

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

**Mechanical Inspection**

**X121**

**Asset:** P.S. 121 - BRONX, 2750 THROOP AVENUE, BRONX, NY, 10469

Inspection Id	Inspection Type	Time In	Last Edited
2204	MECHANICAL	2024-01-05 07:26AM	2024-03-08 09:39PM

**Asset Data**

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Heating Plant; Domestic Hot Water System; Steam Condensate Return Pumping System; Gas Service (except for Kitchen); Unit Heater/Cabinet Heaters (5 of 6); MER Steam and Condensate Piping; Sump Pumps; MDF Room - Dedicated A/C Equipment (1 of 3, Portable A/C) Years: 2024 Systems: Terminal Unit Thermostatic Traps; F&T/Steam Drip Traps Years: 2022 Systems: MDF Room - Dedicated A/C Equipment ( 1 of 3, DX Split System); Fixtures - Toilets (~50%) Years: 2019 Systems: Fixtures - Toilets (~50%), Staff Urinals, Student Urinals (~50%) Years: 2018
Are there fuel tanks?	No
Total # of water main service entries to the asset	3
MERs/Fan Rooms Locations	Basement Mechanical Area, Boiler Room Mechanical Area, 1st Floor MER, Penthouse Fan Room
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Rooms B26, 130, 211 (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
		No condition recorded					

**Inspection**

Question	Response
<b>Mechanical</b>	
<b>AIR CONDITIONING</b>	Does not exist
<b>CENTRAL ACID WASTE NEUTRALIZING TANK</b>	Does not exist
<b>CLIMATE CONTROL SYSTEM</b>	Under construction
<b>COMPACTOR</b>	Does not exist
<b>CONVEYING</b>	Does not exist
<b>DOMESTIC WATER SYSTEM</b>	Inspected
<b>Domestic Cold Water System</b>	Inspected
<b>Gravity System</b>	Does not exist
<b>Pressure Booster System</b>	Does not exist
<b>Water Service</b>	Inspected
Instance	Basement - Boiler Room Mechanical Area, Crawlspace by Arnold Avenue
Instance Condition	3- Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Basement - Boiler Room Mechanical Area, Crawlspace by Arnold Avenue
Deficiency Quantity	2

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Question	Response
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Cold Water System</b>	
<b>Water Service</b>	
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Basement - Crawlspace by Arnold Avenue
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Basement - Crawlspace by Arnold Avenue
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Domestic Hot Water System</b>	Inspected
<b>Domestic Hot Water Remote Storage Tank</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Domestic Water Heat Exchanger</b>	Does not exist
<b>Electric Domestic Water Heater</b>	Does not exist
<b>Gas Fired Domestic Water Heater</b>	Inspected
Instance	Boiler Room Mechanical Area
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Laars
EquipmentId	DWH-1
Capacity/Size Quantity	300
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	0
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2024
Source of Installation Year	Custodial Staff
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	DEFECTIVE/LEAKS
Deficiency Location/Instance	Basement Mechanical Area
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE

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<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	
<b>Interior Storm Piping</b>	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Sewage/Waste/Vent Piping</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency Location/Instance	SEWAGE/WASTE PIPING:DEFECTIVE/LEAKS
Deficiency Quantity	Kitchen
Quantity Uom	10
Potential Action	L.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
Violations	LEVEL 2
<b>Sewage Ejector Pump</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency Location/Instance	DEFECTIVE CONTROLS
Deficiency Quantity	Boiler Room (float)
Quantity Uom	1
Potential Action	EACH
Urgency of Action	MAINTENANCE
Purpose of Action	PRIORITY 3
Violations	LEVEL 2
<b>Sump Pump</b>	
Condition	Inspected
Deficiency	1- Good
<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>	
Condition	Inspected
Deficiency	3- Fair
<b>Lavatory/Sink</b>	
Condition	Inspected
Deficiency	3- Fair
<b>Toilet</b>	
Condition	Inspected
Deficiency	1- Good
<b>Urinal</b>	
Condition	Inspected
Deficiency	1- Good
<b>Student</b>	
Inspected	
<b>Drinking Fountain</b>	
Condition	Inspected
Deficiency	3- Fair
<b>Lavatory/Sink</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency Location/Instance	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Quantity	Room 209
Quantity Uom	1
Potential Action	EACH
	MAINTENANCE

