

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

Mechanical Inspection

R060

Asset: P.S. 60 - STATEN ISLAND, 55 MERRILL AVENUE, STATEN ISLAND, NY, 10314

| Inspection Id | Inspection Type | Time In | Last Edited |
|---------------|-----------------|--------------------|--------------------|
| 4812 | MECHANICAL | 2024-04-18 09:02AM | 2024-05-24 07:13AM |

Asset Data

| Question | Answer |
|--|--|
| Have any Systems/Major Building Components been upgraded? | Systems: Boiler Feedwater Treatment(Automatic) Years: 2023 Systems: Climate Control System - Pneumatic System: Air Compressors; PRV Station; Sump Pumps; Sewage Ejector Pumps; Boiler Flue Exhaust Years: 2022 Systems: CO/Gas Leak Detection System (1 of 2) Years: 2021 Systems: Water Service (refurbished, 1 of 3); Water Service (1 of 3); CO/Gas Leak Detection (1 of 2); DX Split Systems for Cafeteria Years: 2020 Systems: Electric Domestic Water Heater (1 of 2) Years: 2019 Systems: Gas Fired Domestic Water Heater; Fixtures - Toilets, Urinals Years: 2018 Systems: Boiler Safety Valves (2 of 4) Years: 2017 Systems: Climate Control System - Pneumatic System: sub-components in MER 154; MDF Room - Dedicated A/C Equipment (DX Split System) Years: 2015 Systems: Chilled Water System - Backflow Preventer Years: 2013 |
| Are there fuel tanks? | Yes |
| Total # of above ground tanks | 1 |
| Total capacity of all above ground tanks in gal. | 7,500 |
| 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 | Boiler Room - Chiller Room; Boiler Room Mechanical Area; MER 154 |
| Are there any spaces with Missing or Defective CO Detectors? | Yes |
| Location(s) | Kitchen |
| Are there any Painted/Obstructed Sprinkler Heads? | Yes |
| Location(s) | Basement - Corridor, Paint Room, 2nd and 3rd Storage Rooms next N/A to Crawlspace Access Door, Room next to Boiler Room, Compactor Room, Storage Room next to Elevator Machine Room, Room inside Boiler Room next to Chiller Room, Workshop; Kitchen Storage Room, Rooms 115, 149 (painted, 23) |
| 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 |

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| Question | Response |
|--|----------------------------|
| AIR CONDITIONING | |
| Chilled Water System | Inspected |
| Absorption Chiller | Does not exist |
| Air Cooled Chiller | Inspected |
| Instance | Boiler Room - Chiller Room |
| Instance Condition | 3- Fair |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Manufacturer | Trane |
| EquipmentId | Chiller A |
| Capacity/Size Quantity | 125 |
| Capacity/Size UOM | Tons |
| Source of Capacity/Size | Inspector Estimate |
| Installation Year | 1974 |
| Source of Installation Year | Documented |
| Refrigerant Type | R-22 |
| Deficiency | No deficiencies recorded |
| Instance | Boiler Room - Chiller Room |
| Instance Condition | 3- Fair |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Manufacturer | Trane |
| EquipmentId | Chiller B |
| Capacity/Size Quantity | 125 |
| Capacity/Size UOM | Tons |
| Source of Capacity/Size | Inspector Estimate |
| Installation Year | 1974 |
| Source of Installation Year | Documented |
| Refrigerant Type | R-22 |
| Deficiency | No deficiencies recorded |
| Air Cooled Condenser | Inspected |
| Instance | Upper Roof |
| Instance Condition | 2- Between Good and Fair |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Manufacturer | Russell |
| EquipmentId | N/A |
| Capacity/Size Quantity | 125 |
| Capacity/Size UOM | Tons |
| Source of Capacity/Size | Inspector Estimate |
| Installation Year | 2009 |
| Source of Installation Year | Custodial Staff |
| Deficiency | No deficiencies recorded |
| Instance | Upper Roof |
| Instance Condition | 2- Between Good and Fair |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Manufacturer | Russell |
| EquipmentId | N/A |
| Capacity/Size Quantity | 125 |
| Capacity/Size UOM | Tons |
| Source of Capacity/Size | Inspector Estimate |
| Installation Year | 2009 |
| Source of Installation Year | Custodial Staff |
| Deficiency | No deficiencies recorded |
| Chilled Water Distribution: Piping, Pumps and Auxiliaries | Inspected |

