

**NYC Department of Education
Building Condition Assessment Survey 2023-2024**

Mechanical Inspection

M876


Asset: GREGORIO LUPERON PREP. SCHOOL - MANHATTAN, 501 WEST 165 STREET, MANHATTAN, NY, 10032

Inspection Id	Inspection Type	Time In	Last Edited
90	MECHANICAL	2023-10-10 08:57AM	2023-11-01 09:15AM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Domestic Hot Water Remote Storage Tanks; MDF Room - Dedicated A/C Equipment (DX Split System) Years: 2021
Are there fuel tanks?	No
Total # of water main service entries to the asset	2
MERs/Fan Rooms Locations	Basement - Fire Pump Room
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Kitchen, Rooms C11G, C11F, 312 (obstructed, 4)
Are there any Emergency Stop Switches with Missing Hammers?	No components

Priority Condition

Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Photo Image
Yes	Defective Kitchen Gas System	By-pass Valve of Master Gas Control Valve is in open position	Gas System	Kitchen - Storage Room C11E	Jose Perez	Fireman	

Inspection

Question	Response
Mechanical	
AIR CONDITIONING	Inspected
Chilled Water System	Does not exist
Condenser Water Distribution: Piping, Pumps and Auxiliaries	Does not exist
Cooling Coil 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	2- Between Good and Fair
Deficiency	No deficiencies recorded
Dry Cooler	Does not exist
Packaged / Rooftop Unit	Inspected
Instance	Upper Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Governair
EquipmentId	RTU-1
Capacity/Size Quantity	104
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2008
Source of Installation Year	Documented
Source of Heating	Gas
Refrigerant Type	R-407C
Deficiency	No deficiencies recorded

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Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Instance	Upper Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Governair
EquipmentId	RTU-2
Capacity/Size Quantity	67
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2008
Source of Installation Year	Documented
Source of Heating	Gas
Refrigerant Type	R-407C
Deficiency	No deficiencies recorded
Instance	Lower Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	Governair
EquipmentId	RTU-3, RTU-5
Capacity/Size Quantity	43
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2008
Source of Installation Year	Documented
Source of Heating	Gas
Refrigerant Type	R-407C
Deficiency	No deficiencies recorded
Instance	Lower Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	AAON
EquipmentId	RTU-4
Capacity/Size Quantity	26
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2008
Source of Installation Year	Documented
Source of Heating	Gas
Refrigerant Type	R-410A
Deficiency	No deficiencies recorded
Instance	Lower Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Governair
EquipmentId	RTU-6
Capacity/Size Quantity	53
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2008
Source of Installation Year	Documented
Source of Heating	Gas

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Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Refrigerant Type	R-407C
Deficiency	No deficiencies recorded
Packaged Terminal A/C	Does not exist
Refrigerant Leak Detection System	Does not exist
Refrigerant Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Return Fan	Does not exist
CENTRAL ACID WASTE NEUTRALIZING TANK	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CLIMATE CONTROL SYSTEM	
BMS	Inspected
Instance	Throughout
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Installation Year	2008
Source of Installation Year	Documented
Deficiency	DEFECTIVE LOCAL CONTROL PANEL
Deficiency Location/Instance	Custodian's Office
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Pneumatic System	Does not exist
Hybrid System	Does not exist
Electric System	Does not exist
COMPACTOR	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CONVEYING	
Dumbwaiter	Does not exist
Elevator	Inspected
Condition	2- Between Good and Fair
Are all the existing elevators operable?	Yes
Deficiency	No deficiencies recorded
Escalator	Does not exist
Non-auditorium Handicap Lift - Vertical	Does not exist
Non-auditorium Handicap Lift - Stair	Does not exist
Ash Hoist	Does not exist
Sidewalk Elevator	Does not exist
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	Inspected
Gravity System	Does not exist
Pressure Booster System	Inspected
Electric Pressure Booster System	Inspected
Instance	Basement - Fire Booster Pump Room
Instance Condition	3- Fair
Instance Quantity	1

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Pressure Booster System	
Electric Pressure Booster System	
Instance Quantity Uom	EACH
Manufacturer	Federal Pump
EquipmentId	N/A
Capacity/Size Quantity	2
Capacity/Size UOM	Total # Pumps
Capacity/Size 2 Quantity	13
Capacity/Size 2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	2008
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Hydraulic/Pneumatic Booster System	
	Does not exist
Water Service	
	Inspected
Instance	Basement - Fire Booster Pump Room
Instance Condition	2- Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Domestic Hot Water System	
	Inspected
Domestic Hot Water Remote Storage Tank	
	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Domestic Water Heat Exchanger	
	Does not exist
Electric Domestic Water Heater	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Gas Fired Domestic Water Heater	
	Inspected
Instance	Penthouse Water Heater Room
Instance Condition	4- Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Lochinvar
EquipmentId	N/A
Capacity/Size Quantity	270
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	0
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2008
Source of Installation Year	Documented
Deficiency	DEFECTIVE UNIT
Deficiency Location/Instance	Penthouse Water Heater Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Oil Fired Domestic Water Heater	
	Does not exist
Heat Pump Domestic Water Heater	
	Does not exist
Domestic Water Distribution Piping	
	Inspected

