

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

**Mechanical Inspection**

**X117**



**Asset:** I.S. 117 - BRONX, 1865 MORRIS AVENUE, BRONX, NY, 10453

Inspection Id	Inspection Type	Time In	Last Edited
1553	MECHANICAL	2023-12-08 07:47AM	2024-01-09 04:53PM

**Asset Data**

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Fixtures - Drinking Fountains Years: 2019 Systems: Science Labs; Science Prep Room; Electric Domestic Water Heater for Science Labs; Kitchen - Gas System Years: 2018 Systems: F&T/Steam Drip Traps; Terminal Unit Thermostatic Traps; Toilet Rooms Fixtures (~90%) Years: 2017 Systems: Sump Pump; DX Split Systems for Cafeteria and Kitchen Years: 2014
Are there fuel tanks?	No
Total # of water main service entries to the asset	2
MERs/Fan Rooms Locations	Boiler Room Mechanical Area, Basement Mechanical Area, Cafeteria MER
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	Science Labs, Science Prep Room
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Auditorium Stage; Rooms 128, 130, 132, 331, 334A, 427 (painted, 50)
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	Defective/Leaking	Sprinkler Piping	Boiler Room Exit by Stair "C"	Alcindo Fernandes	Fireman	
Yes	Defective Kitchen Gas System	Defective Master Gas Control Valve	Gas System	Kitchen	Alcindo Fernandes	Fireman	

**Inspection**

Question	Response
<b>Mechanical</b>	
<b>AIR CONDITIONING</b>	Inspected
<b>Chilled Water System</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	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Outdoor Unit</b>	Inspected
Condition	2- Between Good and Fair

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

**Mechanical Inspection**

**X117**

Question	Response
<b>AIR CONDITIONING</b>	
<b>DX Split System</b>	
<b>Outdoor Unit</b>	
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	No deficiencies recorded
<b>Return Fan</b>	Does not exist
<b>CENTRAL ACID WASTE NEUTRALIZING TANK</b>	Does not exist
<b>CLIMATE CONTROL SYSTEM</b>	Inspected
<b>BMS</b>	Does not exist
<b>Pneumatic System</b>	
Instance	Throughout
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	41-60%
Deficiency	DEFECTIVE TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	Various Locations
Deficiency Quantity	30
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>	Does not exist
<b>COMPACTOR</b>	Does not exist
<b>CONVEYING</b>	Does not exist
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Cold Water System</b>	
<b>Gravity System</b>	Does not exist
<b>Pressure Booster System</b>	Does not exist
<b>Water Service</b>	
Instance	Basement Mechanical Area, Boiler Room
Instance Condition	3- Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
<b>Domestic Hot Water System</b>	
<b>Domestic Hot Water Remote Storage Tank</b>	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Domestic Water Heat Exchanger</b>	
<b>Electric Domestic Water Heater</b>	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Gas Fired Domestic Water Heater</b>	
Instance	Boiler Room
Instance Condition	3- Fair

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

**Mechanical Inspection**

**X117**

Question	Response
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Hot Water System</b>	
<b>Gas Fired Domestic Water Heater</b>	
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Rheem / Ruud
EquipmentId	N/A
Capacity/Size Quantity	399
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	0
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2011
Source of Installation Year	Documented
Deficiency	No deficiencies 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	No deficiencies recorded
<b>Sewage Ejector Pump</b>	Does not exist
<b>Sump Pump</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)</b>	
Does not exist	
<b>FIXTURES</b>	
Inspected	
<b>Staff And Other</b>	
Inspected	
<b>Janitor Sink</b>	
Inspected	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	
Inspected	
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Toilet</b>	
Inspected	
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Urinal</b>	
Inspected	
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Student</b>	
Inspected	
<b>Drinking Fountain</b>	
Inspected	
Condition	1- Good
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Room 306A
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE

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

**Mechanical Inspection**

**X117**

Question	Response
<b>FIXTURES</b>	
<b>Student</b>	
<b>Drinking Fountain</b>	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Lavatory/Sink</b>	
	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Locker Room Shower</b>	
	Inspected
Instance on 3rd Floor - Girls	Inaccessible
Instance on 4th Floor - Boys	Inaccessible
<b>Sink And Fountain Combo Unit</b>	
	Does not exist
<b>Toilet</b>	
	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Urinal</b>	
	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>GAS FIRED FURNACE</b>	
	Does not exist
<b>GAS SERVICE</b>	
	Inspected
<b>Gas Distribution Piping</b>	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Gas Meter Room Exhaust Fan</b>	
	Does not exist
<b>Gas Meter Room Vent</b>	
	Does not exist
<b>Gas Pressure Booster</b>	
	Does not exist
<b>CO/Gas Leak Detection</b>	
	Does not exist
<b>HEATING</b>	
	Inspected
<b>Heating Coil In Ductwork</b>	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hydronic Heating</b>	
	Does not exist
<b>Radiator/Convactor/Fin Tube</b>	
Condition	3- Fair
Deficiency	AUXILIARY (VALVE, VENT):DEFECTIVE
Deficiency Location/Instance	Corridor near Room 233
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	RADIATOR/CONVECTOR:DAMAGED GUARD/SHIELD
Deficiency Location/Instance	Library, 3rd Floor Gymnasium Office
Deficiency Quantity	2
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	2- Between Good and Fair

