

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

**Mechanical Inspection**

**R069**


**Asset:** P.S. 69 - STATEN ISLAND, 144 KEATING PLACE, STATEN ISLAND, NY, 10314

Inspection Id	Inspection Type	Time In	Last Edited
4500	MECHANICAL	2024-04-05 09:03AM	2024-05-15 10:43AM

**Asset Data**

Question	Answer
Have any Systems/Major Building Components been upgraded?	<p>Systems: Boiler Feedwater System - Feedwater Tank Years: 2023</p> <p>Systems: Boiler Make-up Water Backflow Preventer; CO/Gas Leak Detection (1 of 2); Electric Domestic Water Heater; Domestic Hot Water Remote Storage Tank Years: 2022</p> <p>Systems: Climate Control System - Pneumatic System: Air Compressor, Refrigerated Air Dryer, Pneumatic PRV Station, Temperature Control Thermostats (~50%); Fixtures - Toilets, Urinals Years: 2021</p> <p>Systems: Sewage Ejector Pumps Years: 2020</p> <p>Systems: MDF Room - Dedicated A/C Equipment (DX Split System) Years: 2018</p> <p>Systems: Boiler Feedwater Treatment(Automatic); CO/Gas Leak Detection (1 of 2) Years: 2017</p> <p>Systems: DX Split System for Nurse Office 106 (multi-split, 1 of 2); F&amp;T/Steam Drip Traps (~60%); Terminal Unit Thermostatic Traps (~80%); Gas Distribution Piping; Heating Plant - Fuel System, Boiler Emergency Stop Switches, Boiler Safety Valves; Climate Control System - Electric System Years: 2016</p> <p>Systems: Kitchen - Hood Exhaust Fan Years: 2015</p> <p>Systems: Water Service; Electric Pressure Booster System Years: 2014</p> <p>Systems: DX Split Systems for Office 104 (multi-split, 1 of 2); Kitchen - Grease Trap Years: 2013</p>
Are there fuel tanks?	No
Total # of water main service entries to the asset	3
MERs/Fan Rooms Locations	Lower Roof - North Penthouse MER; Main Roof - South Penthouse MER
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
Yes	Defective Sprinkler/Standpipe System	Valve outlets have insufficient clearance to connect fire hose (2).	Hose Valve Assembly	Basement - Stairs "A", "B"	Chris Fonseca	Fireman	

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No	Defective Boiler Safety Auxiliary	Boiler #1: Water Column's Trycock handle is missing. Boiler #2: Water Column Sight Glass is leaking.	Steam Boiler	Boiler Room	Chris Fonseca	Fireman
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**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>	Inspected
Instance	Main Roof - South Penthouse MER
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Bohn
EquipmentId	Chiller #1
Capacity/Size Quantity	68
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1975
Source of Installation Year	Documented
Refrigerant Type	R-407C
Deficiency	No deficiencies recorded
Instance	Main Roof - South Penthouse MER
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Bohn
EquipmentId	Chiller #2
Capacity/Size Quantity	68
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1975
Source of Installation Year	Documented
Refrigerant Type	R-407C
Deficiency	No deficiencies recorded
<b>Air Cooled Condenser</b>	Inspected
Instance	Main Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Russell
EquipmentId	N/A
Capacity/Size Quantity	68
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2008
Source of Installation Year	Inspector Estimate
Deficiency	No deficiencies recorded
Instance	Main Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH

