Building Condition Assessment Survey 2023-2024

Mechanical Inspection X970

Asset:	BATHGATE HS - BRONX, 1595 BATHGATE AVENU	JE, BRONX, NY, 1045	57	
Inspection Id	Inspection Type		Time In	Last Edited
629	MECHANICAL		2023-11-01 10:33AM	2024-05-07 02:35PM
sset Data				
Question		Answer		
Have any Syste	ems/Major Building Components been upgraded?	Systems:	Fixtures - Drinking Fountains (~	60%)
		Years:	2023	
		Systems:	Domestic Hot Water Remote Sto	rage Tanks
		Years:	2018	
Are there fuel	tanks?	No		
Total # of wate	er main service entries to the asset	2		
MERs/Fan Roo	oms Locations	None		
Are there any s	spaces with Missing or Defective CO Detectors?	No		
Are there any I	Painted/Obstructed Sprinkler Heads?	No		
Are there any I	Emergency Stop Switches with Missing Hammers?	No compo	nents	

Priority Condition

Exist	Priority	Condition	Component	Location	Person(s)	Person(s)	Photo
Last Year?	Category	Description	Affected	Description	Notified	Title	Image
Yes	Defective Sprinkler/Standpipe System	Defective Sprinkler Heads (2)	Sprinkler Head	Corridor near Room 128	Jose Melendez	Custodian	•

Inspection

Question	Response
1echanical	
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	Under construction
Dry Cooler	Does not exist
Packaged / Rooftop Unit	Inspected
Instance	Roof
Instance Condition	3- Fair
Instance Quantity	8
Instance Quantity Uom	EACH
Manufacturer	AAON
EquipmentId	RTU-1, RTU-2, RTU5, RTU-8, RTU-10, RTU-11, RTU-12, RTU-13
Capacity/Size Quantity	40
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2006
Source of Installation Year	Documented
Source of Heating	Gas
Refrigerant Type	R-22
Deficiency	No deficiencies recorded
Instance	Roof
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	AAON

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uestion	Response	
AIR CONDITIONING		
Packaged / Rooftop Unit		
EquipmentId	RTU-4	
Capacity/Size Quantity	60	
Capacity/Size UOM	Tons	
Source of Capacity/Size	Documented	
Installation Year	2006	
Source of Installation Year	Documented	
Source of Heating	Gas	
Refrigerant Type	R-22	
Deficiency	No deficiencies recorded	
Instance	Roof	
Instance Condition	3- Fair	
Instance Quantity	1	
Instance Quantity Uom	EACH	
Manufacturer	AAON	
EquipmentId	RTU-7	
Capacity/Size Quantity	50	
Capacity/Size UOM	Tons	
Source of Capacity/Size	Documented 2006	
Installation Year		
Source of Installation Year	Documented	
Source of Heating	Gas R-22	
Refrigerant Type		
Deficiency	No deficiencies recorded	
Instance	Roof	
Instance Condition	3- Fair	
Instance Quantity	1	
Instance Quantity Uom	EACH	
Manufacturer	AAON	
EquipmentId	RTU-3	
Capacity/Size Quantity	31	
Capacity/Size UOM	Tons	
Source of Capacity/Size	Documented	
Installation Year	2006	
Source of Installation Year	Documented	
Source of Heating	Gas	
Refrigerant Type	R-22	
Deficiency	No deficiencies recorded	
Instance	Roof	
Instance Condition	3- Fair	
-		
Instance Quantity	2 FACIL	
Instance Quantity Uom	EACH	
Manufacturer	AAON	
EquipmentId	RTU-6, RTU-9	
Capacity/Size Quantity	26	
Capacity/Size UOM	Tons	
Source of Capacity/Size	Documented	
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	

