

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

Mechanical Inspection

Q474

**Asset:** 3K CENTER @ 104-06 101 AVENUE - QUEENS, 104-06 101 AVENUE, New York, 11416

| Inspection Id | Inspection Type | Time In            | Last Edited        |
|---------------|-----------------|--------------------|--------------------|
| ME : Q474     | Mechanical      | 2023-12-04 9:12 AM | 2024-05-31 4:20 PM |

Asset Data

| Question   | Answer  |
|--|---|
| Are there fuel tanks?  | No  |
| Total # of water main service entries to the asset           | 1   |
| MERs/Fan Rooms Locations                                     | Fan Room in Stair A/M above the Stage   |
| 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: Heating Plant (except Boiler Make-up Water Backflow Preventer)                                       |
|  | Years: 2022   |
|  | Systems: Exhaust Fans (80%)   |
|  | Years: 2021   |
|  | Systems: DX Split Systems; Electric Domestic Water Heater; MDF Room Dedicated A/C Equipment (DX Split System) |
|  | Years: 2019   |

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                 |
|---|--------------------------|
| <b>Mechanical</b>   |                          |
| <b>AIR CONDITIONING</b>                                     | Inspected                |
| Chilled Water System  | 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           |
| <b>DX Split System</b>                                      | Inspected                |
| <b>Indoor Unit</b>  | Inspected                |
| Condition   | 1 - Good                 |
| Deficiency  | No deficiencies recorded |
| <b>Outdoor Unit</b>   | Inspected                |
| Condition   | 1 - Good                 |
| Deficiency  | No deficiencies recorded |
| <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>                                   | Inspected                |
| Condition   | 1 - Good                 |
| Deficiency  | No deficiencies recorded |
| <b>Return Fan</b>   | Does not Exist           |
| <b>CENTRAL ACID WASTE NEUTRALIZING TANK</b>                 | Does not Exist           |
| <b>CLIMATE CONTROL SYSTEM</b>                               | Inspected                |

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| Question                                      | Response                    |
|---|-----------------------------|
| <b>CLIMATE CONTROL SYSTEM</b>                 |                             |
| <b>BMS</b>                                    | Does not Exist              |
| <b>Pneumatic System</b>                       | Does not Exist              |
| <b>Hybrid System</b>                          | Does not Exist              |
| <b>Electric System</b>                        | Inspected                   |
| Instance                                      | Throughout (Zone Control)   |
| Instance Condition                            | 3 - Fair                    |
| Instance Quantity                             | 1                           |
| Instance Quantity Uom                         | EACH                        |
| Building Area Covered by Operational System   | 81-100%                     |
| Deficiency                                    | No deficiencies recorded    |
| <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                                      | Gas Meter Room              |
| Instance Condition                            | 4 - Between Fair and Poor   |
| Instance Quantity                             | 1                           |
| Instance Quantity Uom                         | EACH                        |
| Deficiency                                    | WATER MAIN: DEFECTIVE VALVE |
| Deficiency Location/Instance                  | Gas Meter 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>Domestic Hot Water System</b>              | Inspected                   |
| <b>Domestic Hot Water Remote Storage Tank</b> | Does not Exist              |
| <b>Domestic Water Heat Exchanger</b>          | Does not Exist              |
| <b>Electric Domestic Water Heater</b>         | Inspected                   |
| Condition                                     | 1 - Good                    |
| 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                            | 3 - Fair                    |
| Instance Quantity                             | 1                           |
| Instance Quantity Uom                         | EACH                        |
| Instance Manufacturer                         | State                       |
| Equipment                                     | N/A                         |
| Capacity/Size Quantity                        | 36                          |
| Capacity/Size UOM                             | MBH Input                   |
| Capacity/Size2 Quantity                       | 40                          |

