House 1 MER
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	A.O. Smith
Equipment	N/A
Capacity/Size Quantity	670
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	0
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	1971
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	No deficiencies recorded

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<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	
<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	4 - Between Fair and Poor
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 Photo	No photo recorded
Violations	No violations recorded.
<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	No deficiencies recorded
<b>Lavatory/Sink</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Locker Room Shower</b>	Inspected
Instance on Field House 1 - Boys	Inaccessible
Instance on Field House 2 - Girls	Inaccessible
<b>Sink And Fountain Combo Unit</b>	Does not Exist
<b>Toilet</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Urinal</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>GAS FIRED FURNACE</b>	Inspected

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<b>GAS FIRED FURNACE</b>	
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Field House 1 MER / Defective Pilot light is causing gas to leak into the Field House Mechanical Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>GAS SERVICE</b>	
	Inspected
<b>Gas Distribution Piping</b>	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Gas Meter Room Exhaust Fan</b>	
	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.
<b>Gas Meter Room Vent</b>	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Gas Pressure Booster</b>	
	Does not Exist
<b>CO/Gas Leak Detection</b>	
	Does not Exist
<b>HEATING</b>	
	Inspected
<b>Heating Coil In Ductwork</b>	
	Does not Exist
<b>Hydronic Heating</b>	
	Does not Exist
<b>Radiator/Convactor/Fin Tube</b>	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Steam Heating</b>	
	Inspected
<b>F&amp;T/Steam Drip Trap</b>	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>MER Steam and Condensate Piping</b>	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Steam Condensate Return Piping</b>	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Steam Condensate Return Pumping System</b>	
	Inspected
Condition	5 - Poor

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Question	Response
<b>HEATING</b>	
<b>Steam Heating</b>	
<b>Steam Condensate Return Pumping System</b>	
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Steam Piping</b>	
Condition	Inspected
Deficiency	3 - Fair
Deficiency	No deficiencies recorded
<b>Terminal Unit Thermostatic Trap</b>	
Condition	Inspected
Deficiency	3 - Fair
Deficiency	No deficiencies recorded
<b>Steam supplied by External Sources</b>	
Unit Heater/Cabinet Heater	Does not Exist
<b>HEATING PLANT</b>	
Replacement Quantity	Inspected
Replacement Uom	626
Instance on Field House 2 Basement	MBH Net
Instance on Field House 2 Basement	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?	Yes
Burner Manufacturer	Power Flame
Burner Model Number	B10-12
<b>Boiler Auxiliaries</b>	
Instance on Field House 2 Basement	Inspected
Instance on Field House 2 Basement	Inspected
<b>Boiler Auxiliary Piping</b>	
Instance on Field House 2 Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Emergency Stop Switch</b>	
Instance on Field House 2 Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Feedwater System</b>	
Instance on Field House 2 Basement	Does not Exist
<b>Boiler Feedwater Treatment(Automatic)</b>	
Instance on Field House 2 Basement	Does not Exist
<b>Boiler Flue Exhaust</b>	
Instance on Field House 2 Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Make-up Water Backflow Preventer</b>	
Instance on Field House 2 Basement	Does not Exist
<b>Boiler Room Steam And Condensate Piping</b>	

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<b>HEATING PLANT</b>	
<b>Boiler Auxiliaries</b>	
<b>Boiler Room Steam And Condensate Piping</b>	
Instance on Field House 2 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.
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	30
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Boiler Safety Valve</b>	
Instance on Field House 2 Basement	Inspected
Condition	3 - Fair
Deficiency	MISSING SAFETY VALVE PIPING
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.
<b>Boiler System</b>	
Instance on Field House 2 Basement	Inspected
<b>Coal-fired Boiler</b>	
Instance on Field House 2 Basement	Does not Exist
<b>Hot Water Boiler</b>	
Instance on Field House 2 Basement	Does not Exist
<b>Modular Boiler</b>	
Instance on Field House 2 Basement	Does not Exist
<b>Steam Boiler</b>	
Instance on Field House 2 Basement	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	626
Instance Quantity Uom	MBH Net

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<b>HEATING PLANT</b>	
<b>Boiler System</b>	
<b>Steam Boiler</b>	
Cast Iron Boiler?	Yes
Instance Manufacturer	H. B. Smith Co., Inc.
Equipment	60435-01
Capacity/Size Quantity	1,043
Capacity/Size UOM	MBH Input
Source of Capacity/Size	Documented
Installation Year	1971
Source of Installation	Inspector Estimate
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo	No photo recorded
Violations	No violations recorded.
<b>Fuel System</b>	Inspected
Instance on Field House 2 Basement	Inspected
<b>Boiler Fresh Air Louver/Damper</b>	
Do Boiler Combustion Air Louvers exist?	Yes
Type	Automatic
Instance on Field House 2 Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Burner/Burner Control Panel</b>	
Instance on Field House 2 Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Fuel Oil Storage/Supply System</b>	
Instance on Field House 2 Basement	Does not Exist
<b>Gas Trains And Vent At The Boiler</b>	
Instance on Field House 2 Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Enclosed IDF Room</b>	Does not Exist
<b>MDF Room</b>	Does not Exist
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	Does not Exist
<b>VENTILATION</b>	Inspected
Is the building mechanically ventilated?	Partial
<b>Exhaust Fan</b>	
Approximate Total # of Fans	1-25
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Heating And Ventilating Unit</b>	Does not Exist
<b>Metal Ductwork</b>	
Are there any uninsulated ductwork by design in Mechanical Rooms?	Yes
Are there chain operated dampers?	No

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<b>VENTILATION</b>	
<b>Metal Ductwork</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Supply Fan</b>	Does not Exist
<b>Unit Ventilator</b>	Does not Exist