Building Condition Assessment Survey 2023-2024

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Inspection	Id Inspection Ty	ре			Time I	n	Last Edited
30	600 MECHANICA	AL			2024-0	02-29 08:44Al	M 2024-04-22 12:06PM
sset Data							
Question				Answer			
Have any S	Systems/Major Build	ding Components been upgraded?		Systems:	Climate Contro	ol System - BM	1S
				Years:	2023		
				Systems:	CO/Gas Leak l	Detection: Sen	sors
				Years:	2021		
				Systems:	Kitchen - Gas	System: Maste	r Gas Control Valve
				Years:	2020		
				Systems:		Room - Dedica	ated A/C Equipment (DX
				Years:	Split System) 2019		
Are there for	itel tanks?			Yes	2019		
	of above ground tar	nks		1			
	-	ground tanks in gal.		275			
	of below ground tar			0			
	_	ground tanks in gal.		0			
Total # of v	water main service e	entries to the asset		2			
	Rooms Locations			Sprinkler	Booster Pump R	oom B12D	
		sing or Defective CO Detectors?		Yes			
Location(s)	,			Kitchen			
	•	ted Sprinkler Heads?		Yes	. (
Location(s)	,	Consideration and Minational Harmon and			A (painted, 3)		
		Switches with Missing Hammers?		No compo	onents		
riority Con							
Exist	Priority	Condition	Component	Location	Person(s)	Person(s)	Photo
Last Voor?	Catagory	Description	-			Title	Imaga
	Category	Description	Affected	Description	Notified	Title	Image
No condition		Description	-			Title	Image
		Description	-			Title	Image
No condition		Description	-		Notified	Title	Image
No condition	on recorded	Description	-	Description	Notified	Title	Image
No condition Inspection Question Mechanica	on recorded	Description	-	Description	Notified	Title	Image
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No condition Inspection Question Mechanica AIR COI Chilled Conder	on recorded al NDITIONING I Water System	ution: Piping, Pumps and Auxiliari	Affected	Response Inspected Does not	Notified exist exist	Title	Image
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No condition Inspection Question Mechanica AIR COI Chilled Conder Cooling Cooling DX Spl Indoo Cor	nn recorded NDITIONING I Water System nser Water Distributed g Coil in Ductwork g Tower lit System or Unit ndition Deficiency	ution: Piping, Pumps and Auxiliari	Affected	Response Inspected Does not Does not Does not Inspected Inspected Inspected Inspected Inspected Inspected Inspected Inspected	exist exist exist exist exist en Good and Fair encies recorded		Image
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Mechanical Inspection	X465

ion	Response
CONDITIONING	
ckaged / Rooftop Unit	
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 COMPRESSOR
Deficiency Location/Instance	Roof (2 of 4)
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Roof
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Governair
EquipmentId	RTU-2
Capacity/Size Quantity	58
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 COMPRESSOR
Deficiency Location/Instance	Roof (3 of 6)
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	
	No violations recorded
Instance	Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	Governair
EquipmentId	RTU-3, RTU-5
Capacity/Size Quantity	60
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	No deficiencies recorded
Instance	Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	1
	EACH
Instance Quantity Uom	
Manufacturer	Governair

Building Condition Assessment Survey 2023-2024

nunteut Inspection		24403
Question	Response	
AIR CONDITIONING		
Packaged / Rooftop Unit		
Capacity/Size Quantity	87	
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	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	1- Good	
Instance Quantity		
<u> </u>	1 EACH	
Instance Quantity Uom		
Building Area Covered by Operational System	81-100%	
Installation Year	2023	
Source of Installation Year	Documented	
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	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	Sprinkler Booster Pump Room B12D	
Instance Condition	2- Between Good and Fair	
Instance Quantity	1	
Instance Quantity Uom	EACH	
Manufacturer	Federal Pump N/A	
EquipmentId Capacity/Size Quantity	N/A 2	
Capacity/Size Quantity Capacity/Size UOM		
Capacity/Size OOM	Total # Pumps	

Mechanical Inspection	X465
Question	Response

Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Pressure Booster System	
Electric Pressure Booster System	
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	Sprinkler Booster Pump Room B12D
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	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Gas Fired Domestic Water Heater	Inspected
Instance	Penthouse Water Heater Room
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	2010
Source of Installation Year	Documented No deficiencies recorded
Deficiency CHE A Deficiency	
Oil Fired Domestic Water Heater	Does not exist Does not exist
Heat Pump Domestic Water Heater	
Domestic Water Distribution Piping Condition	Inspected 2- Between Good and Fair
Deficiency	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	Inspected
Interior Storm Piping Condition	Inspected 2- Between Good and Fair
Deficiency	No deficiencies recorded
	Inspected
Sewage/Waste/Vent Piping Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Sewage Ejector Pump	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Deficiency	1.0 delitolollolos recorded

