

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

Mechanical Inspection

R035

Asset: P.S. 35 - STATEN ISLAND, 60 FOOTE AVENUE, STATEN ISLAND, NY, 10301

Inspection Id	Inspection Type	Time In	Last Edited
3710	MECHANICAL	2024-03-04 11:13AM	2024-04-23 11:07AM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Sprinkler Heads; Water Service refurbished (1 of 2) Years: 2023 Systems: Boiler Safety Valves (2 of 4) Years: 2022 Systems: Electric Domestic Water Heater; Boiler Make-up Water Backflow Preventer Years: 2019 Systems: Heating Plant; Gas Service; Climate Control System; F&T/Steam Drip Traps (~50%); Terminal Unit Thermostatic Traps; Sump Pumps Years: 2017 Systems: Student Fixtures - Lavatory/Sinks (~50%), Toilets (~70%), Urinals; MDF Room - Dedicated A/C Equipment (DX Split System) Years: 2016
Are there fuel tanks?	No
Total # of water main service entries to the asset	2
MERs/Fan Rooms Locations	Penthouse Fan Room
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	Does not exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Does not exist
Pneumatic System	Does not exist
Hybrid System	Does not exist
Electric System	Inspected
Instance	Throughout
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	DEFECTIVE TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	Room 217
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
COMPACTOR	Does not exist
CONVEYING	Does not exist

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Question	Response
DOMESTIC WATER SYSTEM	Inspected
Domestic Cold Water System	Inspected
Gravity System	Does not exist
Pressure Booster System	Does not exist
Water Service	Inspected
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	WATER MAIN:DEFECTIVE/LEAKS
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
Instance	Boiler Room
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
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	Does not exist
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

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Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	
Sewage/Waste/Vent Piping	Inspected
Condition	3- 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	
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	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Locker Room Shower	Does not exist
Sink And Fountain Combo Unit	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
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	
Gas Distribution Piping	Inspected
Condition	1- Good
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	Inspected
Instance	Boiler Room, Basement, and 1st Floor Corridor (CO Detection)
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2017
Source of Installation Year	Custodial Staff

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Question	Response
GAS SERVICE	
CO/Gas Leak Detection	
Deficiency	No deficiencies recorded
Instance	Boiler Room (Gas Leak Detection)
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2017
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
HEATING	
Heating Coil In Ductwork	
	Does not exist
Hydronic Heating	
	Does not exist
Radiator/Convactor/Fin Tube	
Condition	Inspected
Deficiency	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	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
Steam Piping	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Trap	
	Inspected
Condition	2- Between Good and 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 Boiler Room	Inspected
Is there a water meter on the boiler make-up water piping?	Yes
Observed Operational?	No
Burner Manufacturer	Power Flame
Burner Model	C2-G-20B
Burner Type	Gas
Heating Plant Oil Number	N/A
Boiler Auxiliaries	
Instance on Boiler Room	Inspected

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HEATING PLANT	
Boiler Auxiliaries	
Boiler Auxiliary Piping	
Instance on Boiler Room	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Boiler Room	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Boiler Room	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	
Instance on Boiler Room	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 Boiler Room	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Boiler Room	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on Boiler Room	Inspected
Instance Condition	1- Good
Deficiency	DEFECTIVE ISOLATION VALVE
Deficiency Location/Instance	Boiler Room @ Boiler #1
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Safety Valve	
Instance on Boiler Room	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler System	
Instance on Boiler Room	Inspected
Coal-fired Boiler	
Instance on Boiler Room	Does not exist
Hot Water Boiler	
Instance on Boiler Room	Does not exist

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HEATING PLANT	
Boiler System	
Modular Boiler	
Instance on Boiler Room	Does not exist
Steam Boiler	
Instance on Boiler Room	Inspected
Instance on Boiler Room	Inspected
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	1,560
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	A. L. Eastmond & Sons Inc.
EquipmentId	20348-01
Capacity/Size Quantity	1560
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	2017
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	1,560
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	A. L. Eastmond & Sons Inc.
EquipmentId	20348-02
Capacity/Size Quantity	1560
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	2017
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
Fuel System	
Instance on Boiler Room	Inspected
Boiler Fresh Air Louver/Damper	
Instance on Boiler Room	Inspected
Instance Condition	1- Good
Type	Automatic
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Boiler Room	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Fuel Oil Storage/Supply System	
Instance on Boiler Room	Inspected
Instance Condition	3- Fair
Deficiency	FUEL OIL TANK:NOT IN USE
Deficiency Location/Instance	Building Exterior - Underground Vault
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded

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Question	Response
HEATING PLANT	
Fuel System	
Gas Trains And Vent At The Boiler	
Instance on Boiler Room	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Enclosed IDF Room	Does not exist
KITCHEN	Inspected
Instance on 1st Floor	Inspected
CO Detector	
Instance on 1st Floor	Not required
Gas System	
Instance on 1st Floor	Does not exist
Grease Trap	
Instance on 1st Floor	Does not exist
Hood	
Instance on 1st Floor	Does not exist
Hood Exhaust Ductwork	
Instance on 1st Floor	Does not exist
Hood Exhaust Fan	
Instance on 1st Floor	Does not exist
Hood Fire Suppression System	
Instance on 1st Floor	Does not exist
Hot Water Temperature Booster	
Instance on 1st Floor	Does not exist
Kitchen Sink	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
MDF Room	Inspected
Instance on Room 132	Inspected
Dedicated A/C Equipment	
Instance on Room 132	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	1- Good
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	2- Between Good and Fair
Approximate Total # of Fans	1-25
Deficiency	DEFECTIVE
Deficiency Location/Instance	Penthouse Fan Room / Toilet Exhaust North 3 (belt)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations 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	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded