

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

Mechanical Inspection

R058





Asset: P.S. 58 - STATEN ISLAND, 77 MARSH AVENUE, STATEN ISLAND, NY, 10314

Inspection Id	Inspection Type	Time In	Last Edited
4055	MECHANICAL	2024-03-19 09:05AM	2024-04-29 10:32AM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Fire Booster Pump (re-built) Years: 2021 Systems: Climate Control System - Electric System (1 of 2, for Auditorium Gymnasium and Cafeteria); Water Service: Backflow Preventers (2 of 3) Years: 2020 Systems: F&T/Steam Drip Traps; Climate Control System - Electric System; Boiler Make-up Water Backflow Preventer Years: 2019
Are there fuel tanks?	Yes
Total # of above ground tanks	2
Total capacity of all above ground tanks in gal.	6,275
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	3
MERs/Fan Rooms Locations	Fire Pump Room B04, Penthouse MER
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	Kitchen
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Exit 1, Auditorium, Corridors near Rooms 256, 407 (obstructed, 4)
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
Yes	Defective Boiler Safety Auxiliary	Secondary Low Water Cut-off Piping is leaking.	Steam Boiler	Boiler Room / Boiler #2	Angelo Carrube	Fireman	
Yes	Other	Penthouse MER	Refrigerant Leak Detection System	Defective System	Angelo Carrube	Fireman	
No	Defective CO/Gas Leak Detection	Fault Signal At Panels	CO/Gas Leak Detection	Boiler Room, Custodian's Office	Angelo Carrube	Fireman	
Yes	Defective Boiler Safety Auxiliary	(4)	Boiler Safety Valve	Boiler Room @ Boilers #1, #2	Angelo Carrube	Fireman	

Inspection

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

Mechanical Inspection

R058

Question	Response
Mechanical	
AIR CONDITIONING	Inspected
Chilled Water System	Inspected
Absorption Chiller	Does not exist
Air Cooled Chiller	Does not exist
Air Cooled Condenser	Does not exist
Chilled Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Backflow Preventer	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Central Station Air Handler	Inspected
Instance	Penthouse MER
Instance Condition	3- Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	Carrier
EquipmentId	AHU-1, AHU-7
Capacity/Size Quantity	11000
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented
Installation Year	2003
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Penthouse MER
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Carrier
EquipmentId	AHU-10
Capacity/Size Quantity	6500
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented
Installation Year	2003
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Penthouse MER
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Carrier
EquipmentId	AHU-9
Capacity/Size Quantity	13500
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented
Installation Year	2003
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Penthouse MER
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Carrier
EquipmentId	AHU-8

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

Mechanical Inspection

R058

Question	Response
AIR CONDITIONING	
Chilled Water System	
Central Station Air Handler	
Capacity/Size Quantity	10000
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented
Installation Year	2003
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Penthouse MER
Instance Condition	4- Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Carrier
EquipmentId	AHU-6
Capacity/Size Quantity	10150
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented
Installation Year	2003
Source of Installation Year	Documented
Deficiency	DEFECTIVE COIL
Deficiency Location/Instance	Penthouse MER
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Penthouse MER
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Carrier
EquipmentId	AHU-5
Capacity/Size Quantity	3500
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented
Installation Year	2003
Source of Installation Year	Documented
Deficiency	DEFECTIVE FAN
Deficiency Location/Instance	Penthouse MER
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Penthouse MER
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Carrier
EquipmentId	AHU-4
Capacity/Size Quantity	12000
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Mechanical Inspection

R058

Question	Response
AIR CONDITIONING	
Chilled Water System	
Central Station Air Handler	
Installation Year	2003
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Penthouse MER
Instance Condition	3- Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	Carrier
EquipmentId	AHU-2, AHU-3
Capacity/Size Quantity	12500
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented
Installation Year	2003
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Penthouse MER
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Carrier
EquipmentId	AHU-11
Capacity/Size Quantity	2200
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented
Installation Year	2003
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Penthouse MER
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Carrier
EquipmentId	AHU-12
Capacity/Size Quantity	4275
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented
Installation Year	2003
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Fan Coil Unit	Does not exist
Packaged Air Cooled Chiller	Does not exist
Water Cooled Chiller	Inspected
Instance	Penthouse MER
Instance Condition	4- Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Carrier
EquipmentId	CH-1
Capacity/Size Quantity	209
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2003
Source of Installation Year	Documented