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Water Distribution Piping	
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE DOMESTIC HOT WATER CIRCULATING PUMP
Deficiency Location/Instance	Penthouse Water Heater Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE VALVE
Deficiency Location/Instance	Penthouse Water Heater Room (pressure regulator)
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
Interior Storm Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Sewage Ejector Pump	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sump Pump	Inspected
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	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	Does not exist
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	Inspected
Instance on 4th Floor - Boys	Inaccessible

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Question	Response
FIXTURES	
Student	
Locker Room Shower	
Instance on 4th Floor - Girls	Inaccessible
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	
	Does not exist
GAS SERVICE	
	Inspected
Gas Distribution Piping	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	
	Inspected
Condition	3- 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 C04A
Instance Condition	3- Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	Eclipse
EquipmentId	N/A
Capacity/Size Quantity	11600
Capacity/Size UOM	SCFH
Source of Capacity/Size	Documented
Installation Year	2008
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
CO/Gas Leak Detection	
	Inspected
Instance	Basement - Gas Meter Room C04; Penthouse Water Heater Room
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2008
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
HEATING	
	Inspected
Heating Coil In Ductwork	
	Does not exist
Hydronic Heating	
	Does not exist
Radiator/Convactor/Fin Tube	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Steam Heating	
	Does not exist
Steam supplied by External Sources	
	Does not exist
Unit Heater/Cabinet Heater	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
HEATING PLANT	Does not exist
Enclosed IDF Room	Inspected
Instance on Room 211	Inspected
Dedicated A/C Equipment	
Instance on Room 211	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Room 211
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
KITCHEN	Inspected
Instance on Basement	Inspected
CO Detector	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Gas System	
Instance on Basement	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE MASTER GAS CONTROL VALVE
Deficiency Location/Instance	Kitchen - Storage Room C11E
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Grease Trap	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hot Water Temperature Booster	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded

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Question	Response
KITCHEN	
Kitchen Sink	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
MDF Room	
Instance on Room 114	Inspected
Dedicated A/C Equipment	
Instance on Room 114	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	
Does not exist	
SCIENCE LAB	
Instance on Room 312	Inspected
Alternative Use	No
Instance on Rooms 302, 310	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room 312	Does not exist
Instance on Rooms 302, 310	Does not exist
CO Detector	
Instance on Room 312	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Instance on Rooms 302, 310	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Emergency Shower	
Instance on Room 312	Does not exist
Instance on Rooms 302, 310	Does not exist
Eye Wash	
Instance on Room 312	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Rooms 302, 310	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Room 312	Does not exist
Instance on Rooms 302, 310	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on Room 312	Does not exist
Instance on Rooms 302, 310	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Fixed Laboratory Hood	
Instance on Room 312	Does not exist
Instance on Rooms 302, 310	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Laboratory Sink	

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Question	Response
SCIENCE LAB	
Laboratory Sink	
Instance on Room 312	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Rooms 302, 310	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 312	Does not exist
Instance on Rooms 302, 310	Does not exist
SCIENCE PREP ROOM	
	Inspected
Instance on Room 308	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room 308	Does not exist
CO Detector	
Instance on Room 308	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Emergency Shower	
Instance on Room 308	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Eye Wash	
Instance on Room 308	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Room 308	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on Room 308	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Fixed Laboratory Hood	
Instance on Room 308	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Laboratory Sink	
Instance on Room 308	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 308	Does not exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
	Inspected
Dry Sprinkler Alarm Valve Assembly	
	Does not exist
Wet Sprinkler Alarm Valve Assembly	
Condition	3- Fair
Deficiency	No deficiencies recorded
Fire Booster Pump Assembly	
Condition	3- Fair
Deficiency	No deficiencies recorded

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Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Roof Tank	Does not exist
Siamese Connection	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Sprinkler Head	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Kitchen, Rooms C11G, C11F, 312 (obstructed, 4)
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Sprinkler Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Standpipe System	Does not exist
Water Gong	Does not exist
SWIMMING POOL	Does not exist
VENTILATION	Inspected
Is the building Mechanically ventilated?	Yes
Exhaust Fan	Inspected
Condition	3- Fair
Approximate Total # of Fans	1-25
Deficiency	DEFECTIVE
Deficiency Location/Instance	Penthouse Water Heater Room / EX-6 (bearing)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE MOTOR
Deficiency Location/Instance	Lower Roof / LE-1
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Heating And Ventilating Unit	Does not exist
Metal Ductwork	Inspected
Condition	2- Between Good and Fair
Are there any uninsulated ductwork by design in Mechanical rooms?	No
Are there chain operated dampers?	No
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Corridor near Room C06, Gymnasium
Deficiency Quantity	50
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Supply Fan	Does not exist

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Question	Response
VENTILATION	
Unit Ventilator	Does not exist
