

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

Mechanical Inspection

R861

Asset: ELIZABETH A. CONNELLY CAMPUS - S.I., 280 REGIS DRIVE, STATEN ISLAND, NY, 10314

Inspection Id	Inspection Type	Time In	Last Edited
2990	MECHANICAL	2024-02-06 09:02AM	2024-03-23 03:24PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Climate Control System - BMS Years: 2023 Systems: Gas Fired Domestic Water Heater Years: 2022 Systems: Enclosed IDF Rooms - Dedicated A/C Equipment (3 of 6, DX Split Systems); MDF Room - Dedicated A/C Equipment (1 of 2, DX Split System) Years: 2018
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	2
MERs/Fan Rooms Locations	None
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Room 129 (obstructed, 2)
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
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	No deficiencies 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
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	RTU-1
Capacity/Size Quantity	8
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2009

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Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Source of Installation Year	Documented
Source of Heating	Gas
Refrigerant Type	R-410A
Deficiency	No deficiencies recorded
Instance	2nd Floor Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Seasons4
EquipmentId	RTU-2
Capacity/Size Quantity	45
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2009
Source of Installation Year	Documented
Source of Heating	Gas
Refrigerant Type	R-407C
Deficiency	No deficiencies recorded
Instance	3rd Floor Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Seasons4
EquipmentId	RTU-3
Capacity/Size Quantity	36
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2009
Source of Installation Year	Documented
Source of Heating	Gas
Refrigerant Type	R-407C
Deficiency	No deficiencies recorded
Instance	2nd Floor Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Seasons4
EquipmentId	RTU-4
Capacity/Size Quantity	33
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2009
Source of Installation Year	Documented
Source of Heating	Gas
Refrigerant Type	R-407C
Deficiency	No deficiencies recorded
Instance	2nd Floor Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	RTU-5
Capacity/Size Quantity	13
Capacity/Size UOM	Tons

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AIR CONDITIONING	
Packaged / Rooftop Unit	
Source of Capacity/Size	Inspector Estimate
Installation Year	2009
Source of Installation Year	Documented
Source of Heating	Gas
Refrigerant Type	R-410A
Deficiency	No deficiencies recorded
Instance	Main Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Seasons4
EquipmentId	RTU-6
Capacity/Size Quantity	33
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2009
Source of Installation Year	Documented
Source of Heating	Gas
Refrigerant Type	R-407C
Deficiency	No deficiencies recorded
Instance	Main Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	Seasons4
EquipmentId	RTU-7, RTU-8
Capacity/Size Quantity	103
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2009
Source of Installation Year	Documented
Source of Heating	Gas
Refrigerant Type	R-407C
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	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	2nd Floor Roof
Deficiency Quantity	40
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Return Fan	Does not exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Inspected
Instance	Throughout
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH

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Question	Response
CLIMATE CONTROL SYSTEM	
BMS	
Building Area Covered by Operational System	81-100%
Installation Year	2023
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Pneumatic System	Does not exist
Hybrid System	Does not exist
Electric System	Does not exist
COMPACTOR	Does not exist
CONVEYING	Inspected
Dumbwaiter	Does not exist
Elevator	Inspected
Condition	2- Between Good and Fair
Are all the existing elevators operable?	Yes
Deficiency	No deficiencies recorded
Escalator	Does not exist
Non-auditorium Handicap Lift - Vertical	Does not exist
Non-auditorium Handicap Lift - Stair	Does not exist
Ash Hoist	Does not exist
Sidewalk Elevator	Does not exist
DOMESTIC WATER SYSTEM	Inspected
Domestic Cold Water System	Inspected
Gravity System	Does not exist
Pressure Booster System	Does not exist
Water Service	Inspected
Instance	1st Floor - Sprinkler/Water Meter Room
Instance Condition	2- Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Domestic Hot Water System	Inspected
Domestic Hot Water Remote Storage Tank	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Domestic Water Heat Exchanger	Does not exist
Electric Domestic Water Heater	Does not exist
Gas Fired Domestic Water Heater	Inspected
Instance	Penthouse Water Heater Room
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Lochinvar
EquipmentId	N/A
Capacity/Size Quantity	985
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	0
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2022
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Oil Fired Domestic Water Heater	Does not exist
Heat Pump Domestic Water Heater	Does not exist
Domestic Water Distribution Piping	Inspected

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Water Distribution Piping	
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE VALVE
Deficiency Location/Instance	1st Floor - Sprinkler/Water Meter Room (pressure regulator)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	
	Inspected
Interior Storm Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	
	Inspected
Condition	2- Between Good and Fair
Deficiency	INTERIOR FLOOR DRAIN:DEFECTIVE
Deficiency Location/Instance	Outside of Electrical 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	SEWAGE/WASTE PIPING:DEFECTIVE/LEAKS
Deficiency Location/Instance	Room 428
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Sewage Ejector Pump	Does not exist
Sump Pump	Does not exist
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	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Toilet Room 312
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Toilet	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded

