

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

Mechanical Inspection

R460


Asset: SUSAN E. WAGNER HS - STATEN ISLAND, 1200 MANOR ROAD, STATEN ISLAND, NY, 10314

Inspection Id	Inspection Type	Time In	Last Edited
4268	MECHANICAL	2024-03-25 08:27AM	2024-05-03 02:14PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Electric Domestic Water Heater for Kitchen (1 of 2) Years: 2023 Systems: Boiler Safety Valves, Climate Control System - BMS (except pneumatic sub-components) Years: 2021 Systems: Kitchen - Grease Traps Years: 2020 Systems: MDF Room - Dedicated A/C Equipment (DX Split System); Packaged / Rooftop Unit; Climate Control System - Electric System for Health Clinic Room 174; Enclosed IDF Room - Dedicated A/C Equipment: Room inside Health Clinic (DX Split System); Enclosed IDF Room - Dedicated A/C Equipment: Room inside Room 237 (1 of 2, DX Split System) Years: 2019 Systems: Elevator; Electric Domestic Water Heaters for Nurse Office (in Janitor Closet within Girls Locker Room, 1 of 2) Years: 2017 Systems: Terminal Unit Thermostatic Traps; Steam Condensate Return Pumping System; F&T/Steam Drip Traps Years: 2015 Systems: Fixtures - Toilets (~90%); DX Split System for Basement Weight Room Years: 2014
Are there fuel tanks?	Yes
Total # of above ground tanks	2
Total capacity of all above ground tanks in gal.	30,000
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	4
MERs/Fan Rooms Locations	Basement - MER B55, MER next to Electric Meter Room; MER 211, MER within Room 219, MER next to Room 288; 4th Floor Roof - MER
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	Science Demo Rooms 351, 353A, 353B, 453A, 455; Science Prep Room 454
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Rooms B40, B53, B62, 285, 288 (painted, 26); Boy's Gymnasium - Storage Room (obstructed, 1)
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 Emergency Stop Switch	Emergency Stop Switch Glass shattered and tapped.	Boiler Emergency Stop Switch	Boiler Room Entrance by Stair "H"	Stephen Napoli	Fireman	

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

Mechanical Inspection

R460

Yes	Defective Sprinkler/Standpipe System	Damaged/Deteriorated (1)	Sprinkler Head	Large Gymnasium - Storage Room	Stephen Napoli	Fireman	
Yes	Other	Defective (1)	Science Lab - Eye Wash	Room 452	Stephen Napoli	Fireman	
Yes	Other	Defective (1)	Science Prep Room - Eye Wash	Room 457	Stephen Napoli	Fireman	
No	Other	Defective (1)	Science Demo Room - Eye Wash	Rooms 451	Stephen Napoli	Fireman	
Yes	Defective Boiler Safety Auxiliary	Water Column Assembly - Isolation Valve is missing handle.	Steam Boiler	Boiler Room / Boiler #1	Stephen Napoli	Fireman	

Inspection

Question	Response
Mechanical	
AIR CONDITIONING	Inspected
Chilled Water System	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	2- Between Good and Fair
Deficiency	UP TO 5 TONS:NOT IN USE
Deficiency Location/Instance	Room B41
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Outdoor Unit	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Dry Cooler	Does not exist
Packaged / Rooftop Unit	Inspected
Instance	2nd Floor Roof

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

Mechanical Inspection

R460

Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	T4C-1
Capacity/Size Quantity	6
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2019
Source of Installation Year	Documented
Source of Heating	Electric
Refrigerant Type	N/A
Deficiency	No deficiencies recorded
Packaged Terminal A/C	Does not exist
Refrigerant Leak Detection System	Does not exist
Refrigerant Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Return Fan	Does not exist
CENTRAL ACID WASTE NEUTRALIZING TANK	
Condition	3- Fair
Deficiency	No deficiencies recorded
CLIMATE CONTROL SYSTEM	
	Inspected
BMS	
	Inspected
Instance	Throughout (except Health Clinic, WPT System)
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	0-20%
Installation Year	2021
Source of Installation Year	Documented
Deficiency	DEFECTIVE SYSTEM
Deficiency Location/Instance	Throughout (except Health Clinic, WPT System)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Pneumatic System	
	Inspected
Instance	Various Locations (Forced Air System except Kitchen, Cafeteria, Gymnasiums, Auditorium)
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	MER 211 @ RAF-D6, RAF-D7, HV-D5, HV-D6; MER within Room 219; MER next to Room 288 @ HV-B1
Deficiency Quantity	6
Quantity Uom	EACH
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