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| Question | Response |
|--|--|
| AIR CONDITIONING | |
| Chilled Water System | |
| Chilled Water Distribution: Piping, Pumps and Auxiliaries | |
| Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Backflow Preventer | |
| | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Central Station Air Handler | |
| | Inspected |
| Instance | MER 154 |
| Instance Condition | 3- Fair |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Manufacturer | Trane |
| EquipmentId | AC-1 |
| Capacity/Size Quantity | 8 |
| Capacity/Size UOM | Fan Motor HP |
| Source of Capacity/Size | Documented |
| Installation Year | 1974 |
| Source of Installation Year | Documented |
| Deficiency | No deficiencies recorded |
| Instance | MER 154 |
| Instance Condition | 3- Fair |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Manufacturer | Trane |
| EquipmentId | AC-2 |
| Capacity/Size Quantity | 5 |
| Capacity/Size UOM | Fan Motor HP |
| Source of Capacity/Size | Documented |
| Installation Year | 1974 |
| 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 | |
| | 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 | No deficiencies recorded |
| Outdoor Unit | |
| | Inspected |
| Condition | 1- Good |
| 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 | |
| | Does not exist |
| Refrigerant Piping | |
| | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | DAMAGED/MISSING INSULATION |
| Deficiency Location/Instance | Chiller Room, Fuel Oil Tank Room, Upper Roof |
| Deficiency Quantity | 140 |

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| Question | Response |
|---|--|
| AIR CONDITIONING | |
| Refrigerant Piping | |
| Quantity Uom | L.F. |
| Potential Action | MAINTENANCE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Violations | No violations recorded |
| Return Fan | |
| Condition | Inspected |
| Deficiency | 3- Fair |
| Deficiency | No deficiencies recorded |
| CENTRAL ACID WASTE NEUTRALIZING TANK | |
| Does not exist | |
| CLIMATE CONTROL SYSTEM | |
| Inspected | |
| BMS | |
| Does not exist | |
| Pneumatic System | |
| Instance | Inspected |
| Instance Condition | Throughout |
| Instance Quantity | 3- Fair |
| Instance Quantity Uom | 1 |
| Building Area Covered by Operational System | EACH |
| Deficiency | 81-100% |
| Deficiency Location/Instance | DEFECTIVE DAMPER ACTUATOR |
| Deficiency Quantity | MER 154 |
| Quantity Uom | 3 |
| Potential Action | EACH |
| Urgency of Action | MAINTENANCE |
| Purpose of Action | PRIORITY 3 |
| Violations | LEVEL 2 |
| Violations | No violations recorded |
| Deficiency | PNEUMATIC TUBING: DEFECTIVE/LEAKS AIR |
| Deficiency Location/Instance | MER 154 |
| Deficiency Quantity | 20 |
| Quantity Uom | L.F. |
| 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 | MER 154 @ Auditorium Supply |
| 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 | |
| Does not exist | |
| COMPACTOR | |
| Inspected | |
| Condition | 3- Fair |
| Deficiency | NOT IN USE |
| Deficiency Location/Instance | Basement - Compactor Room |
| 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 |
|---|---|
| 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 | Basement - Sprinkler/Water/Gas Meter 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 | Basement - Sprinkler/Water/Gas Meter Room |
| Deficiency Quantity | 1 |
| Quantity Uom | EACH |
| Potential Action | INSTALL |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Violations | No violations recorded |
| Instance | Basement - Sprinkler/Water/Gas Meter Room |
| Instance Condition | 3- Fair |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Deficiency | WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE |
| Deficiency Location/Instance | Basement - Sprinkler/Water/Gas Meter Room |
| Deficiency Quantity | 1 |
| Quantity Uom | EACH |
| Potential Action | INSTALL |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Violations | No violations recorded |
| Instance | Basement - Crawlspace |
| Instance Condition | 1- Good |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Deficiency | WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE |
| Deficiency Location/Instance | Basement - Crawlspace |
| 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 | Inspected |
| Instance | Boiler Room |
| Instance Condition | 2- Between Good and Fair |
| Instance Quantity | 1 |

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| Question | Response |
|---|--------------------------|
| DOMESTIC WATER SYSTEM | |
| Domestic Hot Water System | |
| Gas Fired Domestic Water Heater | |
| 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 | 2018 |
| 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 | |
| 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 | Inspected |
| Condition | 1- Good |
| Deficiency | No deficiencies recorded |
| Sump Pump | Inspected |
| Condition | 1- Good |
| Deficiency | No deficiencies recorded |
| DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER) | |
| Dual Temperature Distribution: Piping, Pumps and Auxiliaries | Inspected |
| Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Dual Temperature Terminal Fan Coil Unit | Inspected |
| Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| 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 | 1- Good |
| Deficiency | No deficiencies recorded |
| Urinal | Inspected |
| Condition | 1- Good |
| Deficiency | No deficiencies recorded |
| Student | Inspected |

