

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

***Mechanical Inspection***

**R062**

**Asset: THE KATHLEEN GRIMM SCHOOL FOR LEADERSHIP AND SUSTAINABILITY AT SANDY GROUND - STATEN ISLAND, 644 BLOOMINGDALE ROAD, STATEN ISLAND, NY, 10309**

Inspection Id	Inspection Type	Time In	Last Edited
4485	MECHANICAL	2024-04-04 08:35AM	2024-06-10 10:49AM

***Asset Data***

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Climate Control System - BMS Years: 2022
Are there fuel tanks?	Yes
Total # of above ground tanks	1
Total capacity of all above ground tanks in gal.	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	MER 213
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
<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
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Backflow Preventer</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Central Station Air Handler</b>	Inspected
Instance	MER 213
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Annexair
EquipmentId	AHU-1
Capacity/Size Quantity	10120
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented
Installation Year	2015
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	MER 213
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Annexair

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Question	Response
<b>AIR CONDITIONING</b>	
<b>Chilled Water System</b>	
<b>Central Station Air Handler</b>	
EquipmentId	AHU-2
Capacity/Size Quantity	5160
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented
Installation Year	2015
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	MER 213
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Greenheck
EquipmentId	MAU-1
Capacity/Size Quantity	890
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented
Installation Year	2015
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	MER 213
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Pinnacle Air/Semico
EquipmentId	DOAS-1
Capacity/Size Quantity	24385
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented
Installation Year	2015
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
<b>Fan Coil Unit</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Packaged Air Cooled Chiller</b>	Does not exist
<b>Water Cooled Chiller</b>	Inspected
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	MULTISTACK
EquipmentId	N/A
Capacity/Size Quantity	210
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2015
Source of Installation Year	Documented
Refrigerant Type	R-410A
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	1

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Question	Response
<b>AIR CONDITIONING</b>	
<b>Chilled Water System</b>	
<b>Water Cooled Chiller</b>	
Instance Quantity Uom	EACH
Manufacturer	MULTISTACK
EquipmentId	N/A
Capacity/Size Quantity	90
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2015
Source of Installation Year	Documented
Refrigerant Type	R-410A
Deficiency	No deficiencies recorded
<b>Condenser Water Distribution: Piping, Pumps and Auxiliaries</b>	Inspected
Condition	1- Good
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>	Inspected
<b>Indoor Unit</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Outdoor Unit</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Dry Cooler</b>	Does not exist
<b>Packaged / Rooftop Unit</b>	Does not exist
<b>Packaged Terminal A/C</b>	Does not exist
<b>Refrigerant Leak Detection System</b>	Does not exist
<b>Refrigerant Piping</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<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
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Installation Year	2022
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
<b>Pneumatic System</b>	Does not exist
<b>Hybrid System</b>	Does not exist
<b>Electric System</b>	Does not exist
<b>COMPACTOR</b>	Does not exist
<b>CONVEYING</b>	Inspected
<b>Dumbwaiter</b>	Does not exist
<b>Elevator</b>	Inspected
Condition	1- Good
Are all the existing elevators operable?	Yes
Deficiency	No deficiencies recorded
<b>Escalator</b>	Does not exist

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Question	Response
<b>CONVEYING</b>	
<b>Non-auditorium Handicap Lift - Vertical</b>	Inspected
Condition	1- Good
Are all the existing non-auditorium vertical handicap lifts operable?	Yes
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>	
<b>Domestic Cold Water System</b>	Inspected
<b>Gravity System</b>	Does not exist
<b>Pressure Booster System</b>	Inspected
<b>Electric Pressure Booster System</b>	Inspected
Instance	Fire Pump/Sprinkler/Water Service Room 170B
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Canariis
EquipmentId	N/A
Capacity/Size Quantity	2
Capacity/Size UOM	Total # Pumps
Capacity/Size 2 Quantity	15
Capacity/Size 2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	2015
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
<b>Hydraulic/Pneumatic Booster System</b>	Does not exist
<b>Water Service</b>	Inspected
Instance	Fire Pump/Sprinkler/Water Service Room 170B
Instance Condition	1- Good
Instance Quantity	3
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
<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	2- Between Good and Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Boiler Room (1 of 3)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
<b>Gas Fired Domestic Water Heater</b>	Does not exist
<b>Oil Fired Domestic Water Heater</b>	Does not exist
<b>Heat Pump Domestic Water Heater</b>	Does not exist
<b>Domestic Water Distribution Piping</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	
<b>Interior Storm Piping</b>	Inspected

