

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

Mechanical Inspection

R021

Asset: P.S. 21 - STATEN ISLAND, 168 HOOKER PLACE, STATEN ISLAND, NY, 10303

| Inspection Id | Inspection Type | Time In | Last Edited |
|---------------|-----------------|--------------------|--------------------|
| 5240 | MECHANICAL | 2024-05-16 09:08AM | 2024-05-23 10:18AM |

Asset Data

| Question | Answer |
|--|--|
| Have any Systems/Major Building Components been upgraded? | Systems: Boiler Feedwater Treatment(Automatic) Years: 2022 Systems: Electric Domestic Water Heater in Building Addition Years: 2020 Systems: Gas Fired Domestic Water Heater; Fixtures - Urinals Years: 2016 Systems: Packaged / Rooftop Units; DX Split System for Telephone Room in Room B2; MDF Room - Dedicated A/C Equipment (DX Split System); F&T/Steam Drip Traps Years: 2015 |
| Are there fuel tanks? | Yes |
| Total # of above ground tanks | 1 |
| Total capacity of all above ground tanks in gal. | 1,700 |
| 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 | None |
| Are there any spaces with Missing or Defective CO Detectors? | No |
| Are there any Painted/Obstructed Sprinkler Heads? | No |
| Are there any Emergency Stop Switches with Missing Hammers? | No components |

Priority Condition

| Exist Last Year? | Priority Category | Condition Description | Component Affected | Location Description | Person(s) Notified | Person(s) Title | Photo Image |
|------------------|-------------------|-----------------------|--------------------|----------------------|--------------------|-----------------|-------------|
| | | 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 | 2- Between Good and Fair |
| Deficiency | UP TO 5 TONS:DEFECTIVE |
| Deficiency Location/Instance | Telephone Room in Room B2 |
| Deficiency Quantity | 1 |
| Quantity Uom | EACH |
| Potential Action | REPAIR |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Violations | No violations recorded |
| Outdoor Unit | Inspected |
| Condition | 1- Good |
| Deficiency | No deficiencies recorded |
| Dry Cooler | Does not exist |
| Packaged / Rooftop Unit | Inspected |
| Instance | Building Addition - Roof |

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| Question | Response |
|---|---|
| AIR CONDITIONING | |
| Packaged / Rooftop Unit | |
| Instance Condition | 1- Good |
| Instance Quantity | 9 |
| Instance Quantity Uom | EACH |
| Manufacturer | York |
| EquipmentId | RTU-1, RTU-2, RTU-3, RTU-4, RTU-5, RTU-6, RTU-7, RTU-8, N/A |
| Capacity/Size Quantity | 9 |
| Capacity/Size UOM | Tons |
| Source of Capacity/Size | Inspector Estimate |
| Installation Year | 2015 |
| Source of Installation Year | Custodial Staff |
| Source of Heating | Gas |
| Refrigerant Type | R-410A |
| Deficiency | No deficiencies recorded |
| Instance | Building Addition - Roof |
| Instance Condition | 1- Good |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Manufacturer | York |
| EquipmentId | RTU-9 |
| Capacity/Size Quantity | 2 |
| Capacity/Size UOM | Tons |
| Source of Capacity/Size | Inspector Estimate |
| Installation Year | 2015 |
| Source of Installation Year | Custodial Staff |
| Source of Heating | Gas |
| Refrigerant Type | R-410A |
| Deficiency | No deficiencies recorded |
| Packaged Terminal A/C | Does not exist |
| 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 | Does not exist |
| CLIMATE CONTROL SYSTEM | Inspected |
| BMS | Does not exist |
| Pneumatic System | Inspected |
| Instance | Original Building Throughout |
| Instance Condition | 3- Fair |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Building Area Covered by Operational System | 81-100% |
| Deficiency | No deficiencies 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 |