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|---|--|
| FIXTURES | |
| Student | |
| Drinking Fountain | Inspected |
| Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Lavatory/Sink | Inspected |
| Condition | 3- 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 | 1- Good |
| Deficiency | No deficiencies recorded |
| Urinal | Inspected |
| Condition | 1- Good |
| 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 | Inspected |
| Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Gas Meter Room Vent | Inspected |
| Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Gas Pressure Booster | Does not exist |
| CO/Gas Leak Detection | Inspected |
| Instance | Basement - Sprinkler/Water/Gas Meter Room, Boiler Room |
| Instance Condition | 1- Good |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Installation Year | 2020 |
| Source of Installation Year | Custodial Staff |
| Deficiency | No deficiencies recorded |
| Instance | Boiler Room |
| Instance Condition | 1- Good |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Installation Year | 2021 |
| Source of Installation Year | Inspector Estimate |
| Deficiency | No deficiencies recorded |
| 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 |

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| Question | Response |
|--|-----------------------------|
| HEATING | |
| Hydronic Heating | |
| Hot Water Heat Exchanger | |
| Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Radiator/Convactor/Fin Tube | Inspected |
| Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Steam Heating | Inspected |
| F&T/Steam Drip Trap | |
| Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| MER Steam and Condensate Piping | |
| Condition | 3- Fair |
| Deficiency | DAMAGED/MISSING INSULATION |
| Deficiency Location/Instance | MER 154 |
| Deficiency Quantity | 40 |
| Quantity Uom | L.F. |
| Potential Action | MAINTENANCE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Violations | No violations recorded |
| Deficiency | DEFECTIVE/LEAKS |
| Deficiency Location/Instance | MER 154 @ Auditorium Supply |
| Deficiency Quantity | 10 |
| Quantity Uom | L.F. |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Violations | No violations recorded |
| Steam Condensate Return Piping | |
| Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Steam Condensate Return Pumping System | |
| Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Steam Piping | |
| Condition | 3- Fair |
| Deficiency | DEFECTIVE/LEAKS |
| Deficiency Location/Instance | Boiler 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 |
| 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? | No |

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| Question | Response |
|--|--|
| HEATING PLANT | |
| Burner Manufacturer | Gordon-Piatt |
| Burner Model | FL12.4-G0-50 |
| 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:DEFECTIVE TANK AUXILIARIES(AUTO FEEDWATER VALVE, LOW LEVEL CUT OFF,ETC) |
| 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 Feedwater Treatment(Automatic) | |
| Instance on Basement | Inspected |
| Instance Condition | 1- Good |
| Deficiency | No deficiencies recorded |
| Boiler Flue Exhaust | |
| Instance on Basement | Inspected |
| Instance Condition | 1- Good |
| Deficiency | No deficiencies recorded |
| Boiler Make-up Water Backflow Preventer | |
| Instance on Basement | Inspected |
| Instance Condition | 3- Fair |
| Deficiency | No deficiencies 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 | 2- Between Good and 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 |
| Modular Boiler | |

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|---------------------------------------|-----------------------------|
| HEATING PLANT | |
| Boiler System | |
| Modular Boiler | |
| Instance on Basement | Inspected |
| Instance on Basement | Inspected |
| Instance | Old - Boiler Room |
| Instance Condition | 3- Fair |
| Instance Quantity | 0 |
| Instance Quantity Uom | MBH NET |
| Manufacturer | National Steel Construction |
| EquipmentId | N/A |
| Capacity/Size Quantity | 0 |
| Capacity/Size UOM | MBH Net |
| Source of Capacity/Size | Inspector Estimate |
| Installation Year | 1974 |
| Source of Installation Year | Documented |
| Deficiency | NOT IN USE |
| Deficiency Location/Instance | Old - Boiler Room |
| Deficiency Quantity | 1 |
| Quantity Uom | EACH |
| Potential Action | NO ACTION |
| Urgency of Action | PRIORITY 1 |
| Purpose of Action | LEVEL 1 |
| Violations | No violations recorded |
| Steam Boiler | |
| Instance on Basement | Inspected |
| Instance on Basement | Inspected |
| Instance | Boiler Room |
| Instance Condition | 3- Fair |
| Instance Quantity | 5,161 |
| Instance Quantity Uom | MBH NET |
| Cast Iron Boiler? | No |
| Manufacturer | Kewanee Boiler Corporation |
| EquipmentId | 59128-1 |
| Capacity/Size Quantity | 6648 |
| Capacity/Size UOM | MBH Gross |
| Source of Capacity/Size | Documented |
| Installation Year | 1974 |
| Source of Installation Year | Documented |
| Deficiency | No deficiencies recorded |
| Instance | Boiler Room |
| Instance Condition | 3- Fair |
| Instance Quantity | 5,161 |
| Instance Quantity Uom | MBH NET |
| Cast Iron Boiler? | No |
| Manufacturer | Kewanee Boiler Corporation |
| EquipmentId | 59128-2 |
| Capacity/Size Quantity | 6648 |
| Capacity/Size UOM | MBH Gross |
| Source of Capacity/Size | Documented |
| Installation Year | 1974 |
| Source of Installation Year | Documented |
| Deficiency | No deficiencies recorded |
| Fuel System | |
| Instance on Basement | Inspected |
| Boiler Fresh Air Louver/Damper | |