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| Question   | Response                    |
|--|-----------------------------|
| <b>DOMESTIC WATER SYSTEM</b>                           |                             |
| <b>Domestic Hot Water System</b>                       |                             |
| <b>Gas Fired Domestic Water Heater</b>                 |                             |
| Capacity/Size2 UOM                                     | Gallons                     |
| Source of Capacity/Size                                | Documented                  |
| Installation Year                                      | 1991                        |
| 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  | 2 - Between Good and Fair   |
| Deficiency   | DAMAGED/MISSING INSULATION  |
| Deficiency Location/Instance                           | Basement near Water Service |
| 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.     |
| <b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>               | Inspected                   |
| <b>Interior Storm Piping</b>                           | Does not Exist              |
| <b>Sewage/Waste/Vent Piping</b>                        | Inspected                   |
| Condition  | 2 - Between Good and Fair   |
| Deficiency   | No deficiencies recorded    |
| <b>Sewage Ejector Pump</b>                             | Does not Exist              |
| <b>Sump Pump</b>                                       | Does not Exist              |
| <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  | 1 - Good                    |
| Deficiency   | No deficiencies recorded    |
| <b>Toilet</b>  | Inspected                   |
| Condition  | 1 - Good                    |
| Deficiency   | No deficiencies recorded    |
| <b>Urinal</b>  | Inspected                   |
| Condition  | 3 - Fair                    |
| Deficiency   | CRACKED/PHYSICAL DAMAGE     |
| Deficiency Location/Instance                           | Mens Toilet Room 104        |
| Deficiency Quantity                                    | 1                           |
| Quantity Uom   | EACH                        |
| Potential Action                                       | REPLACE                     |
| Urgency of Action                                      | PRIORITY 3                  |
| Purpose of Action                                      | LEVEL 2                     |
| Deficiency Photo1                                      | No photo recorded           |

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| Question                            | Response                    |
|-------------------------------------|-----------------------------|
| <b>FIXTURES</b>                     |                             |
| <b>Staff And Other</b>              | Inspected                   |
| <b>Urinal</b>                       | Inspected                   |
| Violations                          | No violations recorded.     |
| <b>Student</b>                      | Inspected                   |
| <b>Drinking Fountain</b>            | Inspected                   |
| Condition                           | 3 - Fair                    |
| Deficiency                          | No deficiencies recorded    |
| <b>Lavatory/Sink</b>                | Inspected                   |
| Condition                           | 1 - Good                    |
| Deficiency                          | No deficiencies recorded    |
| <b>Locker Room Shower</b>           | Does not Exist              |
| <b>Sink And Fountain Combo Unit</b> | Does not Exist              |
| <b>Toilet</b>                       | Inspected                   |
| Condition                           | 1 - Good                    |
| Deficiency                          | DEFECTIVE FLUSHOMETER VALVE |
| Deficiency Location/Instance        | Girls Toilet Room 210       |
| 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>Urinal</b>                       | Inspected                   |
| Condition                           | 1 - Good                    |
| Deficiency                          | CLOGGED/LEAKING             |
| Deficiency Location/Instance        | Boys Toilet Room 200        |
| 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>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>        | Does not Exist              |
| <b>HEATING</b>                      | Inspected                   |
| <b>Heating Coil In Ductwork</b>     | Inspected                   |
| Condition                           | 1 - Good                    |
| Deficiency                          | No deficiencies recorded    |
| <b>Hydronic Heating</b>             | Inspected                   |

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| Question  | Response                                 |
|---|--|
| <b>HEATING</b>  |  |
| <b>Hydronic Heating</b>   |  |
| <b>Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries</b> | Inspected                                |
| Condition   | 3 - Fair                                 |
| Deficiency  | PIPING: DEFECTIVE/LEAKS                  |
| Deficiency Location/Instance  | Boiler Room                              |
| Deficiency Quantity   | 10                                       |
| Quantity Uom  | L.F.                                     |
| Potential Action  | REPLACE                                  |
| Urgency of Action   | PRIORITY 3                               |
| Purpose of Action   | LEVEL 2                                  |
| Deficiency Photo1   | No photo recorded                        |
| Violations  | No violations recorded.                  |
| Deficiency  | PIPING: DEFECTIVE VALVE                  |
| Deficiency Location/Instance  | Boiler Room / Valve #11                  |
| 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>Backflow Preventer</b>   | Does not Exist                           |
| <b>Hot Water Heat Exchanger</b>                                       | Does not Exist                           |
| <b>Radiator/Convactor/Fin Tube</b>                                    | Inspected                                |
| Condition   | 3 - Fair                                 |
| Deficiency  | RADIATOR/CONVECTOR: DAMAGED GUARD/SHIELD |
| Deficiency Location/Instance  | Boys Toilet Room 200                     |
| 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>Steam Heating</b>  | Does not Exist                           |
| <b>Steam supplied by External Sources</b>                             | Does not Exist                           |
| <b>Unit Heater/Cabinet Heater</b>                                     | Inspected                                |
| Condition   | 1 - Good                                 |
| Deficiency  | No deficiencies recorded                 |
| <b>HEATING PLANT</b>  |  |
| Replacement Quantity  | 1,862                                    |
| Replacement Uom   | MBH Net                                  |
| Instance on 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?  | No                                       |
| <b>Boiler Auxiliaries</b>   | Inspected                                |
| Instance on Basement  | Inspected                                |

