

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

Mechanical Inspection

Q998

Asset: **NYC SCHOOL CONSTR. AUTHORITY - QUEENS, 30-30 THOMSON AVE, New York, 11101**

Inspection Id	Inspection Type	Time In	Last Edited
ME : Q998	Mechanical	2024-03-14 8:29 AM	2024-03-21 3:52 PM

Asset Data

Question	Answer
Are there fuel tanks?	No
Total # of water main service entries to the asset	0
MERs/Fan Rooms Locations	None
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)	1st Floor Office Area near Rooms 1230, 1234, 1st Floor Offices Space near Columns I, L, M, N, P, Q, R, 2nd Floor Office Space near Rooms 2114, 2120, 2123, 2125, 2307, 2318, 2nd Floor Office space near Columns C, E, G, H, Access Door 2R, 4th Floor Office Space by Rooms 4111, 4124, 4228, 4233, 4th Floor Office Space by Columns E, F, G
Have any Systems/Major Building Components been upgraded?	Yes Systems: Elevators #5, #6, #7 refurbished (3 of 4) Years: 2020 Systems: Elevator #8 refurbished (1 of 4); MDF Room - Dedicated A/C Equipment (DX Split System, back up for Data Center); Electric Domestic Water Heaters (6 of 9) Years: 2019 Systems: Enclosed IDF Rooms 1230, 2102, 2236, 3203, 4102, 4202 - Dedicated A/C Equipment (DX Split System); Enclosed IDF Room 1116A- Dedicated A/C Equipment (Fan Coil Unit); Electric Domestic Water Heater (1 of 9) Years: 2016 Systems: Packaged Air Cooled Chiller; Fan Coil Units; Chilled Water Distribution: Piping, Pumps and Auxiliaries; MDF Room - Dedicated A/C Equipment (Fan Coil Unit); Dry Sprinkler Alarm Valve Assembly; Climate Control System - BMS Years: 2015

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 Sprinkler/Stand pipe System	Paint on Sprinkler Heads	SPRINKLERS, STANDPIPE, FIRE SYSTEM   Sprinkler Head	1st Floor Area by Rooms 1230,1245, 1st Office Area by columns Q, M, R, 2nd Floor Office Area by Room 2114	Ole G Roynestad	Director Admin. Services	Sent to DSF	

Inspection

Question	Response
<b>Mechanical</b>	
<b>AIR CONDITIONING</b>	Inspected
<b>Chilled Water System</b>	Inspected
<b>Absorption Chiller</b>	Does not Exist
<b>Air Cooled Chiller</b>	Does not Exist
<b>Air Cooled Condenser</b>	Does not Exist
<b>Chilled Water Distribution: Piping, Pumps and Auxiliaries</b>	Inspected

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

Mechanical Inspection

Q998

Question	Response
<b>AIR CONDITIONING</b>	
<b>Chilled Water System</b>	
<b>Chilled Water Distribution: Piping, Pumps and Auxiliaries</b>	
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Backflow Preventer</b>	Does not Exist
<b>Central Station Air Handler</b>	Does not Exist
<b>Fan Coil Unit</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Packaged Air Cooled Chiller</b>	Inspected
Instance	5th Floor Roof
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Refrigerant Type	R-410A
Instance Manufacturer	Airstack
Equipment	CH-1
Capacity/Size Quantity	60
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2015
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
<b>Water Cooled Chiller</b>	Does not Exist
<b>Condenser Water Distribution: Piping, Pumps and Auxiliaries</b>	
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Cooling Coil in Ductwork</b>	Does not Exist
<b>Cooling Tower</b>	Does not Exist
<b>DX Split System</b>	Does not Exist
<b>Dry Cooler</b>	Does not Exist
<b>Packaged / Rooftop Unit</b>	Inspected
Instance	5th Floor Roof
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Electric
Refrigerant Type	R-22
Instance Manufacturer	Trane
Equipment	ACU-2
Capacity/Size Quantity	30
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2002
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
<b>Packaged Terminal A/C</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded

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

Mechanical Inspection

Q998

Question	Response
<b>AIR CONDITIONING</b>	Inspected
<b>Refrigerant Leak Detection System</b>	Does not Exist
<b>Refrigerant Piping</b>	Does not Exist
<b>Return Fan</b>	Does not Exist
<b>CENTRAL ACID WASTE NEUTRALIZING TANK</b>	Does not Exist
<b>CLIMATE CONTROL SYSTEM</b>	Inspected
<b>BMS</b>	Inspected
Instance	Throughout except Perimeter Offices and 5th Floor Conference Room.
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Installation Year	2015
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
<b>Pneumatic System</b>	Does not Exist
<b>Hybrid System</b>	Does not Exist
<b>Electric System</b>	Inspected
Instance	Perimeter Offices and 5th Floor Conference Room
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>	Inspected
<b>Dumbwaiter</b>	Does not Exist
<b>Elevator</b>	Inspected
Are all the existing elevators operable?	Yes
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Escalator</b>	Does not Exist
<b>Non-auditorium Handicap Lift - Vertical</b>	Inspected
Are all the existing non-auditorium vertical handicap lifts operable?	Yes
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Non-auditorium Handicap Lift - Stair</b>	Does not Exist
<b>Ash Hoist</b>	Does not Exist
<b>Sidewalk Elevator</b>	Does not Exist
<b>DOMESTIC WATER SYSTEM</b>	Inspected
<b>Domestic Cold Water System</b>	Does not Exist
<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>Gas Fired Domestic Water Heater</b>	Does not Exist