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

Mechanical Inspection

R058

Question	Response
AIR CONDITIONING	
Chilled Water System	
Water Cooled Chiller	
Refrigerant Type	R-134A
Deficiency	151 - 350 TONS:DEFECTIVE COMPRESSOR
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Penthouse MER
Instance Condition	4- Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Carrier
EquipmentId	CH-2
Capacity/Size Quantity	209
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2003
Source of Installation Year	Documented
Refrigerant Type	R-134A
Deficiency	151 - 350 TONS:DEFECTIVE COMPRESSOR
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Condenser Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	2- Between Good and Fair
Deficiency	PIPING:DEFECTIVE/LEAKS
Deficiency Location/Instance	Roof near Cooling Tower
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Cooling Coil in Ductwork	Does not exist
Cooling Tower	Inspected
Instance	Roof (Bank of two)
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Baltimore Air Coil (BAC)
EquipmentId	N/A
Capacity/Size Quantity	440
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2003
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
DX Split System	Inspected
Indoor Unit	Inspected

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

Mechanical Inspection

R058

Question	Response
AIR CONDITIONING	
DX Split System	
Indoor Unit	
Condition	3- Fair
Deficiency	No deficiencies recorded
Outdoor Unit	
Condition	3- Fair
Deficiency	No deficiencies recorded
Dry Cooler	Does not exist
Packaged / Rooftop Unit	Does not exist
Packaged Terminal A/C	Does not exist
Refrigerant Leak Detection System	Inspected
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE SYSTEM
Deficiency Location/Instance	Penthouse MER
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Refrigerant Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Return Fan	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Does not exist
Pneumatic System	Inspected
Instance	Throughout except Auditorium, Gymnasium, and Cafeteria
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	DEFECTIVE DAMPER ACTUATOR
Deficiency Location/Instance	Penthouse MER @ AHUs
Deficiency Quantity	6
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE TEMPERATURE CONTROL ZONE VALVE
Deficiency Location/Instance	Penthouse MER @ AHU-1
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Hybrid System	Does not exist
Electric System	Inspected
Instance	Throughout (Heat Timer System)

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

Mechanical Inspection

R058

Question	Response
CLIMATE CONTROL SYSTEM	
Electric System	
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies recorded
Instance	Auditorium, Gymnasium, and Cafeteria
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies recorded
COMPACTOR	Does not exist
CONVEYING	Inspected
Dumbwaiter	Does not exist
Elevator	Inspected
Condition	3- Fair
Are all the existing elevators operable?	Yes
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	Exterior Water Meter Room/Booster Pump Room
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Liquitrol
EquipmentId	N/A
Capacity/Size Quantity	3
Capacity/Size UOM	Total # Pumps
Capacity/Size 2 Quantity	13
Capacity/Size 2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	2003
Source of Installation Year	Documented
Deficiency	RUSTY/LEAKY VALVES AND PIPE FITTINGS
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Hydraulic/Pneumatic Booster System	Does not exist
Water Service	Inspected
Instance	Exterior Water Meter Room/Booster Pump Room, Exterior Sprinkler Valve Room
Instance Condition	2- Between Good and Fair

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

Mechanical Inspection

R058

Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Water Service	
Instance Quantity	3
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Domestic Hot Water System	
Domestic Hot Water Remote Storage Tank	
Does not exist	
Domestic Water Heat Exchanger	
Does not exist	
Electric Domestic Water Heater	
Does not exist	
Gas Fired Domestic Water Heater	
Inspected	
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	PVI
EquipmentId	N/A
Capacity/Size Quantity	1200
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	500
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2003
Source of Installation Year	Documented
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	2- Between Good and Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Exterior Water Meter Room/Booster Pump Room
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations 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	
Inspected	
Condition	3- Fair
Deficiency	No deficiencies recorded
Sump Pump	
Inspected	
Condition	3- Fair
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3

