

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

Mechanical Inspection

X137

School: I.S. 391 (UDC) - BRONX, 2225 WEBSTER AVENUE, BRONX, NY, 10457

InspectionId	Inspection Type	Time In	Last Edited
1660072	MECHANICAL	2010-12-14 08:48AM	2011-01-14 12:32AM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: All student toilet room fixtures, kitchen grease trap (1/1). Years: 2010. Systems: DX split A/C system for MDF Room. Years: 2009. Systems: Complete upgrade to the passenger elevator (freight elevator not upgraded); boiler #1 re-tubed; DX split A/C units for room 220 (classroom) and IDF Room 223. Years: 2008. Systems: Science labs 506 and 508. Years: 2004.
Are there fuel tanks?	Yes
Total # of above ground tanks	2
Total capacity of all above ground tanks in gal.	20,000
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	Inspected
Absorption Chiller	Does not exist
Air Cooled Chiller	Does not exist
Air Cooled Condenser	Does not exist
Air Separator	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Backflow Preventer	Does not exist
Central Station Air Handler	Inspected
Instance	Mechanical room # 102.
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	TRANE.
EquipmentId	AC-1
Capacity/Size	39,395 CFM
Installation Year	1975
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Mechanical room, #102.
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	TRANE.
EquipmentId	AC-2.
Capacity/Size	36,145 CFM.
Installation Year	1975
Source of Installation Year	Documented

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

Mechanical Inspection

X137

Question	Response
AIR CONDITIONING	
CHILLED WATER SYSTEM	
Central Station Air Handler	
Deficiency	No deficiencies recorded
Instance	Mechanical room #134 near boilers.
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	TRANE.
EquipmentId	AC-3 .
Capacity/Size	30,290 CFM
Installation Year	1975
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Mechanical room #134 near boilers.
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	TRANE.
EquipmentId	AC - 4.
Capacity/Size	22,000 CFM
Installation Year	1975
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Mechanical room, 2nd floor of Auditorium area.
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	TRANE.
EquipmentId	AC - 5
Capacity/Size	5,400 CFM .
Installation Year	1975
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Mechanical room, 2nd floor of Auditorium area.
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	TRANE.
EquipmentId	AC-6.
Capacity/Size	3,600 CFM
Installation Year	1975
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Mechanical room, 2nd floor Gymnasium.
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	TRANE.
EquipmentId	AC-7
Capacity/Size	3,600 CFM
Installation Year	1975
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Mechanical room, 2nd floor Gymnasium.
Instance Condition	3- Fair

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

Mechanical Inspection

X137

Question	Response
AIR CONDITIONING	
CHILLED WATER SYSTEM	
Central Station Air Handler	
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	TRANE.
EquipmentId	AC-8
Capacity/Size	5,400 CFM .
Installation Year	1975
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Mechanical room inside room # 453.
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	TRANE.
EquipmentId	AC-9.
Capacity/Size	8,260 CFM
Installation Year	1975
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Chilled Water Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Chilled Water Pump	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Boiler room (2/2)
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Chiller Emergency Stop Switch	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Cold Water Piping (A/C Make-up)	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Expansion Tank	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Fan Coil Unit	Does not exist
Packaged Air Cooled Chiller	Does not exist
Water Cooled Chiller	Inspected
Instance	Chiller room, basement area
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	McQuay.
EquipmentId	Chiller # 1
Capacity/Size	315 Tons.
Installation Year	1984
Source of Installation Year	Documented

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

Mechanical Inspection

X137

Question	Response
AIR CONDITIONING	
CHILLED WATER SYSTEM	
Water Cooled Chiller	
Deficiency	151 - 350 TONS:DEFECTIVE CONTROLS
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	151 - 350 TONS:DEFECTIVE LUBRICATION SYSTEM
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Chiller room, basement area (being repaired at this time).
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	McQuay
EquipmentId	Chiller # 2.
Capacity/Size	315 tons.
Installation Year	1984
Source of Installation Year	Documented
Deficiency	151 - 350 TONS:DEFECTIVE LUBRICATION SYSTEM
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	151 - 350 TONS:DEFECTIVE CONTROLS
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
CONDENSER WATER PIPING	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
CONDENSER WATER PUMP	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
COOLING COILS IN DUCTWORK	
Condition	Does not exist
COOLING TOWER	
Instance	Inspected
Instance	Main roof (deteriorated)
Instance Condition	5- Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	ED Good Fellow Co.
EquipmentId	N/A.
Capacity/Size	315 Tons
Installation Year	1975

