

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

Mechanical Inspection

X087


Asset: P.S. 87 - BRONX, 1935 BUSSING AVENUE, BRONX, NY, 10466

Inspection Id	Inspection Type	Time In	Last Edited
375	MECHANICAL	2023-10-23 11:47AM	2024-01-22 02:57PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Water Service; Boiler Safety Valves (2 of 4) Years: 2023 Systems: Climate Control System - Pneumatic PRV Station Years: 2022 Systems: Gas Fired Domestic Water Heater; Domestic Hot Water Remote Storage Tank; Boiler Make-up Water Backflow Preventer Years: 2019 Systems: F&T/Steam Drip Traps; Terminal Unit Thermostatic Traps; MDF Room Dedicated A/C Equipment (DX Split System) Years: 2017 Systems: Student Fixtures - Lavatory/Sinks, Toilets, Urinals Years: 2016 Systems: Fixtures - Drinking Fountains (~50%) Years: 2013
Are there fuel tanks?	Yes
Total # of above ground tanks	1
Total capacity of all above ground tanks in gal.	5,000
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	2
MERs/Fan Rooms Locations	Boiler Room Mechanical Area, MER above Gymnasium
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Room B5 (painted, 4)
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 Boiler Safety Auxiliary	(2)	Boiler Safety Valve	Boiler Room @ Boiler #2	Richard Smith	Cleaner	

Inspection

Question	Response
Mechanical	
AIR CONDITIONING	Does not exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Does not exist
Pneumatic System	Inspected
Instance	Throughout
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies recorded

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Question	Response
CLIMATE CONTROL SYSTEM	
Hybrid System	Does not exist
Electric System	Does not exist
COMPACTOR	Does not exist
CONVEYING	Does not exist
DOMESTIC WATER SYSTEM	Inspected
Domestic Cold Water System	Inspected
Gravity System	Does not exist
Pressure Booster System	Does not exist
Water Service	Inspected
Instance	Boiler Room, Crawlspace by Edson Ave
Instance Condition	1- Good
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Domestic Hot Water System	Inspected
Domestic Hot Water Remote Storage Tank	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Domestic Water Heat Exchanger	Does not exist
Electric Domestic Water Heater	Inspected
Condition	1- Good
Deficiency	NOT IN USE
Deficiency Location/Instance	Boiler Room Mechanical Area
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Gas Fired Domestic Water Heater	Inspected
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Lochinvar
EquipmentId	N/A
Capacity/Size Quantity	500
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	0
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2019
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
Condition	3- Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Boiler Room near Entrance
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Water Distribution Piping	
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE VALVE
Deficiency Location/Instance	Boiler Room near Water Service
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	
Interior Storm Piping	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	
Condition	Inspected
Condition	3- Fair
Deficiency	SEWAGE/WASTE PIPING:DEFECTIVE/LEAKS
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	100
Quantity Uom	L.F.
Potential Action	REPLACE
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 near Water Service
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 4
Violations	35663207M
Sewage Ejector Pump	
Does not exist	
Sump Pump	
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	3- Fair
Deficiency	No deficiencies recorded
Urinal	
Inspected	
Condition	3- Fair
Deficiency	No deficiencies recorded
Student	
Inspected	
Drinking Fountain	
Inspected	

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Question	Response
FIXTURES	
Student	
Drinking Fountain	
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Corridor near 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
Lavatory/Sink	
Condition	Inspected
Deficiency	2- Between Good and Fair
Locker Room Shower	
Condition	Does not exist
Sink And Fountain Combo Unit	
Condition	Inspected
Deficiency	3- Fair
Toilet	
Condition	Inspected
Deficiency	2- Between Good and Fair
Urinal	
Condition	Inspected
Deficiency	2- Between Good and Fair
GAS FIRED FURNACE	
Condition	Does not exist
GAS SERVICE	
Condition	Inspected
Gas Distribution Piping	
Condition	Inspected
Deficiency	2- Between Good and Fair
Gas Meter Room Exhaust Fan	
Condition	Inspected
Deficiency	3- Fair
Gas Meter Room Vent	
Condition	Inspected
Deficiency	3- Fair
Gas Pressure Booster	
Instance	Inspected
Instance Condition	Basement - Gas Meter Room
Instance Quantity	3- Fair
Instance Quantity Uom	1
Manufacturer	EACH
EquipmentId	Eclipse
Capacity/Size Quantity	N/A
Capacity/Size UOM	15300
Source of Capacity/Size	SCFH
Installation Year	Documented
Source of Installation Year	2000
Deficiency	Documented
CO/Gas Leak Detection	
Instance	Inspected
Instance Condition	Basement - Boiler Room, Gas Meter Room
Instance Quantity	3- Fair
Deficiency	1

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Question	Response
GAS SERVICE	
CO/Gas Leak Detection	
Instance Quantity Uom	EACH
Installation Year	2000
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
HEATING	
Heating Coil In Ductwork	
Condition	Inspected
Deficiency	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	MER above Gymnasium @ Gymnasium SF
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Hydronic Heating	
Does not exist	
Radiator/Convactor/Fin Tube	
Inspected	
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Heating	
Inspected	
F&T/Steam Drip Trap	
Inspected	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	
Inspected	
Condition	3- Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Boiler Room Mechanical Area, MER above Gymnasium
Deficiency Quantity	40
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	DEFECTIVE/LEAKS
Deficiency Location/Instance	Boiler Room near Room B7-B, Boiler Room Mechanical Area
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	REPLACE
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	40
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Condensate Return Pumping System	
Inspected	
Condition	5- Poor