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| Question                                       | Response                 |
|--|--------------------------|
| <b>HEATING PLANT</b>                           |                          |
| <b>Boiler Auxiliaries</b>                      |                          |
| <b>Boiler Auxiliary Piping</b>                 |                          |
| Instance on Basement                           | Inspected                |
| Condition                                      | 1 - Good                 |
| Deficiency                                     | No deficiencies recorded |
| <b>Boiler Emergency Stop Switch</b>            |                          |
| Instance on Basement                           | Inspected                |
| Condition                                      | 1 - Good                 |
| Deficiency                                     | No deficiencies recorded |
| <b>Boiler Feedwater System</b>                 |                          |
| Instance on Basement                           | Does not Exist           |
| <b>Boiler Feedwater Treatment(Automatic)</b>   |                          |
| Instance on Basement                           | Does not Exist           |
| <b>Boiler Flue Exhaust</b>                     |                          |
| Instance on Basement                           | Does not Exist           |
| <b>Boiler Make-up Water Backflow Preventer</b> |                          |
| Instance on Basement                           | Inspected                |
| Condition                                      | 3 - Fair                 |
| Deficiency                                     | No deficiencies recorded |
| <b>Boiler Room Steam And Condensate Piping</b> |                          |
| Instance on Basement                           | Does not Exist           |
| <b>Boiler Safety Valve</b>                     |                          |
| Instance on Basement                           | Does not Exist           |
| <b>Boiler System</b>                           |                          |
| Instance on Basement                           | Inspected                |
| <b>Coal-fired Boiler</b>                       |                          |
| Instance on Basement                           | Does not Exist           |
| <b>Hot Water Boiler</b>                        |                          |
| Instance on Basement                           | Does not Exist           |
| <b>Modular Boiler</b>                          |                          |
| Instance on Basement                           | Inspected                |
| Instance                                       | Boiler Room              |
| Instance Condition                             | 1 - Good                 |
| Instance Quantity                              | 931                      |
| Instance Quantity Uom                          | MBH Net                  |
| Instance Manufacturer                          | Lochinvar                |
| Equipment                                      | N/A                      |
| Capacity/Size Quantity                         | 1,071                    |
| Capacity/Size UOM                              | MBH Gross                |
| Source of Capacity/Size                        | Documented               |
| Installation Year                              | 2022                     |
| Source of Installation                         | Custodial Staff          |
| Deficiency                                     | No deficiencies recorded |
| Instance                                       | Boiler Room              |
| Instance Condition                             | 1 - Good                 |
| Instance Quantity                              | 931                      |
| Instance Quantity Uom                          | MBH Net                  |
| Instance Manufacturer                          | Lochinvar                |

