

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q798

Asset: BACCALAUREATE SCL FOR GLOBAL ED-Q, 34-12 36TH AVENUE, New York, 11106

Inspection Id	Inspection Type	Time In	Last Edited
ME : Q798	Mechanical	2023-10-23 7:09 AM	2024-02-12 6:51 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	2
MERs/Fan Rooms Locations	MERs 117, 209, 306, 407, 408
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?	Yes
Location(s)	Rooms 107, 108, 110, 202
Have any Systems/Major Building Components been upgraded?	Yes Systems: Gas Fired Domestic Water Heater Years: 2023 Systems: CO/Gas Leak Detection Years: 2020 Systems: Cooling Tower Years: 2017 Systems: Boiler Emergency Stop Switch Years: 2016 Systems: Sump Pump 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
No	Defective CO/Gas Leak Detection	CO CO/Gas Leak Detection Panel faulty	GAS SERVICE CO/Gas Leak Detection	Boiler Hot Water Heater Room	Joseph Blanco	Fireman	Sent to DSF	
Yes	Defective Sprinkler/Stand pipe System	Water Gong is not operational	SPRINKLERS, STANDPIPE, FIRE SYSTEM Water Gong	Outside building -35th Street	Joseph Blanco	Fireman	Sent to DSF	

Inspection

Question	Response
Mechanical	
AIR CONDITIONING	Inspected
Chilled Water System	Does not Exist
Condenser Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	2 - Between Good and Fair
Deficiency	PIPING: DAMAGED/MISSING INSULATION
Deficiency Location/Instance	MERs 117, 209, 306, 408
Deficiency Quantity	40
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
AIR CONDITIONING	
Condenser Water Distribution: Piping, Pumps and Auxiliaries	
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Cooling Coil in Ductwork	Does not Exist
Cooling Tower	Inspected
Instance	Roof
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Baltimore Air Coil (BAC)
Equipment	N/A
Capacity/Size Quantity	183
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2017
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
DX Split System	Does not Exist
Dry Cooler	Does not Exist
Packaged / Rooftop Unit	Inspected
Instance	MER 117
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	N/A
Refrigerant Type	R-22
Instance Manufacturer	Trane
Equipment	AC-1-1
Capacity/Size Quantity	20
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2002
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
Instance	MER 117
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	N/A
Refrigerant Type	R-22
Instance Manufacturer	Trane
Equipment	AC-1-2
Capacity/Size Quantity	25
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2002
Source of Installation	Documented
Deficiency	No deficiencies recorded

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AIR CONDITIONING	
Packaged / Rooftop Unit	
Instance	MER 209
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	N/A
Refrigerant Type	R-22
Instance Manufacturer	Trane
Equipment	AC-2-1
Capacity/Size Quantity	46
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2002
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	MER 306
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	N/A
Refrigerant Type	R-22
Instance Manufacturer	Trane
Equipment	AC-3-1
Capacity/Size Quantity	46
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2002
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	MER 408
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	N/A
Refrigerant Type	R-22
Instance Manufacturer	Trane
Equipment	AC-4-1
Capacity/Size Quantity	46
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2002
Source of Installation	Documented
Deficiency	No deficiencies recorded
Packaged Terminal A/C	Does not Exist
Refrigerant Leak Detection System	Does not Exist
Refrigerant Piping	Does not Exist
Return Fan	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded

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Question	Response
CENTRAL ACID WASTE NEUTRALIZING TANK	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
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	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	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	Basement Pump Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Federal Pump
Equipment	N/A
Capacity/Size Quantity	3
Capacity/Size UOM	Total # Pumps
Capacity/Size2 Quantity	30
Capacity/Size2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	2002
Source of Installation	Documented
Deficiency	No deficiencies recorded
Hydraulic/Pneumatic Booster System	Does not Exist

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Water Service	Inspected
Instance	Boiler Room (Domestic Water RPZ in Room 116)
Instance Condition	2 - Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	No deficiencies 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	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	A.O. Smith
Equipment	N/A
Capacity/Size Quantity	75
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	74
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2023
Source of Installation	Documented
Deficiency	No deficiencies recorded
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	Inspected
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	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	3 - Fair

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Question	Response
FIXTURES	
Staff And Other	
Janitor Sink	Inspected
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	3 - Fair
Deficiency	CLOGGED/LEAKING
Deficiency Location/Instance	Staff Toilet Room 218
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 AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Staff Toilet Room 217
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.
Toilet	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Urinal	Does not Exist
Student	
Drinking Fountain	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Locker Room Shower	Does not Exist
Sink And Fountain Combo Unit	Does not Exist
Toilet	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
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	Inspected