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Question	Response
<b>AIR CONDITIONING</b>	
<b>Chilled Water System</b>	
<b>Air Cooled Condenser</b>	
Manufacturer	Russell
EquipmentId	N/A
Capacity/Size Quantity	68
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2008
Source of Installation Year	Inspector Estimate
Deficiency	No deficiencies recorded
<b>Chilled Water Distribution: Piping, Pumps and Auxiliaries</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Backflow Preventer</b>	Does not exist
<b>Central Station Air Handler</b>	Inspected
Instance	Lower Roof - North Penthouse MER
Instance Condition	3- Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	American Air Filter
EquipmentId	ASSEMBLY 3, LUNCH RM 5
Capacity/Size Quantity	5
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	1975
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
<b>Fan Coil Unit</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Packaged Air Cooled Chiller</b>	Does not exist
<b>Water Cooled Chiller</b>	Does not exist
<b>Condenser Water Distribution: Piping, Pumps and Auxiliaries</b>	Does not exist
<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	2- Between Good and Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Main Roof - South Penthouse MER; Main Roof
Deficiency Quantity	40
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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<b>Question</b>	<b>Response</b>
<b>AIR CONDITIONING</b>	
<b>Refrigerant Piping</b>	
Violations	No violations recorded
<b>Return Fan</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>CENTRAL ACID WASTE NEUTRALIZING TANK</b>	
	Does not exist
<b>CLIMATE CONTROL SYSTEM</b>	
	Inspected
<b>BMS</b>	
	Does not exist
<b>Pneumatic System</b>	
	Inspected
Instance	Throughout
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	61-80%
Deficiency	DEFECTIVE DAMPER ACTUATOR
Deficiency Location/Instance	Lower Roof - North Penthouse MER; Main Roof - South Penthouse MER
Deficiency Quantity	7
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE TERMINAL UNIT CONTROLLER
Deficiency Location/Instance	Lower Roof - North Penthouse MER; Main Roof - South Penthouse MER
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Hybrid System</b>	
	Does not exist
<b>Electric System</b>	
	Inspected
Instance	Throughout (Heat Timer 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
<b>COMPACTOR</b>	
	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Room B06
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>CONVEYING</b>	
	Inspected
<b>Dumbwaiter</b>	
	Does not exist
<b>Elevator</b>	
	Inspected
Condition	3- Fair

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<b>Question</b>	<b>Response</b>
<b>CONVEYING</b>	
<b>Elevator</b>	
Are all the existing elevators operable?	Yes
Deficiency	No deficiencies recorded
<b>Escalator</b>	Does not exist
<b>Non-auditorium Handicap Lift - Vertical</b>	Does not exist
<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>	Inspected
<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	Sprinkler/Water Meter Room B07
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Liquitrol
EquipmentId	N/A
Capacity/Size Quantity	2
Capacity/Size UOM	Total # Pumps
Capacity/Size 2 Quantity	10
Capacity/Size 2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	2014
Source of Installation Year	Custodial Staff
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
<b>Hydraulic/Pneumatic Booster System</b>	Does not exist
<b>Water Service</b>	Inspected
Instance	Sprinkler/Water Meter Room B07
Instance Condition	1- Good
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
<b>Domestic Hot Water System</b>	Inspected
<b>Domestic Hot Water Remote Storage Tank</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Domestic Water Heat Exchanger</b>	Does not exist
<b>Electric Domestic Water Heater</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Gas Fired Domestic Water Heater</b>	Inspected
Instance	Boiler Room
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	A.O. Smith

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Question	Response
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Hot Water System</b>	
<b>Gas Fired Domestic Water Heater</b>	
EquipmentId	N/A
Capacity/Size Quantity	76
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	75
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2016
Source of Installation Year	Custodial Staff
Deficiency	NOT IN USE
Deficiency Location/Instance	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
<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	3- Fair
Deficiency	No deficiencies recorded
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	
<b>Interior Storm Piping</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Sewage/Waste/Vent Piping</b>	Inspected
Condition	3- Fair
Deficiency	SEWAGE/WASTE PIPING:DEFECTIVE/LEAKS
Deficiency Location/Instance	Corridor near Room B05
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Sewage Ejector Pump</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Sump Pump</b>	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room (1 of 3)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)</b>	Does not exist
<b>FIXTURES</b>	
<b>Staff And Other</b>	Inspected
<b>Janitor Sink</b>	Inspected
Condition	3- Fair