R460

Question	Response
CLIMATE CONTROL SYSTEM	
Pneumatic System	
Violations	No violations recorded
Deficiency	DEFECTIVE TERMINAL UNIT CONTROLLER
Deficiency Location/Instance	MER within Room 219, MER next to Room 288
Deficiency Quantity	2
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	Health Clinic Room 174
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
COMPACTOR	Does not exist
CONVEYING	Inspected
Dumbwaiter	Does not exist
Elevator	Inspected
Condition	1- Good
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	Basement - Sprinkler/Water/Gas Meter Room
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Federal Pump
EquipmentId	N/A
Capacity/Size Quantity	1
Capacity/Size UOM	Total # Pumps
Capacity/Size 2 Quantity	10
Capacity/Size 2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	1980
Source of Installation Year	Inspector Estimate
Deficiency	No deficiencies recorded
Hydraulic/Pneumatic Booster System	Does not exist
Water Service	Inspected
Instance	Basement - Sprinkler/Water/Gas Meter Room, Sprinkler/Water Meter Room near Room B51
Instance Condition	3- Fair

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

Mechanical Inspection

R460

Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Water Service	
Instance Quantity	4
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:DEFECTIVE VALVE
Deficiency Location/Instance	Sprinkler/Water Meter Room near Room B51 (Domestic)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Basement - Sprinkler/Water/Gas Meter Room, Sprinkler/Water Meter Room near Room B51
Deficiency Quantity	4
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	Inspected
Condition	3- Fair
Deficiency	Flange Leaks
Deficiency Location/Instance	Boiler Room (1 of 2)
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 AUXILIARIES(RELIEF VALVE, GAUGE, TEMPERATURE REGULATOR, 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
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Electric Domestic Water Heater	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Gas Fired Domestic Water Heater	Does not exist

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Mechanical Inspection

R460

Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
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	DEFECTIVE/LEAKS
Deficiency Location/Instance	Rooms 353A, 353B
Deficiency Quantity	20
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	
Interior Storm Piping	
Condition	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	
Condition	Inspected
Condition	3- Fair
Deficiency	INTERIOR FLOOR DRAIN:DEFECTIVE
Deficiency Location/Instance	Kitchen
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	SEWAGE/WASTE PIPING:DEFECTIVE/LEAKS
Deficiency Location/Instance	Boiler Room, Basement - Corridor near Electrical Meter Room, MER next to Electric Meter Room, Main Electrical Meter Room
Deficiency Quantity	40
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Sewage Ejector Pump	
Condition	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sump Pump	
Condition	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
Does not exist	
FIXTURES	
Inspected	
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	2- Between Good and Fair
Deficiency	CRACKED/PHYSICAL DAMAGE

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

Mechanical Inspection

R460

Question	Response
FIXTURES	
Staff And Other	
Toilet	
Deficiency Location/Instance	Custodian Break Room - Toilet Room
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	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Student	
Condition	Inspected
Drinking Fountain	
Condition	Inspected
Deficiency	3- Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Basement - Girls Locker Room, 1st Floor - Small Gymnasium, Corridor near Rooms 155B, 284
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Lavatory/Sink	
Condition	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Boy's Toilet Room 252-BT
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Locker Room Shower	
Condition	Inspected
Instance on Basement - Boys	Inaccessible
Instance on Basement - Girls	Inaccessible
Sink And Fountain Combo Unit	
Condition	Does not exist
Toilet	
Condition	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	
Condition	Inspected
Condition	3- Fair
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Field Boy's Toilet Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
GAS FIRED FURNACE	
Condition	Does not exist

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

Mechanical Inspection

R460

Question	Response
GAS SERVICE	Inspected
Gas Distribution Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Does not exist
Gas Meter Room Vent	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Gas Pressure Booster	Does not exist
CO/Gas Leak Detection	Does not exist
HEATING	Inspected
Heating Coil In Ductwork	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Hydronic Heating	Does not exist
Radiator/Convactor/Fin Tube	Inspected
Condition	3- Fair
Deficiency	RADIATOR/CONVECTOR:DEFECTIVE
Deficiency Location/Instance	Corridor near Room 255A
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Heating	Inspected
F&T/Steam Drip Trap	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	MER 211, MER within Room 219
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
MER Steam and Condensate Piping	Inspected
Condition	3- Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	MERs
Deficiency Quantity	100
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Condensate Return Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Steam Piping	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE VALVE