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GAS SERVICE	
Gas Meter Room Exhaust Fan	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Gas Meter Room Vent	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Gas Pressure Booster	Does not Exist
CO/Gas Leak Detection	Inspected
Instance	Boiler Room, Gas Meter Room, Basement Hot Water Heater Room
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2020
Source of Installation	Custodial Staff
Deficiency	DEFECTIVE CONTROL PANEL
Deficiency Location/Instance	Custodian's Office, Boiler Hot Water Heater Room
Deficiency Quantity	2
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.
HEATING	Inspected
Heating Coil In Ductwork	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hydronic Heating	Inspected
Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	2 - Between Good and 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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Steam Heating	Inspected
F&T/Steam Drip Trap	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	Does not Exist

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Question	Response
HEATING	
Steam Heating	
Steam Piping	Inspected
Condition	2 - Between Good and 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	Stair A/1, Stair A/2
Deficiency Quantity	2
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	
Replacement Quantity	1,538
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?	Yes
Burner Manufacturer	Iron Fireman
Burner Model Number	G120-G-SN-3.0
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	1 - Good
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	
Instance on Basement	Does not Exist
Boiler Flue Exhaust	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Basement	Does not Exist
Boiler Room Steam And Condensate Piping	

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Room Steam And Condensate Piping	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Safety Valve	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
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	Does not Exist
Steam Boiler	
Instance on Basement	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	1,538
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	Rockmills Boiler
Equipment	170067-01
Capacity/Size Quantity	2,042
Capacity/Size UOM	Lbs/Hr steam
Source of Capacity/Size	Documented
Installation Year	1996
Source of Installation	Documented
Deficiency	No deficiencies recorded
Fuel System	
Instance on Basement	Inspected
Boiler Fresh Air Louver/Damper	
Do Boiler Combustion Air Louvers exist?	Yes
Type	Mechanical
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	Does not Exist
Gas Trains And Vent At The Boiler	
Instance on Basement	Inspected
Condition	3 - Fair

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Question	Response
HEATING PLANT	Inspected
Fuel System	Inspected
Gas Trains And Vent At The Boiler	
Deficiency	No deficiencies recorded
Enclosed IDF Room	Does not Exist
KITCHEN	Inspected
Instance on 1st Floor	Inspected
CO Detector	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Gas System	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Grease Trap	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hot Water Temperature Booster	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Kitchen Sink	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
MDF Room	Inspected
Instance on Room 312	Inspected
Dedicated A/C Equipment	Inspected
Instance on Room 312	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Inspected
Instance on Room 311	Inspected

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Question	Response
SCIENCE DEMO ROOM	
Alternative use	No
Acid Waste Neutralizing Tank	Does not Exist
Instance on Room 311	Does not Exist
CO Detector	Inspected
Instance on Room 311	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Emergency Shower	Does not Exist
Instance on Room 311	Does not Exist
Eye Wash	Inspected
Instance on Room 311	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Does not Exist
Instance on Room 311	Does not Exist
Hood Exhaust Fan	Does not Exist
Instance on Room 311	Does not Exist
Fixed Laboratory Hood	Does not Exist
Instance on Room 311	Does not Exist
Laboratory Sink	Inspected
Instance on Room 311	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	Does not Exist
Instance on Room 311	Does not Exist
SCIENCE LAB	Inspected
Instance on Rooms 307, 310	Inspected
Alternative use	No
Acid Waste Neutralizing Tank	Does not Exist
Instance on Rooms 307, 310	Does not Exist
CO Detector	Inspected
Instance on Rooms 307, 310	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Emergency Shower	Does not Exist
Instance on Rooms 307, 310	Does not Exist
Eye Wash	Inspected
Instance on Rooms 307, 310	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Inspected
Instance on Rooms 307, 310	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	Inspected
Instance on Rooms 307, 310	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Fixed Laboratory Hood	Inspected

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Question	Response
SCIENCE LAB	
Fixed Laboratory Hood	Inspected
Instance on Rooms 307, 310	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Laboratory Sink	Inspected
Instance on Rooms 307, 310	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	Does not Exist
Instance on Rooms 307, 310	Does not Exist
SCIENCE PREP ROOM	
	Inspected
Instance on Room 308	Inspected
Alternative use	No
Acid Waste Neutralizing Tank	Does not Exist
Instance on Room 308	Does not Exist
CO Detector	
	Inspected
Instance on Room 308	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Emergency Shower	
	Inspected
Instance on Room 308	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Eye Wash	
	Inspected
Instance on Room 308	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
	Inspected
Instance on Room 308	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
	Inspected
Instance on Room 308	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Fixed Laboratory Hood	
	Inspected
Instance on Room 308	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Laboratory Sink	
	Inspected
Instance on Room 308	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
	Does not Exist
Instance on Room 308	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

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Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Wet Sprinkler Alarm Valve Assembly	Inspected
Deficiency	No deficiencies recorded
Fire Booster Pump Assembly	Does not Exist
Roof Tank	Does not Exist
Siamese Connection	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sprinkler Head	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Rooms 107,108,110,202
Deficiency Quantity	8
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
Deficiency	No deficiencies recorded
Water Gong	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Outside building -35th Street
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.
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

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Question	Response
VENTILATION	
Metal Ductwork	Inspected
Are there any uninsulated ductwork by design in Mechanical Rooms?	Yes
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