Building Condition Assessment Survey 2023-2024

uestion	Response	
DRAIN/WASTE/VENT AND STORM SYSTEM		
Sump Pump	Does not exist	
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	Inspected	
Instance on Inside Room B10	Inaccessible	
Instance on Inside Room B6	Inaccessible	
Sink And Fountain Combo Unit	Does not exist	
Toilet	Inspected	
Condition	2- Between Good and Fair	
	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 Condition	Inspected 2- Between Good and Fair	
Deficiency	No deficiencies recorded	
	Does not exist	
Gas Meter Room Exhaust Fan Gas Meter Room Vent	Does not exist Does not exist	
Gas Pressure Booster	Inspected	
Instance	Building Exterior - Gas Meter Room 139	
Instance Condition	2- Between Good and Fair	
Instance Quantity	2	
Instance Quantity Uom	EACH	
Manufacturer	Spencer	
EquipmentId	N/A	
Capacity/Size Quantity	1	
Capacity/Size UOM	НР	
Source of Capacity/Size	Documented	
Installation Year	2010	
Source of Installation Year	Documented	
Deficiency	No deficiencies recorded Inspected	

Building Condition Assessment Survey 2023-2024

uestion	Response
GAS SERVICE	
CO/Gas Leak Detection	
Instance	Building Exterior - Gas Meter Room 139; Penthouse Water Heater
	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	Does not exist
Radiator/Convector/Fin Tube	Inspected
Condition	2- Between Good and Fair
Deficiency	RADIATOR/CONVECTOR:DEFECTIVE
Deficiency Location/Instance	Sprinkler Booster Pump Room B12D
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations 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	DEFECTIVE
Deficiency Location/Instance	Stair "A/1", "A/4", "B/Basement", "B/4"
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
HEATING PLANT	Does not exist
Enclosed IDF Room	Inspected
Instance on Room B12B	Inspected
Dedicated A/C Equipment	
Instance on Room B12B	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
KITCHEN	Inspected
Instance on 2nd Floor	Inspected
CO Detector	
Instance on 2nd Floor	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
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

Building Condition Assessment Survey 2023-2024

Duestion		Response	
KITCHE	N		
Gas Sys			
	Instance on 2nd Floor	Inspected	
	Instance Condition	1- Good	
	Deficiency	No deficiencies recorded	
Grease 7			
	Instance on 2nd Floor	Inspected	
	Instance Condition	3- Fair	
	Deficiency	No deficiencies recorded	
Hood			
	Instance on 2nd Floor	Inspected	
	Instance Condition	2- Between Good and Fair	
	Deficiency	No deficiencies recorded	
Hood Ex	xhaust Ductwork		
	Instance on 2nd Floor	Inspected	
	Instance Condition	2- Between Good and Fair	
	Deficiency	No deficiencies recorded	
Hood Ex	xhaust Fan		
	Instance on 2nd Floor	Inspected	
	Instance Condition	2- Between Good and Fair	
	Deficiency	No deficiencies recorded	
Hood Fi	ire Suppression System		
	Instance on 2nd Floor	Inspected	
	Instance Condition	3- Fair	
	Deficiency	No deficiencies recorded	
Hot Wat	ter Temperature Booster		
	Instance on 2nd Floor	Inspected	
	Instance Condition	3- Fair	
	Deficiency	No deficiencies recorded	

Deficiency	Missing Air Gap
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
MDF Room	Inspected
Instance on Room 309D	Inspected
Dedicated A/C Equipment	
Instance on Room 309D	Inspected