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Response
Does not exist
Inspected
2- Between Good and Fair
No deficiencies recorded
Inspected
Inspected
Throughout
4- Between Fair and Poor
1
EACH
0-20%
2006
Documented
DEFECTIVE SYSTEM
Throughout
1
EACH
REPAIR
PRIORITY 3
LEVEL 2
No violations recorded
BEYOND USEFUL LIFE
Throughout
1
EACH
REPLACE
PRIORITY 1
LEVEL 2
No violations recorded
Does not exist
Inspected
Does not exist
Inspected
2- Between Good and Fair
No
No deficiencies recorded
Does not exist
Inspected
Inspected
Does not exist
Does not exist
Inspected
Room 141A - Sprinkler/Water Meter Room 142
2- Between Good and Fair
2
_
EACH

Mechanical Inspection	X970
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uestion	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	Inspected
Domestic Hot Water Remote Storage Tank	Inspected
Condition	1- Good
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 Heater Room 223
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Lochinvar
EquipmentId	DWHW - 1
Capacity/Size Quantity	650
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	0
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2006
Source of Installation Year	Documented No deficiencies recorded
Deficiency	Does not exist
Oil Fired Domestic Water Heater	Does not exist Does not exist
Heat Pump Domestic Water Heater	
Domestic Water Distribution Piping	Inspected 2- Between Good and Fair
Condition	
Deficiency	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	Inspected
Interior Storm Piping	Inspected 2- Between Good and Fair
Condition	
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	Inspected 2- Between Good and Fair
Condition	
Deficiency	No deficiencies recorded
Sewage Ejector Pump	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
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	3- Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF
	VALVE,ETC.)
Deficiency Location/Instance Deficiency Quantity	Toilet Room 265B 1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded

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uestion	Response
TIXTURES	
Staff And Other	
Lavatory/Sink	
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Kitchen
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Toilet	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Student	Inspected
Drinking Fountain	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF
Deficiency Location/Instance	VALVE,ETC.) Female Toilet Room 265B, Male Locker Room 133
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Locker Room Shower	Inspected
Instance on 1st Floor - Boys	Inaccessible
Instance on 1st Floor - Girls	Inaccessible
Sink And Fountain Combo Unit	Does not exist
Toilet	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	Does not exist
SAS 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	Water Heater Room 223
Instance Condition	3- Fair

hanical Inspection	X9*
Question	Response
GAS SERVICE	
CO/Gas Leak Detection	
Instance Quantity Uom	EACH
Installation Year	2006
Source of Installation Year	Documented
Deficiency	BEYOND USEFUL LIFE
Deficiency Location/Instance	Water Heater Room 223
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations 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	FIN TUBE:DEFECTIVE
Deficiency Location/Instance	Stair "I/2"
Deficiency Quantity	10
Quantity Uom	L.F.
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	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room 129, Exits 9 and 10, Multipurpose Room and other
	locations
Deficiency Quantity	14
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
HEATING DI ANT	Does not exist

artners Version 2.0 (P)	Page 6 of 11 Print Date: 8/8/2024
CO Detector	
Instance on 1st - Floor	Inspected
KITCHEN	Inspected
Violations	No violations recorded
Purpose of Action	LEVEL 2
Urgency of Action	PRIORITY 3
Potential Action	INSTALL
Quantity Uom	EACH
Deficiency Quantity	3
Deficiency Location/Instance	Rooms 104, 216, 255
Deficiency	DOES NOT EXIST
Instance Condition	4- Between Fair and Poor
Instance on Rooms 104, 216, 255	Inspected
Dedicated A/C Equipment	тэрсссс
Instance on Rooms 104, 216, 255	Inspected
nclosed IDF Room	Inspected
EATING PLANT	Does not exist
Violations	No violations recorded
Purpose of Action	LEVEL 2
Urgency of Action	PRIORITY 3
Quantity Uom Potential Action	MAINTENANCE
Deficiency Quantity	14 EACH
Deficiency Location/Instance	Room 129, Exits 9 and 10, Multipurpose Room and other locations
Deficiency	DEFECTIVE
Condition	4- Between Fair and Poor
Unit Heater/Cabinet Heater	Inspected
Steam supplied by External Sources	Does not exist
Steam Heating	Does not exist
Violations	No violations recorded
Purpose of Action	LEVEL 2
Urgency of Action	PRIORITY 3
Potential Action	MAINTENANCE
Quantity Uom	L.F.
Deficiency Quantity	10
Deficiency Location/Instance	Stair "I/2"
Deficiency	FIN TUBE:DEFECTIVE
Condition	2- Between Good and Fair
Hydronic Heating Radiator/Convector/Fin Tube	Inspected
Heating Coil In Ductwork	Does not exist Does not exist
EATING	Inspected
Violations	No violations recorded
Turpose of Action	N · 1 · 1 · 1 · 1

