

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

Mechanical Inspection

M896


Asset: NYC PUBLIC SCHOOL REPERTORY CO - MANHATTAN, 123 WEST 43 STREET, MANHATTAN, NY, 10036

Inspection Id	Inspection Type	Time In	Last Edited
2486	MECHANICAL	2024-01-18 07:25AM	2024-03-17 11:08AM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Electric Domestic Water Heater (1 of 2); Student Fixtures - Lavatory/Sinks (~40%), Toilets (~30%), Drinking Fountains Years: 2022 Systems: Student Fixtures - Lavatory/Sinks (~50%), Toilets (~70%) Years: 2019 Systems: Enclosed IDF Room - Dedicated A/C Equipment (DX Split System); MDF Room - Dedicated A/C Equipment (DX Split System) Years: 2017 Systems: Kitchen - Grease Trap Years: 2016
Are there fuel tanks?	No
Total # of water main service entries to the asset	0
MERs/Fan Rooms Locations	None
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	Science Lab, Science Prep Room
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Rooms 206, 208, 302A, 303, 305, 306, 307A, 401; Corridors near Stair "B/2", near Rooms 203, 205, 303 (obstructed, 17); Room 207C, Corridor near Room 304 (painted, 3)
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
No	Other	Defective	Science Lab - Eye Wash	Science Lab	Brian Mullen	Custodian	

Inspection

Question	Response
Mechanical	
AIR CONDITIONING	Does not exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Does not exist
COMPACTOR	Does not exist
CONVEYING	Inspected
Dumbwaiter	Does not exist
Elevator	Inspected
Condition	3- 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

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Question	Response
DOMESTIC WATER SYSTEM	Inspected
Domestic Cold Water System	Does not exist
Domestic Hot Water System	Inspected
Domestic Hot Water Remote Storage Tank	Does not exist
Domestic Water Heat Exchanger	Does not exist
Electric Domestic Water Heater	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Fired Domestic Water Heater	Does not exist
Oil Fired Domestic Water Heater	Does not exist
Heat Pump Domestic Water Heater	Does not exist
Domestic Water Distribution Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	Inspected
Interior Storm Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sewage Ejector Pump	Does not exist
Sump Pump	Does not exist
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	1- Good
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Locker Room Shower	Does not exist
Sink And Fountain Combo Unit	Does not exist
Toilet	Inspected
Condition	1- Good
Deficiency	CLOGGED/LEAKING
Deficiency Location/Instance	Toilet Room 209
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
FIXTURES	
Student	
Toilet	
Violations	No violations recorded
Urinal	Does not exist
GAS FIRED FURNACE	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Roof above Science Lab / HV-2 (1 of 3)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
GAS SERVICE	Inspected
Gas Distribution Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Does not exist
Gas Meter Room Vent	Does not exist
Gas Pressure Booster	Inspected
Instance	Basement
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Eclipse
EquipmentId	N/A
Capacity/Size Quantity	5500
Capacity/Size UOM	SCFH
Source of Capacity/Size	Documented
Installation Year	1998
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
CO/Gas Leak Detection	Does not exist
HEATING	Inspected
Heating Coil In Ductwork	Does not exist
Hydronic Heating	Does not exist
Radiator/Convactor/Fin Tube	Inspected
Condition	3- Fair
Deficiency	RADIATOR/CONVECTOR:DAMAGED GUARD/SHIELD
Deficiency Location/Instance	Staircase "A/3", "B/3", "B/4"
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 2
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Heating	Inspected
F&T/Steam Drip Trap	Does not exist
MER Steam and Condensate Piping	Does not exist
Steam Condensate Return Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	Does not exist

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HEATING	
Steam Heating	
Steam Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Trap	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam supplied by External Sources	Does not exist
Unit Heater/Cabinet Heater	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
HEATING PLANT	
Enclosed IDF Room	Inspected
Instance on Room 303B	Inspected
Dedicated A/C Equipment	
Instance on Room 303B	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
KITCHEN	
Instance on 2nd Floor	Inspected
CO Detector	
Instance on 2nd Floor	Not required
Gas System	
Instance on 2nd Floor	Does not exist
Grease Trap	
Instance on 2nd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood	
Instance on 2nd Floor	Does not exist
Hood Exhaust Ductwork	
Instance on 2nd Floor	Does not exist
Hood Exhaust Fan	
Instance on 2nd Floor	Does not exist
Hood Fire Suppression System	
Instance on 2nd Floor	Does not exist
Hot Water Temperature Booster	
Instance on 2nd Floor	Does not exist
Kitchen Sink	
Instance on 2nd Floor	Inspected
Instance Condition	3- Fair
Deficiency	Missing Air Gap
Deficiency Location/Instance	Kitchen
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
MDF Room	Inspected
Instance on Room 308	Inspected
Dedicated A/C Equipment	
Instance on Room 308	Inspected

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Question	Response
MDF Room	
Dedicated A/C Equipment	
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	
	Does not exist
SCIENCE LAB	
	Inspected
Instance on Room 401	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room 401	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
CO Detector	
Instance on Room 401	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Room 401
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Emergency Shower	
Instance on Room 401	Does not exist
Eye Wash	
Instance on Room 401	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room 401
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Hood Exhaust Ductwork	
Instance on Room 401	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on Room 401	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Fixed Laboratory Hood	
Instance on Room 401	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Laboratory Sink	
Instance on Room 401	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 401	Does not exist

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Question	Response
SCIENCE PREP ROOM	Inspected
Instance on Room 401A	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room 401A	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
CO Detector	
Instance on Room 401A	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Room 401A
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Emergency Shower	
Instance on Room 401A	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Eye Wash	
Instance on Room 401A	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Room 401A	Does not exist
Hood Exhaust Fan	
Instance on Room 401A	Does not exist
Fixed Laboratory Hood	
Instance on Room 401A	Does not exist
Laboratory Sink	
Instance on Room 401A	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 401A	Does not exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	Inspected
Dry Sprinkler Alarm Valve Assembly	Does not exist
Wet Sprinkler Alarm Valve Assembly	Does not exist
Fire Booster Pump Assembly	Does not exist
Roof Tank	Does not exist
Siamese Connection	Does not exist
Sprinkler Head	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Rooms 206, 208, 302A, 303, 305, 306, 307A, 401; Corridors near Stair "B/2", near Rooms 203, 205, 303 (obstructed, 17); Room 207C, Corridor near Room 304 (painted, 3)
Deficiency Quantity	20
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6

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SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Sprinkler Head	
Violations	No violations recorded
Sprinkler Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Standpipe System	Inspected
Hose Valve Assembly	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Water Gong	Does not exist
SWIMMING POOL	Does not exist
VENTILATION	Inspected
Is the building Mechanically ventilated?	Partial
Exhaust Fan	Inspected
Condition	3- Fair
Approximate Total # of Fans	1-25
Deficiency	No deficiencies recorded
Heating And Ventilating Unit	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Roof above Science Lab / HV-4 (1 of 1)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Metal Ductwork	Inspected
Condition	3- Fair
Are there any uninsulated ductwork by design in Mechanical rooms?	No
Are there chain operated dampers?	No
Deficiency	DEFECTIVE REGISTER/DIFFUSER
Deficiency Location/Instance	Staff Toilet Room 205
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Supply Fan	Does not exist
Unit Ventilator	Does not exist