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<b>Question</b>	<b>Response</b>
<b>FIXTURES</b>	
<b>Student</b>	
<b>Lavatory/Sink</b>	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Locker Room Shower</b>	
	Inspected
Instance on Room B4 - Boys	Inaccessible
Instance on Room B6 - Girls	Inaccessible
<b>Sink And Fountain Combo Unit</b>	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	
	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Urinal</b>	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>GAS FIRED FURNACE</b>	
	Does not exist
<b>GAS SERVICE</b>	
	Inspected
<b>Gas Distribution Piping</b>	
	Inspected
Condition	1- Good
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>	
	Inspected
Instance	Boiler Room, Boiler Room Mechanical Area
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2023
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
<b>HEATING</b>	
	Inspected
<b>Heating Coil In Ductwork</b>	
	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Basement Mechanical Area @ Unit G, Unit EE; 1st Floor MER @ Unit A
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Hydronic Heating</b>	
	Does not exist
<b>Radiator/Convactor/Fin Tube</b>	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Steam Heating</b>	
	Inspected
<b>F&amp;T/Steam Drip Trap</b>	
	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded

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Question	Response
<b>HEATING</b>	
<b>Steam Heating</b>	
<b>MER Steam and Condensate Piping</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Steam Condensate Return Piping</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Steam Condensate Return Pumping System</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Steam Piping</b>	Inspected
Condition	3- Fair
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>Terminal Unit Thermostatic Trap</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Steam supplied by External Sources</b>	Does not exist
<b>Unit Heater/Cabinet Heater</b>	Inspected
Condition	1- Good
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room 125
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>HEATING PLANT</b>	Inspected
Instance on Basement	Inspected
Is there a water meter on the boiler make-up water piping?	Yes
Observed Operational?	Yes
Burner Manufacturer	Weishaupt
Burner Model	WM-G20/3-A, ZM
Burner Type	Gas
Heating Plant Oil Number	N/A
<b>Boiler Auxiliaries</b>	
Instance on Basement	Inspected
<b>Boiler Auxiliary Piping</b>	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Boiler Emergency Stop Switch</b>	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Boiler Feedwater System</b>	
Instance on Basement	Inspected

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<b>HEATING PLANT</b>	
<b>Boiler Auxiliaries</b>	
<b>Boiler Feedwater System</b>	
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Boiler Feedwater Treatment(Automatic)</b>	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Boiler Flue Exhaust</b>	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Boiler Make-up Water Backflow Preventer</b>	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Boiler Room Steam And Condensate Piping</b>	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Boiler Safety Valve</b>	
Instance on Basement	Inspected
Instance Condition	1- Good
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	1- Good
Instance Quantity	4,799
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	Burnham
EquipmentId	N/A
Capacity/Size Quantity	6181
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2024
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	4,799
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No

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Question	Response
<b>HEATING PLANT</b>	
<b>Boiler System</b>	
<b>Steam Boiler</b>	
Manufacturer	Burnham
EquipmentId	N/A
Capacity/Size Quantity	6181
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2024
Source of Installation Year	Custodial Staff
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	1- Good
Deficiency	No deficiencies recorded
<b>Fuel Oil Storage/Supply System</b>	
Instance on Basement	Does not exist
<b>Gas Trains And Vent At The Boiler</b>	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Enclosed IDF Room</b>	
Instance on Rooms 113, 211	Inspected
<b>Dedicated A/C Equipment</b>	
Instance on Rooms 113, 211	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Rooms 113, 211
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 1st Floor	Inspected
<b>CO Detector</b>	
Instance on 1st Floor	Not required
<b>Gas System</b>	
Instance on 1st Floor	Does not exist
<b>Grease Trap</b>	
Instance on 1st Floor	Does not exist
<b>Hood</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	
Instance on 1st Floor	Inspected

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Question	Response
<b>KITCHEN</b>	
<b>Hood Exhaust Ductwork</b>	
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Fan</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood Fire Suppression System</b>	
Instance on 1st Floor	Does not exist
<b>Hot Water Temperature Booster</b>	
Instance on 1st Floor	Does not exist
<b>Kitchen Sink</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>MDF Room</b>	
Instance on Room 130	Inspected
<b>Dedicated A/C Equipment</b>	
Instance on Room 130	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room 130 (DX Split System, 1 of 3)
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>	
	Does not exist
<b>SCIENCE PREP ROOM</b>	
	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>	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Fire Booster Pump Assembly</b>	
	Does not exist
<b>Roof Tank</b>	
	Does not exist
<b>Siamese Connection</b>	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Sprinkler Head</b>	
Condition	3- Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Rooms B26, 130, 211 (painted, 4)
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
<b>Sprinkler Piping</b>	
Condition	3- Fair
Deficiency	No deficiencies recorded



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Question	Response
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	
Standpipe System	Does not exist
Water Gong	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>	
	Does not exist
<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	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>	
Condition	Inspected 3- Fair
Approximate Total # of Fans	6-10
Deficiency	No deficiencies recorded
<b>Unit Ventilator</b>	
	Does not exist