

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

Mechanical Inspection

X283


Asset: JONAS BRONCK ACADEMY - BRONX, 400 EAST FORDHAM ROAD, BRONX, NY, 10458

Inspection Id	Inspection Type	Time In	Last Edited
829	MECHANICAL	2023-11-08 11:09AM	2024-06-21 12:35PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: DX Split Systems for Telecom Room 419C, Science Lab 325, Science Prep Room 324, Medical Office 331 (4 of 5); Heating Plant, Climate Control System, Chilled Water System, Packaged / Rooftop Units, Dual Temperature System, Heating, Gas Service, Domestic Water System, Kitchen for 3rd Floor; MDF Room - Dedicated A/C Equipment: Room 318 (DX Split System); Science Lab 325; Science Prep Room 324 Years: 2023 Systems: Enclosed IDF Room - Dedicated A/C Equipment (DX Split System); MDF Room - Dedicated A/C Equipment: Room 417 (DX Split System) Years: 2022
Are there fuel tanks?	No
Total # of water main service entries to the asset	0
MERs/Fan Rooms Locations	MERs 316, 404, 425
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Painted/Obstructed Sprinkler Heads?	No
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 CO/Gas Leak Detection	Control Panel Powered Off	CO/Gas Leak Detection	MER 425	Marty Markov	Fireman	

Inspection

Question	Response
Mechanical	
AIR CONDITIONING	Inspected
Chilled Water System	Inspected
Absorption Chiller	Does not exist
Air Cooled Chiller	Does not exist
Air Cooled Condenser	Does not exist
Chilled Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Backflow Preventer	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Central Station Air Handler	Inspected
Instance	MER 404
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	AAON
EquipmentId	AHU-1
Capacity/Size Quantity	10

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Central Station Air Handler	
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2009
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	MER 425
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	AAON
EquipmentId	AHU-2
Capacity/Size Quantity	3
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2009
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	MER 425
Instance Condition	2- Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	AAON
EquipmentId	AHU-3, AHU-5
Capacity/Size Quantity	5
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2009
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	MER 425
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	AAON
EquipmentId	AHU-4
Capacity/Size Quantity	8
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2009
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Fan Coil Unit	Does not exist
Packaged Air Cooled Chiller	Inspected
Instance	3rd Floor Roof
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	Chiller-1
Capacity/Size Quantity	120
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2023

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Packaged Air Cooled Chiller	
Source of Installation Year	Custodial Staff
Refrigerant Type	R-410A
Deficiency	No deficiencies recorded
Water Cooled Chiller	
	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	
Indoor Unit	
	Inspected
Condition	1- Good
Deficiency	UP TO 5 TONS:DEFECTIVE
Deficiency Location/Instance	Kitchen Storage Room 523G (1 of 5)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Outdoor Unit	
	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Dry Cooler	
	Does not exist
Packaged / Rooftop Unit	
	Inspected
Instance	3rd Floor Roof
Instance Condition	1- Good
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	MAFNA
EquipmentId	DOAS-1, DOAS-2
Capacity/Size Quantity	25
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2023
Source of Installation Year	Custodial Staff
Source of Heating	Gas
Refrigerant Type	R-410A
Deficiency	No deficiencies recorded
Instance	3rd Floor Roof
Instance Condition	1- Good
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	MAFNA
EquipmentId	SZVAV-1, SZVAV-2
Capacity/Size Quantity	13
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2023
Source of Installation Year	Custodial Staff
Source of Heating	Gas
Refrigerant Type	R-410A
Deficiency	No deficiencies recorded
Packaged Terminal A/C	
	Does not exist
Refrigerant Leak Detection System	
	Does not exist

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Question	Response
AIR CONDITIONING	
Refrigerant Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Return Fan	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Inspected
Instance	Throughout except 3rd Floor
Instance Condition	4- Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	0-20%
Installation Year	2009
Source of Installation Year	Documented
Deficiency	DEFECTIVE SYSTEM
Deficiency Location/Instance	Throughout
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	3rd Floor
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Installation Year	2023
Source of Installation Year	Custodial Staff
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	Inspected
Condition	2- Between Good and Fair
Are all the existing non-auditorium handicap stair lifts operable?	Yes
Deficiency	No deficiencies recorded
Ash Hoist	Does not exist
Sidewalk Elevator	Does not exist
DOMESTIC WATER SYSTEM	Inspected
Domestic Cold Water System	Does not exist
Domestic Hot Water System	Inspected
Domestic Hot Water Remote Storage Tank	Inspected

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Domestic Hot Water Remote Storage Tank	
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	Water Service Room 506
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Lochinvar
EquipmentId	N/A
Capacity/Size Quantity	495
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	0
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2009
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Oil Fired Domestic Water Heater	Does not exist
Heat Pump Domestic Water Heater	Inspected
Instance	MER 316
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	A.O. Smith
EquipmentId	N/A
Capacity/Size Quantity	5
Capacity/Size UOM	KW Input
Capacity/Size 2 Quantity	0
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2023
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
Domestic Water Distribution Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	
Interior Storm Piping	Does not exist
Sewage/Waste/Vent Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Sewage Ejector Pump	Does not exist
Sump Pump	Does not exist
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
Dual Temperature Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Dual Temperature Terminal Fan Coil Unit	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
FIXTURES	Inspected
Staff And Other	Inspected
Janitor Sink	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	Does not exist
Student	Inspected
Drinking Fountain	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Locker Room Shower	Does not exist
Sink And Fountain Combo Unit	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	Does not exist
GAS SERVICE	Inspected
Gas Distribution Piping	Inspected
Condition	1- Good
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	3rd Floor Boiler Room
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2023
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
Instance	Water Service Room 506
Instance Condition	4- Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2009
Source of Installation Year	Documented
Deficiency	DEFECTIVE CONTROL PANEL
Deficiency Location/Instance	MER 425