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Question	Response
HEATING	
Steam Heating	
Steam Condensate Return Pumping System	
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Piping	
Condition	Inspected
Deficiency	3- Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Girls Toilet Room 323
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	MAINTENANCE
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	
Unit Heater/Cabinet Heater	Does not exist
HEATING PLANT	
Instance on Original Building - Basement	Inspected
Is there a water meter on the boiler make-up water piping?	Yes
Observed Operational?	No
Burner Manufacturer	Gordon-Pratt
Burner Model	F12.9-GO-30
Burner Type	Dual Fuel (Gas/Oil)
Heating Plant Oil Number	2
Boiler Auxiliaries	
Instance on Original Building - Basement	Inspected
Boiler Auxiliary Piping	
Instance on Original Building - Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Original Building - Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Original Building - Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	
Instance on Original Building - Basement	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH

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HEATING PLANT	
Boiler Auxiliaries	
Boiler Feedwater Treatment(Automatic)	
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Flue Exhaust	
Instance on Original Building - Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Original Building - Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on Original Building - Basement	Inspected
Instance Condition	3- Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	30
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Safety Valve	
Instance on Original Building - Basement	Inspected
Instance Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room @ Boiler #2
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Boiler System	
Instance on Original Building - Basement	Inspected
Coal-fired Boiler	
Instance on Original Building - Basement	Does not exist
Hot Water Boiler	
Instance on Original Building - Basement	Does not exist
Modular Boiler	
Instance on Original Building - Basement	Does not exist
Steam Boiler	
Instance on Original Building - Basement	Inspected
Instance on Original Building - Basement	Inspected
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	3,248
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	A. L. Eastmond & Sons Inc.
EquipmentId	6684-1

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HEATING PLANT	
Boiler System	
Steam Boiler	
Capacity/Size Quantity	3248
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	2000
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	3,248
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	A. L. Eastmond & Sons Inc.
EquipmentId	6684-2
Capacity/Size Quantity	3248
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	2000
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Fuel System	
Instance on Original Building - Basement	Inspected
Boiler Fresh Air Louver/Damper	
Instance on Original Building - Basement	Inspected
Instance Condition	3- Fair
Type	Automatic
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Original Building - Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Fuel Oil Storage/Supply System	
Instance on Original Building - Basement	Inspected
Instance Condition	3- Fair
Deficiency	FUEL OIL TRANSFER PUMP:DEFECTIVE
Deficiency Location/Instance	Basement near Oil Tank 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	FUEL OIL PIPING:DEFECTIVE/LEAKS
Deficiency Location/Instance	Basement near Oil Tank Room (oil strainer)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Gas Trains And Vent At The Boiler	
Instance on Original Building - Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded

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Question	Response
Enclosed IDF Room	Does not exist
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	Does not exist
Grease Trap	
Instance on 1st Floor	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE/CLOGGED
Deficiency Location/Instance	Kitchen
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Hood	
Instance on 1st Floor	Does not exist
Hood Exhaust Ductwork	
Instance on 1st Floor	Does not exist
Hood Exhaust Fan	
Instance on 1st Floor	Does not exist
Hood Fire Suppression System	
Instance on 1st Floor	Does not exist
Hot Water Temperature Booster	
Instance on 1st Floor	Does not exist
Kitchen Sink	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
MDF Room	Inspected
Instance on Room 217A	Inspected
Dedicated A/C Equipment	
Instance on Room 217A	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Does not exist
SCIENCE LAB	Does not exist
SCIENCE PREP ROOM	Does not exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	Inspected
Dry Sprinkler Alarm Valve Assembly	Does not exist
Wet Sprinkler Alarm Valve Assembly	Does not exist
Fire Booster Pump Assembly	Does not exist
Roof Tank	Does not exist
Siamese Connection	Does not exist
Sprinkler Head	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Room B5 (painted, 4)
Deficiency Quantity	4
Quantity Uom	EACH

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Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Sprinkler Head	
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Sprinkler Piping	
Condition	Inspected
Deficiency	3- Fair
Standpipe System	
Condition	Does not exist
Water Gong	
Condition	Does not exist
SWIMMING POOL	
Condition	Does not exist
VENTILATION	
Is the building Mechanically ventilated?	Inspected
Condition	Partial
Exhaust Fan	
Condition	Inspected
Approximate Total # of Fans	3- Fair
Deficiency	1-25
Heating And Ventilating Unit	
Condition	Does not exist
Metal Ductwork	
Condition	Inspected
Are there any uninsulated ductwork by design in Mechanical rooms?	3- Fair
Are there chain operated dampers?	Yes
Deficiency	Yes
Supply Fan	
Condition	Inspected
Approximate Total # of Fans	3- Fair
Deficiency	1-5
Unit Ventilator	
Condition	Inspected
Deficiency	3- Fair
Unit Ventilator	
Condition	Inspected
Deficiency	3- Fair
Unit Ventilator	
Condition	Inspected
Deficiency	No deficiencies recorded