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

Mechanical Inspection

X137

Question	Response
AIR CONDITIONING	
COOLING TOWER	
Source of Installation Year	Documented
Deficiency	151 - 350 TONS:DEFECTIVE UNIT
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Main roof.
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	ED Good Fellow Co.
EquipmentId	N/A.
Capacity/Size	315 Tons.
Installation Year	1975
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
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	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
CENTRAL ACID WASTE NEUTRALIZING TANK	Inspected
Condition	5- Poor
Deficiency	DETERIORATED
Deficiency Location/Instance	Sprinkler room in basement /located under floor (1/1)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
CLIMATE CONTROL SYSTEM	Inspected
DDC SYSTEM	Does not exist
ELECTRIC SYSTEM	Does not exist
HYBRID SYSTEM	Does not exist
PNEUMATIC SYSTEM	Inspected
Instance	Throughout building.
Instance Condition	5- Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	21-40%

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

Mechanical Inspection

X137

Question	Response
CLIMATE CONTROL SYSTEM	
PNEUMATIC SYSTEM	
Deficiency	DEFECTIVE TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	Throughout building.
Deficiency Quantity	100
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	PNEUMATIC TUBING:DEFECTIVE/LEAKS AIR
Deficiency Location/Instance	Throughout building.
Deficiency Quantity	50
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE DAMPER ACTUATOR
Deficiency Location/Instance	Throughout MER's.
Deficiency Quantity	13
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE TEMPERATURE CONTROL ZONE VALVE
Deficiency Location/Instance	Throughout MER's
Deficiency Quantity	11
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE LOCAL CONTROL PANEL
Deficiency Location/Instance	Throughout MER's.
Deficiency Quantity	6
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE TERMINAL UNIT THERMOSTATIC VALVE
Deficiency Location/Instance	Throughout.
Deficiency Quantity	100
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE AIR COMPRESSOR
Deficiency Location/Instance	Boiler room (defective controls).
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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

Mechanical Inspection

X137

Question	Response
CLIMATE CONTROL SYSTEM	
PNEUMATIC SYSTEM	
Violations	No violations recorded
COMPACTOR	Does not exist
CONVEYING	Inspected
ASH HOIST	Does not exist
DUMBWAITERS	Does not exist
ELEVATORS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
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	Inspected
Electric Pressure Booster System	Inspected
Instance	Boiler room.
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Amtrol Inc.
EquipmentId	N/A.
Capacity/Size	2 Pumps (6 HP each)
Installation Year	1975
Source of Installation Year	Documented
Deficiency	NOT IN USE
Deficiency Location/Instance	Boiler room (1/1)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Hydraulic/Pneumatic Booster System	Does not exist
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	DEFECTIVE
Deficiency Location/Instance	Boiler room (1 leaky pump, 1 pump with defective coupling, 2/3)
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Domestic Hot Water Remote Storage Tank	Does not exist

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

Mechanical Inspection

X137

Question	Response
DOMESTIC WATER SYSTEM	
DOMESTIC HOT WATER SYSTEM	
Domestic Water Heat Exchanger	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE TEMPERATURE REGULATOR
Deficiency Location/Instance	Boiler room (leaky regulators, 2/2)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Electric Domestic Water Heater	Does not exist
Gas Fired Domestic Water Heater	Does not exist
Oil Fired Domestic Water Heater	Does not exist
DOMESTIC WATER DISTRIBUTION PIPING	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Boiler room area (clamped piping)
Deficiency Quantity	100
Quantity Uom	L.F.
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	DEFECTIVE/DETERIORATED/LEAKS
Deficiency Location/Instance	Basement/ under room 259.
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	3- Fair
Deficiency	No deficiencies recorded
INTERIOR STORM PIPING	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
SEWAGE / WASTE PIPING	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	2nd floor to basement.
Deficiency Quantity	50
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Toilet room 317 (defective waste line)
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE