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

Mechanical Inspection

Q998

Question	Response
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Hot Water System</b>	Inspected
<b>Heat Pump Domestic Water Heater</b>	Does not Exist
<b>Oil Fired Domestic Water Heater</b>	Does not Exist
<b>Domestic Water Distribution Piping</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	Inspected
<b>Interior Storm Piping</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Sewage/Waste/Vent Piping</b>	Inspected
Condition	3 - 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	3 - Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Urinal</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Student</b>	Does not Exist
<b>GAS FIRED FURNACE</b>	Does not Exist
<b>GAS SERVICE</b>	Inspected
<b>Gas Distribution Piping</b>	Inspected
Condition	3 - 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>	Does not Exist
<b>Hydronic Heating</b>	Does not Exist
<b>Radiator/Convactor/Fin Tube</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Steam Heating</b>	Does not Exist

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

Mechanical Inspection

Q998

<b>Question</b>	<b>Response</b>
<b>HEATING</b>	Inspected
<b>Steam supplied by External Sources</b>	Does not Exist
<b>Unit Heater/Cabinet Heater</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>HEATING PLANT</b>	Does not Exist
<b>Enclosed IDF Room</b>	Inspected
Instance on Rooms 2323, 6022	Inspected
Instance on Rooms 1116A, 1230, 2102, 2236, 3203, 4102, 4202	Inspected
<b>Dedicated A/C Equipment</b>	Inspected
Instance on Rooms 1116A, 1230, 2102, 2236, 3203, 4102, 4202	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Rooms 2323, 6022	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>KITCHEN</b>	Does not Exist
<b>MDF Room</b>	Inspected
Instance on Room 2131	Inspected
<b>Dedicated A/C Equipment</b>	Inspected
Instance on Room 2131	Inspected
Condition	1 - Good
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>	Inspected
<b>Dry Sprinkler Alarm Valve Assembly</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Wet Sprinkler Alarm Valve Assembly</b>	Does not Exist
<b>Fire Booster Pump Assembly</b>	Does not Exist
<b>Roof Tank</b>	Does not Exist
<b>Siamese Connection</b>	Does not Exist
<b>Sprinkler Head</b>	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	1st Floor Office Area near Rooms 1230, 1234, 1st Floor Offices Space near Columns I, L, M, N, P, Q, R, 2nd Floor Office Space near Rooms 2114, 2120, 2123, 2125, 2307, 2318, 2nd Floor Office space near Columns C, E, G, H, Access Door 2R, 4th Floor Office Space by Rooms 4111, 4124, 4228, 4233, 4th Floor Office Space by Columns E, F, G
Deficiency Quantity	84
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

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

Mechanical Inspection

Q998

Question	Response
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	
<b>Sprinkler Head</b>	
Deficiency Location/Instance	1st Floor Area by Rooms 1230,1245,1st Floor Office Area by columns Q, M, R, 2nd Floor Office Area by Room 2114
Deficiency Quantity	14
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.
<b>Sprinkler Piping</b>	
Condition	Inspected
Deficiency	3 - Fair
<b>Standpipe System</b>	
Condition	Inspected
Deficiency	No deficiencies recorded
<b>Hose Valve Assembly</b>	
Condition	Inspected
Deficiency	3 - Fair
<b>Piping</b>	
Condition	Inspected
Deficiency	3 - Fair
<b>Water Gong</b>	
Condition	Does not Exist
<b>SWIMMING POOL</b>	
Condition	Does not Exist
<b>VENTILATION</b>	
Is the building mechanically ventilated?	Inspected
Condition	Partial
<b>Exhaust Fan</b>	
Approximate Total # of Fans	Inspected
Condition	1-25
Deficiency	2 - Between Good and Fair
<b>Heating And Ventilating Unit</b>	
Condition	Does not Exist
<b>Metal Ductwork</b>	
Are there any uninsulated ductwork by design in Mechanical Rooms?	Inspected
Are there chain operated dampers?	No
Condition	No
Deficiency	2 - Between Good and Fair
<b>Supply Fan</b>	
Condition	Does not Exist
<b>Unit Ventilator</b>	
Condition	Does not Exist