

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

Mechanical Inspection

M641

School: CITY-AS-SCHOOL (OLD 95) - M, 16 CLARKSON STREET, MANHATTAN, NY, 10014

InspectionId	Inspection Type	Time In	Last Edited
1263062	MECHANICAL	2009-02-19 08:09AM	2009-02-25 09:57AM

Asset Data

Question	Answer
Heating Plant Oil Number	2
Have any Systems/Major Building Components been upgraded?	Systems: Air conditioning - split system Years: 2007 Systems: Gas system - pressure booster Years: 2008 Systems: Heating plant fuel systems - CO / Gas detector in boiler room Years: 2008 Systems: Domestic water system- replaced valves & piping for incoming service Years: 2008

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	No deficiencies recorded
Outdoor Unit	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Packaged / Rooftop Unit	Does not exist
Packaged Terminal A/C	Does not exist
Refrigerant Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Return Fan	Does not exist
Window Type A/C	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
Damper Actuator	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
DDC Computer	Does not exist
Local Control Panel	Does not exist
Pneumatic PRV Station	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Pneumatic Tubing	Inspected
Condition	3- Fair

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Question	Response
CLIMATE CONTROL SYSTEM	
Pneumatic Tubing	
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
Condition	3- 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	Does not exist
Escalators	Does not exist
Non-auditorium Handicap Lift	Does not exist
Sidewalk / Ash Hoist	Inspected
Condition	3- Fair
Deficiency	TRACTION:NOT IN USE
Deficiency Location/Instance	Basement 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	Inspected
Roof Tank	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Roof above -5th floor
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Supply Pump	Does not exist
Pressure Booster System	Inspected
Electric Pressure Booster System	Does not exist
Hydraulic/Pneumatic Booster System	Inspected
Domestic Cold Water Tank	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Pressure Booster Pump	Inspected

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Pressure Booster System	
Hydraulic/Pneumatic Booster System	
Pressure Booster Pump	
Condition	3- Fair
Deficiency	No deficiencies recorded
Water Pressure Booster - Compressor	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Water Service	Inspected
Service Piping (Water Main)	Inspected
Condition	1- Good
Deficiency	No deficiencies 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	Basement boiler room
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	PVI
EquipmentId	DHWH-1
Capacity/Size	399 MBH /400 Gal
Installation Year	1997
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 school - 5 floors + basement , 109 K sqft.
Deficiency Quantity	3,100
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	Inspected
House Trap	Inspected
Condition	4- Between Fair and Poor
Deficiency	DETERIORATED
Deficiency Location/Instance	Basement Level/ Broken
Deficiency Quantity	5
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded

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Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	
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 school 5 floors + basement in use
Deficiency Quantity	1,300
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 school
Deficiency Quantity	867
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	LEAKS
Deficiency Location/Instance	Girl's bathroom - 4th floor
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
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)	Does not exist
EMERGENCY GENERATOR	Does not exist
FIXTURES	Inspected
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

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Question	Response
FIXTURES	
Staff And Other	
Urinal	
Deficiency	No deficiencies recorded
Student	Inspected
Drinking Fountain	Inspected
Condition	3- 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	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
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	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Meter Room Vent	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Pressure Booster	Inspected
Instance	Basement gas meter room (rebuilt)
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Eclipse
EquipmentId	N/A
Capacity/Size	21,000 SCFH
Installation Year	2008
Deficiency	No deficiencies recorded
HEATING	Inspected
Baseboard/Fin Tube	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Heating Coils In Ductwork	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Fan Rooms (Auditorium Services)
Deficiency Quantity	10
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1

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Question	Response
HEATING	
Heating Coils In Ductwork	
Purpose of Action	LEVEL 2
Violations	No violations recorded
Hydronic Heating	Does not exist
Radiator / Convectector	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Steam Heating	Inspected
F&T/Steam Drip Trap	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Steam Condensate Return System	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Steam Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Trap	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
STEAM SUPPLIED BY EXTERNAL SOURCES	Does not exist
Terminal Fan Coil Unit	Does not exist
Unit Heater/Cabinet Heater	Does not exist
HEATING PLANT	Inspected
Replacement Quantity	10,317
Replacement Uom	MBH
Boiler Auxiliaries	Inspected
Boiler Blowdown/Piping System	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Breeching	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Damper (In Breeching)	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	Inspected
Boiler Feedwater Pump	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Feedwater Tank	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Feedwater Piping	Inspected

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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	2- Between Good and Fair
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	Basement boiler room
Instance Condition	2- Between Good and Fair
Instance Quantity	3,439
Instance Quantity Uom	MBH
Manufacturer	Kewanee
EquipmentId	82511-01
Capacity/Size	4430 MBH Gross
Installation Year	1997
Deficiency	No deficiencies recorded
Instance	Basement boiler room
Instance Condition	2- Between Good and Fair
Instance Quantity	3,439
Instance Quantity Uom	MBH
Manufacturer	Kewanee
EquipmentId	82511-02

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HEATING PLANT	
Boiler System	
Steam Boiler	
Capacity/Size	4430 MBH Gross
Installation Year	1997
Deficiency	No deficiencies recorded
Instance	Basement boiler room
Instance Condition	2- Between Good and Fair
Instance Quantity	3,439
Instance Quantity Uom	MBH
Manufacturer	Kewanne
EquipmentId	82511-03
Capacity/Size	4430 MBH Gross
Installation Year	1997
Deficiency	No deficiencies recorded
Fuel Systems	Inspected
Boiler Fresh Air Louver/Damper	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CO/Gas Leak Detection	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Fuel Oil Heater	Does not exist
Fuel Oil Level Gauge	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fuel Oil Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fuel Oil Tank	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fuel Transfer Pump	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Trains And Vent At The Boiler	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Oil Leak Detector In Tank Room	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Overfill Alarm By Oil Fill	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
KITCHEN	Inspected
Instance	1st floor
CO Detector	
Instance on 1st floor	Does not exist
CO/Gas Leak Detector	
Instance on 1st floor	Does not exist
Gas System	
Instance on 1st floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
KITCHEN	
Grease Trap	
Instance on 1st floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood	
Instance on 1st floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	1st floor kitchen (1 of 2)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Hood Exhaust Ductwork	
Instance on 1st floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on 1st floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	
Instance on 1st floor	Does not exist
Hot Water Temperature Booster	
Instance on 1st floor	Does not exist
Kitchen Sink	
Instance on 1st floor	Inspected
Instance Condition	3- Fair
Deficiency	MISSING INDIRECT WASTE
Deficiency Location/Instance	1st floor
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 4
Violations	20288
SCIENCE DEMO ROOM	
	Does not exist
SCIENCE LAB	
	Does not exist
SCIENCE PREP ROOM	
	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	
	Does not exist
Sprinkler Alarm Valve Assembly	
	Does not exist
Sprinkler Head	
Condition	Inspected
	3- Fair
Deficiency	No deficiencies recorded
Sprinkler Piping	
Condition	Inspected
	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout school

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Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Sprinkler Piping	
Deficiency Quantity	200
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Standpipe System	Does not exist
Water Gong	Does not exist
SWIMMING POOL	Does not exist
VENTILATION	Inspected
Duct- Register / Diffuser	Inspected
Condition	3- 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	2- Between Good and Fair
Deficiency	No deficiencies recorded
Metal Ductwork	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Supply Fan	Inspected
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	East Side Fan Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Unit Ventilator	Does not exist