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| Question                                 | Response                  |
|--|---------------------------|
| <b>HEATING PLANT</b>                     |                           |
| <b>Boiler System</b>                     |                           |
| <b>Modular Boiler</b>                    |                           |
| Equipment                                | N/A                       |
| Capacity/Size Quantity                   | 1,071                     |
| Capacity/Size UOM                        | MBH Gross                 |
| Source of Capacity/Size                  | Documented                |
| Installation Year                        | 2022                      |
| Source of Installation                   | Custodial Staff           |
| Deficiency                               | No deficiencies recorded  |
| <b>Steam Boiler</b>                      |                           |
| Instance on Basement                     | Does not Exist            |
| <b>Fuel System</b>                       |                           |
| Instance on Basement                     | Inspected                 |
| <b>Boiler Fresh Air Louver/Damper</b>    |                           |
| Do Boiler Combustion Air Louvers exist?  | Yes                       |
| Type                                     | Automatic                 |
| Instance on Basement                     | Inspected                 |
| Condition                                | 1 - Good                  |
| Deficiency                               | No deficiencies recorded  |
| <b>Burner/Burner Control Panel</b>       |                           |
| Instance on Basement                     | Does not Exist            |
| <b>Fuel Oil Storage/Supply System</b>    |                           |
| Instance on Basement                     | Does not Exist            |
| <b>Gas Trains And Vent At The Boiler</b> |                           |
| Instance on Basement                     | Does not Exist            |
| <b>Enclosed IDF Room</b>                 |                           |
|  | Does not Exist            |
| <b>KITCHEN</b>                           |                           |
| Instance on 2nd Floor                    | Inspected                 |
| <b>CO Detector</b>                       |                           |
| Instance on 2nd Floor                    | Not Required              |
| <b>Gas System</b>                        |                           |
| Instance on 2nd Floor                    | Does not Exist            |
| <b>Grease Trap</b>                       |                           |
| Instance on 2nd Floor                    | Inspected                 |
| Condition                                | 2 - Between Good and Fair |
| Deficiency                               | No deficiencies recorded  |
| <b>Hood</b>                              |                           |
| Instance on 2nd Floor                    | Does not Exist            |
| <b>Hood Exhaust Ductwork</b>             |                           |
| Instance on 2nd Floor                    | Does not Exist            |
| <b>Hood Exhaust Fan</b>                  |                           |
| Instance on 2nd Floor                    | Does not Exist            |
| <b>Hood Fire Suppression System</b>      |                           |
| Instance on 2nd Floor                    | Does not Exist            |
| <b>Hot Water Temperature Booster</b>     |                           |
| Instance on 2nd Floor                    | Does not Exist            |
| <b>Kitchen Sink</b>                      |                           |
| Instance on 2nd Floor                    | Inspected                 |
| Condition                                | 1 - Good                  |

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| <b>Question</b>   | <b>Response</b>                             |
|---|---|
| <b>KITCHEN</b>  | Inspected                                   |
| <b>Kitchen Sink</b>   | Inspected                                   |
| Deficiency  | No deficiencies recorded                    |
| <b>MDF Room</b>   | Inspected                                   |
| Instance on Room 101  | Inspected                                   |
| <b>Dedicated A/C Equipment</b>                                    | Inspected                                   |
| Instance on Room 101  | Inspected                                   |
| Condition   | 2 - Between Good and Fair                   |
| Deficiency  | No deficiencies recorded                    |
| <b>SCIENCE DEMO ROOM</b>  | Does not Exist                              |
| <b>SCIENCE LAB</b>  | Does not Exist                              |
| <b>SCIENCE PREP ROOM</b>  | Does not Exist                              |
| <b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>                         | Does not Exist                              |
| <b>SWIMMING POOL</b>  | Does not Exist                              |
| <b>VENTILATION</b>  | Inspected                                   |
| Is the building mechanically ventilated?                          | Yes   |
| <b>Exhaust Fan</b>  | Inspected                                   |
| Approximate Total # of Fans                                       | 1-25  |
| Condition   | 1 - Good                                    |
| Deficiency  | DEFECTIVE                                   |
| Deficiency Location/Instance                                      | Nurse's Office Toilet Room 212A (Too noisy) |
| 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>Heating And Ventilating Unit</b>                               | Does not Exist                              |
| <b>Metal Ductwork</b>   | Inspected                                   |
| Are there any uninsulated ductwork by design in Mechanical Rooms? | No  |
| Are there chain operated dampers?                                 | No  |
| Condition   | 3 - Fair                                    |
| Deficiency  | No deficiencies recorded                    |
| <b>Supply Fan</b>   | Inspected                                   |
| Approximate Total # of Fans                                       | 1-5   |
| Condition   | 1 - Good                                    |
| Deficiency  | No deficiencies recorded                    |
| <b>Unit Ventilator</b>  | Does not Exist                              |