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<b>Question</b>	<b>Response</b>
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	
<b>Interior Storm Piping</b>	
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Sewage/Waste/Vent Piping</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Sewage Ejector Pump</b>	Does not exist
<b>Sump Pump</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)</b>	
	Inspected
<b>Dual Temperature Distribution: Piping, Pumps and Auxiliaries</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Dual Temperature Terminal Fan Coil Unit</b>	Does not exist
<b>FIXTURES</b>	
	Inspected
<b>Staff And Other</b>	Inspected
<b>Janitor Sink</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Urinal</b>	Does not exist
<b>Student</b>	Inspected
<b>Drinking Fountain</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Locker Room Shower</b>	Does not exist
<b>Sink And Fountain Combo Unit</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Urinal</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>GAS FIRED FURNACE</b>	Does not exist
<b>GAS SERVICE</b>	Inspected
<b>Gas Distribution Piping</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Gas Meter Room Exhaust Fan</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
<b>GAS SERVICE</b>	
<b>Gas Meter Room Vent</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Gas Pressure Booster</b>	Does not exist
<b>CO/Gas Leak Detection</b>	Inspected
Instance	Boiler Room, Gas Meter Room
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2015
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
<b>HEATING</b>	
<b>Heating Coil In Ductwork</b>	Does not exist
<b>Hydronic Heating</b>	Inspected
<b>Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Backflow Preventer</b>	Does not exist
<b>Hot Water Heat Exchanger</b>	Does not exist
<b>Radiator/Convactor/Fin Tube</b>	Does not exist
<b>Steam Heating</b>	Does not exist
<b>Steam supplied by External Sources</b>	Does not exist
<b>Unit Heater/Cabinet Heater</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>HEATING PLANT</b>	
Instance on 1st Floor	Inspected
Is there a water meter on the boiler make-up water piping?	No
Burner Manufacturer	N/A
Burner Model	N/A
Burner Type	Gas
Heating Plant Oil Number	N/A
<b>Boiler Auxiliaries</b>	
Instance on 1st Floor	Inspected
<b>Boiler Auxiliary Piping</b>	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Boiler Emergency Stop Switch</b>	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Boiler Feedwater System</b>	
Instance on 1st Floor	Does not exist
<b>Boiler Feedwater Treatment(Automatic)</b>	
Instance on 1st Floor	Does not exist
<b>Boiler Flue Exhaust</b>	
Instance on 1st Floor	Does not exist
<b>Boiler Make-up Water Backflow Preventer</b>	
Instance on 1st Floor	Does not exist
<b>Boiler Room Steam And Condensate Piping</b>	
Instance on 1st Floor	Does not exist

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<b>Question</b>	<b>Response</b>
<b>HEATING PLANT</b>	
<b>Boiler Auxiliaries</b>	
<b>Boiler Safety Valve</b>	
Instance on 1st Floor	Does not exist
<b>Boiler System</b>	
Instance on 1st Floor	Inspected
<b>Coal-fired Boiler</b>	
Instance on 1st Floor	Does not exist
<b>Hot Water Boiler</b>	
Instance on 1st Floor	Does not exist
<b>Modular Boiler</b>	
Instance on 1st Floor	Inspected
Instance on 1st Floor	Inspected
Instance	Boiler Room
Instance Condition	2- Between Good and Fair
Instance Quantity	198
Instance Quantity Uom	MBH NET
Manufacturer	Lochinvar
EquipmentId	N/A
Capacity/Size Quantity	285
Capacity/Size UOM	MBH Input
Source of Capacity/Size	Documented
Installation Year	2015
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	2- Between Good and Fair
Instance Quantity	198
Instance Quantity Uom	MBH NET
Manufacturer	Lochinvar
EquipmentId	N/A
Capacity/Size Quantity	285
Capacity/Size UOM	MBH Input
Source of Capacity/Size	Documented
Installation Year	2015
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
<b>Steam Boiler</b>	
Instance on 1st Floor	Does not exist
<b>Fuel System</b>	
Instance on 1st Floor	Does not exist
<b>Enclosed IDF Room</b>	
Instance on Room 211	Inspected
<b>Dedicated A/C Equipment</b>	
Instance on Room 211	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>KITCHEN</b>	
Instance on 1st Floor	Inspected
<b>CO Detector</b>	
Instance on 1st Floor	Not required
<b>Gas System</b>	
Instance on 1st Floor	Does not exist
<b>Grease Trap</b>	
Instance on 1st Floor	Inspected

