

**NYC Department of Education
Building Condition Assessment Survey 2018-2019**

Mechanical Inspection

M908


School: HARLEM PROMISE ACADEMY CHARTER - MANHATTAN, 245 WEST 129 STREET, MANHATTAN, NY, 10027

InspectionId	Inspection Type	Time In	Last Edited
2545	MECHANICAL	2019-02-19 08:11AM	2019-06-20 09:39AM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	No System Upgraded
Are there fuel tanks?	Yes
Total # of above ground tanks	1
Total capacity of all above ground tanks in gal.	275
Total # of below ground tanks	0
Total capacity of all below ground tanks in gal.	0
Total # of water main service entries to the asset	3
MERs/Fan Rooms Locations	Water Service/Pump Room C20, Ejector Pump Room C21A
Are there any spaces with Missing or Defective CO Detectors?	Kitchen, Science Labs
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	Defective Sprinkler/Standpipe System	Valve outlets have insufficient clearance to connect fire hose	Hose Valve Assembly	Stair "A" - Cellar, Floors 1, 2, 3, 4, 5; Stair "B" - Cellar, Floors 2, 3, 4; Stair "C" - Floors 2, 3, 4	Stephen Nisbett	Director of Facilities	

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
Dry Cooler	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	Inspected
Instance	Main Roof
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Seasons4
EquipmentId	RTU-1
Capacity/Size Quantity	108
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2013
Source of Installation Year	Documented
Source of Heating	Gas

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Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Deficiency	No deficiencies recorded
Instance	Main Roof
Instance Condition	1- Good
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	Seasons4
EquipmentId	RTU-2, RTU-3
Capacity/Size Quantity	107
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2013
Source of Installation Year	Documented
Source of Heating	Gas
Deficiency	No deficiencies recorded
Instance	Main Roof
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Seasons4
EquipmentId	RTU-4
Capacity/Size Quantity	52
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2013
Source of Installation Year	Documented
Source of Heating	Gas
Deficiency	No deficiencies recorded
Instance	Main Roof
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Seasons4
EquipmentId	RTU-5
Capacity/Size Quantity	32
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2013
Source of Installation Year	Documented
Source of Heating	Gas
Deficiency	No deficiencies recorded
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
BMS	Inspected
Instance	Throughout
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%

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Question	Response
CLIMATE CONTROL SYSTEM	
BMS	
Installation Year	2013
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Electric System	Does not exist
Hybrid System	Does not exist
Pneumatic System	Does not exist
COMPACTOR	Does not exist
CONVEYING	Inspected
Ash Hoist	Does not exist
Dumbwaiter	Does not exist
Elevator	Inspected
Condition	1- Good
Are all the existing elevators operable?	Yes
Deficiency	No deficiencies recorded
Escalator	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	Water Service/Pump Room C20
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	SyncroFlo
EquipmentId	N/A
Capacity/Size Quantity	2
Capacity/Size UOM	Total # Pumps
Capacity/Size 2 Quantity	30
Capacity/Size 2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	2013
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Hydraulic/Pneumatic Booster System	Does not exist
Water Service	Inspected
Instance	Water Service/Pump Room C20
Instance Condition	1- Good
Instance Quantity	3
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	Does not exist
Gas Fired Domestic Water Heater	Inspected
Instance	Boiler Room

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Gas Fired Domestic Water Heater	
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Lochinvar
EquipmentId	N/A
Capacity/Size Quantity	645
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	0
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2013
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Oil Fired Domestic Water Heater	Does not exist
Domestic Water Distribution Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	
Interior Storm Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Sewage Ejector Pump	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Sump Pump	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
Enclosed IDF Room	
Instance on Rooms 103A, 222, 324, 423, 524	Inspected
Dedicated A/C Equipment	
Instance on Rooms 103A, 222, 324, 423, 524	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
FIXTURES	
Staff And Other	Inspected
Janitor Sink	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Urinal	Does not exist
Student	Inspected
Drinking Fountain	Inspected

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Question	Response
FIXTURES	
Student	
Drinking Fountain	
Condition	1- Good
Deficiency	No deficiencies recorded
Lavatory/Sink	
Condition	Inspected
Deficiency	No deficiencies recorded
Locker Room Shower	
Condition	Inspected
Instance on Cellar - Boys	Inspected
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Alternative Use	No
Deficiency	No deficiencies recorded
Instance on Cellar - Girls	Inspected
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Alternative Use	No
Deficiency	No deficiencies recorded
Sink And Fountain Combo Unit	
Condition	Does not exist
Toilet	
Condition	Inspected
Deficiency	No deficiencies recorded
Urinal	
Condition	Inspected
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	
Condition	Does not exist
GAS SERVICE	
Condition	Inspected
CO/Gas Leak Detection	
Condition	Inspected
Instance	Boiler Room, Gas Service Room C19
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2013
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
Gas Distribution Piping	
Condition	Inspected
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	
Condition	Does not exist
Gas Meter Room Vent	
Condition	Inspected
Deficiency	No deficiencies recorded
Gas Pressure Booster	
Condition	Inspected
Instance	Main Roof
Instance Condition	1- Good
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	Eclipse
EquipmentId	N/A
Capacity/Size Quantity	11600