Mechanical Inspection		X970
Question	Response	

iestion		Response
KITCH	EN	
CO D	etector	
	Instance on 1st - Floor	Inspected
	Instance Condition	3- Fair
	Deficiency	No deficiencies recorded
Gas S		
	Instance on 1st - Floor	Inspected
	Instance Condition	3- Fair
	Deficiency	No deficiencies recorded
Greas	e Trap	
	Instance on 1st - Floor	Inspected
	Instance Condition	3- Fair
	Deficiency	No deficiencies recorded
Hood		
	Instance on 1st - Floor	Inspected
	Instance Condition	3- Fair
	Deficiency	No deficiencies recorded
Hood	Exhaust Ductwork	
	Instance on 1st - Floor	Inspected
	Instance Condition	3- Fair
	Deficiency	No deficiencies recorded
Hood	Exhaust Fan	
	Instance on 1st - Floor	Inspected
	Instance Condition	3- Fair
	Deficiency	No deficiencies recorded
Hood	Fire Suppression System	
	Instance on 1st - Floor	Inspected
	Instance Condition	3- Fair
	Deficiency	No deficiencies recorded
Hot W	Vater Temperature Booster	
	Instance on 1st - Floor	Inspected 3- Fair
	Instance Condition	
	Deficiency	No deficiencies recorded
Kitch	en Sink	Y 1
	Instance on 1st - Floor	Inspected
	Instance Condition	3- Fair
	Deficiency	No deficiencies recorded
1DF R		Inspected
	Instance on MDF Room - 139	Inspected
Dedic	ated A/C Equipment	
	Instance on MDF Room - 139	Inspected
	Instance Condition	3- Fair
	Deficiency	No deficiencies recorded
CIENCE DEMO ROOM		Does not exist
CIEN	CE LAB	Inspected
	Instance on Rooms 217, 231	Inspected
	Alternative Use	No
	Instance on Rooms 229, 230	Inspected
	Alternative Use	No
	Instance on Room 219	Inspected
	Alternative Use	No
	Instance on Room 233	Inspected
	Alternative Use	Yes

Maste Neutralizing Tank	
Instance on Rooms 217, 231 Does not exist Instance on Rooms 229, 230 Does not exist Instance on Room 219 Does not exist Instance on Room 233 Does not exist Instance on Rooms 217, 231 Inspected Instance Condition 3- Fair Deficiency No deficiencies rec Instance on Room 219 Inspected Instance Condition 3- Fair Deficiency No deficiencies rec Instance on Room 233 Not required Instance on Room 233 Not required Instance on Rooms 217, 231 Does not exist Instance on Rooms 217, 231 Does not exist Instance on Rooms 219 Does not exist Instance on Rooms 217, 231 Inspected Instance Condition 3- Fair Deficiency No deficiencies rec Instance on Rooms 229, 230 Inspected Instance Condition 3- Fair Deficiency No deficiencies rec Instance on Rooms 217, 231 Inspected Instance Condition 3- Fair Deficiency No deficiencies rec Instance on Room 219 Does not exist Instance on Room 219 Does not exist Instance on Room 219 Does not exist Instance on Room 233 Inspected Instance Condition 3- Fair Deficiency No deficiencies rec IEXhaust Ductwork Instance on Rooms 217, 231 Inspected Instance on Rooms 217, 231 Inspected Instance on Rooms 217, 231 Inspected Instance on Rooms 229, 230 Does not exist Instance on Rooms 217, 231 Inspected Instance on Rooms 229, 230 Does not exist Instance On Rooms 22	
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Instance Condition 3- Fair	
	corded
l Laboratory Hood	
Instance on Rooms 217, 231 Inspected	

