

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q864

Asset: P.S. 54 MINISCHOOL - QUEENS, 86-02 127TH STREET, New York, 11418

Inspection Id	Inspection Type	Time In	Last Edited
ME : Q864	Mechanical	2024-05-23 8:20 AM	2024-06-06 8:26 AM

Asset Data

Question	Answer
Are there fuel tanks?	No
Total # of water main service entries to the asset	1
MERs/Fan Rooms Locations	MER 117
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: Unit Heater/Cabinet Heater in Boiler Room (1 of 2)
	Years: 2024
	Systems: F&T/Steam Drip Traps
	Years: 2022
	Systems: Steam Boiler (1 of 2); Boiler Safety Valve (1 of 2)
	Years: 2021
	Systems: DX Split System for Telephone Room
	Years: 2018
	Systems: Gas Fired Domestic Water Heater
	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	Inspected
Absorption Chiller	Does not Exist
Air Cooled Chiller	Inspected
Instance	MER 117
Instance Condition	4 - Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Refrigerant Type	R-22
Instance Manufacturer	Dunham Bush
Equipment	Unit #1
Capacity/Size Quantity	30
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1992
Source of Installation	Documented
Deficiency	UP TO 100 TONS: DEFECTIVE UNIT
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q864

Question	Response
AIR CONDITIONING	
Chilled Water System	
Air Cooled Chiller	
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance	MER 117
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Refrigerant Type	R-22
Instance Manufacturer	Dunham Bush
Equipment	Unit #2
Capacity/Size Quantity	30
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1992
Source of Installation	Documented
Deficiency	No deficiencies recorded
Air Cooled Condenser	
Instance	Roof
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Dunham Bush
Equipment	N/A
Capacity/Size Quantity	30
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1992
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Roof
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Dunham Bush
Equipment	N/A
Capacity/Size Quantity	30
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1992
Source of Installation	Documented
Deficiency	No deficiencies recorded
Chilled Water Distribution: Piping, Pumps and Auxiliaries	
Condition	3 - Fair
Deficiency	No deficiencies recorded
Backflow Preventer	
	Does not Exist
Central Station Air Handler	
	Inaccessible

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q864

Question	Response
AIR CONDITIONING	
Chilled Water System	Inspected
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	Inspected
Indoor Unit	Inspected
Condition	1 - Good
Deficiency	UP TO 5 TONS: NOT IN USE
Deficiency Location/Instance	Telephone Room (1 of 2)
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.
Outdoor Unit	Inspected
Condition	1 - Good
Deficiency	UP TO 5 TONS: NOT IN USE
Deficiency Location/Instance	Roof (1 of 2)
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.
Dry Cooler	Does not Exist
Packaged / Rooftop Unit	Does not Exist
Packaged Terminal A/C	Does not Exist
Refrigerant Leak Detection System	Does not Exist
Refrigerant Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Return Fan	Inaccessible
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not Exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Does not Exist
Pneumatic System	Inspected
Instance	Throughout
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	41-60%

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q864

Question	Response
CLIMATE CONTROL SYSTEM	
Pneumatic System	
Deficiency	PNEUMATIC TUBING:DEFECTIVE/LEAKS AIR
Deficiency Location/Instance	Boiler Room and other locations
Deficiency Quantity	50
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.
Hybrid System	Does not Exist
Electric System	Does not Exist
COMPACTOR	Does not Exist
CONVEYING	Does not Exist
DOMESTIC WATER SYSTEM	Inspected
Domestic Cold Water System	Inspected
Gravity System	Does not Exist
Pressure Booster System	Does not Exist
Water Service	Inspected
Instance	MER 117
Instance Condition	3 - Fair
Instance Quantity	1
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	MER 117
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Lochinvar
Equipment	N/A
Capacity/Size Quantity	120
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	71
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2016
Source of Installation	Documented
Deficiency	No deficiencies recorded
Oil Fired Domestic Water Heater	Does not Exist
Domestic Water Distribution Piping	Inspected
Condition	3 - Fair

