

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q732

Asset: ALTERNATIVE HS SUPERINTENDENT-Q, 90-27 SUTPHIN BLVD, New York, 11435

| Inspection Id | Inspection Type | Time In | Last Edited |
|---------------|-----------------|--------------------|---------------------|
| ME : Q732 | Mechanical | 2024-01-12 8:37 AM | 2024-01-24 11:32 AM |

Asset Data

| Question | Answer |
|--------------------------------------------------------------|----------------------------------------------------------------|
| Are there fuel tanks? | No |
| Total # of water main service entries to the asset | 2 |
| MERs/Fan Rooms Locations | 1st Floor - MER 1, MER 2, 2nd Floor - MER 3, MER 4 |
| 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: Electric Domestic Water Heater (1 of 4) |
| | Years: 2024 |
| | Systems: Electric Domestic Water Heater (1 of 4) |
| | Years: 2022 |
| | Systems: Electric Domestic Water Heater (2 of 4) |
| | Years: 2019 |
| | Systems: DX Split System for Telecom Room across from Room 117 |
| | Years: 2016 |

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 | 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 | 1 - Good |
| Deficiency | No deficiencies recorded |
| Outdoor Unit | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| Dry Cooler | Does not Exist |
| Packaged / Rooftop Unit | Inspected |
| Instance | 1st Floor - MER 1 |
| Instance Condition | 3 - Fair |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Source of Heating | Hydronic |
| Refrigerant Type | R-22 |
| Instance Manufacturer | Skymark |
| Equipment | AC-1 |

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q732

| Question | Response |
|------------------------------------|--------------------------|
| AIR CONDITIONING | |
| Packaged / Rooftop Unit | |
| Capacity/Size Quantity | 15 |
| Capacity/Size UOM | Tons |
| Source of Capacity/Size | Inspector Estimate |
| Installation Year | 2002 |
| Source of Installation | Documented |
| Deficiency | No deficiencies recorded |
| Instance | 1st Floor - MER 2 |
| Instance Condition | 3 - Fair |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Source of Heating Refrigerant Type | Hydronic R-22 |
| Instance Manufacturer | Skymark |
| Equipment | AC-2 |
| Capacity/Size Quantity | 15 |
| Capacity/Size UOM | Tons |
| Source of Capacity/Size | Inspector Estimate |
| Installation Year | 2002 |
| Source of Installation | Documented |
| Deficiency | No deficiencies recorded |
| Instance | 2nd Floor - MER 3 |
| Instance Condition | 3 - Fair |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Source of Heating Refrigerant Type | Hydronic R-22 |
| Instance Manufacturer | Skymark |
| Equipment | AC-3 |
| Capacity/Size Quantity | 15 |
| Capacity/Size UOM | Tons |
| Source of Capacity/Size | Inspector Estimate |
| Installation Year | 2002 |
| Source of Installation | Documented |
| Deficiency | No deficiencies recorded |
| Instance | 2nd Floor - MER 4 |
| Instance Condition | 3 - Fair |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Source of Heating Refrigerant Type | Hydronic R-22 |
| Instance Manufacturer | Skymark |
| Equipment | AC-4 |
| Capacity/Size Quantity | 15 |
| Capacity/Size UOM | Tons |
| Source of Capacity/Size | Inspector Estimate |
| Installation Year | 2002 |
| Source of Installation | Documented |
| Deficiency | No deficiencies recorded |

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q732

| Question | Response |
|------------------------------------------------|------------------------------------------|
| AIR CONDITIONING | |
| Packaged Terminal A/C | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| 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 | |
| CLIMATE CONTROL SYSTEM | |
| BMS | |
| Instance | 1st, 2nd Floors Inner Core and Corridors |
| Instance Condition | 3 - Fair |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Building Area Covered by Operational System | 81-100% |
| Installation Year | 2002 |
| Source of Installation | Documented |
| Deficiency | No deficiencies recorded |
| Pneumatic System | Does not Exist |
| Hybrid System | Does not Exist |
| Electric System | Does not Exist |
| COMPACTOR | |
| CONVEYING | |
| 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 | |
| Domestic Cold Water System | Inspected |
| Gravity System | Does not Exist |
| Pressure Booster System | Inspected |
| Electric Pressure Booster System | Inspected |
| Instance | Stand Pipe Control Valve Room |
| Instance Condition | 3 - Fair |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Instance Manufacturer | Federal Pump |
| Equipment | N/A |
| Capacity/Size Quantity | 2 |
| Capacity/Size UOM | Total # Pumps |

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q732

| Question | Response |
|-----------------------------------------------|------------------------------------------------|
| DOMESTIC WATER SYSTEM | |
| Domestic Cold Water System | |
| Pressure Booster System | |
| Electric Pressure Booster System | |
| Capacity/Size2 Quantity | 15 |
| Capacity/Size2 UOM | Total Pumps HP |
| Source of Capacity/Size | Documented |
| Installation Year | 2002 |
| Source of Installation | Inspector Estimate |
| Deficiency | DEFECTIVE PUMP |
| 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. |
| Hydraulic/Pneumatic Booster System | |
| | Does not Exist |
| Water Service | |
| | Inspected |
| Instance | Stand Pipe Control Valve Room (Domestic) |
| Instance Condition | 3 - Fair |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Deficiency | RPZ: DEFECTIVE |
| Deficiency Location/Instance | Stand Pipe Control Valve Room (leaking) |
| 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 | Stand Pipe Control Valve Room (Sprinkler) |
| Instance Condition | 3 - Fair |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Deficiency | WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE |
| Deficiency Location/Instance | Stand Pipe Control Valve 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. |
| 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 | |
| | Inspected |

