

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

Mechanical Inspection

M510

School: FORSYTH HS (AUXSVC-OLD 91) - M, 198 FORSYTH STREET, MANHATTAN, NY, 10002

InspectionId	Inspection Type	Time In	Last Edited
1193020	MECHANICAL	2009-04-20 11:50AM	2009-05-01 04:16PM

Asset Data

Question	Answer
Heating Plant Oil Number	2
Have any Systems/Major Building Components been upgraded?	Systems: Heating Plant / Gas Pressure Booster Years: 2000 Systems: Science Labs, Science Prep Rooms Years: 2004

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	Does not exist
Packaged / Rooftop Unit	Does not exist
Packaged Terminal A/C	Does not exist
Refrigerant Piping	Does not exist
Return Fan	Does not exist
Window Type A/C	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
Damper Actuator	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
DDC Computer	Does not exist
Local Control Panel	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Pneumatic PRV Station	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Pneumatic Tubing	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Refrigerated Air Dryer	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Temperature Control Air Compressor	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Temperature Control Thermostat	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Temperature Control Zone Valve	Inspected

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

Mechanical Inspection

M510

Question	Response
CLIMATE CONTROL SYSTEM	
Temperature Control Zone Valve	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Valve	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
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	Inspected
Condition	3- Fair
Deficiency	HYDRAULIC:NOT IN USE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
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	3- Fair
Deficiency	CURB VALVE NOT HOLDING
Deficiency Location/Instance	Forsyth 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
Water Main - Double Check Valve	Does not exist
Water Main - RPZ	Does not exist
Domestic Hot Water System	Inspected
Domestic Hot Water Circulating Pump	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Domestic Hot Water Remote Storage Tank	Does not exist
Domestic Water Heat Exchanger	Does not exist
Electric Domestic Water Heater	Does not exist
Gas Fired Domestic Water Heater	Inspected
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	PVI

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

Mechanical Inspection

M510

Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Gas Fired Domestic Water Heater	
EquipmentId	N/A
Capacity/Size	399 MBH / 400 Gal
Installation Year	1996
Deficiency	No deficiencies recorded
Oil Fired Domestic Water Heater	
	Does not exist
Domestic Water Distribution Piping	
	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout
Deficiency Quantity	2,100
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE ISOLATION VALVE
Deficiency Location/Instance	Various Location
Deficiency Quantity	12
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	
	Inspected
House Trap	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Interior Floor Drain	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Interior Storm Piping	
	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout
Deficiency Quantity	800
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Sewage / Waste Piping	
	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout
Deficiency Quantity	533
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	CLOGGED
Deficiency Location/Instance	Basement / Floods during heavy rain
Deficiency Quantity	100
Quantity Uom	L.F.

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

Mechanical Inspection

M510

Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	
Sewage / Waste Piping	
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Violations	No violations recorded
Sewage Ejector Pump	Does not exist
Sump Pump	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Vent Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
EMERGENCY GENERATOR	
FIXTURES	
Staff And Other	Inspected
Boiler Room - Eye Wash	Does not exist
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	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	No deficiencies recorded
Locker Room Shower	Does not exist
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	
GAS SERVICE	
Gas Distribution Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Meter Room Vent	Inspected

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

Mechanical Inspection

M510

Question	Response
GAS SERVICE	
Gas Meter Room Vent	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Pressure Booster	
Instance	Gas Meter Room
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Eclipse
EquipmentId	N/A
Capacity/Size	18000 schf
Installation Year	2000
Deficiency	No deficiencies recorded
HEATING	
Baseboard/Fin Tube	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Heating Coils In Ductwork	
Does not exist	
Hydronic Heating	
Does not exist	
Radiator / Convectector	
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Various Locations
Deficiency Quantity	15
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Heating	
F&T/Steam Drip Trap	
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Basement Fan Room
Deficiency Quantity	12
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
MER Steam and Condensate Piping	
Condition	1- Good
Deficiency	No deficiencies recorded
Steam Condensate Return Piping	
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout
Deficiency Quantity	1,500
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Condensate Return System	
Condition	1- Good

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

Mechanical Inspection

M510

Question	Response
HEATING	
Steam Heating	
Steam Condensate Return System	
Deficiency	No deficiencies recorded
Steam Piping	
Condition	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout
Deficiency Quantity	1,500
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Terminal Unit Thermostatic Trap	
Condition	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
STEAM SUPPLIED BY EXTERNAL SOURCES	
Terminal Fan Coil Unit	
Condition	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Unit Heater/Cabinet Heater	
Condition	Inspected
Condition	2- Between Good and Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Cafeteria
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
HEATING PLANT	
Condition	Inspected
Replacement Quantity	10,324
Replacement Uom	MBH
Boiler Auxiliaries	
Boiler Blowdown/Piping System	
Condition	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Breeching	
Condition	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Damper (In Breeching)	
Condition	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Condition	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Boiler Feedwater Pump	
Condition	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Feedwater Tank	
Condition	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Feedwater Piping	
Condition	Inspected

