

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

**Mechanical Inspection**

**X120**


**Asset: I.S. 301 - BRONX, 890 CAULDWELL AVENUE, BRONX, NY, 10456**

Inspection Id	Inspection Type	Time In	Last Edited
1721	MECHANICAL	2023-12-15 07:48AM	2024-01-08 01:10PM

**Asset Data**

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Drinking Fountains (~60%) Years: 2023 Systems: Exhaust Fans (~75%); MDF Room - Dedicated A/C Equipment (DX Split System) Years: 2021 Systems: Boiler Safety Valves (2 of 6) Years: 2019 Systems: Terminal Unit Thermostatic Traps; Climate Control System - Pneumatic System: Air Compressor, PRV Station, Refrigerated Air Dryers, Temperature Control Thermostats; DX Split System for Room 104C (1 of 2); Boiler Safety Valves (2 of 6) Years: 2016 Systems: Sump Pumps; DX Split System for Room 119 (1 of 2) Years: 2015 Systems: Steam Condensate Return Pumping Systems; Boiler Fresh Air Louver/Dampers; F&T/Steam Drip Traps Years: 2013
Are there fuel tanks?	Yes
Total # of above ground tanks	1
Total capacity of all above ground tanks in gal.	10,000
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	3
MERs/Fan Rooms Locations	Basement MER, Fan Room 335, MER 341
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	Science Lab
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Auditorium Stage, Weight Room behind Auditorium, Rooms B7, B26, 101, 116, 139C, 302, 302A, 321A, 333A, 337 (painted, 67)
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	Plugged (1)	Sprinkler Head	Weight Room behind Auditorium	Dennis Green	Fireman	

**Inspection**

Question	Response
<b>Mechanical</b>	
<b>AIR CONDITIONING</b>	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	1- Good

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Question	Response
<b>AIR CONDITIONING</b>	
<b>DX Split System</b>	
<b>Indoor Unit</b>	
Deficiency	No deficiencies recorded
<b>Outdoor Unit</b>	
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Dry Cooler</b>	
	Does not exist
<b>Packaged / Rooftop Unit</b>	
	Does not exist
<b>Packaged Terminal A/C</b>	
	Does not exist
<b>Refrigerant Leak Detection System</b>	
	Does not exist
<b>Refrigerant Piping</b>	
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Return Fan</b>	
	Does not exist
<b>CENTRAL ACID WASTE NEUTRALIZING TANK</b>	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>CLIMATE CONTROL SYSTEM</b>	
	Inspected
<b>BMS</b>	
	Does not exist
<b>Pneumatic System</b>	
Instance	Throughout except Science Lab 201
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies recorded
<b>Hybrid System</b>	
	Does not exist
<b>Electric System</b>	
Instance	Science Lab 201
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies recorded
<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	Gas/Water Meter Room B49, Boiler Room
Instance Condition	3- Fair
Instance Quantity	3
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Gas/Water Meter Room B49, Boiler Room
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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<b>Question</b>	<b>Response</b>
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Cold Water System</b>	
<b>Water Service</b>	
Violations	No violations recorded
<b>Domestic Hot Water System</b>	
	Inspected
<b>Domestic Hot Water Remote Storage Tank</b>	
	Does not exist
<b>Domestic Water Heat Exchanger</b>	
	Inspected
Condition	4- Between Fair and Poor
Deficiency	DETERIORATED
Deficiency Location/Instance	Boiler Room (1 of 2)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Electric Domestic Water Heater</b>	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Gas Fired Domestic Water Heater</b>	
	Does not exist
<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>	
	Inspected
<b>Interior Storm Piping</b>	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Sewage/Waste/Vent Piping</b>	
	Inspected
Condition	3- Fair
Deficiency	SEWAGE/WASTE PIPING:CLOGGED
Deficiency Location/Instance	Kitchen
Deficiency Quantity	100
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations 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	3- Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	
	Inspected
Condition	3- Fair