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| Question | Response |
|--|---|
| DOMESTIC WATER SYSTEM | |
| Domestic Cold Water System | |
| Water Service | Inspected |
| Instance | Basement - Closet near Stair "A", Boiler Room |
| Instance Condition | 3- Fair |
| Instance Quantity | 2 |
| Instance Quantity Uom | EACH |
| Deficiency | RPZ:DEFECTIVE |
| Deficiency Location/Instance | Boiler Room |
| Deficiency Quantity | 1 |
| Quantity Uom | EACH |
| Potential Action | MAINTENANCE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| 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 |
| Condition | 1- Good |
| Deficiency | No deficiencies recorded |
| Gas Fired Domestic Water Heater | Inspected |
| Instance | Boiler Room |
| Instance Condition | 2- Between Good and Fair |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Manufacturer | A.O. Smith |
| EquipmentId | N/A |
| Capacity/Size Quantity | 199 |
| Capacity/Size UOM | MBH Input |
| Capacity/Size 2 Quantity | 100 |
| Capacity/Size 2 UOM | Gallons |
| Source of Capacity/Size | Documented |
| Installation Year | 2016 |
| Source of Installation Year | Custodial Staff |
| Deficiency | No deficiencies recorded |
| Oil Fired Domestic Water Heater | Does not exist |
| Heat Pump Domestic Water Heater | Does not exist |
| Domestic Water Distribution Piping | Inspected |
| Condition | 3- Fair |
| 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 | 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 | Inspected |
| Staff And Other | Inspected |

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| Question | Response |
|-------------------------------------|---|
| FIXTURES | |
| Staff And Other | |
| 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 | |
| Drinking Fountain | Inspected |
| Condition | 3- Fair |
| Deficiency | DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.) |
| Deficiency Location/Instance | Corridor near Room A1 |
| Deficiency Quantity | 1 |
| Quantity Uom | EACH |
| Potential Action | MAINTENANCE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Violations | No violations recorded |
| Lavatory/Sink | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.) |
| Deficiency Location/Instance | Annex - Girl's Toilet Room |
| Deficiency Quantity | 1 |
| Quantity Uom | EACH |
| Potential Action | MAINTENANCE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Violations | No violations recorded |
| Locker Room Shower | Does not exist |
| Sink And Fountain Combo Unit | Does not exist |
| 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 |
| 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 |

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|--|--|
| GAS SERVICE | |
| Gas Pressure Booster | Does not exist |
| CO/Gas Leak Detection | Inspected |
| Instance | Basement - Boiler Room, Gas Meter Room |
| Instance Condition | 3- Fair |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Installation Year | 2011 |
| Source of Installation Year | Custodial Staff |
| Deficiency | No deficiencies recorded |
| Instance | Building Exterior - Gas Meter Room |
| Instance Condition | 3- Fair |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Installation Year | 1997 |
| Source of Installation Year | Documented |
| Deficiency | No deficiencies recorded |
| HEATING | Inspected |
| Heating Coil In Ductwork | Does not exist |
| Hydronic Heating | Does not exist |
| 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 | No deficiencies recorded |
| MER Steam and Condensate Piping | Does not exist |
| 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 | Inspected |
| Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Steam supplied by External Sources | Does not exist |
| Unit Heater/Cabinet Heater | Inspected |
| Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| HEATING PLANT | Inspected |
| Instance on Basement | Inspected |
| Is there a water meter on the boiler make-up water piping? | Yes |
| Observed Operational? | Yes |
| Burner Manufacturer | Underwriters Laboratories |
| Burner Model | AN475252 |
| Burner Type | Dual Fuel (Gas/Oil) |
| Heating Plant Oil Number | 2 |
| Boiler Auxiliaries | |
| Instance on Basement | Inspected |

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|--|--------------------------|
| HEATING PLANT | |
| Boiler Auxiliaries | |
| Boiler Auxiliary Piping | |
| Instance on Basement | Inspected |
| Instance Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Boiler Emergency Stop Switch | |
| Instance on Basement | Inspected |
| Instance Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Boiler Feedwater System | |
| Instance on Basement | Inspected |
| Instance Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Boiler Feedwater Treatment(Automatic) | |
| Instance on Basement | Inspected |
| Instance Condition | 2- Between Good and Fair |
| Deficiency | DEFECTIVE |
| Deficiency Location/Instance | Boiler Room |
| Deficiency Quantity | 1 |
| Quantity Uom | EACH |
| Potential Action | MAINTENANCE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Violations | No violations recorded |
| Boiler Flue Exhaust | |
| Instance on Basement | Inspected |
| Instance Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Boiler Make-up Water Backflow Preventer | |
| Instance on Basement | Inspected |
| Instance Condition | 4- Between Fair and Poor |
| Deficiency | DEFECTIVE RPZ |
| Deficiency Location/Instance | Boiler Room |
| Deficiency Quantity | 1 |
| Quantity Uom | EACH |
| Potential Action | MAINTENANCE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Violations | No violations recorded |
| Boiler Room Steam And Condensate Piping | |
| Instance on Basement | Inspected |
| Instance Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Boiler Safety Valve | |
| Instance on Basement | Inspected |
| Instance 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 |

