

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

Mechanical Inspection

R039

School: P.S. 39 - STATEN ISLAND, 71 SAND LANE, STATEN ISLAND, NY, 10305

InspectionId	Inspection Type	Time In	Last Edited
1750118	MECHANICAL	2011-02-23 08:39AM	2011-03-03 05:36PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Heating plant, gas fired domestic water heater, two sump pumps, steam condensate return pumping system, CO/ Gas leak detection and gas meter room. DX split system for new building addition. Years: 2001 Systems: Water mains Years: 2004 Systems: Working station (computer) for climate control in new wing (DDC system) Years: 2010
Are there fuel tanks?	Yes
Total # of above ground tanks	1
Total capacity of all above ground tanks in gal.	5,000
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	2- Between Good and Fair
Deficiency	No deficiencies recorded
Outdoor Unit	Inspected
Condition	3- Fair
Deficiency	OVER 5 TONS:DEFECTIVE COMPRESSOR
Deficiency Location/Instance	Roof
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
PACKAGED / ROOFTOP UNIT	Does not exist
PACKAGED TERMINAL A/C	Does not exist
REFRIGERANT PIPING	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
RETURN FAN	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
DDC SYSTEM	Inspected

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Question	Response
CLIMATE CONTROL SYSTEM	
DDC SYSTEM	
Instance	New building wing
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies recorded
ELECTRIC SYSTEM	Does not exist
HYBRID SYSTEM	Does not exist
PNEUMATIC SYSTEM	Inspected
Instance	Original building (Offices and classrooms)
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies recorded
COMPACTOR	Does not exist
CONVEYING	Inspected
ASH HOIST	Inspected
Condition	3- Fair
Deficiency	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
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	Does not exist
Pressure Booster System	Does not exist
Water Service	Inspected
Service Piping (Water Main)	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Water Main - Double Check Valve	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
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

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Question	Response
DOMESTIC WATER SYSTEM	
DOMESTIC HOT WATER SYSTEM	
Gas Fired Domestic Water Heater	
Instance	Boiler room
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	PVI
EquipmentId	N/A
Capacity/Size	199 MBH/250 Gals.
Installation Year	2001
Source of Installation Year	Documented
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	Old building
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
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	Old building
Deficiency Quantity	500
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	Old building
Deficiency Quantity	333
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
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Boiler room / 2 of 4

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Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	
SUMP PUMP	
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
VENT PIPING	
Condition	3- Fair
Deficiency	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
	Does not exist
FIXTURES	
	Inspected
STAFF AND OTHER	
	Inspected
Janitor Sink	
Condition	3- Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Toilet	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	
Condition	1- Good
Deficiency	No deficiencies recorded
STUDENT	
	Inspected
Drinking Fountain	
Condition	3- Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	
Condition	3- Fair
Deficiency	No deficiencies recorded
Locker Room Shower	
	Does not exist
Sink And Fountain Combo Unit	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Toilet	
Condition	3- Fair
Deficiency	No deficiencies recorded
Urinal	
Condition	3- Fair
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Boys bathroom first floor
Deficiency Quantity	6
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	
Condition	2- Between Good and Fair

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GAS SERVICE	
CO/GAS LEAK DETECTION	
Deficiency	No deficiencies recorded
GAS DISTRIBUTION PIPING	Inspected
Condition	1- Good
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	Does not exist
HEATING	Inspected
BASEBOARD/FIN TUBE	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
HEATING COILS IN DUCTWORK	Does not exist
HYDRONIC HEATING	Does not exist
RADIATOR / CONVECTOR	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Original building
Deficiency Quantity	50
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations 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	1- Good
Deficiency	No deficiencies recorded
Steam Condensate Return Piping	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Old building
Deficiency Quantity	1,000
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	1- Good
Deficiency	No deficiencies recorded
Steam Piping	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Old building
Deficiency Quantity	1,000
Quantity Uom	L.F.

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HEATING	
STEAM HEATING	
Steam Piping	
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Terminal Unit Thermostatic Trap	
Condition	Inspected
Deficiency	2- Between Good and Fair
STEAM SUPPLIED BY EXTERNAL SOURCES	
Does not exist	
UNIT HEATER/CABINET HEATER	
Condition	Inspected
Deficiency	1- Good
HEATING PLANT	
Condition	Inspected
Replacement Quantity	5,852
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	1- Good
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Flue Exhaust	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Safety Valve	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
BOILER SYSTEM	

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Question	Response
HEATING PLANT	
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	Boiler room
Instance Condition	1- Good
Instance Quantity	2,926
Instance Quantity Uom	MBH
Manufacturer	A.L Eastmond & Sons
EquipmentId	7340-01
Capacity/Size	2926 MBH Net
Installation Year	2001
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Boiler room
Instance Condition	1- Good
Instance Quantity	2,926
Instance Quantity Uom	MBH
Manufacturer	A.L Eastmond & Sons
EquipmentId	7340-02
Capacity/Size	2926 MBH Net
Installation Year	2001
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	1- Good
Deficiency	No deficiencies recorded
Gas Trains And Vent At The Boiler	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
IDF (ENCLOSED ROOMS)	
Instance	Room 122 (New wing)
A/C EQUIPMENT	
Instance on Room 122 (New wing)	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DOES NOT EXIST

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IDF (ENCLOSED ROOMS)	
A/C EQUIPMENT	
Deficiency Location/Instance	Room 122 (New wing)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
VENTILATION EQUIPMENT	
Instance on Room 122 (New wing)	Does not exist
KITCHEN	Inspected
Instance	First floor
CO DETECTOR	
Instance on First floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
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	
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
MDF ROOM	Inspected
Instance	Room 254
A/C EQUIPMENT	
Instance on Room 254	Inspected
Instance Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room 254/ Defective Compressor
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
VENTILATION EQUIPMENT	
Instance on Room 254	Does not exist
SCIENCE DEMO ROOM	Does not exist
SCIENCE LAB	Does not exist
SCIENCE PREP ROOM	Does not exist

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Question	Response
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	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
SPRINKLER PIPING	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Basement original building
Deficiency Quantity	350
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
EXHAUST FAN	Inspected
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	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Classrooms and offices in the original wing building
Deficiency Quantity	26
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded