

**NYC Department of Education
Building Condition Assessment Survey 2008-2009**

Mechanical Inspection

M506

School: EDWARD A. REYNOLDS WEST SIDE HS-M, 140 WEST 102 STREET, MANHATTAN, NY, 10025

InspectionId	Inspection Type	Time In	Last Edited
49564	MECHANICAL	2008-11-05 08:28AM	2009-06-01 02:04PM

Asset Data

Question	Answer
Heating Plant Oil Number	N/A
Have any Systems/Major Building Components been upgraded?	Systems: DDC system for building HVAC. Years: 2008 Systems: Gas Fired Domestic Hot Water Heater and Remote Storage Tank Years: 2007 Systems: DX Split AC Years: 2006

Priority Condition

No condition recorded

Inspection

Question	Response
MECHANICAL	
AIR CONDITIONING	Inspected
Chilled Water System	Does not exist
Condenser Water Piping	Does not exist
Condenser Water Pump	Does not exist
Cooling Coils in Ductwork	Does not exist
Cooling Tower	Does not exist
DX Split System	Inspected
Indoor Unit	Inspected
Condition	1- Good
Deficiency	UP TO 5 TONS:NOT IN USE
Deficiency Location/Instance	MDF Room # 120
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Outdoor Unit	Inspected
Condition	1- Good
Deficiency	UP TO 5 TONS:NOT IN USE
Deficiency Location/Instance	2nd Floor Roof
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Packaged / Rooftop Unit	Inspected
Instance	3rd Floor Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	RTU-1
Capacity/Size	NA
Installation Year	1999
Deficiency	No deficiencies recorded

**NYC Department of Education
Building Condition Assessment Survey 2008-2009**

Mechanical Inspection

M506

Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Instance	3rd Floor Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	RTU-3
Capacity/Size	NA
Installation Year	1999
Deficiency	No deficiencies recorded
Instance	3rd Floor Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	RTU-2
Capacity/Size	NA
Installation Year	1999
Deficiency	No deficiencies recorded
Instance	3rd Floor Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	RTU-4
Capacity/Size	NA
Installation Year	1999
Deficiency	No deficiencies recorded
Instance	2nd Floor Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	RTU-5
Capacity/Size	NA
Installation Year	1999
Deficiency	No deficiencies recorded
Instance	2nd Floor Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	RTU-6
Capacity/Size	NA
Installation Year	1999
Deficiency	No deficiencies recorded
Instance	2nd Floor Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	RTU-7
Capacity/Size	NA
Installation Year	1999

**NYC Department of Education
Building Condition Assessment Survey 2008-2009**

Mechanical Inspection

M506

Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Deficiency	No deficiencies recorded
Instance	2nd Floor Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	RTU-8
Capacity/Size	NA
Installation Year	1999
Deficiency	No deficiencies recorded
Instance	2nd Floor Roof
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	RTU-9
Capacity/Size	NA
Installation Year	1999
Deficiency	OVER 20 TONS:DEFECTIVE CONTROLS
Deficiency Location/Instance	2nd Floor Roof
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	2nd Floor Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	RTU-10
Capacity/Size	NA
Installation Year	1999
Deficiency	No deficiencies recorded
Instance	2nd Floor Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	RTU-11
Capacity/Size	NA
Installation Year	1999
Deficiency	No deficiencies recorded
Instance	2nd Floor Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	RTU-12
Capacity/Size	NA
Installation Year	1999
Deficiency	No deficiencies recorded
Packaged Terminal A/C	Does not exist

**NYC Department of Education
Building Condition Assessment Survey 2008-2009**

Mechanical Inspection

M506

Question	Response
AIR CONDITIONING	
Refrigerant Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Return Fan	Does not exist
Window Type A/C	Does not exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CLIMATE CONTROL SYSTEM	Inspected
Damper Actuator	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room 206 / bathrooms
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
DDC Computer	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Local Control Panel	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Pneumatic PRV Station	Does not exist
Pneumatic Tubing	Does not exist
Refrigerated Air Dryer	Does not exist
Temperature Control Air Compressor	Does not exist
Temperature Control Thermostat	Does not exist
Temperature Control Zone Valve	Does not exist
Terminal Unit Thermostatic Valve	Does not exist
COMPACTOR	Does not exist
CONVEYING	Inspected
Dumbwaiters	Does not exist
Elevators	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Escalators	Does not exist
Non-auditorium Handicap Lift	Does not exist
Sidewalk / Ash Hoist	Does not exist
DOMESTIC WATER SYSTEM	Inspected
Domestic Cold Water System	Inspected
Gravity System	Does not exist
Pressure Booster System	Does not exist
Water Service	Inspected
Service Piping (Water Main)	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Water Main - Double Check Valve	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Water Main - RPZ	Inspected
Condition	2- Between Good and Fair

**NYC Department of Education
Building Condition Assessment Survey 2008-2009**

Mechanical Inspection

M506

Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Water Service	
Water Main - RPZ	
Deficiency	No deficiencies recorded
Domestic Hot Water System	Inspected
Domestic Hot Water Circulating Pump	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
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	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Room #B-3E (Next to Gym), Kitchen
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Gas Fired Domestic Water Heater	Inspected
Instance	Room # B-14C
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Laars
EquipmentId	NA
Capacity/Size	499,980 Btu/hr input
Installation Year	2007
Deficiency	No deficiencies recorded
Oil Fired Domestic Water Heater	Does not exist
Domestic Water Distribution Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	Inspected
House Trap	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	102nd Street side
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Interior Floor Drain	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Interior Storm Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Sewage / Waste Piping	Inspected