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|--|--------------------------------|
| HEATING PLANT | |
| Fuel System | |
| 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 | 4- Between Fair and Poor |
| Deficiency | BURNER CONTROL PANEL:DEFECTIVE |
| Deficiency Location/Instance | Boiler Room |
| Deficiency Quantity | 2 |
| Quantity Uom | EACH |
| Potential Action | REPAIR |
| Urgency of Action | PRIORITY 3 |
| 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 TANK:NOT IN USE |
| Deficiency Location/Instance | Fuel Oil Tank Room(1 of 2) |
| Deficiency Quantity | 1 |
| Quantity Uom | EACH |
| Potential Action | NO ACTION |
| Urgency of Action | PRIORITY 1 |
| Purpose of Action | LEVEL 1 |
| 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 157, 207A | Inspected |
| Dedicated A/C Equipment | |
| Instance on Rooms 157, 207A | Inspected |
| Instance Condition | 4- Between Fair and Poor |
| Deficiency | DOES NOT EXIST |
| Deficiency Location/Instance | Rooms 157, 207A |
| Deficiency Quantity | 2 |
| 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 |

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|---|--------------------------|
| KITCHEN | |
| CO Detector | |
| 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 | Does not exist |
| 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 | 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 | |
| Instance on Room 127 | Inspected |
| Dedicated A/C Equipment | |
| Instance on Room 127 | 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 | |
| Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Fire Booster Pump Assembly | |
| | Does not exist |
| Roof Tank | |
| | Does not exist |
| Siamese Connection | |
| Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Sprinkler Head | |
| Condition | 4- Between Fair and Poor |
| Deficiency | DEFECTIVE/DETERIORATED |

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Mechanical Inspection

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| Question | Response |
|---|---|
| SPRINKLERS, STANDPIPE, FIRE SYSTEM | |
| Sprinkler Head | |
| Deficiency Location/Instance | Basement - Corridor, Paint Room, 2nd and 3rd Storage Rooms next N/A to Crawlspace Access Door, Room next to Boiler Room, Compactor Room, Storage Room next to Elevator Machine Room, Room inside Boiler Room next to Chiller Room, Workshop; Kitchen Storage Room, Rooms 115, 149 (painted, 23) |
| Deficiency Quantity | 23 |
| Quantity Uom | EACH |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 5 |
| Purpose of Action | LEVEL 6 |
| Violations | No violations recorded |
| Sprinkler Piping | Inspected |
| Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Standpipe System | |
| | Inspected |
| Hose Valve Assembly | |
| | Inspected |
| Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Piping | |
| | Inspected |
| Condition | 3- Fair |
| Deficiency | DEFECTIVE/LEAKS |
| Deficiency Location/Instance | Basement - near old Sidewalk Elevator Machine Room, Fuel Oil Tank Room |
| Deficiency Quantity | 40 |
| Quantity Uom | L.F. |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 4 |
| Violations | 11700737Z |
| 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 | No deficiencies recorded |
| Heating And Ventilating Unit | |
| | Inspected |
| Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Metal Ductwork | |
| | Inspected |
| Condition | 3- Fair |
| Are there any uninsulated ductwork by design in Mechanical rooms? | No |
| Are there chain operated dampers? | Yes |
| Deficiency | DAMAGED/MISSING INSULATION |
| Deficiency Location/Instance | MER 154 |
| Deficiency Quantity | 10 |
| Quantity Uom | L.F. |
| Potential Action | MAINTENANCE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Violations | No violations recorded |
| Deficiency | DEFECTIVE REGISTER/DIFFUSER |

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Mechanical Inspection

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| Question | Response |
|------------------------------|---------------------------------|
| VENTILATION | |
| Metal Ductwork | |
| Deficiency Location/Instance | Chiller Room |
| Deficiency Quantity | 1 |
| Quantity Uom | EACH |
| Potential Action | MAINTENANCE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Violations | No violations recorded |
| Deficiency | DEFECTIVE/DETERIORATED DUCTWORK |
| Deficiency Location/Instance | Chiller 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 |
| Supply Fan | Does not exist |
| Unit Ventilator | Does not exist |