Inspected

3- Fair

Does not exist

Inspected

No deficiencies recorded

2- Between Good and Fair

Kitchen Sink

Instance on 2nd Floor

Instance Condition

Instance Condition

Deficiency

SCIENCE DEMO ROOM

SCIENCE LAB

estion	Response	
	Response	
CCIENCE LAB		
Acid Waste Neutralizing Tank Instance Condition	3- Fair	
Deficiency	DEFECTIVE/LEAKS	
Deficiency Location/Instance	Room 425	
Deficiency Quantity	3	
Quantity Uom	EACH	
Potential Action	REPAIR	
Urgency of Action	PRIORITY 3	
Purpose of Action	LEVEL 2	
Violations	No violations recorded	
Instance on Rooms 323, 325	Inspected	
Instance Condition	3- Fair	
Deficiency	DEFECTIVE/LEAKS	
Deficiency Location/Instance Deficiency Quantity	Rooms 323, 325 4	
	4 EACH	
Quantity Uom		
Potential Action	REPAIR DRIODITY 2	
Urgency of Action	PRIORITY 3 LEVEL 2	
Purpose of Action Violations		
CO Detector	No violations recorded	
Instance on Room 425	Inspected	
Instance Condition	2- Between Good and Fair	
Deficiency	No deficiencies recorded	
Instance on Rooms 323, 325	Inspected	
Instance Condition	3- Fair	
Deficiency	No deficiencies recorded	
Emergency Shower		
Instance on Room 425	Does not exist	
Instance on Rooms 323, 325	Inspected	
Instance Condition	2- Between Good and Fair	
Deficiency	No deficiencies recorded	
Eye Wash		
Instance on Room 425	Inspected	
Instance Condition	2- Between Good and Fair	
Deficiency	No deficiencies recorded	
Instance on Rooms 323, 325	Inspected	
Instance Condition	2- Between Good and Fair	
Deficiency	No deficiencies recorded	
Hood Exhaust Ductwork		
Instance on Room 425	Inspected	
Instance Condition	2- Between Good and Fair	
Deficiency	No deficiencies recorded	
Instance on Rooms 323, 325	Does not exist	
Hood Exhaust Fan		
Instance on Room 425	Inspected	
Instance Condition	2- Between Good and Fair	
Deficiency	No deficiencies recorded	
Instance on Rooms 323, 325	Does not exist	
Fixed Laboratory Hood	DOCS HOL CVIST	
Instance on Room 425	Inspected	
Instance Condition	2- Between Good and Fair	
Deficiency	No deficiencies recorded	
Instance on Rooms 323, 325	Does not exist	

Mechanical Inspection	X465

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uestion	Response	
SCIENCE LAB		
Laboratory Sink		
Instance on Room 425	Inspected	
Instance Condition	2- Between Good and Fair	
Deficiency	No deficiencies recorded	
Instance on Rooms 323, 325	Inspected	
Instance Condition	2- Between Good and Fair	
Deficiency	No deficiencies recorded	
Make-up Air Unit		
Instance on Room 425	Does not exist	
Instance on Rooms 323, 325	Does not exist	
SCIENCE PREP ROOM	Inspected	
Instance on Room 423	Inspected	
Alternative Use	No	
	INU	
Acid Waste Neutralizing Tank Instance on Room 423	Inspected	
Instance Condition	2- Between Good and Fair	
Deficiency	No deficiencies recorded	
CO Detector	No deficiencies recorded	
Instance on Room 423	Inspected	
Instance Condition	2- Between Good and Fair	
	No deficiencies recorded	
Deficiency	No deficiencies recorded	
Emergency Shower Instance on Room 423	Inquantad	
Instance Condition	Inspected 2- Between Good and Fair	
	No deficiencies recorded	
Deficiency	No deficiencies recorded	
Eye Wash Instance on Room 423	Inspected	
Instance Condition	2- Between Good and Fair	
Deficiency	No deficiencies recorded	
Hood Exhaust Ductwork	No deficiencies recorded	
Instance on Room 423	Inspected	
Instance Condition	2- Between Good and Fair	
-		
Deficiency	No deficiencies recorded	
Hood Exhaust Fan	Inquantad	
Instance on Room 423 Instance Condition	Inspected 2- Between Good and Fair	
	No deficiencies recorded	
Deficiency Transfer of the Property of the Pro	No deficiencies recorded	
Fixed Laboratory Hood Instance on Room 423	Inquantad	
Instance Condition	Inspected 2- Between Good and Fair	
Deficiency	No deficiencies recorded	
Laboratory Sink Instance on Room 423	Turning de d	
	Inspected 2- Between Good and Fair	
Instance Condition		
Deficiency	No deficiencies recorded	
Make-up Air Unit	Dans mad and d	
Instance on Room 423	Does not exist	
SPRINKLERS, STANDPIPE, FIRE SYSTEM	Inspected	
Dry Sprinkler Alarm Valve Assembly	Does not exist	
Wet Sprinkler Alarm Valve Assembly	Inspected	
Condition	2- Between Good and Fair	
Deficiency	No deficiencies recorded	
Fire Booster Pump Assembly	Inspected	

Building Condition Assessment Survey 2023-2024

nestion	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Fire Booster Pump Assembly	
Condition	2- Between Good and Fair
Deficiency	No deficiencies 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	Room B2A (painted, 3)
Deficiency Quantity	3
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