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

Mechanical Inspection

X137

Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	
SEWAGE / WASTE PIPING	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
SEWAGE EJECTOR PUMP	
	Does not exist
SUMP PUMP	
	Does not exist
VENT PIPING	
Condition	Inspected
	3- Fair
Deficiency	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
	Does not exist
FIXTURES	
	Inspected
STAFF AND OTHER	
	Inspected
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	3- Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Various locations, including one next to room 600B, in front of room 444, next to room # 259: next to stairs # 15, and next to kitchen 3rd floor.
Deficiency Quantity	6
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Lavatory/Sink	
	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Locker Room Shower	
	Inspected
Instance on Boys and girl's locker rooms on second floor.	Inspected
Instance Condition	3- Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Alternative Use	Yes
Deficiency	NOT IN USE
Deficiency Location/Instance	Boy's and girl's locker rooms on second floor.
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1

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

Mechanical Inspection

X137

Question	Response
FIXTURES	
STUDENT	
Locker Room Shower	
Violations	No violations recorded
Sink And Fountain Combo Unit	Does not exist
Toilet	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	Does not exist
GAS SERVICE	Inspected
CO/GAS LEAK DETECTION	Does not exist
GAS DISTRIBUTION PIPING	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
GAS METER ROOM EXHAUST FAN	Does not exist
GAS METER ROOM VENT	Inspected
Condition	3- 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	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room # 603, leaking.
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
HYDRONIC HEATING	Inspected
Air Separator	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Expansion Tank	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Hot Water Heat Exchanger	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Hydronic Hot Water Circulating Pump	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler room (1 leaky pump and 1 defective pump coupling, 2/4)
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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

Mechanical Inspection

X137

Question	Response
HEATING	
HYDRONIC HEATING	
Hydronic Hot Water Circulating Pump	
Violations	No violations recorded
Hydronic Hot Water Piping	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Room 602.
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
RADIATOR / CONVECTOR	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
STEAM HEATING	Inspected
F&T/Steam Drip Trap	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Piping	Does not exist
Steam Condensate Return Pumping System	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	Boiler room (1/2).
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE PUMP
Deficiency Location/Instance	Boiler room (one leaky pump, total of two pumps for each system, total of 2 systems)
Deficiency Quantity	1
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	No deficiencies recorded
Terminal Unit Thermostatic Trap	Does not exist
STEAM SUPPLIED BY EXTERNAL SOURCES	Does not exist
UNIT HEATER/CABINET HEATER	Inspected
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE UNIT
Deficiency Location/Instance	Various locations (including MER's, boiler room, vestibules, office within gym and other areas, defective motors)
Deficiency Quantity	20
Quantity Uom	EACH

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

Mechanical Inspection

X137

Question	Response
HEATING	
UNIT HEATER/CABINET HEATER	
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
HEATING PLANT	
	Inspected
Replacement Quantity	18,042
Replacement Uom	MBH
Instance	Basement
Burner Type	Oil
Heating Plant Oil Number	4
BOILER AUXILIARIES	
Instance on Basement	Inspected
Boiler Auxiliary Piping	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	DEFECTIVE BOILER AUTOMATIC FEEDWATER VALVE
Deficiency Location/Instance	Boiler room/ boilers #2 and #3 (2/3)
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Emergency Stop Switch	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	FEEDWATER PUMP:DEFECTIVE PUMP
Deficiency Location/Instance	Boiler room (1/2)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Feedwater Treatment(Automatic)	
Instance on Basement	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler room (defective motor for pump).
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Flue Exhaust	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	

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

Mechanical Inspection

X137

Question	Response
HEATING PLANT	
BOILER AUXILIARIES	
Boiler Make-up Water Backflow Preventer	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	DEFECTIVE/LEAKING HEADER VALVE
Deficiency Location/Instance	Boiler room.
Deficiency Quantity	3
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	3- 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	Boiler room.
Instance Condition	3- Fair
Instance Quantity	6,014
Instance Quantity Uom	MBH
Manufacturer	Kewanee.
EquipmentId	10287-1.
Capacity/Size	7,746 MBH Gross.
Installation Year	1975
Source of Installation Year	Documented
Deficiency	DAMAGED REFRACTORY
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Boiler room.
Instance Condition	3- Fair
Instance Quantity	6,014
Instance Quantity Uom	MBH
Manufacturer	Kewanee.
EquipmentId	10287-2.
Capacity/Size	7,746 MBH Gross.
Installation Year	1975
Source of Installation Year	Documented