uestion		Response	
SCIENC	CE LAB		
Fixed	Laboratory Hood		
	Deficiency	No deficiencies recorded	
	Instance on Rooms 229, 230	Does not exist	
	Instance on Room 219	Does not exist	
	Instance on Room 233	Inspected	
	Instance Condition	3- Fair	
	Deficiency	No deficiencies recorded	
Labor	atory Sink		
	Instance on Rooms 217, 231	Inspected	
	Instance Condition	3- Fair	
	Deficiency	No deficiencies recorded	
	Instance on Rooms 229, 230	Inspected	
	Instance Condition	3- Fair	
	Deficiency	No deficiencies recorded	
	Instance on Room 219	Inspected	
	Instance Condition	3- Fair	-
	Deficiency	No deficiencies recorded	
	Instance on Room 233	Inspected	
	Instance Condition	3- Fair	
	Deficiency	No deficiencies recorded	
Make-	-up Air Unit		
	Instance on Rooms 217, 231	Does not exist	
	Instance on Rooms 229, 230	Does not exist	
	Instance on Room 219	Does not exist	
	Instance on Room 233	Does not exist	
SCIENC	CE PREP ROOM	Inspected	
	Instance on Rooms 232, 234	Inspected	
	Alternative Use	Yes	
	Instance on Room 218	Inspected	
	Alternative Use	No	
Acid V	Vaste Neutralizing Tank	110	
7 ICIU V	Instance on Rooms 232, 234	Does not exist	
	Instance on Room 218	Does not exist	
CO Do			
CO D	Instance on Rooms 232, 234	Not required	
	Instance on Room 218	Inspected	
	Instance Condition	3- Fair	
	Deficiency	No deficiencies recorded	
Emers	gency Shower		
Liner	Instance on Rooms 232, 234	Inspected	
	Instance Condition	3- Fair	
	Deficiency	No deficiencies recorded	
	Instance on Room 218	Inspected	
	Instance Condition	3- Fair	
	Deficiency	No deficiencies recorded	
Eye W		1.0 02110101101 10001404	
2jt W	Instance on Rooms 232, 234	Inspected	
	Instance Condition	3- Fair	
	Deficiency	No deficiencies recorded	
	Instance on Room 218	Inspected	
	Instance Condition	3- Fair	

Mechanical Inspection	X9/0
Question	Dognanga

estion	Response
CIENCE PREP ROOM	
Hood Exhaust Ductwork	
Instance on Rooms 232, 234	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Room 218	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on Rooms 232, 234	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Room 218	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Fixed Laboratory Hood	
Instance on Rooms 232, 234	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Room 218	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Laboratory Sink	140 deficiencies recorded
Instance on Rooms 232, 234	Inspected
Instance Condition	3- Fair
	No deficiencies recorded
Deficiency Deficiency	
Instance on Room 218	Inspected 3- Fair
Instance Condition	
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Rooms 232, 234	Does not exist
Instance on Room 218	Does not exist
PRINKLERS, 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	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Sprinkler Head	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Oventity	Corridor near Room 128
Deficiency Quantity	2 FACH
Quantity Uom Potential Action	EACH PEDLACE
Potential Action	REPLACE PRIORITY 5
Urgency of Action Purpose of Action	LEVEL 6
Violations	No violations recorded
Sprinkler Piping Condition	Inspected 2- Between Good and Fair
Deficiency	No deficiencies recorded

Building Condition Assessment Survey 2023-2024

Mechanical Inspection X970

uestion	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Water Gong	Does not exist Does not exist
SWIMMING POOL	
VENTILATION	Inspected
Is the building Mechanically ventilated?	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	DEFECTIVE REGISTER/DIFFUSER
Deficiency Location/Instance	Corridor near Room 137
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Supply Fan	Does not exist
Unit Ventilator	Does not exist