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|---------------------------------------|--------------------------|
| HEATING PLANT | |
| Boiler System | |
| Modular Boiler | |
| Instance on Basement | Does not exist |
| Steam Boiler | |
| Instance on Basement | Inspected |
| Instance on Basement | Inspected |
| Instance | Boiler Room |
| Instance Condition | 3- Fair |
| Instance Quantity | 1,575 |
| Instance Quantity Uom | MBH NET |
| Cast Iron Boiler? | Yes |
| Manufacturer | Weil-McLain |
| EquipmentId | 7699-1 |
| Capacity/Size Quantity | 1575 |
| Capacity/Size UOM | MBH Net |
| Source of Capacity/Size | Documented |
| Installation Year | 2001 |
| Source of Installation Year | Custodial Staff |
| Deficiency | No deficiencies recorded |
| Instance | Boiler Room |
| Instance Condition | 3- Fair |
| Instance Quantity | 1,575 |
| Instance Quantity Uom | MBH NET |
| Cast Iron Boiler? | Yes |
| Manufacturer | Weil-McLain |
| EquipmentId | 7699-2 |
| Capacity/Size Quantity | 1575 |
| Capacity/Size UOM | MBH Net |
| Source of Capacity/Size | Documented |
| Installation Year | 2001 |
| Source of Installation Year | Custodial Staff |
| Deficiency | No deficiencies recorded |
| Fuel System | |
| Instance on Basement | Inspected |
| Boiler Fresh Air Louver/Damper | |
| Instance on Basement | Inspected |
| Instance Condition | 4- Between Fair and Poor |
| Type | Automatic |
| Deficiency | DEFECTIVE ACTUATOR |
| Deficiency Location/Instance | Boiler Room |
| Deficiency Quantity | 2 |
| Quantity Uom | EACH |
| Potential Action | MAINTENANCE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Violations | No violations recorded |
| Burner/Burner Control Panel | |
| Instance on Basement | Inspected |
| Instance Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Fuel Oil Storage/Supply System | |
| Instance on Basement | Inspected |
| Instance Condition | 3- Fair |
| Deficiency | No deficiencies recorded |

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|---|--------------------------|
| HEATING PLANT | |
| Fuel System | |
| Gas Trains And Vent At The Boiler | |
| Instance on Basement | Inspected |
| Instance Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Enclosed IDF Room | Does not exist |
| KITCHEN | Inspected |
| Instance on Basement | Inspected |
| CO Detector | |
| Instance on Basement | Not required |
| Gas System | |
| Instance on Basement | Does not exist |
| Grease Trap | |
| Instance on Basement | Does not exist |
| Hood | |
| Instance on Basement | Does not exist |
| Hood Exhaust Ductwork | |
| Instance on Basement | Does not exist |
| Hood Exhaust Fan | |
| Instance on Basement | Does not exist |
| Hood Fire Suppression System | |
| Instance on Basement | Does not exist |
| Hot Water Temperature Booster | |
| Instance on Basement | Does not exist |
| Kitchen Sink | |
| Instance on Basement | Inspected |
| Instance Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| MDF Room | Inspected |
| Instance on Room 200A | Inspected |
| Dedicated A/C Equipment | |
| Instance on Room 200A | Inspected |
| Instance Condition | 2- Between Good and 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 | Does not exist |
| Roof Tank | Does not exist |
| Siamese Connection | Does not exist |
| Sprinkler Head | Inspected |
| Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Sprinkler Piping | Inspected |
| Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Standpipe System | Does not exist |
| Water Gong | Does not exist |
| SWIMMING POOL | Does not exist |
| VENTILATION | Inspected |

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| Question | Response |
|---|--------------------------|
| VENTILATION | |
| Is the building Mechanically ventilated? | Partial |
| Exhaust Fan | Inspected |
| Condition | 3- Fair |
| Approximate Total # of Fans | 1-25 |
| Deficiency | No deficiencies recorded |
| Heating And Ventilating Unit | Does not exist |
| Metal Ductwork | Inspected |
| Condition | 3- Fair |
| Are there any uninsulated ductwork by design in Mechanical rooms? | No |
| Are there chain operated dampers? | No |
| Deficiency | No deficiencies recorded |
| Supply Fan | Does not exist |
| Unit Ventilator | Does not exist |