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

Mechanical Inspection

M510

Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Feedwater System	
Feedwater Piping	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Gas Burner	
Does not exist	
Boiler Gas/Oil Burner	
Inspected	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Header Valve	
Inspected	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Inspected	
Double Check Valves	
Does not exist	
RPZ	
Inspected	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Piping	
Inspected	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Oil Burner	
Does not exist	
Boiler Room Steam And Condensate Piping	
Inspected	
Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Safety Valve	
Inspected	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Burner Control Panel	
Inspected	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler System	
Inspected	
Coal-fired Boiler	
Does not exist	
Hot Water Boiler	
Does not exist	
Modular Boiler	
Does not exist	
Steam Boiler	
Inspected	
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	5,162
Instance Quantity Uom	MBH
Manufacturer	Burnham
EquipmentId	3718-1
Capacity/Size	6648 MBH (Gross)
Installation Year	2000
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	5,162
Instance Quantity Uom	MBH
Manufacturer	Burnham
EquipmentId	3718-2

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

Mechanical Inspection

M510

Question	Response
HEATING PLANT	
Boiler System	
Steam Boiler	
Capacity/Size	6648 MBH (Gross)
Installation Year	2000
Deficiency	No deficiencies recorded
Fuel Systems	
Boiler Fresh Air Louver/Damper	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CO/Gas Leak Detection	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fuel Oil Heater	
Fuel Oil Level Gauge	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fuel Oil Piping	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fuel Oil Tank	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fuel Transfer Pump	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Trains And Vent At The Boiler	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Oil Leak Detector In Tank Room	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Overfill Alarm By Oil Fill	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
KITCHEN	
Instance	First Floor
CO Detector	
Instance on First Floor	Does not exist
CO/Gas Leak Detector	
Instance on First Floor	Does not exist
Gas System	
Instance on First Floor	Does not exist
Grease Trap	
Instance on First Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood	
Instance on First Floor	Does not exist
Hood Exhaust Ductwork	
Instance on First Floor	Does not exist
Hood Exhaust Fan	
Instance on First Floor	Does not exist
Hood Fire Suppression System	

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

Mechanical Inspection

M510

Question	Response
KITCHEN	
Hood Fire Suppression System	
Instance on First Floor	Does not exist
Hot Water Temperature Booster	
Instance on First Floor	Does not exist
Kitchen Sink	
Instance on First Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Does not exist
SCIENCE LAB	Inspected
Instance	Room 404 (Portable Fume Hood)
Alternative Use	No
Instance	Room 204 (Portable Fume Hood)
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room 404 (Portable Fume Hood)	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Instance on Room 204 (Portable Fume Hood)	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
CO Detector	
Instance on Room 404 (Portable Fume Hood)	Does not exist
Instance on Room 204 (Portable Fume Hood)	Does not exist
CO/Gas Leak Detector	
Instance on Room 404 (Portable Fume Hood)	Does not exist
Instance on Room 204 (Portable Fume Hood)	Does not exist
Emergency Shower	
Instance on Room 404 (Portable Fume Hood)	Does not exist
Instance on Room 204 (Portable Fume Hood)	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Eye Wash	
Instance on Room 404 (Portable Fume Hood)	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Instance on Room 204 (Portable Fume Hood)	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Room 404 (Portable Fume Hood)	Does not exist
Instance on Room 204 (Portable Fume Hood)	Does not exist
Hood Exhaust Fan	
Instance on Room 404 (Portable Fume Hood)	Does not exist
Instance on Room 204 (Portable Fume Hood)	Does not exist
Laboratory Hood	
Instance on Room 404 (Portable Fume Hood)	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Instance on Room 204 (Portable Fume Hood)	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Laboratory Sink	

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

Mechanical Inspection

M510

Question	Response
SCIENCE LAB	
Laboratory Sink	
Instance on Room 404 (Portable Fume Hood)	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Instance on Room 204 (Portable Fume Hood)	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 404 (Portable Fume Hood)	Does not exist
Instance on Room 204 (Portable Fume Hood)	Does not exist
SCIENCE PREP ROOM	
Instance	Room 404A
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room 404A	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Emergency Shower	
Instance on Room 404A	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Eye Wash	
Instance on Room 404A	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Room 404A	Does not exist
Hood Exhaust Fan	
Instance on Room 404A	Does not exist
Laboratory Hood	
Instance on Room 404A	Does not exist
Laboratory Sink	
Instance on Room 404A	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 404A	Does not exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Deluge Valve	Does not exist
Fire Booster Pump Assembly	Does not exist
Roof Tank	Does not exist
Siamese Connection	Does not exist
Sprinkler Alarm Valve Assembly	Does not exist
Sprinkler Head	
Condition	3- Fair
Deficiency	No deficiencies recorded
Sprinkler Piping	
Condition	3- Fair
Deficiency	No deficiencies recorded
Standpipe System	
Water Gong	Does not exist
SWIMMING POOL	
Does not exist	
VENTILATION	
Inspected	

NYC Department of Education
Building Condition Assessment Survey 2008-2009

Mechanical Inspection

M510

Question	Response
VENTILATION	
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	Does not exist
Heating And Ventilating Unit	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Metal Ductwork	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Supply Fan	Does not exist
Unit Ventilator	Does not exist