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

Mechanical Inspection

R460

Question	Response
HEATING	
Steam Heating	
Steam Piping	
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Terminal Unit Thermostatic Trap	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded
Steam supplied by External Sources	
Condition	Does not exist
Unit Heater/Cabinet Heater	
Condition	Inspected
Deficiency	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Basement - MER B55, MER 211, Exist 5, Field Toilet Room, Corridor near Room 111, Room B46A
Deficiency Quantity	6
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
HEATING PLANT	
Instance on Basement	Inspected
Is there a water meter on the boiler make-up water piping?	No
Burner Manufacturer	Preferred Utilities
Burner Model	BHE8V3A4
Burner Type	Oil
Heating Plant Oil Number	4
Boiler Auxiliaries	
Instance on Basement	Inspected
Boiler Auxiliary Piping	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	DEFECTIVE BOILER AUTOMATIC FEEDWATER VALVE
Deficiency Location/Instance	Boiler Room @ Boiler #3, #4
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Emergency Stop Switch	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room Entrance by Stair "H"
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Mechanical Inspection

R460

Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Feedwater System	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	
Instance on Basement	Does not exist
Boiler Flue Exhaust	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	DRAFT FAN:DEFECTIVE
Deficiency Location/Instance	Boiler Room @ Boiler #1, #3
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Make-up Water Backflow Preventer	
Instance on Basement	Does not exist
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	1- Good
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	
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	8,385
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	Kewanee Boiler Corporation
EquipmentId	53205-1
Capacity/Size Quantity	10800
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Inspector Estimate
Installation Year	1968
Source of Installation Year	Documented
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Quantity	40
Quantity Uom	S.F.

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

Mechanical Inspection

R460

Question	Response
HEATING PLANT	
Boiler System	
Steam Boiler	
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	8,385
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	Kewanee Boiler Corporation
EquipmentId	53205-2
Capacity/Size Quantity	10800
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Inspector Estimate
Installation Year	1968
Source of Installation Year	Documented
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
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	8,385
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	Kewanee Boiler Corporation
EquipmentId	53205-3
Capacity/Size Quantity	10800
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Inspector Estimate
Installation Year	1968
Source of Installation Year	Documented
Deficiency	DAMAGED/MISSING INSULATION
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	DAMAGED REFRACTORY
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	MAINTENANCE

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

Mechanical Inspection

R460

Question	Response
HEATING PLANT	
Boiler System	
Steam Boiler	
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
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	8,385
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	Kewanee Boiler Corporation
EquipmentId	53205-4
Capacity/Size Quantity	10800
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Inspector Estimate
Installation Year	1968
Source of Installation Year	Documented
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
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	OIL BURNER:DEFECTIVE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	MAINTENANCE
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	No deficiencies recorded
Gas Trains And Vent At The Boiler	
Instance on Basement	Does not exist

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Mechanical Inspection

R460

Question	Response
Enclosed IDF Room	Inspected
Instance on Closet in Rooms B45, B62; Closet next to Toilet Room 252-TT; Room 270JSC	Inspected
Instance on Room inside Room 237	Inspected
Instance on Room inside Health Clinic Room 174	Inspected
Dedicated A/C Equipment	
Instance on Closet in Rooms B45, B62; Closet next to Toilet Room 252-TT; Room 270JSC	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Closet in Rooms B45, B62; Closet next to Toilet Room 252-TT; Room 270JSC
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance on Room inside Room 237	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room inside Health Clinic Room 174	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
KITCHEN	Inspected
Instance on 1st Floor	Inspected
CO Detector	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies 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	1- Good
Deficiency	No deficiencies 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	

