

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Mechanical Inspection

X716

Asset: BRONX LIGHTHOUSE CHARTER SCHL - BRONX, 1001 INTERVALE AVENUE, BRONX, NY, 10459

Inspection Id	Inspection Type	Time In	Last Edited
753	MECHANICAL	2023-11-06 08:41AM	2024-01-26 04:47PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Gas Distribution Piping (~50%) Years: 2021
Are there fuel tanks?	No
Total # of water main service entries to the asset	2
MERs/Fan Rooms Locations	None
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Corridor between Rooms 106 & 107 (painted, 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 condition recorded							

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	Does not exist
Dry Cooler	Does not exist
Packaged / Rooftop Unit	Inspected
Instance	2nd Floor - Plaza Deck
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	McQuay
EquipmentId	RTU-1
Capacity/Size Quantity	48
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2006
Source of Installation Year	Documented
Source of Heating	Gas
Refrigerant Type	R-22
Deficiency	No deficiencies recorded
Instance	Main Roof
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Lennox
EquipmentId	RTU-2
Capacity/Size Quantity	20
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2006
Source of Installation Year	Documented
Source of Heating	Gas

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Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Refrigerant Type	N/A
Deficiency	No deficiencies recorded
Instance	Main Roof
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Lennox
EquipmentId	RTU-3
Capacity/Size Quantity	13
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2006
Source of Installation Year	Documented
Source of Heating	Gas
Refrigerant Type	N/A
Deficiency	No deficiencies recorded
Instance	Main Roof
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	McQuay
EquipmentId	RTU-4
Capacity/Size Quantity	48
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2006
Source of Installation Year	Documented
Source of Heating	Gas
Refrigerant Type	R-22
Deficiency	No deficiencies recorded
Instance	Main Roof
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	McQuay
EquipmentId	RTU-5
Capacity/Size Quantity	48
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2006
Source of Installation Year	Documented
Source of Heating	Gas
Refrigerant Type	R-22
Deficiency	No deficiencies recorded
Packaged Terminal A/C	Does not exist
Refrigerant Leak Detection System	Does not exist
Refrigerant Piping	Does not exist
Return Fan	Does not exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Does not exist
Pneumatic System	Does not exist
Hybrid System	Does not exist
Electric System	Inspected

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Question	Response
CLIMATE CONTROL SYSTEM	
Electric System	
Instance	Throughout (VAV Electric System)
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	61-80%
Deficiency	DEFECTIVE TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	Various Locations
Deficiency Quantity	12
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
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	Gas/Water Meter Room C03/C05
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Canariis
EquipmentId	DWB-1
Capacity/Size Quantity	2
Capacity/Size UOM	Total # Pumps
Capacity/Size 2 Quantity	10
Capacity/Size 2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	2006
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Hydraulic/Pneumatic Booster System	Does not exist
Water Service	Inspected
Instance	Gas/Water Meter Room C03/C05
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

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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	Main Roof - Water Heater Room
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Rheem / Ruud
EquipmentId	N/A
Capacity/Size Quantity	334
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	0
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Inspector Estimate
Installation Year	2006
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	
	Inspected
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	3- Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Toilet	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Urinal	
	Does not exist
Student	
	Inspected
Drinking Fountain	
	Inspected
Condition	3- Fair

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Question	Response
FIXTURES	
Student	
Drinking Fountain	
Deficiency	No deficiencies recorded
Lavatory/Sink	
Condition	3- Fair
Deficiency	No deficiencies recorded
Locker Room Shower	
	Does not exist
Sink And Fountain Combo Unit	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Toilet	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Urinal	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	
	Does not exist
GAS SERVICE	
	Inspected
Gas Distribution Piping	
Condition	Inspected
Deficiency	1- Good
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Gas Meter Room Vent	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Pressure Booster	
	Inspected
Instance	Gas/Water Meter Room C03/C05
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Eclipse
EquipmentId	N/A
Capacity/Size Quantity	19400
Capacity/Size UOM	SCFH
Source of Capacity/Size	Documented
Installation Year	2006
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
CO/Gas Leak Detection	
	Inspected
Instance	Gas Meter Room
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2006
Source of Installation Year	Documented
Deficiency	BEYOND USEFUL LIFE
Deficiency Location/Instance	Gas Meter Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1

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GAS SERVICE	
CO/Gas Leak Detection	
Purpose of Action	LEVEL 2
Violations	No violations recorded
HEATING	Inspected
Heating Coil In Ductwork	Does not exist
Hydronic Heating	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	Does not exist
Enclosed IDF Room	Inspected
Instance on Room 314	Inspected
Dedicated A/C Equipment	
Instance on Room 314	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Room 314
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
KITCHEN	Inspected
Instance on 2nd Floor	Inspected
CO Detector	
Instance on 2nd Floor	Not required
Gas System	
Instance on 2nd Floor	Does not exist
Grease Trap	
Instance on 2nd Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood	
Instance on 2nd Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on 2nd Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on 2nd Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	
Instance on 2nd Floor	Inspected
Instance Condition	3- Fair

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Question	Response
KITCHEN	
Hood Fire Suppression System	
Deficiency	No deficiencies recorded
Hot Water Temperature Booster	
Instance on 2nd Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Kitchen Sink	
Instance on 2nd Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
MDF Room	
Instance on Room 126	Inspected
Dedicated A/C Equipment	
Instance on Room 126	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Room 126
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
SCIENCE DEMO ROOM	
	Does not exist
SCIENCE LAB	
Instance on Room 102	Inspected
Alternative Use	Yes
Acid Waste Neutralizing Tank	
Instance on Room 102	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
CO Detector	
Instance on Room 102	Not required
Emergency Shower	
Instance on Room 102	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Eye Wash	
Instance on Room 102	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Room 102	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on Room 102	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Fixed Laboratory Hood	
Instance on Room 102	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded

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Question	Response
SCIENCE LAB	
Laboratory Sink	
Instance on Room 102	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 102	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	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Fire Booster Pump Assembly	Does not exist
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	Corridor between Rooms 106 & 107 (painted, 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	
Is the building Mechanically ventilated?	Inspected
	Yes
Exhaust Fan	Inspected
Condition	3- 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