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

Mechanical Inspection

R058

Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	
Sump Pump	
Purpose of Action	LEVEL 2
Violations	No violations recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
	Does not exist
FIXTURES	
	Inspected
Staff And Other	
	Inspected
Janitor Sink	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
Lavatory/Sink	
Condition	Inspected
Deficiency	3- Fair
Deficiency Location/Instance	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Quantity	Room 141
Quantity Uom	1
Potential Action	EACH
Urgency of Action	MAINTENANCE
Purpose of Action	PRIORITY 3
Violations	LEVEL 2
	No violations recorded
Toilet	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
Urinal	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
Student	
	Inspected
Drinking Fountain	
Condition	Inspected
Deficiency	3- Fair
Deficiency Location/Instance	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Quantity	Gymnasium, Corridor near Room 146D
Quantity Uom	2
Potential Action	EACH
Urgency of Action	MAINTENANCE
Purpose of Action	PRIORITY 3
Violations	LEVEL 2
	No violations recorded
Lavatory/Sink	
Condition	Inspected
Deficiency	3- Fair
Deficiency Location/Instance	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Quantity	Toilet Room 231
Quantity Uom	1
Potential Action	EACH
Urgency of Action	MAINTENANCE
Purpose of Action	PRIORITY 3
Violations	LEVEL 2
	No violations recorded
Locker Room Shower	
	Does not exist
Sink And Fountain Combo Unit	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
Toilet	
	Inspected

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

Mechanical Inspection

R058

Question	Response
FIXTURES	
Student	
Toilet	
Condition	3- Fair
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Toilet Room 101A
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Urinal	
Condition	3- Fair
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	
	Does not exist
GAS SERVICE	
	Inspected
Gas Distribution Piping	
Condition	2- Between Good and 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	
Instance	Boiler Room
Instance Condition	4- Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2003
Source of Installation Year	Documented
Deficiency	DEFECTIVE CONTROL PANEL
Deficiency Location/Instance	Boiler Room, Custodian's Office
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
HEATING	
	Inspected
Heating Coil In Ductwork	
	Does not exist
Hydronic Heating	
	Inspected
Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Backflow Preventer	
Condition	3- Fair
Deficiency	No deficiencies recorded
Hot Water Heat Exchanger	
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room
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

R058

Question	Response
HEATING	
Hydronic Heating	
Hot Water Heat Exchanger	
Purpose of Action	LEVEL 2
Violations	No violations recorded
Radiator/Convactor/Fin Tube	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Steam Heating	Inspected
F&T/Steam Drip Trap	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Piping	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Piping	
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	
Condition	3- Fair
Deficiency	No deficiencies recorded
HEATING PLANT	
Instance on Basement	Inspected
Is there a water meter on the boiler make-up water piping?	Yes
Observed Operational?	Yes
Burner Manufacturer	Webster
Burner Model	JB3C-50-EP170-M.30-MA-IRI
Burner Type	Dual Fuel (Gas/Oil)
Heating Plant Oil Number	2(B10)
Boiler Auxiliaries	
Instance on Basement	Inspected
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	FEEDWATER TANK:DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	20
Quantity Uom	S.F.

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

Mechanical Inspection

R058

Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Feedwater System	
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Feedwater Treatment(Automatic)	
Instance on Basement	Inspected
Instance Condition	4- Between Fair and Poor
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	3- Fair
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	5- Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations 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	