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GAS SERVICE	
CO/Gas Leak Detection	
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
HEATING	
Heating Coil In Ductwork	
	Does not exist
Hydronic Heating	
Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Backflow Preventer	
	Does not exist
Hot Water Heat Exchanger	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Radiator/Convactor/Fin Tube	
	Does not exist
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	MER 404, 425
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
HEATING PLANT	
	Inspected
Instance on 3rd Floor	Inspected
Is there a water meter on the boiler make-up water piping? Observed Operational?	Yes No
Burner Manufacturer	N/A
Burner Model	N/A
Burner Type	Gas
Heating Plant Oil Number	N/A
Boiler Auxiliaries	
Instance on 3rd Floor	Inspected
Boiler Auxiliary Piping	
Instance on 3rd Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on 3rd Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on 3rd Floor	Does not exist
Boiler Feedwater Treatment(Automatic)	
Instance on 3rd Floor	Does not exist
Boiler Flue Exhaust	
Instance on 3rd Floor	Does not exist

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HEATING PLANT	
Boiler Auxiliaries	
Boiler Make-up Water Backflow Preventer	
Instance on 3rd Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on 3rd Floor	Does not exist
Boiler Safety Valve	
Instance on 3rd Floor	Does not exist
Boiler System	
Instance on 3rd Floor	Inspected
Coal-fired Boiler	
Instance on 3rd Floor	Does not exist
Hot Water Boiler	
Instance on 3rd Floor	Does not exist
Modular Boiler	
Instance on 3rd Floor	Inspected
Instance on 3rd Floor	Inspected
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	1,270
Instance Quantity Uom	MBH NET
Manufacturer	Viessmann
EquipmentId	20000002767N1111
Capacity/Size Quantity	1270
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	2023
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
Steam Boiler	
Instance on 3rd Floor	Does not exist
Fuel System	
Instance on 3rd Floor	Inspected
Boiler Fresh Air Louver/Damper	
Instance on 3rd Floor	Inspected
Instance Condition	1- Good
Type	Automatic
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on 3rd Floor	Does not exist
Fuel Oil Storage/Supply System	
Instance on 3rd Floor	Does not exist
Gas Trains And Vent At The Boiler	
Instance on 3rd Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Enclosed IDF Room	
Instance on Room 519C	Inspected
Dedicated A/C Equipment	
Instance on Room 519C	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded

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Question	Response
KITCHEN	Inspected
Instance on 5th Floor	Inspected
Instance on 3rd Floor	Inspected
CO Detector	
Instance on 5th Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on 3rd Floor	Not required
Gas System	
Instance on 5th Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on 3rd Floor	Does not exist
Grease Trap	
Instance on 5th Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on 3rd Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Hood	
Instance on 5th Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on 3rd Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on 5th Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on 3rd Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on 5th Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on 3rd Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Hood Fire Suppression System	
Instance on 5th Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on 3rd Floor	Does not exist
Hot Water Temperature Booster	
Instance on 5th Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on 3rd Floor	Does not exist
Kitchen Sink	
Instance on 5th Floor	Inspected
Instance Condition	3- Fair

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KITCHEN	
Kitchen Sink	
Deficiency	No deficiencies recorded
Instance on 3rd Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
MDF Room	Inspected
Instance on Room 417	Inspected
Instance on Room 318	Inspected
Dedicated A/C Equipment	
Instance on Room 417	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Instance on Room 318	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Does not exist
SCIENCE LAB	Inspected
Instance on Room 509	Inspected
Alternative Use	No
Instance on Room 325	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room 509	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Room 325	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
CO Detector	
Instance on Room 509	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Room 325	Not required
Emergency Shower	
Instance on Room 509	Does not exist
Instance on Room 325	Does not exist
Eye Wash	
Instance on Room 509	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Room 325	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Room 509	Does not exist
Instance on Room 325	Does not exist
Hood Exhaust Fan	
Instance on Room 509	Does not exist
Instance on Room 325	Does not exist
Fixed Laboratory Hood	
Instance on Room 509	Does not exist
Instance on Room 325	Does not exist

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Question	Response
SCIENCE LAB	
Laboratory Sink	
Instance on Room 509	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Room 325	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 509	Does not exist
Instance on Room 325	Does not exist
SCIENCE PREP ROOM	
	Inspected
Instance on Room 511	Inspected
Alternative Use	No
Instance on Room 324	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room 511	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Room 324	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
CO Detector	
Instance on Room 511	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Room 324	Not required
Emergency Shower	
Instance on Room 511	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Room 324	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Eye Wash	
Instance on Room 511	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Room 324	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Room 511	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Room 324	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on Room 511	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded

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Question	Response
SCIENCE PREP ROOM	
Hood Exhaust Fan	
Instance on Room 324	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Fixed Laboratory Hood	
Instance on Room 511	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Room 324	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Laboratory Sink	
Instance on Room 511	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Room 324	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 511	Does not exist
Instance on Room 324	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	2- Between Good and Fair
Deficiency	No deficiencies recorded
Sprinkler Piping	Inspected
Condition	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	2- Between Good and 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