

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q721

Asset: P.S. 16 (OLD Q721 SPED) - QUEENS, 41-15 104 STREET, New York, 11368

Inspection Id	Inspection Type	Time In	Last Edited
ME : Q721	Mechanical	2023-12-14 8:00 AM	2023-12-26 3:35 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	5
MERs/Fan Rooms Locations	MERs 010, 405, Fire Booster Pump Assembly Room 012
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	Emergency Generator Room 022
Are there any Emergency Stop Switches with Missing Hammers?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Rooms 108, 126, 127, A203, A205, 208, A209, 209, 210, 214, 221, 303, 306, 308, 310, 318, 321, 324, 413, 414, 416, 417, Library
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: Domestic Hot Water Remote Storage Tank; Gas Fired Domestic Water Heater (1 of 2)
	Years: 2021
	Systems: Climate Control System - Pneumatic System; Refrigerated Air Dryers; Gas Meter Room Vent in Room A108B
	Years: 2020
	Systems: Air Cooled Chillers; Air Cooled Condensers; Dual Temperature Terminal Fan Coil Unit (90%); Gas Fired Domestic Water Heater (1 of 2); CO/Gas Leak Detection in Gas Meter Room A108B; Gas Meter Room Vent in Gas Meter Room 016
	Years: 2018
	Systems: F&T/Steam Drip Traps
	Years: 2017
	Systems: Fixtures - Staff and Other: Toilets; Fixtures - Student: Toilets, Urinals
	Years: 2015
	Systems: Kitchen - Hot Water Temperature Booster
	Years: 2013

Priority Condition

Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Status	PhotoImage
Yes	Defective Kitchen Gas System	Defective Gas Shut off Switch	KITCHEN Gas System	Kitchen	Giuseppe Salvo	Fireman	Sent to DSF	
Yes	Other	Refrigerant Leak Detection System sensors are set up for R22 when R134 is in use.	AIR CONDITIONING Refrigerant Leak Detection System	Chiller Room 022A	Giuseppe Salvo	Fireman	Sent to DSF	
Yes	Defective Sprinkler/Stand pipe System	Paint on Sprinkler Heads	SPRINKLERS, STANDPIPE, FIRE SYSTEM Sprinkler Head	Room 126	Giuseppe Salvo	Fireman	Sent to DSF	

Inspection

Question	Response
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Question	Response
Mechanical	
AIR CONDITIONING	Inspected
Chilled Water System	Inspected
Absorption Chiller	Does not Exist
Air Cooled Chiller	Inspected
Instance	Chiller Room 022A
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Refrigerant Type	R-134A
Instance Manufacturer	Trane
Equipment	Chiller#1
Capacity/Size Quantity	220
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2018
Source of Installation	Documented
Deficiency	OVER 100 TONS: DEFECTIVE UNIT
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	Chiller Room 022A
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Refrigerant Type	R-134A
Instance Manufacturer	Trane
Equipment	Chiller#2
Capacity/Size Quantity	220
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2018
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
Air Cooled Condenser	Inspected
Instance	Main Roof
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	Condenser No.1
Capacity/Size Quantity	110
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2018

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Air Cooled Condenser	
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Main Roof
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	Condenser No.2
Capacity/Size Quantity	110
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2018
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Main Roof
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	N/A
Capacity/Size Quantity	110
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2018
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Main Roof
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	N/A
Capacity/Size Quantity	110
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2018
Source of Installation	Documented
Deficiency	No deficiencies recorded
Chilled Water Distribution: Piping, Pumps and Auxiliaries	
Condition	Inspected
Deficiency	3 - Fair
Deficiency	No deficiencies recorded
Backflow Preventer	
	Does not Exist
Central Station Air Handler	
	Inspected
Instance	1st Floor Roof
Instance Condition	3 - Fair
Instance Quantity	1

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Central Station Air Handler	
Instance Quantity Uom	EACH
Instance Manufacturer	Governair
Equipment	RTU-3
Capacity/Size Quantity	15
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	1997
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	3rd Floor Boys Toilet Room above ceiling
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	York
Equipment	AHU-5
Capacity/Size Quantity	3
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	1997
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Main Roof
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Governair
Equipment	RTU-1
Capacity/Size Quantity	25
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	1997
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Main Roof
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Governair
Equipment	RTU-2
Capacity/Size Quantity	20
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	1997
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	MER 010