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Mechanical Inspection

R460

Question	Response
KITCHEN	
Hot Water Temperature Booster	
Instance on 1st Floor	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
Kitchen Sink	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	Missing Air Gap
Deficiency Location/Instance	Kitchen (2 of 5)
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
MDF Room	
Instance on Room inside Room A103	Inspected
Dedicated A/C Equipment	
Instance on Room inside Room A103	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	
Instance on Rooms 359, 459	Inspected
Alternative Use	No
Instance on Rooms 351, 353A, 353B, 455	Inspected
Alternative Use	No
Instance on Rooms 451	Inspected
Alternative Use	No
Instance on Room 453B	Inspected
Alternative Use	No
Instance on Room 453A	Inspected
Alternative Use	No
Instance on Room 355	Inspected
Alternative Use	Yes
Acid Waste Neutralizing Tank	
Instance on Rooms 359, 459	Does not exist
Instance on Rooms 351, 353A, 353B, 455	Does not exist
Instance on Rooms 451	Does not exist
Instance on Room 453B	Does not exist
Instance on Room 453A	Does not exist
Instance on Room 355	Does not exist
CO Detector	
Instance on Rooms 359, 459	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Rooms 351, 353A, 353B, 455	Inspected

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Mechanical Inspection

R460

Question	Response
SCIENCE DEMO ROOM	
CO Detector	
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Rooms 351, 353A, 353B, 455
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Instance on Rooms 451	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Instance on Room 453B	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Room 453A	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Room 453A
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Instance on Room 355	Not required
Emergency Shower	
Instance on Rooms 359, 459	Does not exist
Instance on Rooms 351, 353A, 353B, 455	Does not exist
Instance on Rooms 451	Does not exist
Instance on Room 453B	Does not exist
Instance on Room 453A	Does not exist
Instance on Room 355	Does not exist
Eye Wash	
Instance on Rooms 359, 459	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Rooms 351, 353A, 353B, 455	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Rooms 451	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room 451
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Instance on Room 453B	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded

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

Mechanical Inspection

R460

Question	Response
SCIENCE DEMO ROOM	
Eye Wash	
Instance on Room 453A	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Room 355	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Rooms 359, 459	Does not exist
Instance on Rooms 351, 353A, 353B, 455	Does not exist
Instance on Rooms 451	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Room 453B	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room 453B
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance on Room 453A	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Room 355	Does not exist
Hood Exhaust Fan	
Instance on Rooms 359, 459	Does not exist
Instance on Rooms 351, 353A, 353B, 455	Does not exist
Instance on Rooms 451	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Room 453B	Does not exist
Instance on Room 453A	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Room 355	Does not exist
Fixed Laboratory Hood	
Instance on Rooms 359, 459	Does not exist
Instance on Rooms 351, 353A, 353B, 455	Does not exist
Instance on Rooms 451	Does not exist
Instance on Room 453B	Does not exist
Instance on Room 453A	Does not exist
Instance on Room 355	Does not exist
Laboratory Sink	
Instance on Rooms 359, 459	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Rooms 351, 353A, 353B, 455	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Rooms 451	Inspected

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Mechanical Inspection

R460

Question	Response
SCIENCE DEMO ROOM	
Laboratory Sink	
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Room 453B	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Room 453A	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Room 355	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Rooms 359, 459	Does not exist
Instance on Rooms 351, 353A, 353B, 455	Does not exist
Instance on Rooms 451	Does not exist
Instance on Room 453B	Does not exist
Instance on Room 453A	Does not exist
Instance on Room 355	Does not exist
SCIENCE LAB	Inspected
Instance on Room 452	Inspected
Alternative Use	No
Instance on Room 458	Inspected
Alternative Use	No
Instance on Room 352	Inspected
Alternative Use	No
Instance on Room 358	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room 452	Does not exist
Instance on Room 458	Does not exist
Instance on Room 352	Does not exist
Instance on Room 358	Does not exist
CO Detector	
Instance on Room 452	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Room 458	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Room 352	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Instance on Room 358	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Emergency Shower	
Instance on Room 452	Does not exist
Instance on Room 458	Does not exist
Instance on Room 352	Does not exist
Instance on Room 358	Does not exist
Eye Wash	

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

Mechanical Inspection

R460

Question	Response
SCIENCE LAB	
Eye Wash	
Instance on Room 452	Inspected
Instance Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room 452 (1 of 2)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Instance on Room 458	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Room 352	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Room 358	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Room 452	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Room 458	Does not exist
Instance on Room 352	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Room 358	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room 358
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Hood Exhaust Fan	
Instance on Room 452	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Room 458	Does not exist
Instance on Room 352	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Room 358	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Fixed Laboratory Hood	
Instance on Room 452	Does not exist
Instance on Room 458	Does not exist
Instance on Room 352	Does not exist