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q732

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|--------------------------------------------------------|---------------------------|
| DOMESTIC WATER SYSTEM | |
| Domestic Hot Water System | |
| Electric Domestic Water Heater | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| Gas Fired Domestic Water Heater | Does not Exist |
| Heat Pump Domestic Water Heater | Does not Exist |
| Oil Fired Domestic Water Heater | Does not Exist |
| Domestic Water Distribution Piping | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| DRAIN/WASTE/VENT AND STORM SYSTEM | |
| Interior Storm Piping | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Sewage/Waste/Vent Piping | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Sewage Ejector Pump | Does not Exist |
| Sump Pump | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER) | Does not Exist |
| FIXTURES | |
| 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 | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Student | Does not Exist |
| GAS FIRED FURNACE | Does not Exist |
| GAS SERVICE | |
| Gas Distribution Piping | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Gas Meter Room Exhaust Fan | Does not Exist |
| Gas Meter Room Vent | Does not Exist |
| Gas Pressure Booster | Does not Exist |
| CO/Gas Leak Detection | Does not Exist |
| HEATING | |
| Heating Coil In Ductwork | Does not Exist |

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q732

| Question | Response |
|-----------------------------------------------------------------------|-----------------------------------------------------------------|
| HEATING | |
| Heating Coil In Ductwork | Does not Exist |
| Hydronic Heating | Inspected |
| Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | AUXILIARIES: DEFECTIVE AIR SEPARATOR |
| Deficiency Location/Instance | Boiler Room (minor corrosion) |
| 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 | PIPING: DAMAGED/MISSING INSULATION |
| Deficiency Location/Instance | Boiler Room, 1st Floor - MER 1, MER 2, 2nd Floor - MER 3, MER 4 |
| 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. |
| Backflow Preventer | Does not Exist |
| Hot Water Heat Exchanger | Does not Exist |
| Radiator/Convactor/Fin Tube | Does not Exist |
| Steam Heating | 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 | |
| Replacement Quantity | 1,566 |
| 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 |
| 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 | |

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q732

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|------------------------------------------------|--------------------------|
| HEATING PLANT | |
| Boiler Auxiliaries | |
| Boiler Feedwater System | |
| Instance on Basement | Does not Exist |
| Boiler Feedwater Treatment(Automatic) | |
| Instance on Basement | Does not Exist |
| Boiler Flue Exhaust | |
| Instance on Basement | Does not Exist |
| Boiler Make-up Water Backflow Preventer | |
| Instance on Basement | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Boiler Room Steam And Condensate Piping | |
| Instance on Basement | Does not Exist |
| Boiler Safety Valve | |
| Instance on Basement | Does not Exist |
| Boiler System | |
| 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 | Inspected |
| Instance | Boiler Room |
| Instance Condition | 3 - Fair |
| Instance Quantity | 783 |
| Instance Quantity Uom | MBH Net |
| Instance Manufacturer | RayPak |
| Equipment | 112086-01 |
| Capacity/Size Quantity | 1,125 |
| Capacity/Size UOM | MBH Input |
| Source of Capacity/Size | Documented |
| Installation Year | 2002 |
| Source of Installation | Documented |
| Deficiency | No deficiencies recorded |
| Instance | Boiler Room |
| Instance Condition | 3 - Fair |
| Instance Quantity | 783 |
| Instance Quantity Uom | MBH Net |
| Instance Manufacturer | RayPak |
| Equipment | 112086-02 |
| Capacity/Size Quantity | 1,125 |
| Capacity/Size UOM | MBH Input |
| Source of Capacity/Size | Documented |
| Installation Year | 2002 |
| Source of Installation | Documented |
| Deficiency | No deficiencies recorded |
| Steam Boiler | |

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Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q732

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|-------------------------------------------|--------------------------|
| HEATING PLANT | |
| Boiler System | Inspected |
| Steam Boiler | |
| Instance on Basement | Does not Exist |
| Fuel System | Inspected |
| Instance on Basement | Inspected |
| Boiler Fresh Air Louver/Damper | |
| Do Boiler Combustion Air Louvers exist? | Yes |
| Type | Fixed Louver |
| Instance on Basement | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Burner/Burner Control Panel | |
| Instance on Basement | Does not Exist |
| Fuel Oil Storage/Supply System | |
| Instance on Basement | Does not Exist |
| Gas Trains And Vent At The Boiler | |
| Instance on Basement | Does not Exist |
| Enclosed IDF Room | Does not Exist |
| KITCHEN | Does not Exist |
| MDF Room | Does not Exist |
| 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 | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Fire Booster Pump Assembly | Does not Exist |
| Roof Tank | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Siamese Connection | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Sprinkler Head | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Sprinkler Piping | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Standpipe System | Inspected |
| Hose Valve Assembly | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Piping | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Water Gong | Does not Exist |

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q732

| Question | Response |
|-------------------------------------------------------------------|---------------------------|
| 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 | No deficiencies recorded |
| Heating And Ventilating Unit | Does not Exist |
| Metal Ductwork | Inspected |
| Are there any uninsulated ductwork by design in Mechanical Rooms? | No |
| Are there chain operated dampers? | No |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Supply Fan | Does not Exist |
| Unit Ventilator | Does not Exist |