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Question	Response
FIXTURES	
Staff And Other	
Urinal	Does not exist
Student	Inspected
Drinking Fountain	
Condition	3- Fair
Deficiency	CLOGGED/LEAKING
Deficiency Location/Instance	Cafeteria, Room 240
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Corridors near Rooms 312, 412, 413
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Lavatory/Sink	
Condition	3- Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Room 106, Toilet Room 416
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Locker Room Shower	
Does not exist	
Sink And Fountain Combo Unit	
Condition	3- Fair
Deficiency	CLOGGED/LEAKING
Deficiency Location/Instance	Rooms 209, 302
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Toilet	
Condition	3- Fair
Deficiency	No deficiencies recorded
Urinal	
Condition	3- Fair
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Toilet Room 416
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3

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FIXTURES	
Student	
Urinal	
Purpose of Action	LEVEL 2
Violations	No violations recorded
GAS FIRED FURNACE	Does not exist
GAS SERVICE	Inspected
Gas Distribution Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Does not exist
Gas Meter Room Vent	Does not exist
Gas Pressure Booster	Does not exist
CO/Gas Leak Detection	Inspected
Instance	Penthouse Water Heater Room
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2009
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
HEATING	Inspected
Heating Coil In Ductwork	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hydronic Heating	Does not exist
Radiator/Convactor/Fin Tube	Inspected
Condition	2- Between Good and Fair
Deficiency	FIN TUBE:DEFECTIVE
Deficiency Location/Instance	Custodian's Office, Rooms 109, 127, 208, 412
Deficiency Quantity	50
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Heating	Does not exist
Steam supplied by External Sources	Does not exist
Unit Heater/Cabinet Heater	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Main Entrance, Stair "A/1", Corridors near Stair "A" on 2nd, 3rd and 4th Floors
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	Does not exist
Enclosed IDF Room	Inspected
Instance on Rooms 228, 324, 424	Inspected
Dedicated A/C Equipment	
Instance on Rooms 228, 324, 424	Inspected
Instance Condition	3- Fair

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Question	Response
Enclosed IDF Room	
Dedicated A/C Equipment	
Deficiency	DEFECTIVE
Deficiency Location/Instance	Rooms 228, 324, 424 (3 of 6)
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
KITCHEN	Inspected
Instance on 1st Floor	Inspected
CO Detector	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
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	3- Fair
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	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Kitchen Sink	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
MDF Room	Inspected
Instance on Library - Room 112	Inspected
Dedicated A/C Equipment	
Instance on Library - Room 112	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
SCIENCE DEMO ROOM	Does not exist
SCIENCE LAB	Inspected
Instance on Room 307	Inspected
Alternative Use	No
Instance on Room 430	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room 307	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Room 430	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
CO Detector	
Instance on Room 307	Not required
Instance on Room 430	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Emergency Shower	
Instance on Room 307	Does not exist
Instance on Room 430	Does not exist
Eye Wash	
Instance on Room 307	Does not exist
Instance on Room 430	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Room 307	Does not exist
Instance on Room 430	Does not exist
Hood Exhaust Fan	
Instance on Room 307	Does not exist
Instance on Room 430	Does not exist
Fixed Laboratory Hood	
Instance on Room 307	Does not exist
Instance on Room 430	Does not exist
Laboratory Sink	
Instance on Room 307	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Room 430	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 307	Does not exist
Instance on Room 430	Does not exist
SCIENCE PREP ROOM	Inspected
Instance on Room 305	Inspected
Alternative Use	Yes
Instance on Room 428	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room 305	Inspected
Instance Condition	3- Fair

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Question	Response
SCIENCE PREP ROOM	
Acid Waste Neutralizing Tank	
Deficiency	No deficiencies recorded
Instance on Room 428	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
CO Detector	
Instance on Room 305	Not required
Instance on Room 428	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Emergency Shower	
Instance on Room 305	Does not exist
Instance on Room 428	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Eye Wash	
Instance on Room 305	Does not exist
Instance on Room 428	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Room 305	Does not exist
Instance on Room 428	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on Room 305	Does not exist
Instance on Room 428	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Fixed Laboratory Hood	
Instance on Room 305	Does not exist
Instance on Room 428	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Laboratory Sink	
Instance on Room 305	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Room 428	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 305	Does not exist
Instance on Room 428	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

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Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Siamese Connection	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Sprinkler Head	
Condition	Inspected
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Room 129 (obstructed, 2)
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Sprinkler Piping	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded
Standpipe System	
Does not exist	
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	
Does not exist	
Metal Ductwork	
Inspected	
Condition	2- Between Good and Fair
Are there any uninsulated ductwork by design in Mechanical rooms?	No
Are there chain operated dampers?	No
Deficiency	No deficiencies recorded
Supply Fan	
Does not exist	
Unit Ventilator	
Does not exist	