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

Mechanical Inspection

R460

Question	Response
SCIENCE LAB	
Fixed Laboratory Hood	
Instance on Room 358	Does not exist
Laboratory Sink	
Instance on Room 452	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Room 458	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Room 458 (6 of 10)
Deficiency Quantity	6
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance on Room 352	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Room 358	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 452	Does not exist
Instance on Room 458	Does not exist
Instance on Room 352	Does not exist
Instance on Room 358	Does not exist
SCIENCE PREP ROOM	
	Inspected
Instance on Room 454	Inspected
Alternative Use	No
Instance on Room 457	Inspected
Alternative Use	No
Instance on Rooms 354, 357	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room 454	Does not exist
Instance on Room 457	Does not exist
Instance on Rooms 354, 357	Does not exist
CO Detector	
Instance on Room 454	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Room 454
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Instance on Room 457	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded

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

Mechanical Inspection

R460

Question	Response
SCIENCE PREP ROOM	
CO Detector	
Instance on Rooms 354, 357	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Emergency Shower	
Instance on Room 454	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Room 457	Does not exist
Instance on Rooms 354, 357	Does not exist
Eye Wash	
Instance on Room 454	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Room 457	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room 457
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Instance on Rooms 354, 357	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Room 454	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Room 457	Does not exist
Instance on Rooms 354, 357	Does not exist
Hood Exhaust Fan	
Instance on Room 454	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Room 457	Does not exist
Instance on Rooms 354, 357	Does not exist
Fixed Laboratory Hood	
Instance on Room 454	Does not exist
Instance on Room 457	Does not exist
Instance on Rooms 354, 357	Does not exist
Laboratory Sink	
Instance on Room 454	Inspected
Instance Condition	3- Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Room 454 (1 of 2)
Deficiency Quantity	1
Quantity Uom	EACH
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

R460

Question	Response
SCIENCE PREP ROOM	
Laboratory Sink	
Violations	No violations recorded
Instance on Room 457	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Rooms 354, 357	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 454	Does not exist
Instance on Room 457	Does not exist
Instance on Rooms 354, 357	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	No deficiencies recorded
Fire Booster Pump Assembly	Does not exist
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	Rooms B40, B53, B62, 285, 288 (painted, 26); Boy's Gymnasium - Storage Room (obstructed, 1)
Deficiency Quantity	27
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Large Gymnasium - Storage Room
Deficiency Quantity	1
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	Does not exist
Water Gong	Does not exist
SWIMMING POOL	
	Does not exist
VENTILATION	
Is the building Mechanically ventilated?	Inspected
	Partial
Exhaust Fan	Inspected
Condition	3- Fair
Approximate Total # of Fans	51-75
Deficiency	DEFECTIVE
Deficiency Location/Instance	MER next to Room 288 / EF-B8 (bearing)

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

Mechanical Inspection

R460

Question	Response
VENTILATION	
Exhaust Fan	
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Heating And Ventilating Unit	
Condition	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE FAN
Deficiency Location/Instance	MER 211 / HV-D3
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 MOTOR
Deficiency Location/Instance	MER next to Room 288 / HV-B1
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Metal Ductwork	
Condition	Inspected
Condition	3- Fair
Are there any uninsulated ductwork by design in Mechanical rooms?	Yes
Are there chain operated dampers?	Yes
Deficiency	DAMAGED FLEXIBLE CONNECTION
Deficiency Location/Instance	MER within Room 219, 4th Floor Fan Room
Deficiency Quantity	20
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	MER 211, MER next to Room 288; 4th Floor Roof - MER
Deficiency Quantity	100
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
Deficiency Location/Instance	1st Floor - Large Gymnasium, Boys Locker Room, Boys Locker - Toilet Room, Rooms 104, A110
Deficiency Quantity	15
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Supply Fan	
Condition	Does not exist
Unit Ventilator	
Condition	Inspected

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

Mechanical Inspection

R460

Question	Response
VENTILATION	
Unit Ventilator	
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE FRESH AIR INTAKE
Deficiency Location/Instance	Cafeteria
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE
Deficiency Location/Instance	Rooms inside Cafeteria
Deficiency Quantity	6
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded