

**NYC Department of Education
Building Condition Assessment Survey 2010-2011**

Mechanical Inspection

M641

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

InspectionId	Inspection Type	Time In	Last Edited
2090099	MECHANICAL	2011-02-18 08:38AM	2011-02-24 04:30PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Domestic water electric pressure booster system Years: 2011 Systems: Gas pressure booster, kitchen hood exhaust fan Years: 2008 Systems: DX split for telecom. room # B00-A Years: 2007
Are there fuel tanks?	Yes
Total # of above ground tanks	1
Total capacity of all above ground tanks in gal.	7,500
Total # of below ground tanks	0
Total capacity of all below ground tanks in gal.	0

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
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
DDC SYSTEM	Does not exist
ELECTRIC SYSTEM	Does not exist
HYBRID SYSTEM	Does not exist
PNEUMATIC SYSTEM	Inspected
Instance	Throughout the building
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	DEFECTIVE TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	Various Locations
Deficiency Quantity	12
Quantity Uom	EACH

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Question	Response
CLIMATE CONTROL SYSTEM	
PNEUMATIC SYSTEM	
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
COMPACTOR	Does not exist
CONVEYING	Inspected
ASH HOIST	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Basement
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
DUMBWAITERS	Does not exist
ELEVATORS	Does not exist
ESCALATORS	Does not exist
Non-auditorium Handicap Lift - Stair	Does not exist
Non-auditorium Handicap Lift - Vertical	Does not exist
SIDEWALK ELEVATOR	Does not exist
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	Room on the roof
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	Inspected
Instance	Basement
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Federal Pumps
EquipmentId	N/A
Capacity/Size	2 Pumps (7.5 hp each)
Installation Year	2011
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Hydraulic/Pneumatic Booster System	Inspected
Domestic Cold Water Tank	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Basement
Deficiency Quantity	1

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Question	Response
DOMESTIC WATER SYSTEM	
DOMESTIC COLD WATER SYSTEM	
Pressure Booster System	
Hydraulic/Pneumatic Booster System	
Domestic Cold Water Tank	
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Pressure Booster Pump	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Basement
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Water Pressure Booster - Compressor	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Basement
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Water Service	Inspected
Service Piping (Water Main)	Inspected
Condition	3- Fair
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	3- 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
EquipmentId	DHWH-1
Capacity/Size	399 MBH input /400 Gal
Installation Year	1997
Source of Installation Year	Documented
Deficiency	TANK RUSTY/LEAKS
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1

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Question	Response
DOMESTIC WATER SYSTEM	
DOMESTIC HOT WATER SYSTEM	
Gas Fired Domestic Water Heater	
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations 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 the building
Deficiency Quantity	3,000
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	Room # 415B
Deficiency Quantity	1
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 the building
Deficiency Quantity	1,250
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 the building
Deficiency Quantity	833
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
SEWAGE EJECTOR PUMP	Does not exist
SUMP PUMP	Inspected

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Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	
SUMP PUMP	
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Boiler Room (1 of 3)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
VENT PIPING	
Condition	Inspected
Deficiency	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
Condition	Does not exist
FIXTURES	
Condition	Inspected
STAFF AND OTHER	
Condition	Inspected
Janitor Sink	
Condition	Does not exist
Lavatory/Sink	
Condition	Inspected
Deficiency	No deficiencies recorded
Toilet	
Condition	Inspected
Deficiency	No deficiencies recorded
Urinal	
Condition	Inspected
Deficiency	No deficiencies recorded
STUDENT	
Drinking Fountain	
Condition	Inspected
Deficiency	3- Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Lobby ,2nd and 3rd floor north side
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Lavatory/Sink	
Condition	Inspected
Deficiency	3- Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	3rd floor girls room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Locker Room Shower	
Condition	Does not exist
Sink And Fountain Combo Unit	
Condition	Inspected
Deficiency	No deficiencies recorded
Toilet	
Condition	Inspected
Deficiency	No deficiencies recorded
Toilet	
Condition	3- Fair

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Question	Response
FIXTURES	
STUDENT	
Toilet	
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	3- Fair
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	1st floor boys room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
GAS FIRED FURNACE	Does not exist
GAS SERVICE	Inspected
CO/GAS LEAK DETECTION	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
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
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Eclipse
EquipmentId	GB-1
Capacity/Size	21,000 SCFH
Installation Year	2008
Source of Installation Year	Documented
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	Basement MER east and west
Deficiency Quantity	12
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
HYDRONIC HEATING	Does not exist
RADIATOR / CONVECTOR	Inspected