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

Mechanical Inspection

R058

Question	Response
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	4,301
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	Kewanee Boiler Corporation
EquipmentId	17875-01
Capacity/Size Quantity	5540
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2003
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	4,301
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	Kewanee Boiler Corporation
EquipmentId	17875-02
Capacity/Size Quantity	5540
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2003
Source of Installation Year	Documented
Deficiency	DEFECTIVE SAFETY AUXILIARY: LOW-WATER CUT-OFF, WATER COLUMN ASSEMBLY
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Fuel System	
Instance on Basement	Inspected
Boiler Fresh Air Louver/Damper	
Instance on Basement	Inspected
Instance Condition	3- Fair
Type	Automatic
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	DUAL FUEL (OIL/GAS) BURNER:DEFECTIVE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Mechanical Inspection

R058

Question	Response
HEATING PLANT	
Fuel System	
Burner/Burner Control Panel	
Purpose of Action	LEVEL 2
Violations	No violations recorded
Fuel Oil Storage/Supply System	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	FUEL OIL PIPING:DEFECTIVE/LEAKS
Deficiency Location/Instance	Fuel Oil Tank Room B02
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Gas Trains And Vent At The Boiler	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Enclosed IDF Room	
Instance on Rooms 111, 213, 313, 413	Inspected
Dedicated A/C Equipment	
Instance on Rooms 111, 213, 313, 413	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Rooms 111, 213, 313, 413
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
KITCHEN	
Instance on 1st Floor	Inspected
CO Detector	
Instance on 1st Floor	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Kitchen
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Gas System	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Grease Trap	
Instance on 1st Floor	Inspected
Instance Condition	5- Poor
Deficiency	DEFECTIVE/CLOGGED
Deficiency Location/Instance	Kitchen, Room 165

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

Mechanical Inspection

R058

Question	Response
KITCHEN	
Grease Trap	
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Hood	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hot Water Temperature Booster	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Kitchen Sink	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
MDF Room	
Instance on Room 224	Inspected
Dedicated A/C Equipment	
Instance on Room 224	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	
Instance on Room 302	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room 302	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
CO Detector	
Instance on Room 302	Not required
Emergency Shower	
Instance on Room 302	Does not exist
Eye Wash	
Instance on Room 302	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	

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

Mechanical Inspection

R058

Question	Response
SCIENCE DEMO ROOM	
Hood Exhaust Ductwork	
Instance on Room 302	Does not exist
Hood Exhaust Fan	
Instance on Room 302	Does not exist
Fixed Laboratory Hood	
Instance on Room 302	Does not exist
Laboratory Sink	
Instance on Room 302	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 302	Does not exist
SCIENCE LAB	Does not exist
SCIENCE PREP ROOM	Inspected
Instance on Room 302A	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room 302A	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
CO Detector	
Instance on Room 302A	Not required
Emergency Shower	
Instance on Room 302A	Does not exist
Eye Wash	
Instance on Room 302A	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Room 302A	Does not exist
Hood Exhaust Fan	
Instance on Room 302A	Does not exist
Fixed Laboratory Hood	
Instance on Room 302A	Does not exist
Laboratory Sink	
Instance on Room 302A	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 302A	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
Deficiency	NOT IN USE
Deficiency Location/Instance	Pump Room B04
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Fire Booster Pump Assembly	Inspected
Condition	2- Between Good and Fair

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

Mechanical Inspection

R058

Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Fire Booster Pump Assembly	
Deficiency	No deficiencies recorded
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	Exit 1, Auditorium, Corridors near Rooms 256, 407 (obstructed, 4)
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
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	Does not exist
SWIMMING POOL	Does not exist
VENTILATION	Inspected
Is the building Mechanically ventilated?	Yes
Exhaust Fan	Inspected
Condition	3- Fair
Approximate Total # of Fans	1-25
Deficiency	DEFECTIVE
Deficiency Location/Instance	Emergency Generator Room B08 / EF-1 (bearing); Roof / WER-3 (bearing)
Deficiency Quantity	2
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	2- Between Good and Fair
Are there any uninsulated ductwork by design in Mechanical rooms?	No
Are there chain operated dampers?	No
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Penthouse MER
Deficiency Quantity	30
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Mechanical Inspection

R058

Question	Response
VENTILATION	
Metal Ductwork	
Violations	No violations recorded
Supply Fan	Does not exist
Unit Ventilator	Does not exist