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Central Station Air Handler	
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	York
Equipment	AHU-1
Capacity/Size Quantity	15
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Inspector Estimate
Installation Year	1997
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	MER 405
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	York
Equipment	AHU-3
Capacity/Size Quantity	15
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Inspector Estimate
Installation Year	1997
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	MER 405
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	York
Equipment	AHU-4
Capacity/Size Quantity	5
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Inspector Estimate
Installation Year	1997
Source of Installation	Documented
Deficiency	No deficiencies 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	Does not Exist
Dry Cooler	Does not Exist
Packaged / Rooftop Unit	Inspected
Instance	2nd Building Addition - Roof
Instance Condition	3 - Fair

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Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating Refrigerant Type	Gas R-22
Instance Manufacturer	Trane
Equipment	RTU-1
Capacity/Size Quantity	25
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1997
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	2nd Building Addition - Roof
Instance Condition	4 - Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating Refrigerant Type	Gas R-22
Instance Manufacturer	Trane
Equipment	RTU-2
Capacity/Size Quantity	35
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1997
Source of Installation	Documented
Deficiency	OVER 20 TONS: DEFECTIVE UNIT
Deficiency Location/Instance	2nd Building Addition - Roof
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	2nd Building Addition - Roof
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating Refrigerant Type	Gas R-22
Instance Manufacturer	Trane
Equipment	RTU-3
Capacity/Size Quantity	5
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1997
Source of Installation	Documented
Deficiency	No deficiencies recorded

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Question	Response
AIR CONDITIONING	
Packaged Terminal A/C	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	Basement / Custodian office near Chiller Room 022A
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.
Refrigerant Leak Detection System	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE CONTROL PANEL
Deficiency Location/Instance	Chiller Room 022A
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.
Refrigerant Piping	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Return Fan	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
CENTRAL ACID WASTE NEUTRALIZING TANK	
	Does not Exist
CLIMATE CONTROL SYSTEM	
	Inspected
BMS	Inspected
Instance	2nd Building Addition -Throughout
Instance Condition	4 - Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	0-20%
Installation Year	1997
Source of Installation	Documented
Deficiency	DEFECTIVE SYSTEM
Deficiency Location/Instance	2nd Building Addition - 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	Inspected

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Question	Response
CLIMATE CONTROL SYSTEM	
Pneumatic System	
Instance	Original Building and 1st Building Addition - Throughout
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	DEFECTIVE DAMPER ACTUATOR
Deficiency Location/Instance	Main Roof, MER 405/ RTU-1,2 , AHU-3,4
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.
Hybrid System	Does not Exist
Electric System	Does not Exist
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	MER 010
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Canariis
Equipment	N/A
Capacity/Size Quantity	3
Capacity/Size UOM	Total # Pumps
Capacity/Size2 Quantity	20
Capacity/Size2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	1997
Source of Installation	Documented

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Pressure Booster System	Inspected
Electric Pressure Booster System	Inspected
Deficiency	No deficiencies recorded
Hydraulic/Pneumatic Booster System	Does not Exist
Water Service	Inspected
Instance	MER 010
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Instance	Room 002
Instance Condition	3 - Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Instance	Room A108C
Instance Condition	3 - Fair
Instance Quantity	2
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
Instance	Boiler Room
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Laars
Equipment	N/A
Capacity/Size Quantity	400
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	0
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2021
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	A.O. Smith

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Gas Fired Domestic Water Heater	
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	Inspector Estimate
Deficiency	NOT IN USE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
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	365
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	85
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2018
Source of Installation	Documented
Deficiency	No deficiencies recorded
Oil Fired Domestic Water Heater	Does not Exist
Domestic Water Distribution Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	
Interior Storm Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sewage Ejector Pump	Does not Exist
Sump Pump	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded

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Question	Response
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	1 - Good
Deficiency	No deficiencies 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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	Does not Exist
Student	Inspected
Drinking Fountain	Inspected
Condition	3 - Fair
Deficiency	CLOGGED/LEAKING
Deficiency Location/Instance	Cafeteria
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.
Lavatory/Sink	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Locker Room Shower	Does not Exist
Sink And Fountain Combo Unit	Inspected
Condition	3 - 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	Inspected
Gas Distribution Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
GAS SERVICE	
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 016
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	1997
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Gas Meter Room A108B, Water Heater Room A108C
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2018
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	No deficiencies recorded
Radiator/Convactor/Fin Tube	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Steam Heating	Inspected
F&T/Steam Drip Trap	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Basement and 4th Floor
Deficiency Quantity	5
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.
MER Steam and Condensate Piping	Inspected