**NYC Department of Education
Building Condition Assessment Survey 2008-2009**

Mechanical Inspection

M506

Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	
Sewage / Waste Piping	
Condition	1- Good
Deficiency	No deficiencies recorded
Sewage Ejector Pump	Does not exist
Sump Pump	Does not exist
Vent Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	Does not exist
EMERGENCY GENERATOR	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
FIXTURES	Inspected
Staff And Other	Inspected
Boiler Room - Eye Wash	Does not exist
Janitor Sink	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	2- Between Good and Fair
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	2nd and 3rd floors
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations 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
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	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	2nd floor boys
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Locker Room Shower	Inspected
Condition	2- Between Good and Fair
Alternative Use	No
Deficiency	No deficiencies recorded
Sink And Fountain Combo Unit	Does not exist
Toilet	Inspected

**NYC Department of Education
Building Condition Assessment Survey 2008-2009**

Mechanical Inspection

M506

Question	Response
FIXTURES	
Student	
Toilet	
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
HEATING	Inspected
Baseboard/Fin Tube	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Heating Coils In Ductwork	Does not exist
Hydronic Heating	Does not exist
Radiator / Convectur	Does not exist
Steam Heating	Does not exist
STEAM SUPPLIED BY EXTERNAL SOURCES	Inaccessible
Terminal Fan Coil Unit	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Unit Heater/Cabinet Heater	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
HEATING PLANT	Inspected
Boiler Auxiliaries	Does not exist
Boiler System	Does not exist
Fuel Systems	Inspected
Boiler Fresh Air Louver/Damper	Does not exist
CO/Gas Leak Detection	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fuel Oil Heater	Does not exist
Fuel Oil Level Gauge	Does not exist
Fuel Oil Piping	Does not exist
Fuel Oil Tank	Does not exist
Fuel Transfer Pump	Does not exist
Gas Trains And Vent At The Boiler	Does not exist
Oil Leak Detector In Tank Room	Does not exist
Overfill Alarm By Oil Fill	Does not exist
KITCHEN	Inspected
Instance	Basement
CO Detector	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CO/Gas Leak Detector	

**NYC Department of Education
Building Condition Assessment Survey 2008-2009**

Mechanical Inspection

M506

Question	Response
KITCHEN	
CO/Gas Leak Detector	
Instance on Basement	Does not exist
Gas System	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Grease Trap	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	
Instance on Basement	Inspected
Instance	Kitchen
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Ansul
EquipmentId	NA
Capacity/Size	4.5 Gals (2 tanks)
Installation Year	1999
Deficiency	No deficiencies recorded
Hot Water Temperature Booster	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Kitchen Sink	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	
Instance	Inspected
Alternative Use	Rooms #214, 216, 218
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Rooms #214, 216, 218	Does not exist
Emergency Shower	
Instance on Rooms #214, 216, 218	Does not exist
Eye Wash	
Instance on Rooms #214, 216, 218	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Laboratory Hood	

**NYC Department of Education
Building Condition Assessment Survey 2008-2009**

Mechanical Inspection

M506

Question	Response
SCIENCE DEMO ROOM	
Laboratory Hood	
Instance on Rooms #214, 216, 218	Does not exist
Laboratory Sink	
Instance on Rooms #214, 216, 218	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE LAB	
Instance	Inspected
Alternative Use	Rooms # 202, 210
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Rooms # 202, 210	Does not exist
CO Detector	
Instance on Rooms # 202, 210	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CO/Gas Leak Detector	
Instance on Rooms # 202, 210	Does not exist
Emergency Shower	
Instance on Rooms # 202, 210	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Eye Wash	
Instance on Rooms # 202, 210	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Rooms # 202, 210	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on Rooms # 202, 210	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Laboratory Hood	
Instance on Rooms # 202, 210	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Laboratory Sink	
Instance on Rooms # 202, 210	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Rooms # 202, 210	Does not exist
SCIENCE PREP ROOM	
Instance	Inspected
Alternative Use	Room 206
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room 206	Does not exist
Emergency Shower	
Instance on Room 206	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Eye Wash	

**NYC Department of Education
Building Condition Assessment Survey 2008-2009**

Mechanical Inspection

M506

Question	Response
SCIENCE PREP ROOM	
Eye Wash	
Instance on Room 206	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Room 206	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on Room 206	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Laboratory Hood	
Instance on Room 206	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Laboratory Sink	
Instance on Room 206	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 206	Does not exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
	Inspected
Deluge Valve	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 Alarm Valve Assembly	Does not exist
Sprinkler Head	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Sprinkler Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Standpipe System	Inspected
Hose Valve Assembly	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Water Gong	Does not exist
SWIMMING POOL	
	Does not exist
VENTILATION	
	Inspected
Duct- Register / Diffuser	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Exhaust Fan	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fire / Smoke Damper	Inspected

NYC Department of Education
Building Condition Assessment Survey 2008-2009

Mechanical Inspection

M506

Question	Response
VENTILATION	
Fire / Smoke Damper	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Heating And Ventilating Unit	Does not exist
Metal Ductwork	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Supply Fan	Does not exist
Unit Ventilator	Does not exist