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

Mechanical Inspection

X137

Question	Response
HEATING PLANT	
BOILER SYSTEM	
Steam Boiler	
Deficiency	PLUGGED TUBES
Deficiency Quantity	6
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Boiler room in basement.
Instance Condition	3- Fair
Instance Quantity	6,014
Instance Quantity Uom	MBH
Manufacturer	Kewanee.
EquipmentId	10287-3.
Capacity/Size	7,746 MBH Gross.
Installation Year	1975
Source of Installation Year	Documented
Deficiency	PLUGGED TUBES
Deficiency Quantity	9
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DAMAGED REFRACTORY
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
FUEL SYSTEMS	
Instance on Basement	Inspected
Boiler Fresh Air Louver/Damper	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	DEFECTIVE ACTUATOR
Deficiency Location/Instance	Boiler room
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Burner/Burner Control Panel	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	BURNER CONTROL PANEL:BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Boiler room.
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2

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

Mechanical Inspection

X137

Question	Response
HEATING PLANT	
FUEL SYSTEMS	
Burner/Burner Control Panel	
Violations	No violations recorded
Deficiency	OIL BURNER:BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Boiler room.
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Fuel Oil Storage/Supply System	
Instance on Basement	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	FUEL OIL TANK:DEFECTIVE/DETERIORATED TANK
Deficiency Location/Instance	Tank vault next to boiler room (leaking/ rusted tank and deteriorated tank; 1 of 2)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	FUEL OIL HEATER:NOT IN USE
Deficiency Location/Instance	Boiler room.
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Deficiency	FUEL OIL LEVEL GAUGE:DEFECTIVE
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
Gas Trains And Vent At The Boiler	
Instance on Basement	Does not exist
IDF (ENCLOSED ROOMS)	
Instance	Inspected
Instance	Rooms # 223.
Instance	Rooms 430, and 530.
A/C EQUIPMENT	
Instance on Rooms # 223.	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Instance on Rooms 430, and 530.	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Rooms 430, and 530.
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3

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

Mechanical Inspection

X137

Question	Response
IDF (ENCLOSED ROOMS)	
A/C EQUIPMENT	
Purpose of Action	LEVEL 2
Violations	No violations recorded
VENTILATION EQUIPMENT	
Instance on Rooms # 223.	Does not exist
Instance on Rooms 430, and 530.	Does not exist
KITCHEN	Inspected
Instance	1st floor (Room 108).
CO DETECTOR	
Instance on 1st floor (Room 108).	Not required
GAS SYSTEM	
Instance on 1st floor (Room 108).	Does not exist
GREASE TRAP	
Instance on 1st floor (Room 108).	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
HOOD	
Instance on 1st floor (Room 108).	Does not exist
HOOD EXHAUST DUCTWORK	
Instance on 1st floor (Room 108).	Does not exist
HOOD EXHAUST FAN	
Instance on 1st floor (Room 108).	Does not exist
HOOD FIRE SUPPRESSION SYSTEM	
Instance on 1st floor (Room 108).	Does not exist
HOT WATER TEMPERATURE BOOSTER	
Instance on 1st floor (Room 108).	Does not exist
KITCHEN SINK	
Instance on 1st floor (Room 108).	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
MDF ROOM	Inspected
Instance	Room # 326.
A/C EQUIPMENT	
Instance on Room # 326.	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
VENTILATION EQUIPMENT	
Instance on Room # 326.	Does not exist
SCIENCE DEMO ROOM	Does not exist
SCIENCE LAB	
Instance on Room 508.	Inspected
Alternative Use	No
Instance on Rooms # 407, 409, 448, and 444.	Inspected
Alternative Use	Yes
Instance on Room 506.	Inspected
Alternative Use	No
ACID WASTE NEUTRALIZING TANK	
Instance on Room 508.	Does not exist
Instance on Rooms # 407, 409, 448, and 444.	Does not exist
Instance on Room 506.	Does not exist
CO DETECTOR	
Instance on Room 508.	Inspected
Instance Condition	4- Between Fair and Poor