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q864

Question	Response
DOMESTIC WATER SYSTEM	Inspected
Domestic Water Distribution Piping	Inspected
Deficiency	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	Inspected
Interior Storm Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	Inspected
Condition	3 - Fair
Deficiency	INTERIOR FLOOR DRAIN: DEFECTIVE
Deficiency Location/Instance	Students Toilet Room inside Rooms 106/107 (cover)
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.
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	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	3 - Fair
Deficiency	No deficiencies recorded
Urinal	Does not Exist
Student	Inspected
Drinking Fountain	Inspected
Condition	3 - Fair
Deficiency	CLOGGED/LEAKING
Deficiency Location/Instance	Corridor near Room 126
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

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q864

Question	Response
FIXTURES	
Student	
Lavatory/Sink	
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Girls Toilet 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.
Locker Room Shower	
	Does not Exist
Sink And Fountain Combo Unit	
	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Room 107
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	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	
	Does not Exist
GAS SERVICE	
	Inspected
Gas Distribution Piping	
	Inspected
Condition	3 - 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	
	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

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q864

Question	Response
HEATING	
Radiator/Convactor/Fin Tube	Inspected
Condition	3 - Fair
Deficiency	RADIATOR/CONVECTOR: DAMAGED GUARD/SHIELD
Deficiency Location/Instance	Students Toilet Room inside Rooms 106/107
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.
Steam Heating	Inspected
F&T/Steam Drip Trap	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Piping	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	20
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.
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	2 - Between Good and Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room (defective motor, 1 of 2)
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.

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q864

Question	Response
HEATING PLANT	Inspected
Replacement Quantity	1,350
Replacement Uom	MBH Net
Instance on MER 117	Inspected
Burner Type	Gas
Heating Plant Oil Number	N/A
Is there a water meter on the boiler make-up water piping?	No
Burner Exists?	Yes
Burner Manufacturer	Power Flame
Burner Model Number	N/A
Boiler Auxiliaries	Inspected
Instance on MER 117	Inspected
Boiler Auxiliary Piping	
Instance on MER 117	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE BOILER FEEDWATER PIPING
Deficiency Location/Instance	MER 117 near Feedwater Pumps
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 Emergency Stop Switch	
Instance on MER 117	Does not Exist
Boiler Feedwater System	
Instance on MER 117	Inspected
Condition	3 - Fair
Deficiency	FEEDWATER TANK: DEFECTIVE TANK AUXILIARIES(AUTO FEEDWATER VALVE, LOW LEVEL CUT OFF,ETC)
Deficiency Location/Instance	MER 117
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	FEEDWATER PUMP: DEFECTIVE
Deficiency Location/Instance	MER 117
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 Feedwater Treatment(Automatic)	
Instance on MER 117	Does not Exist
Boiler Flue Exhaust	

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q864

Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Flue Exhaust	
Instance on MER 117	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on MER 117	Does not Exist
Boiler Room Steam And Condensate Piping	
Instance on MER 117	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Safety Valve	
Instance on MER 117	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Boiler System	
Instance on MER 117	Inspected
Coal-fired Boiler	
Instance on MER 117	Does not Exist
Hot Water Boiler	
Instance on MER 117	Does not Exist
Modular Boiler	
Instance on MER 117	Does not Exist
Steam Boiler	
Instance on MER 117	Inspected
Instance	Boiler Room
Instance Condition	1 - Good
Instance Quantity	675
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	Yes
Instance Manufacturer	H. B. Smith Co., Inc.
Equipment	10197-03
Capacity/Size Quantity	675
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	2021
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	675
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	Yes
Instance Manufacturer	H. B. Smith Co., Inc.
Equipment	10197-04
Capacity/Size Quantity	675
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1992

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q864

Question	Response
HEATING PLANT	
Boiler System	Inspected
Steam Boiler	
Source of Installation	Documented
Deficiency	No deficiencies recorded
Fuel System	Inspected
Instance on MER 117	Inspected
Boiler Fresh Air Louver/Damper	
Do Boiler Combustion Air Louvers exist?	Yes
Type	Automatic
Instance on MER 117	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on MER 117	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Fuel Oil Storage/Supply System	
Instance on MER 117	Does not Exist
Gas Trains And Vent At The Boiler	
Instance on MER 117	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
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	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	Roof (belt)
Deficiency Quantity	1
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 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

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q864

Question	Response
VENTILATION	
Metal Ductwork	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Supply Fan	Does not Exist
Unit Ventilator	Does not Exist