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Question	Response
<b>FIXTURES</b>	
<b>Staff And Other</b>	
<b>Janitor Sink</b>	
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	
Condition	Inspected
Deficiency	1- Good
Deficiency	No deficiencies recorded
<b>Urinal</b>	
Condition	Inspected
Deficiency	1- Good
Deficiency	No deficiencies recorded
<b>Student</b>	
Condition	Inspected
<b>Drinking Fountain</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Toilet Room 315M
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Locker Room Shower</b>	
Condition	Does not exist
<b>Sink And Fountain Combo Unit</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	
Condition	Inspected
Deficiency	1- Good
Deficiency	No deficiencies recorded
<b>Urinal</b>	
Condition	Inspected
Deficiency	1- Good
Deficiency	No deficiencies recorded
<b>GAS FIRED FURNACE</b>	
Condition	Does not exist
<b>GAS SERVICE</b>	
Condition	Inspected
<b>Gas Distribution Piping</b>	
Condition	Inspected
Deficiency	1- Good
Deficiency	No deficiencies recorded
<b>Gas Meter Room Exhaust Fan</b>	
Condition	Does not exist
<b>Gas Meter Room Vent</b>	
Condition	Does not exist
<b>Gas Pressure Booster</b>	
Condition	Does not exist
<b>CO/Gas Leak Detection</b>	
Instance	Inspected
Instance	Boiler Room, Basement and 1st Floor Corridors (CO 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

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Question	Response
<b>GAS SERVICE</b>	
<b>CO/Gas Leak Detection</b>	
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2022
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
<b>HEATING</b>	
<b>Heating Coil In Ductwork</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
<b>Hydronic Heating</b>	
Does not exist	
<b>Radiator/Convactor/Fin Tube</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency	FIN TUBE:DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Corridor near Room 220K
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	AUXILIARY (VALVE, VENT):DEFECTIVE
Deficiency Location/Instance	Corridor near Room 108K
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Steam Heating</b>	
Inspected	
<b>F&amp;T/Steam Drip Trap</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Basement Crawlspace; Lower Roof - North Penthouse MER; Main Roof - South Penthouse MER
Deficiency Quantity	12
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>MER Steam and Condensate Piping</b>	
Inspected	
Condition	3- Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Lower Roof - North Penthouse MER; Main Roof - South Penthouse MER
Deficiency Quantity	60
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded



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Question	Response
<b>HEATING</b>	
<b>Steam Heating</b>	
<b>Steam Condensate Return Piping</b>	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Boiler Room, Room B05, Corridor near Room 220K
Deficiency Quantity	40
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Steam Condensate Return Pumping System</b>	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE PUMP
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
<b>Steam Piping</b>	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Corridor near Room 220K
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Terminal Unit Thermostatic Trap</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Steam supplied by External Sources</b>	Does not exist
<b>Unit Heater/Cabinet Heater</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>HEATING PLANT</b>	
Instance on Basement	Inspected
Is there a water meter on the boiler make-up water piping?	Yes
Observed Operational?	Yes
Burner Manufacturer	Industrial Combustion
Burner Model	N/A
Burner Type	Gas
Heating Plant Oil Number	N/A
<b>Boiler Auxiliaries</b>	Inspected
Instance on Basement	Inspected
<b>Boiler Auxiliary Piping</b>	Inspected
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Boiler Emergency Stop Switch</b>	Inspected
Instance on Basement	Inspected

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Question	Response
<b>HEATING PLANT</b>	
<b>Boiler Auxiliaries</b>	
<b>Boiler Emergency Stop Switch</b>	
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Boiler Feedwater System</b>	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Boiler Feedwater Treatment(Automatic)</b>	
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
<b>Boiler Flue Exhaust</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Boiler Make-up Water Backflow Preventer</b>	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Boiler Room Steam And Condensate Piping</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Boiler Safety Valve</b>	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler System</b>	
Instance on Basement	Inspected
<b>Coal-fired Boiler</b>	
Instance on Basement	Does not exist
<b>Hot Water Boiler</b>	
Instance on Basement	Does not exist
<b>Modular Boiler</b>	
Instance on Basement	Does not exist
<b>Steam Boiler</b>	
Instance on Basement	Inspected
Instance on Basement	Inspected
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	6,014
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	Kewanee Boiler Corporation
EquipmentId	66491-1