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

**Mechanical Inspection**

**X117**

Question	Response
<b>HEATING</b>	
<b>Steam Heating</b>	
<b>F&amp;T/Steam Drip Trap</b>	
Deficiency	No deficiencies recorded
<b>MER Steam and Condensate Piping</b>	
Condition	3- Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Boiler Room Mechanical Area, Basement Mechanical Area, Cafeteria 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/LEAKS
Deficiency Location/Instance	Basement Mechanical Area
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>Steam Condensate Return Piping</b>	
Condition	3- Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Boiler Room Mechanical Area; Toilet Room inside Basement 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
<b>Steam Condensate Return Pumping System</b>	
Under construction	
<b>Steam Piping</b>	
Condition	3- Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Boiler Room Mechanical Area, Corridor near Room 133
Deficiency Quantity	20
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>	
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>	
Does not exist	
<b>HEATING PLANT</b>	
Instance on Basement	Under construction
<b>Enclosed IDF Room</b>	
Instance on Room 320A	Inspected
<b>Dedicated A/C Equipment</b>	

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

***Mechanical Inspection***

**X117**

Question	Response
<b>Enclosed IDF Room</b>	
<b>Dedicated A/C Equipment</b>	
Instance on Room 320A	Inspected
Instance Condition	5- Poor
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Room 320A (Window A/C)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>KITCHEN</b>	Inspected
Instance on Basement	Inspected
<b>CO Detector</b>	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Gas System</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	DEFECTIVE MASTER GAS CONTROL VALVE
Deficiency Location/Instance	Kitchen
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
<b>Grease Trap</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Fan</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood Fire Suppression System</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hot Water Temperature Booster</b>	
Instance on Basement	Does not exist
<b>Kitchen Sink</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded

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

***Mechanical Inspection***

**X117**

<b>Question</b>	<b>Response</b>
<b>MDF Room</b>	Inspected
Instance on Room 108	Inspected
<b>Dedicated A/C Equipment</b>	
Instance on Room 108	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room 108
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>SCIENCE DEMO ROOM</b>	Does not exist
<b>SCIENCE LAB</b>	Inspected
Instance on Rooms 221, 319, 419	Inspected
Alternative Use	No
<b>Acid Waste Neutralizing Tank</b>	
Instance on Rooms 221, 319, 419	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>CO Detector</b>	
Instance on Rooms 221, 319, 419	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Rooms 221, 319, 419
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
<b>Emergency Shower</b>	
Instance on Rooms 221, 319, 419	Does not exist
<b>Eye Wash</b>	
Instance on Rooms 221, 319, 419	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	
Instance on Rooms 221, 319, 419	Does not exist
<b>Hood Exhaust Fan</b>	
Instance on Rooms 221, 319, 419	Does not exist
<b>Fixed Laboratory Hood</b>	
Instance on Rooms 221, 319, 419	Does not exist
<b>Laboratory Sink</b>	
Instance on Rooms 221, 319, 419	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	
Instance on Rooms 221, 319, 419	Does not exist
<b>SCIENCE PREP ROOM</b>	Inspected
Instance on Room 321	Inspected
Alternative Use	No
<b>Acid Waste Neutralizing Tank</b>	
Instance on Room 321	Inspected

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

**Mechanical Inspection**

**X117**

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<b>SCIENCE PREP ROOM</b>	
<b>Acid Waste Neutralizing Tank</b>	
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>CO Detector</b>	
Instance on Room 321	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Room 321
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
<b>Emergency Shower</b>	
Instance on Room 321	Does not exist
<b>Eye Wash</b>	
Instance on Room 321	Does not exist
<b>Hood Exhaust Ductwork</b>	
Instance on Room 321	Does not exist
<b>Hood Exhaust Fan</b>	
Instance on Room 321	Does not exist
<b>Fixed Laboratory Hood</b>	
Instance on Room 321	Does not exist
<b>Laboratory Sink</b>	
Instance on Room 321	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	
Instance on Room 321	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>	Does not exist
<b>Fire Booster Pump Assembly</b>	Does not exist
<b>Roof Tank</b>	Does not exist
<b>Siamese Connection</b>	Does not exist
<b>Sprinkler Head</b>	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Auditorium Stage; Rooms 128, 130, 132, 331, 334A, 427 (painted, 50)
Deficiency Quantity	50
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
<b>Sprinkler Piping</b>	
	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Boiler Room Exit by Stair "C"
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5



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

***Mechanical Inspection***

**X117**

Question	Response
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	
<b>Sprinkler Piping</b>	
Purpose of Action	LEVEL 6
Violations	No violations recorded
<b>Standpipe System</b>	
	Does not exist
<b>Water Gong</b>	
	Does not exist
<b>SWIMMING POOL</b>	
	Does not exist
<b>VENTILATION</b>	
Is the building Mechanically ventilated?	Inspected Yes
<b>Exhaust Fan</b>	
Condition	Inspected 3- Fair
Approximate Total # of Fans	1-25
Deficiency	No deficiencies recorded
<b>Heating And Ventilating Unit</b>	
Condition	Inspected 3- Fair
Deficiency	No deficiencies recorded
<b>Metal Ductwork</b>	
Condition	Inspected 3- Fair
Are there any uninsulated ductwork by design in Mechanical rooms?	Yes
Are there chain operated dampers?	No
Deficiency	DAMAGED FLEXIBLE CONNECTION
Deficiency Location/Instance	Basement Mechanical Area @ EF #5
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 REGISTER/DIFFUSER
Deficiency Location/Instance	3rd Floor Gymnasium
Deficiency Quantity	6
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Supply Fan</b>	
Condition	Inspected 3- Fair
Approximate Total # of Fans	1-5
Deficiency	DEFECTIVE
Deficiency Location/Instance	Basement Mechanical Area / Auditorium Blower (bearing)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Unit Ventilator</b>	
Condition	Inspected 3- Fair
Deficiency	No deficiencies recorded