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Question	Response
GAS SERVICE	
Gas Pressure Booster	
Capacity/Size UOM	SCFH
Source of Capacity/Size	Documented
Installation Year	2013
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
HEATING	Inspected
Heating Coil In Ductwork	Does not exist
Hydronic Heating	Inspected
Backflow Preventer	Does not exist
Hot Water Heat Exchanger	Does not exist
Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Radiator/Convactor/Fin Tube	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Steam Heating	Does not exist
Steam supplied by External Sources	Does not exist
Unit Heater/Cabinet Heater	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
HEATING PLANT	
Replacement Quantity	1,178
Replacement Uom	MBH NET
Instance on Penthouse	Inspected
Burner Type	Gas
Heating Plant Oil Number	N/A
Boiler Auxiliaries	
Instance on Penthouse	Inspected
Boiler Auxiliary Piping	
Instance on Penthouse	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Penthouse	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Penthouse	Does not exist
Boiler Feedwater Treatment(Automatic)	
Instance on Penthouse	Does not exist
Boiler Flue Exhaust	
Instance on Penthouse	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Penthouse	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on Penthouse	Does not exist
Boiler Safety Valve	

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Safety Valve	
Instance on Penthouse	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler System	
Instance on Penthouse	Inspected
Coal-fired Boiler	
Instance on Penthouse	Does not exist
Hot Water Boiler	
Instance on Penthouse	Inspected
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	589
Instance Quantity Uom	MBH NET
Manufacturer	Viessmann
EquipmentId	N/A
Capacity/Size Quantity	846
Capacity/Size UOM	MBH Input
Source of Capacity/Size	Documented
Installation Year	2013
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	589
Instance Quantity Uom	MBH NET
Manufacturer	Viessmann
EquipmentId	N/A
Capacity/Size Quantity	846
Capacity/Size UOM	MBH Input
Source of Capacity/Size	Documented
Installation Year	2013
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Modular Boiler	
Instance on Penthouse	Does not exist
Steam Boiler	
Instance on Penthouse	Does not exist
Fuel System	
Instance on Penthouse	Inspected
Boiler Fresh Air Louver/Damper	
Instance on Penthouse	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Penthouse	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Fuel Oil Storage/Supply System	
Instance on Penthouse	Does not exist
Gas Trains And Vent At The Boiler	
Instance on Penthouse	Inspected
Instance Condition	1- Good

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Question	Response
HEATING PLANT	
Fuel System	
Gas Trains And Vent At The Boiler	
Deficiency	No deficiencies recorded
KITCHEN	
Instance on 1st Floor	Inspected
CO Detector	
Instance on 1st Floor	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Kitchen
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Gas System	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Grease Trap	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
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	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Hot Water Temperature Booster	
Instance on 1st Floor	Does not exist
Kitchen Sink	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
MDF Room	
Instance on Room C10	Inspected
Dedicated A/C Equipment	
Instance on Room C10	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
SCIENCE DEMO ROOM	Does not exist
SCIENCE LAB	
Instance on Rooms 410, 412	Inspected
Alternative Use	No
Instance on Room 408	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Rooms 410, 412	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Instance on Room 408	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
CO Detector	
Instance on Rooms 410, 412	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Rooms 410, 412
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Instance on Room 408	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Room 408
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 Rooms 410, 412	Does not exist
Instance on Room 408	Does not exist
Eye Wash	
Instance on Rooms 410, 412	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Instance on Room 408	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Fixed Laboratory Hood	
Instance on Rooms 410, 412	Does not exist
Instance on Room 408	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Rooms 410, 412	Does not exist
Instance on Room 408	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded

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Question	Response
SCIENCE LAB	
Hood Exhaust Fan	
Instance on Rooms 410, 412	Does not exist
Instance on Room 408	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Laboratory Sink	
Instance on Rooms 410, 412	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Instance on Room 408	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Rooms 410, 412	Does not exist
Instance on Room 408	Does not exist
SCIENCE PREP ROOM	
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Dry Sprinkler Alarm Valve Assembly	
Does not exist	
Fire Booster Pump Assembly	
Inspected	
Condition	1- Good
Deficiency	No deficiencies recorded
Roof Tank	
Does not exist	
Siamese Connection	
Inspected	
Condition	1- Good
Deficiency	No deficiencies recorded
Sprinkler Head	
Inspected	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Sprinkler Piping	
Inspected	
Condition	1- Good
Deficiency	No deficiencies recorded
Standpipe System	
Inspected	
Hose Valve Assembly	
Inspected	
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE VALVE
Deficiency Location/Instance	Stair "A" - Cellar, Floors 1, 2, 3, 4, 5; Stair "B" - Cellar, Floors 2, 3, 4; Stair "C" - Floors 2, 3, 4 (valve outlets have insufficient clearance to connect fire hose)
Deficiency Quantity	13
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Piping	
Inspected	
Condition	1- Good
Deficiency	No deficiencies recorded
Water Gong	
Does not exist	
Wet Sprinkler Alarm Valve Assembly	
Does not exist	
SWIMMING POOL	
Does not exist	
VENTILATION	
Inspected	
Exhaust Fan	
Inspected	
Condition	1- Good

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Question	Response
VENTILATION	
Exhaust Fan	
Approximate Total # of Fans	1-25
Deficiency	No deficiencies recorded
Heating And Ventilating Unit	Does not exist
Metal Ductwork	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Supply Fan	Does not exist
Unit Ventilator	Does not exist