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Question	Response
HEATING	
RADIATOR / CONVECTOR	
Condition	3- Fair
Deficiency	MISSING GUARD/SHIELD
Deficiency Location/Instance	3rd floor hallway by stair C
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Basement and all floors hallways by staircase
Deficiency Quantity	20
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	
Inspected	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	
Inspected	
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Basement MER east and west
Deficiency Quantity	150
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Condensate Return Piping	
Inspected	
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Basement and other locations
Deficiency Quantity	850
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Condensate Return Pumping System	
Inspected	
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE PUMP
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Piping	
Inspected	
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Basement and other locations

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Question	Response
HEATING	
STEAM HEATING	
Steam Piping	
Deficiency Quantity	850
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	3- Fair
Deficiency	No deficiencies recorded
STEAM SUPPLIED BY EXTERNAL SOURCES	
Does not exist	
UNIT HEATER/CABINET HEATER	
Does not exist	
HEATING PLANT	
Replacement Quantity	10,317
Replacement Uom	MBH
Instance	Basement
Burner Type	Dual Fuel (Gas / Oil)
Heating Plant Oil Number	2
BOILER AUXILIARIES	
Instance on Basement	Inspected
Boiler Auxiliary Piping	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	FEEDWATER PUMP:DEFECTIVE PUMP MOTOR
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Feedwater Treatment(Automatic)	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Flue Exhaust	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on Basement	Inspected

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Question	Response
HEATING PLANT	
BOILER AUXILIARIES	
Boiler Room Steam And Condensate Piping	
Instance Condition	2- Between Good and Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Boiler Room /condensate line
Deficiency Quantity	15
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE ISOLATION VALVE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Safety Valve	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
BOILER SYSTEM	
Instance on Basement	Inspected
Coal-fired Boiler	
Instance on Basement	Does not exist
Hot Water Boiler	
Instance on Basement	Does not exist
Modular Boiler	
Instance on Basement	Does not exist
Steam Boiler	
Instance on Basement	Inspected
Instance	Basement
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
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Basement
Instance Condition	2- Between Good and Fair
Instance Quantity	3,439
Instance Quantity Uom	MBH
Manufacturer	Kewanee
EquipmentId	82511-02
Capacity/Size	4430 MBH Gross
Installation Year	1997
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Basement
Instance Condition	2- Between Good and Fair

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Question	Response
HEATING PLANT	
BOILER SYSTEM	
Steam Boiler	
Instance Quantity	3,439
Instance Quantity Uom	MBH
Manufacturer	Kewanee
EquipmentId	82511-03
Capacity/Size	4430 MBH Gross
Installation Year	1997
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
FUEL SYSTEMS	
Instance on Basement	Inspected
Boiler Fresh Air Louver/Damper	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fuel Oil Storage/Supply System	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Trains And Vent At The Boiler	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
IDF (ENCLOSED ROOMS)	Does not exist
KITCHEN	
Instance	Inspected
Instance	1st floor
CO DETECTOR	
Instance on 1st floor	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DETECTOR MISSING
Deficiency Location/Instance	Kitchen
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
GAS SYSTEM	
Instance on 1st floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
GREASE 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	NOT IN USE

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Question	Response
KITCHEN	
HOOD	
Deficiency Location/Instance	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	3- Fair
Deficiency	No deficiencies recorded
HOOD EXHAUST FAN	
Instance on 1st floor	Inspected
Instance Condition	1- Good
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	Kitchen
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 4
Violations	20288
MDF ROOM	
Instance	Inspected
Instance	Room # 406
A/C EQUIPMENT	
Instance on Room # 406	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
VENTILATION EQUIPMENT	
Instance on Room # 406	Does not exist
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	
Condition	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
SPRINKLER ALARM VALVE ASSEMBLY	
	Does not exist
SPRINKLER HEAD	
Condition	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
SPRINKLER PIPING	
	Inspected

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SPRINKLERS, STANDPIPE, FIRE SYSTEM	
SPRINKLER PIPING	
Condition	3- Fair
Deficiency	No deficiencies recorded
STANDPIPE SYSTEM	Does not exist
WATER GONG	Does not exist
SWIMMING POOL	Does not exist
VENTILATION	Inspected
EXHAUST FAN	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
HEATING AND VENTILATING UNIT	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
METAL DUCTWORK	Inspected
Condition	3- Fair
Deficiency	DAMAGED FLEXIBLE CONNECTION
Deficiency Location/Instance	Basement MER east and west
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
SUPPLY FAN	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Basement MER east and west / Belts
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
UNIT VENTILATOR	Does not exist