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Question	Response
<b>FIXTURES</b>	
<b>Staff And Other</b>	
<b>Toilet</b>	
Deficiency	No deficiencies recorded
<b>Urinal</b>	
Condition	Inspected
Deficiency	3- Fair
<b>Student</b>	
Condition	No deficiencies recorded
<b>Drinking Fountain</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
<b>Lavatory/Sink</b>	
Condition	No deficiencies recorded
Deficiency	Inspected
<b>Locker Room Shower</b>	
Condition	Does not exist
<b>Sink And Fountain Combo Unit</b>	
Condition	Inspected
Deficiency	3- Fair
<b>Toilet</b>	
Condition	No deficiencies recorded
Deficiency	Inspected
<b>Urinal</b>	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>GAS FIRED FURNACE</b>	
Condition	Does not exist
<b>GAS SERVICE</b>	
Condition	Inspected
<b>Gas Distribution Piping</b>	
Condition	Inspected
Deficiency	3- Fair
<b>Gas Meter Room Exhaust Fan</b>	
Condition	No deficiencies recorded
<b>Gas Meter Room Vent</b>	
Condition	Does not exist
<b>Gas Pressure Booster</b>	
Condition	Does not exist
<b>CO/Gas Leak Detection</b>	
Condition	Does not exist
<b>HEATING</b>	
Condition	Inspected
<b>Heating Coil In Ductwork</b>	
Condition	Inspected
Deficiency	3- Fair
<b>Hydronic Heating</b>	
Condition	No deficiencies recorded
<b>Radiator/Convactor/Fin Tube</b>	
Condition	Does not exist
Deficiency	Inspected
<b>Steam Heating</b>	
Condition	3- Fair
<b>F&amp;T/Steam Drip Trap</b>	
Condition	No deficiencies recorded
Deficiency	Inspected
<b>MER Steam and Condensate Piping</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency Location/Instance	DAMAGED/MISSING INSULATION
Deficiency Quantity	Basement MER, MER 341
Quantity Uom	60
Potential Action	L.F.
Urgency of Action	MAINTENANCE
Purpose of Action	PRIORITY 3
	LEVEL 2

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Question	Response
<b>HEATING</b>	
<b>Steam Heating</b>	
<b>MER Steam and Condensate Piping</b>	
Violations	No violations recorded
Deficiency	DEFECTIVE VALVE
Deficiency Location/Instance	MER 341
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Steam Condensate Return Piping</b>	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Steam Condensate Return Pumping System</b>	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Steam Piping</b>	
	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Room 337
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Terminal Unit Thermostatic Trap</b>	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Steam supplied by External Sources</b>	
	Does not exist
<b>Unit Heater/Cabinet Heater</b>	
	Does not exist
<b>HEATING PLANT</b>	
	Inspected
Instance on Basement	Inspected
Is there a water meter on the boiler make-up water piping?	No
Burner Manufacturer	Preferred Utilities
Burner Model	BHE6 3M4
Burner Type	Oil
Heating Plant Oil Number	2
<b>Boiler Auxiliaries</b>	
Instance on Basement	Inspected
<b>Boiler Auxiliary Piping</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Boiler Emergency Stop Switch</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Boiler Feedwater System</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Boiler Feedwater Treatment(Automatic)</b>	

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Question	Response
<b>HEATING PLANT</b>	
<b>Boiler Auxiliaries</b>	
<b>Boiler Feedwater Treatment(Automatic)</b>	
Instance on Basement	Does not exist
<b>Boiler Flue Exhaust</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Boiler Make-up Water Backflow Preventer</b>	
Instance on Basement	Does not exist
<b>Boiler Room Steam And Condensate Piping</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Boiler Safety Valve</b>	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler System</b>	
Instance on Basement	Inspected
<b>Coal-fired Boiler</b>	
Instance on Basement	Does not exist
<b>Hot Water Boiler</b>	
Instance on Basement	Does not exist
<b>Modular Boiler</b>	
Instance on Basement	Does not exist
<b>Steam Boiler</b>	
Instance on Basement	Inspected
Instance on Basement	Inspected
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	4,037
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	Fitzgibbons Boiler Company
EquipmentId	44123-1
Capacity/Size Quantity	5360
Capacity/Size UOM	Lbs/Hr steam
Source of Capacity/Size	Documented
Installation Year	1955
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	4,037
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	Fitzgibbons Boiler Company
EquipmentId	44123-2
Capacity/Size Quantity	5360
Capacity/Size UOM	Lbs/Hr steam
Source of Capacity/Size	Documented
Installation Year	1995
Source of Installation Year	Documented
Deficiency	No deficiencies recorded

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<b>HEATING PLANT</b>	
<b>Boiler System</b>	
<b>Steam Boiler</b>	
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	4,037
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	Fitzgibbons Boiler Company
EquipmentId	44123-3
Capacity/Size Quantity	5360
Capacity/Size UOM	Lbs/Hr steam
Source of Capacity/Size	Documented
Installation Year	1955
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
<b>Fuel System</b>	
Instance on Basement	Inspected
<b>Boiler Fresh Air Louver/Damper</b>	
Instance on Basement	Inspected
Instance Condition	1- Good
Type	Automatic
Deficiency	No deficiencies recorded
<b>Burner/Burner Control Panel</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Fuel Oil Storage/Supply System</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Gas Trains And Vent At The Boiler</b>	
Instance on Basement	Does not exist
<b>Enclosed IDF Room</b>	
Instance on Basement	Inspected
Instance on Room 233, Closet Inside Room 337	Inspected
<b>Dedicated A/C Equipment</b>	
Instance on Room 233, Closet Inside Room 337	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Room 233, Closet Inside Room 337
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>KITCHEN</b>	
Instance on Basement	Inspected
<b>CO Detector</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Gas System</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair