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Question	Response
<b>KITCHEN</b>	
<b>Grease Trap</b>	
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Fan</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood Fire Suppression System</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hot Water Temperature Booster</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Kitchen Sink</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>MDF Room</b>	
Instance on Room 270	Inspected
<b>Dedicated A/C Equipment</b>	
Instance on Room 270	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>SCIENCE DEMO ROOM</b>	
	Does not exist
<b>SCIENCE LAB</b>	
Instance on Room 205	Inspected
Alternative Use	No
<b>Acid Waste Neutralizing Tank</b>	
Instance on Room 205	Does not exist
<b>CO Detector</b>	
Instance on Room 205	Not required
<b>Emergency Shower</b>	
Instance on Room 205	Does not exist
<b>Eye Wash</b>	
Instance on Room 205	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	
Instance on Room 205	Does not exist
<b>Hood Exhaust Fan</b>	
Instance on Room 205	Does not exist
<b>Fixed Laboratory Hood</b>	
Instance on Room 205	Does not exist



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Question	Response
<b>SCIENCE LAB</b>	
<b>Laboratory Sink</b>	
Instance on Room 205	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	
Instance on Room 205	Does not exist
<b>SCIENCE PREP ROOM</b>	
Instance on Room 207	Inspected
Alternative Use	No
<b>Acid Waste Neutralizing Tank</b>	
Instance on Room 207	Does not exist
<b>CO Detector</b>	
Instance on Room 207	Not required
<b>Emergency Shower</b>	
Instance on Room 207	Does not exist
<b>Eye Wash</b>	
Instance on Room 207	Does not exist
<b>Hood Exhaust Ductwork</b>	
Instance on Room 207	Does not exist
<b>Hood Exhaust Fan</b>	
Instance on Room 207	Does not exist
<b>Fixed Laboratory Hood</b>	
Instance on Room 207	Does not exist
<b>Laboratory Sink</b>	
Instance on Room 207	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	
Instance on Room 207	Does not exist
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	
<b>Dry Sprinkler Alarm Valve Assembly</b>	Does not exist
<b>Wet Sprinkler Alarm Valve Assembly</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Fire Pump/Sprinkler/Water Service Room 170B
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
<b>Fire Booster Pump Assembly</b>	
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE FIRE BOOSTER PUMP
Deficiency Location/Instance	Fire Pump/Sprinkler/Water Service Room 170B
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Roof Tank</b>	
	Does not exist
<b>Siamese Connection</b>	
Condition	1- Good

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<b>Question</b>	<b>Response</b>
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	
<b>Siamese Connection</b>	
Deficiency	No deficiencies recorded
<b>Sprinkler Head</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sprinkler Piping</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Standpipe System</b>	Inspected
<b>Hose Valve Assembly</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Piping</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Water Gong</b>	Does not exist
<b>SWIMMING POOL</b>	Does not exist
<b>VENTILATION</b>	Inspected
Is the building Mechanically ventilated?	Yes
<b>Exhaust Fan</b>	Inspected
Condition	2- Between Good and Fair
Approximate Total # of Fans	1-25
Deficiency	No deficiencies recorded
<b>Heating And Ventilating Unit</b>	Does not exist
<b>Metal Ductwork</b>	Inspected
Condition	1- Good
Are there any uninsulated ductwork by design in Mechanical rooms?	No
Are there chain operated dampers?	No
Deficiency	No deficiencies recorded
<b>Supply Fan</b>	Does not exist
<b>Unit Ventilator</b>	Does not exist