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

Mechanical Inspection

X137

Question	Response
SCIENCE LAB	
CO DETECTOR	
Deficiency	DETECTOR MISSING
Deficiency Location/Instance	Room 508.
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Instance on Rooms # 407, 409, 448, and 444.	Not required
Instance on Room 506.	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DETECTOR MISSING
Deficiency Location/Instance	Room 506.
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
EMERGENCY SHOWER	
Instance on Room 508.	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Instance on Rooms # 407, 409, 448, and 444.	Does not exist
Instance on Room 506.	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
EYE WASH	
Instance on Room 508.	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Instance on Rooms # 407, 409, 448, and 444.	Does not exist
Instance on Room 506.	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
FIXED LABORATORY HOOD	
Instance on Room 508.	Does not exist
Instance on Rooms # 407, 409, 448, and 444.	Does not exist
Instance on Room 506.	Does not exist
HOOD EXHAUST DUCTWORK	
Instance on Room 508.	Does not exist
Instance on Rooms # 407, 409, 448, and 444.	Does not exist
Instance on Room 506.	Does not exist
HOOD EXHAUST FAN	
Instance on Room 508.	Does not exist
Instance on Rooms # 407, 409, 448, and 444.	Does not exist
Instance on Room 506.	Does not exist
LABORATORY SINK	
Instance on Room 508.	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Instance on Rooms # 407, 409, 448, and 444.	Inspected
Instance Condition	3- Fair

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

Mechanical Inspection

X137

Question	Response
SCIENCE LAB	
LABORATORY SINK	
Deficiency	NOT IN USE
Deficiency Location/Instance	Rooms 407, 409, 448, 444
Deficiency Quantity	24
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Instance on Room 506.	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
MAKE-UP AIR UNIT	
Instance on Room 508.	Does not exist
Instance on Rooms # 407, 409, 448, and 444.	Does not exist
Instance on Room 506.	Does not exist
PORTABLE LABORATORY HOOD	
Instance on Room 508.	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Instance on Rooms # 407, 409, 448, and 444.	Does not exist
Instance on Room 506.	Does not exist
SCIENCE PREP ROOM	
Instance on Room 520A	Inspected
Alternative Use	Yes
ACID WASTE NEUTRALIZING TANK	
Instance on Room 520A	Does not exist
EMERGENCY SHOWER	
Instance on Room 520A	Does not exist
EYE WASH	
Instance on Room 520A	Does not exist
FIXED LABORATORY HOOD	
Instance on Room 520A	Does not exist
HOOD EXHAUST DUCTWORK	
Instance on Room 520A	Does not exist
HOOD EXHAUST FAN	
Instance on Room 520A	Does not exist
LABORATORY SINK	
Instance on Room 520A	Inspected
Instance Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Room 520A.
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
MAKE-UP AIR UNIT	
Instance on Room 520A	Does not exist
PORTABLE LABORATORY HOOD	
Instance on Room 520A	Does not exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
	Inspected
DELUGE VALVE	
	Does not exist

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

Mechanical Inspection

X137

Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
FIRE BOOSTER PUMP ASSEMBLY	Does not exist
ROOF TANK	Does not exist
SIAMESE CONNECTION	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
SPRINKLER ALARM VALVE ASSEMBLY	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
SPRINKLER HEAD	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
SPRINKLER PIPING	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
STANDPIPE SYSTEM	Inspected
Hose Valve Assembly	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE FIRE HOSE CABINET
Deficiency Location/Instance	Throughout staircases (damaged/missing cabinet doors).
Deficiency Quantity	23
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
WATER GONG	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
SWIMMING POOL	Does not exist
VENTILATION	Inspected
EXHAUST FAN	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE MOTOR
Deficiency Location/Instance	Main roof (exhaust Faus # 3, 5, 7, 8, 9, and 23 (6 of 14.).
Deficiency Quantity	6
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
HEATING AND VENTILATING UNIT	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
METAL DUCTWORK	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
SUPPLY FAN	Does not exist
UNIT VENTILATOR	Does not exist