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Question	Response
<b>KITCHEN</b>	
<b>Gas System</b>	
Deficiency	No deficiencies 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	Does not exist
<b>Hot Water Temperature Booster</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Kitchen Sink</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>MDF Room</b>	
Instance on Room near Room 205	Inspected
<b>Dedicated A/C Equipment</b>	
Instance on Room near Room 205	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>SCIENCE DEMO ROOM</b>	
Instance on Room 203	Inspected
Alternative Use	No
<b>Acid Waste Neutralizing Tank</b>	
Instance on Room 203	Does not exist
<b>CO Detector</b>	
Instance on Room 203	Not required
<b>Emergency Shower</b>	
Instance on Room 203	Does not exist
<b>Eye Wash</b>	
Instance on Room 203	Does not exist
<b>Hood Exhaust Ductwork</b>	
Instance on Room 203	Does not exist
<b>Hood Exhaust Fan</b>	
Instance on Room 203	Does not exist
<b>Fixed Laboratory Hood</b>	
Instance on Room 203	Does not exist
<b>Laboratory Sink</b>	
Instance on Room 203	Inspected



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Question	Response
<b>SCIENCE DEMO ROOM</b>	
<b>Laboratory Sink</b>	
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	
Instance on Room 203	Does not exist
<b>SCIENCE LAB</b>	
	Inspected
Instance on Room 201	Inspected
Alternative Use	No
<b>Acid Waste Neutralizing Tank</b>	
Instance on Room 201	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>CO Detector</b>	
Instance on Room 201	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Room 201
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 201	Does not exist
<b>Eye Wash</b>	
Instance on Room 201	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	
Instance on Room 201	Does not exist
<b>Hood Exhaust Fan</b>	
Instance on Room 201	Does not exist
<b>Fixed Laboratory Hood</b>	
Instance on Room 201	Does not exist
<b>Laboratory Sink</b>	
Instance on Room 201	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE, ETC.)
Deficiency Location/Instance	Room 201
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Make-up Air Unit</b>	
Instance on Room 201	Does not exist
<b>SCIENCE PREP ROOM</b>	
	Inspected
Instance on Room 201A	Inspected
Alternative Use	Yes
<b>Acid Waste Neutralizing Tank</b>	
Instance on Room 201A	Inspected

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<b>Question</b>	<b>Response</b>
<b>SCIENCE PREP ROOM</b>	
<b>Acid Waste Neutralizing Tank</b>	
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>CO Detector</b>	
Instance on Room 201A	Not required
<b>Emergency Shower</b>	
Instance on Room 201A	Does not exist
<b>Eye Wash</b>	
Instance on Room 201A	Does not exist
<b>Hood Exhaust Ductwork</b>	
Instance on Room 201A	Does not exist
<b>Hood Exhaust Fan</b>	
Instance on Room 201A	Does not exist
<b>Fixed Laboratory Hood</b>	
Instance on Room 201A	Does not exist
<b>Laboratory Sink</b>	
Instance on Room 201A	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	
Instance on Room 201A	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>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Sprinkler Head</b>	Inspected
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Auditorium Stage, Weight Room behind Auditorium, Rooms B7, B26, 101, 116, 139C, 302, 302A, 321A, 333A, 337 (painted, 67)
Deficiency Quantity	67
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	Weight Room behind Auditorium (capped)
Deficiency Quantity	1
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	No deficiencies recorded
<b>Standpipe System</b>	Does not exist
<b>Water Gong</b>	Does not exist
<b>SWIMMING POOL</b>	Does not exist

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Question	Response
<b>VENTILATION</b>	Inspected
Is the building Mechanically ventilated?	Partial
<b>Exhaust Fan</b>	Inspected
Condition	1- Good
Approximate Total # of Fans	1-25
Deficiency	No deficiencies recorded
<b>Heating And Ventilating Unit</b>	Does not exist
<b>Metal Ductwork</b>	Inspected
Condition	3- Fair
Are there any uninsulated ductwork by design in Mechanical rooms?	Yes
Are there chain operated dampers?	No
Deficiency	DEFECTIVE REGISTER/DIFFUSER
Deficiency Location/Instance	Gymnasium
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Supply Fan</b>	Inspected
Condition	3- Fair
Approximate Total # of Fans	1-5
Deficiency	No deficiencies recorded
<b>Unit Ventilator</b>	Does not exist