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Question	Response
HEATING	
Steam Heating	
MER Steam and Condensate Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	Inspected
Condition	3 - Fair
Deficiency	No deficiencies 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	DEFECTIVE
Deficiency Location/Instance	Basement, Boiler Room, Electrical Room
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo	No photo recorded
Violations	No violations recorded.
HEATING PLANT	Inspected
Replacement Quantity	7,796
Replacement Uom	MBH Net
Instance on 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?	No
Burner Exists?	Yes
Burner Manufacturer	Gordon Piatt
Burner Model Number	F12-GO-50
Boiler Auxiliaries	Inspected
Instance on Basement	Inspected
Boiler Auxiliary Piping	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Basement	Inspected
Condition	5 - Poor
Deficiency	FEEDWATER TANK: DEFECTIVE/DETERIORATED

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Feedwater System	
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.
Boiler Feedwater Treatment(Automatic)	
Instance on Basement	Inspected
Condition	5 - Poor
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.
Boiler Flue Exhaust	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Basement	Inspected
Condition	5 - Poor
Deficiency	DEFECTIVE RPZ
Deficiency Location/Instance	Boiler Room / Heavy leak
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Boiler Room Steam And Condensate Piping	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Room Steam And Condensate Piping	
Violations	No violations recorded.
Boiler Safety Valve	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler System	Inspected
Instance on Basement	Inspected
Coal-fired Boiler	
Instance on Basement	Does not Exist
Hot Water Boiler	
Instance on Basement	Does not Exist
Modular Boiler	
Instance on Basement	Does not Exist
Steam Boiler	
Instance on Basement	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	3,898
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	A. L. Eastmond & Sons Inc.
Equipment	10127-01
Capacity/Size Quantity	3,898
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1997
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	3,898
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	A. L. Eastmond & Sons Inc.
Equipment	10127-02
Capacity/Size Quantity	3,898
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1997
Source of Installation	Documented
Deficiency	LEAKY/PLUGGED TUBES
Deficiency Quantity	5
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
HEATING PLANT	
Boiler System	Inspected
Steam Boiler	
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Fuel System	Inspected
Instance on Basement	Inspected
Boiler Fresh Air Louver/Damper	
Do Boiler Combustion Air Louvers exist?	Yes
Type	Automatic
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Fuel Oil Storage/Supply System	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	FUEL OIL PIPING: DEFECTIVE/LEAKS
Deficiency Location/Instance	Boiler Room/ Boiler#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.
Gas Trains And Vent At The Boiler	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Enclosed IDF Room	Inspected
Instance on Room 102	Inspected
Instance on Rooms A106, 202, 302, 402	Inspected
Dedicated A/C Equipment	Inspected
Instance on Rooms A106, 202, 302, 402	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Rooms A106, 202, 302, 402
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.
Instance on Room 102	Inspected
Condition	3 - Fair

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Question	Response
Enclosed IDF Room	Inspected
Dedicated A/C Equipment	Inspected
Deficiency	No deficiencies recorded
KITCHEN	Inspected
Instance on Basement	Inspected
CO Detector	Inspected
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Gas System	Inspected
Instance on Basement	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE SHUT-OFF SWITCH
Deficiency Location/Instance	Kitchen
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.
Grease Trap	Inspected
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood	Inspected
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Inspected
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	Inspected
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	Inspected
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hot Water Temperature Booster	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Kitchen Sink	Inspected
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
MDF Room	Inspected

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Question	Response
MDF Room	
Instance on Room 424A	Inspected
Dedicated A/C Equipment	Inspected
Instance on Room 424A	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Does not Exist
SCIENCE LAB	Does not Exist
SCIENCE PREP ROOM	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	3 - Fair
Deficiency	No deficiencies recorded
Roof Tank	Does not Exist
Siamese Connection	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sprinkler Head	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Room 126
Deficiency Quantity	5
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Rooms 108, 126, 127, A203, A205, 208, A209, 209, 210, 214, 221, 303, 306, 308, 310, 318, 321, 324, 413, 414, 416, 417, Library
Deficiency Quantity	76
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
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

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Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	Inspected
Standpipe System	Inspected
Piping	
Deficiency	No deficiencies recorded
Water Gong	Does not Exist
SWIMMING POOL	Does not Exist
VENTILATION	Inspected
Is the building mechanically ventilated?	Yes
Exhaust Fan	Inspected
Approximate Total # of Fans	1-25
Condition	3 - Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Main Roof / Ex-18 Elevator Machine 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.
Heating And Ventilating Unit	Does not Exist
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