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Question	Response
<b>HEATING PLANT</b>	
<b>Boiler System</b>	
<b>Steam Boiler</b>	
Capacity/Size Quantity	7746
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	1975
Source of Installation Year	Documented
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Quantity	150
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	RUSTED CASING
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
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
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	6,014
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	Kewanee Boiler Corporation
EquipmentId	66491-2
Capacity/Size Quantity	7746
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	1975
Source of Installation Year	Documented
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Quantity	150
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	RUSTED CASING
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded

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Question	Response
<b>HEATING PLANT</b>	
<b>Boiler System</b>	
<b>Steam Boiler</b>	
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
<b>Fuel System</b>	
Instance on Basement	Inspected
<b>Boiler Fresh Air Louver/Damper</b>	
Instance on Basement	Inspected
Instance Condition	1- Good
Type	Automatic
Deficiency	No deficiencies recorded
<b>Burner/Burner Control Panel</b>	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Fuel Oil Storage/Supply System</b>	
Instance on Basement	Does not exist
<b>Gas Trains And Vent At The Boiler</b>	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Enclosed IDF Room</b>	
Instance on Rooms 121, 215C	Inspected
<b>Dedicated A/C Equipment</b>	
Instance on Rooms 121, 215C	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Rooms 121, 215C
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations 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
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded

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Question	Response
<b>KITCHEN</b>	
<b>Hood Exhaust Ductwork</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- 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	Does not exist
<b>Hot Water Temperature Booster</b>	
Instance on 1st Floor	Does not exist
<b>Kitchen Sink</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>MDF 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>SCIENCE DEMO ROOM</b>	
Does not exist	
<b>SCIENCE LAB</b>	
Inspected	
Instance on Room 203/205	Inspected
Alternative Use	No
<b>Acid Waste Neutralizing Tank</b>	
Instance on Room 203/205	Does not exist
<b>CO Detector</b>	
Instance on Room 203/205	Not required
<b>Emergency Shower</b>	
Instance on Room 203/205	Does not exist
<b>Eye Wash</b>	
Instance on Room 203/205	Does not exist
<b>Hood Exhaust Ductwork</b>	
Instance on Room 203/205	Does not exist
<b>Hood Exhaust Fan</b>	
Instance on Room 203/205	Does not exist
<b>Fixed Laboratory Hood</b>	
Instance on Room 203/205	Does not exist
<b>Laboratory Sink</b>	
Instance on Room 203/205	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	
Instance on Room 203/205	Does not exist
<b>SCIENCE PREP ROOM</b>	
Does not exist	
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	
Inspected	
<b>Dry Sprinkler Alarm Valve Assembly</b>	
Does not exist	
<b>Wet Sprinkler Alarm Valve Assembly</b>	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Fire Booster Pump Assembly</b>	
Does not exist	

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Question	Response
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	
<b>Roof Tank</b>	Does not exist
<b>Siamese Connection</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Sprinkler Head</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Sprinkler Piping</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Standpipe System</b>	Inspected
<b>Hose Valve Assembly</b>	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE VALVE
Deficiency Location/Instance	Basement - Stairs "A", "B"
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
<b>Piping</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Water Gong</b>	Does not exist
<b>SWIMMING POOL</b>	
Does not exist	
<b>VENTILATION</b>	
Is the building Mechanically ventilated?	
Yes	
<b>Exhaust Fan</b>	
Inspected	
Condition	3- Fair
Approximate Total # of Fans	1-25
Deficiency	DEFECTIVE
Deficiency Location/Instance	Lower Roof / HE-20; Main Roof / HE-17, HE-25, HE-26, HE-28, TE-22
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/DETERIORATED
Deficiency Location/Instance	Main Roof / HE-30
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Heating And Ventilating Unit</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Metal Ductwork</b>	Inspected
Condition	3- Fair
Are there any uninsulated ductwork by design in Mechanical rooms?	No
Are there chain operated dampers?	No

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Question	Response
<b>VENTILATION</b>	
<b>Metal Ductwork</b>	
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Lower Roof - North Penthouse MER; Main Roof - South Penthouse MER
Deficiency Quantity	50
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Supply Fan</b>	Does not exist
<b>Unit Ventilator</b>	Does not exist