

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

Mechanical Inspection

X361


Asset: **P.S. 94 ANNEX - BRONX, 268 EAST 211 STREET, BRONX, NY, 10467**

Inspection Id	Inspection Type	Time In	Last Edited
3519	MECHANICAL	2024-02-27 07:39AM	2024-04-09 08:09AM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	No System Upgraded
Are there fuel tanks?	No
Total # of water main service entries to the asset	2
MERs/Fan Rooms Locations	Fire Pump Room C11
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Multipurpose Room (obstructed, 1)
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	Defective Sprinkler/Standpipe System	Fire Booster Pump is corroded and leaking	Fire Booster Pump Assembly	Fire Pump Room C11	Leary Pearce	Fireman	

Inspection

Question	Response
Mechanical	
AIR CONDITIONING	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	2- Between Good and Fair
Deficiency	No deficiencies recorded
Outdoor Unit	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Dry Cooler	Does not exist
Packaged / Rooftop Unit	Inspected
Instance	Main Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Mammoth
EquipmentId	RTU-1
Capacity/Size Quantity	75
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2010
Source of Installation Year	Documented
Source of Heating	Gas
Refrigerant Type	R-407C
Deficiency	OVER 20 TONS:DEFECTIVE CONDENSER FAN
Deficiency Location/Instance	Main Roof
Deficiency Quantity	2

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Mechanical Inspection

X361

Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Main Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	AAON
EquipmentId	RTU-2, RTU-4
Capacity/Size Quantity	26
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2010
Source of Installation Year	Documented
Source of Heating	Gas
Refrigerant Type	R-410A
Deficiency	No deficiencies recorded
Instance	Main Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	AAON
EquipmentId	RTU-3
Capacity/Size Quantity	16
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2010
Source of Installation Year	Documented
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
Refrigerant Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Return Fan	Does not exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Inspected
Instance	Throughout
Instance Condition	4- Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	0-20%
Installation Year	2010
Source of Installation Year	Documented
Deficiency	DEFECTIVE SYSTEM
Deficiency Location/Instance	Throughout
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Mechanical Inspection

X361

Question	Response
CLIMATE CONTROL SYSTEM	
BMS	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations 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	Inspected
Condition	2- Between Good and Fair
Are all the existing non-auditorium vertical handicap lifts operable?	Yes
Deficiency	No deficiencies recorded
Non-auditorium Handicap Lift - Stair	Does not exist
Ash Hoist	Does not exist
Sidewalk Elevator	Does not exist
DOMESTIC WATER SYSTEM	Inspected
Domestic Cold Water System	Inspected
Gravity System	Does not exist
Pressure Booster System	Inspected
Electric Pressure Booster System	Inspected
Instance	Fire Pump Room C11
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Liquitrol
EquipmentId	N/A
Capacity/Size Quantity	2
Capacity/Size UOM	Total # Pumps
Capacity/Size 2 Quantity	6
Capacity/Size 2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	2010
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Hydraulic/Pneumatic Booster System	Does not exist
Water Service	Inspected
Instance	Fire Pump Room C11; Water Service Room C34
Instance Condition	2- Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Domestic Hot Water System	Inspected
Domestic Hot Water Remote Storage Tank	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Domestic Water Heat Exchanger	Does not exist
Electric Domestic Water Heater	Does not exist

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

Mechanical Inspection

X361

Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Gas Fired Domestic Water Heater	Inspected
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Laars
EquipmentId	N/A
Capacity/Size Quantity	325
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	0
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2010
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	2- Between Good and Fair
Deficiency	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	
Interior Storm Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
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	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	

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

Mechanical Inspection

X361

Question	Response
FIXTURES	
Student	
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	2- Between Good and Fair
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	Boiler Room
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2010
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
HEATING	
	Inspected
Heating Coil In Ductwork	Does not exist
Hydronic Heating	Inspected
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	Does not exist
Radiator/Convactor/Fin Tube	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
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	No deficiencies recorded
HEATING PLANT	
	Inspected
Instance on Penthouse	Inspected
Is there a water meter on the boiler make-up water piping?	No
Burner Manufacturer	N/A
Burner Model	N/A
Burner Type	Gas
Heating Plant Oil Number	N/A
Boiler Auxiliaries	
Instance on Penthouse	Inspected
Boiler Auxiliary Piping	
Instance on Penthouse	Inspected

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

Mechanical Inspection

X361

Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Auxiliary Piping	
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Penthouse	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Penthouse	Does not exist
Boiler Feedwater Treatment(Automatic)	
Instance on Penthouse	Does not exist
Boiler Flue Exhaust	
Instance on Penthouse	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Penthouse	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE RPZ
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Room Steam And Condensate Piping	
Instance on Penthouse	Does not exist
Boiler Safety Valve	
Instance on Penthouse	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler System	
Instance on Penthouse	Inspected
Coal-fired Boiler	
Instance on Penthouse	Does not exist
Hot Water Boiler	
Instance on Penthouse	Inspected
Instance on Penthouse	Inspected
Instance	Boiler Room
Instance Condition	2- Between Good and Fair
Instance Quantity	534
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	Viessmann
EquipmentId	16269-01
Capacity/Size Quantity	614
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2010
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room

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

Mechanical Inspection

X361

Question	Response
HEATING PLANT	
Boiler System	
Hot Water Boiler	
Instance Condition	2- Between Good and Fair
Instance Quantity	534
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	Viessmann
EquipmentId	16269-02
Capacity/Size Quantity	614
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2010
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Modular Boiler	
Instance on Penthouse	Does not exist
Steam Boiler	
Instance on Penthouse	Does not exist
Fuel System	
Instance on Penthouse	Inspected
Boiler Fresh Air Louver/Damper	
Instance on Penthouse	Inspected
Instance Condition	2- Between Good and Fair
Type	Automatic
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Penthouse	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fuel Oil Storage/Supply System	
Instance on Penthouse	Does not exist
Gas Trains And Vent At The Boiler	
Instance on Penthouse	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Enclosed IDF Room	
Instance on Rooms 104, 204, 304	Inspected
Dedicated A/C Equipment	
Instance on Rooms 104, 204, 304	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Rooms 104, 204, 304
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
KITCHEN	
Instance on Cellar	Inspected
CO Detector	
Instance on Cellar	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded

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

Mechanical Inspection

X361

Question	Response
KITCHEN	
Gas System	
Instance on Cellar	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Grease Trap	
Instance on Cellar	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood	
Instance on Cellar	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Cellar	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on Cellar	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	
Instance on Cellar	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hot Water Temperature Booster	
Instance on Cellar	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
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
Kitchen Sink	
Instance on Cellar	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
MDF Room	
Instance on Room C14	Inspected
Dedicated A/C Equipment	
Instance on Room C14	Inspected
Instance Condition	3- 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	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Mechanical Inspection

X361

Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Fire Booster Pump Assembly	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE FIRE BOOSTER PUMP
Deficiency Location/Instance	Fire Pump Room C11
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Roof Tank	Does not exist
Siamese Connection	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Sprinkler Head	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Multipurpose Room (obstructed, 1)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations 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